City of Seattle
Edward B. Murray, Mayor

Department of Construction and Inspections
Nathan Torgelson, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Application Number: 3018098

Applicant Name: Lora Hammersmith

Address of Proposal: 3309 Beacon Avenue South

SUMMARY OF PROPOSAL

Land Use Application to allow a 4-story 18 unit apartment building with 1,200 sq. ft. of retail space. Parking for 9 vehicles to be provided.

The following approvals are required:

Design Review with Departures (Seattle Municipal Code 23.41)*

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

* Departures are listed near the end of the Design Review Analysis in this document

SEPA DETERMINATION:

Determination of Non-significance

☐ No mitigating conditions of approval are imposed.

☒ Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts

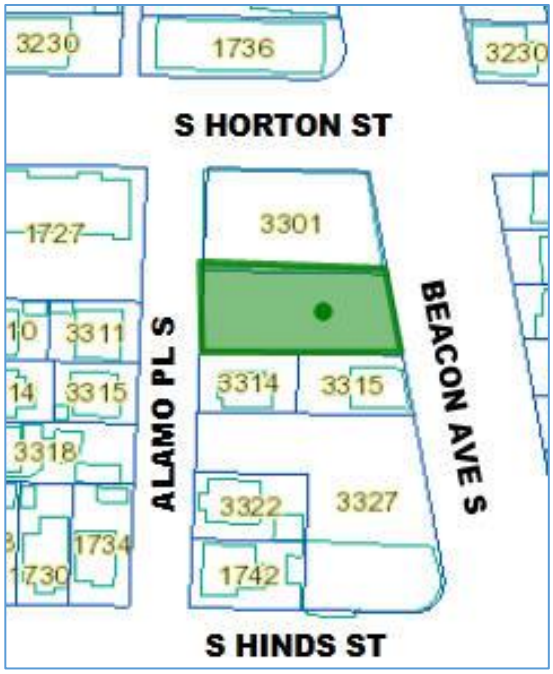
Site and Vicinity

Site Zone:		Neighborhood Commercial (NC1-40)
Nearby Zones:	North:	NC1-40
	South:	NC1-40
	East:	NC1-40
	West:	Single Family (SF 5000)
ECAs:		None
Site Size:		6,766 square feet

Current Development: The subject site is currently vacant, and is used as a surface parking lot.

Public Comment

The public comment period ended November 22, 2015. Comments were received through the Design Review process. No other comments were received in response to this public comment period.



I. ANALYSIS – DESIGN REVIEW

CURRENT AND SURROUNDING DEVELOPMENT; NEIGHBORHOOD CHARACTER

Surrounding development consists primarily of one and two-story structures. Commercial and multi-family uses are found along Beacon Avenue South, while residential structures constitute a majority of the development to the west and east of the Beacon Avenue South corridor.

EARLY DESIGN GUIDANCE October 14, 2014

The packet includes materials presented at the meeting, and is available online by entering the project numbers (3018098) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address: Public Resource Center
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The architect presented four design concepts. All schemes propose a structure containing 18 residential units above retail and a residential lobby along Beacon Avenue South. Vehicular access to the nine on-site parking stalls is via Alamo Place South.

Option 1 proposed development abutting the north and south property lines, with a slight modulation to accommodate the existing tree to the south. The surface parking lot was partially covered by floors two through four. Parking abutted the north, west, and south property lines, and was screened by fencing. Three departures are required by this option, related to blank facades, transparency, and location of parking.

The second option extended floors two through four further west to cover a majority of the at grade parking. Further modulation was proposed at the center of the site, along the north and

south property lines, to provide for additional landscaping. Parking was again screened on the north, west, and south property lines by fencing. Three departures are requested with this option, which relate to blank facades, transparency, and location of parking.

Option 3 was referred to as the code compliant option. This option included commercial use along both street frontages. Vehicular access was proposed via Alamo Place South, and bisected the retail space into two 650 square foot spaces. Floors two through four were open to below, creating the appearance of a north and south mass. Parking was internal to the site, and screened at the south by fencing.

Option 4 was the preferred option, and developed a central courtyard element. The structure mass was again separated into two forms, and the central courtyard served to better accommodate the adjacent tree to the south. Two departure requests are included with this proposal, and relate to transparency and location of parking.

PUBLIC COMMENT

The following comments were expressed at the Early Design Guidance meeting:

- Described the scale of exiting adjacent development, noting that surrounding lots and structures are of relatively small scale.
- Supported commercial uses along Beacon Avenue South.
- Supported commercial uses along both Beacon Avenue South and Alamo Place South.
- Supported screened parking along Alamo Place South.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE October 21, 2014

1. **Street-Level Interaction**: The Board agreed that Beacon Avenue South and Alamo Place South provide an opportunity to design a structure that enhances the street-level pedestrian experience. In order to best respond to this opportunity, the Board recommended a strong street edge along both street frontages.
   a. The Board did not support parking along Alamo Place South, rather support was expressed for the conceptual design of the intervening uses along Alamo Place South, as shown in Option 3 (CS2-B, PL3, DC1-A, DC1-B, DC1-C).
   b. The Board recommended including an intervening use between the parking and Alamo Place South. The Board suggested uses such as live-work units, and/or the residential lobby, agreeing that retail may be difficult to sustain. (CS2-B, CS2-C, PL3, DC1-A, DC3-B, DC3-C, DC3-D)
   c. In order to accommodate an intervening use between the parking and Alamo Place South, the Board noted their support for departures related to non-residential street-level development standards (CS2-B, DC1-B, DC1-C).

d. The Board supported the strong street edge along Beacon Avenue South, and encouraged the use of high quality materials. A materials board shall be presented at the Recommendation meeting. (PL3, DC1-A, DC2-B, DC2-C, DC2-E, DC3-A, DC4-A)

2. **Massing**: The Board agreed that uses between the parking and Alamo Place South are desirable, and discussed the importance of designing this façade to best respond to the scale of existing development.
   a. The Board recommended modulating the third and fourth floors to the east, while keeping a strong street edge at the first and second floors (CS2-B, DC2-A, DC2-D).
   b. Adjacent development was discussed, and the Board agreed that modulation of the structure along the west property line was more desirable than modulation along the north and/or south property lines (CS2-B, CS2-C, CS2-D, DC2-A).

3. **Courtyard and Open Space**: The Board supported the courtyard in Option 4, and agreed that it could serve purpose for both the residents and the commercial spaces.
   a. The Board acknowledged that it may be difficult to provide both the courtyard and an intervening use along Alamo Place South. To accommodate both, the Board noted support for departure requests to other development standards such as non-residential street-level requirements. (PL3, DC1-A, DC1-B, DC2-A, DC3-B, DC3-C, DC4-D)
   b. The Board encouraged further development of the courtyard, designing it to be a useable space for both residents and commercial users (PL3, DC1-A, DC1-B, DC2-A, DC3-B, DC3-C, DC4-D).
   c. The Board encouraged removing the vehicular parking space from the courtyard and reducing the size of the trash area (CS2-C, DC1-A, DC3).
   d. Access to the courtyard from the residential lobby and commercial space on Beacon Avenue South was encouraged (CS2-C, DC1-A, DC3).

INITIAL RECOMMENDATION March 22, 2016

Public Comment

The following comments were expressed at the Recommendation meeting:

- Appreciated the development of the project since the EDG meeting.
- Encouraged commercial uses along Alamo Pl S.
- Identified a need for more commercial uses in neighborhood, particularly along Alamo Pl S.
- Supported the two building masses.
- Does not support commercial uses on Alamo Pl S.
- Concerned the elevator tower is out of scale, too large.
- Supported the blank walls on the north and south elevations. Felt the blank walls better integrate the project into the urban fabric.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

RECOMMENDATION March 22, 2016

1. **Site Planning and Public Realm**. The Board agreed the project responds well to a challenging site.
   a. The Board supported the ground level setback at Beacon Ave S, finding the setback a better response to the context and EDG guidance. The Board agreed this setback could provide opportunity for sidewalk retail or outdoor dining opportunities (PL3-A, PL3-B, PL3-C).
   b. Street trees exist on Beacon Ave S, and the Board supported the retention of these trees. The Board requested sidewalk width and street tree details be included in the Recommendation packet (DC4-D).
   c. The Alamo Pl S ground level response with residential lobby and vehicular access was supported. Some members, however, questioned the necessity of the private staircase and whether more landscaping could be provided. The Board requested additional details be displayed in the Recommendation packet to clearly describe the private to public interface. Include a detailed landscape plan, elevations, and sections (CS2, DC1-B, DC4-A).
   d. The courtyard between the two volumes was supported by the Board who found that the break provides relief to development to the north (CS2-B, CS2-D).
2. **Architectural Concept and Exterior Elements**.
   a. The Board agreed the upper levels of the Beacon Ave S elevation were flat and in need of additional texture and fine articulation. The façade should be articulated vertically or horizontally in intervals that relate to the existing pattern of development in the vicinity. The Board requested the upper levels of the Beacon Ave S elevation be further developed to include texture, fine articulation, and materials derived from surrounding structures. (CS2-B, CS2-D, DC2-B, DC2-C, DC2-D)
   b. The commercial and residential entrances are located on the Beacon Ave S façade. The Board agreed the two entrances should be further distinguished such that each is obvious and clearly identifiable as a commercial or residential entry, respectively. (PL3-A)
   c. The proposed materials were supported by some members of the Board. Others felt the materials could be more durable and akin to existing materials found in the neighborhood context. The Board requested further development of the Beacon Ave S street-level street-facing façade and consideration of materials that better respond to the existing neighborhood context (DC2-C, DC2-D, DC4-A).
   d. The north and south elevations were proposed to be treated with beige panel siding. The Board was divided on the concern as some supported the elevations while others felt the elevations resulted in large blank walls that should receive some additional detailing. No condition was imposed. (DC2-B, DC4-A)
   e. The west elevation contains a residential entry with glazing and overhead weather protection. The Board expressed concern that this street-level street-facing façade better respond to the neighborhood context by providing a stronger connection to the street. The Board directed the applicant to increase the amount of transparency along the street-level street-facing west façade along Alamo Pl S (CS2-B, CS2-C, CS3-A, PL3-C, DC1-B, DC1-C).

SECOND RECOMMENDATION June 7, 2016

Public Comment

The following comments were expressed at the Recommendation meeting:

- Described the project as lovely.
- Appreciated the retention of the existing street trees, noting they will provide a visual and noise screen from the traffic on Beacon Ave S.
- Noted the metal along the Beacon Ave S street-level street-facing façade will be softened by the existing street trees.
- Recommended that concrete tile be used instead of corrugated metal along the Beacon Ave S street-level street-facing façade.
- Supported the residential stoop on Alamo Pl S, noting that it is compatible with the neighborhood.
- Noted that the setback along Beacon Ave S responds well to the existing commercial character.
- Noted that the development of this project is an illustration of the Design Review Program working well.
- Recommended paving the Beacon Ave S right-of-way between the existing trees to extend the useable area for pedestrians.
- Recommended seating in the Beacon Ave S right-of-way.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

SECOND RECOMMENDATION June 7, 2016

1. **Beacon Ave S**.: **Architectural Concept, Exterior Elements, and Public Realm**
   a. In response to the Board's guidance, the Beacon Ave S façade was revised to include additional texture and materials. The Board supported the façade finding the choice of materials contributed to the architectural concept, reduced the perceived scale of the structure, communicated a more residential character, and reinforced the lap siding of adjacent buildings. (DC2-B, DC2-D, DC4-A)
   b. The Beacon Ave S façade is treated with corrugated metal, concrete tile, and vinyl windows. The material treatment resulted in an "L" shaped language, in response to the existing commercial character of the neighborhood. The Board disagreed with some public comment that recommended the entire street-level street-facing façade be treated with concrete tile. The Board concluded that the corrugated metal should be applied as proposed, as this treatment serves to minimize emphasis on the service entrance at the south portion of the façade. (CS3-A, DC2-B, DC2-D, DC2-E, DC4-A)
   c. The Board supported the treatment of the residential and commercial entries on Beacon Ave S, with variety of setback, material and color application, and signage. The commercial and residential entrances were clearly articulated and distinguishable. (PL3-A, DC2-B, DC4-A)

d. The residential entry is framed with vibrant green concrete tile. The Board supported the vibrancy of this color, and conditioned the project to ensure this green concrete tile be, as much as possible, as vibrant as the other green accents (such as the c-channel and resin panels). (DC2-B, DC4-A)
e. The Board recommended special attention be given to the material of the soffit: it should be treated with cedar to express the entire material pallete or be the same color as the ceiling of the commercial spaces. (DC2-B, DC4-A)
f. To further refine the Beacon Ave S façade, the Board conditioned the project to further explore use of black, rather than white, vinyl windows. (DC2-B, DC4-A)
g. The Board disagreed with public comment recommending the Beacon Ave S right-of-way be paved between the existing street trees. Instead, the Board agreed with public comment that recommended low level landscaping be planted along the curb to mitigate impacts to street parking. The Board conditioned the project to further explore the landscaping in the right-of-way, and use layers of plantings. (DC3-B, DC4-D)

2. **Alamo Pl S: Architectural Concept, Exterior Elements, and Public Realm**.
   a. The Board supported the residential stoop on Alamo Pl S. The landscaping at ground level contributes a pedestrian scale aesthetic and provides texture. The Board was supportive of this public/private interface. (CS3-A, DC3-A, DC4-D)
   b. The Board supported the Alamo Pl S façade with well-articulated proportions (DC2-B).

3. **North and South Facades: Architectural Concept, Exterior Elements.** The Board supported the north and south façade treatment, noting that the extension of the grey metal, addition of the beige hardie panel, and delineation of the floor lines reinforced the architectural concept. To further articulate these facades, the Board conditioned the project to use a contrasting color for the flashing. (DC4-A)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-AArrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-DScale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-EForm and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-ABuilding-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-BOpen Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-CDesign

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-AExterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-DTrees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

1. **Street Level Uses, Beacon Ave S (SMC 23.47A.005.C.1.e.):** The Code allows a maximum of 20% of a street-level street-facing façade to be occupied by a residential use. The applicant proposes an increase to this requirement to allow 27% residential.

   At the initial Recommendation meeting, the Board recommended approval of the departure if the residential entrance and commercial entrance were further differentiated, clearly distinguishing each as a different use (CS2-B, CS2-C, CS3-A, PL3-C, DC1-B, DC1-C).

   At the second Recommendation meeting, the Board recommended approval of the Beacon Ave S façade and treatment of the street-level street-facing façade. The commercial and residential entrances were clearly articulated and distinguishable. The treatment of the soffit and color of the concrete tiles were conditioned, see conditions below.

2. **Street Level Uses, Alamo Pl S (SMC 23.47A.005.C.1.e.):** The Code allows a maximum of 20% of a street-level street-facing façade to be occupied by a residential use. The applicant proposes an increase to this requirement to allow 68% residential.

   At the initial Recommendation meeting, the Board recommended approval of the departure in order to accommodate the residential lobby and required fire exit. The width is the minimum necessary, and the Board found the residential entrance better met the intent of the Design Guidelines (CS2-B, CS2-C, CS3-A, PL3-C, DC1-B, DC1-C).

3. **Transparency (SMC 23.47A.008.B.2.):** The Code requires 60% of the street-facing façade between two and eight feet above the sidewalk to be transparent. The applicant proposes a reduction of this requirement to 30% along Alamo Pl S.

   At the initial Recommendation meeting, the Board indicated support for a departure to transparency in order to accommodate uses along the Alamo Place South frontage; however, the departure as proposed was not supported. Rather, the Board found that an increase in transparency would better respond to the neighborhood context by providing a stronger connection to the street and better meets the intent of the Design Guidelines (CS2-B, CS2-C, CS3-A, PL3-C, DC1-B, DC1-C).

   At the second Recommendation meeting, the Board recommended approval of the departure finding the composition of elements reinforced the existing neighborhood context, provided pedestrian scale texture, and added to the public life. Additionally, the landscaping soften the ground level experience, responding well to the existing neighborhood context and residential character.

4. **Parking Space Standard (SMC 23.54.030.B.1.b.):** The Code requires that when there is more than five parking spaces, that a minimum 60% be striped for medium stalls. The applicant proposes a reduction in this requirement to 56%.

   At the initial Recommendation meeting, the Board recommended approval of this departure, finding that the configuration of the parking allowed for security and privacy for the residential uses through the use of a buffer or semi-private space between the development and the street. Furthermore, the configuration of the parking allowed for a courtyard that will meet the needs of the residential users and relates well to the architectural concept (PL2-B, DC3-A, DC3-C)

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated June 7, 2016, and the materials shown and verbally described by the applicant at the June 7, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Maintain the articulated details as shown in the packet.

2. Ensure the green concrete tile on the Beacon Ave S façade be, as much as possible, as vibrant as the other green accents (such as the c-channel and resin panels).

3. Treat the soffit with either cedar, to express the entire material pallete, or a material that is the same color as the ceiling of the commercial spaces.

4. Consider the use of black vinyl windows on Beacon Ave S.

5. Further explore landscaping treatment in the Beacon Ave S right-of-way: use layers of plantings.

6. Use a contrasting color on the flashing on the north and south facades.

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the SDCI Director's decision reads in part as follows:

> *The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:*
> *a. Reflects inconsistent application of the design review guidelines; or*
> *b. Exceeds the authority of the Design Review Board; or*
> *c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or*
> *d. Conflicts with the requirements of state or federal law.*

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. At the conclusion of the second Recommendation meeting held on June 7, 2016, the Board recommended approval of the project with the conditions described in the summary of the Recommendation meeting above.

Five members of the Southeast Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F.3).

The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board.

Applicant response to Recommended Design Review Conditions:

> The applicant responded with a revised plan set (July 14, 2016) and memo (August 3, 2016), outlining the response to each condition.
>
> 1. The details shown at the Recommendation meeting have been maintained in the revised plan set.
> 2. Field testing will be conducted to achieve a vibrant green concrete stain finish, similar to the resin panels.
> 3. The soffit will be painted to match the ceiling of the commercial space.
> 4. Construction budget permitting, black vinyl windows will be considered.
> 5. Additional landscaping has been added to the right-of-way.
> 6. Flashing with a contrasting color has been provided in the specifications.

These responses satisfy the Board's recommended conditions. Conditions 2 and 3 are included below as conditions. All item shall be shown on the construction plans, and the installation will be confirmed by the Land Use Planner prior to the final Certificate of Occupancy for the new construction, as conditioned below.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the five members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines. The Director is satisfied that all of the recommendations imposed by the Design Review Board have been met

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and CONDITIONALLY APPROVES the proposed design and the requested departure with the conditions summarized at the end of this Decision.

II. ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 19, 2015. The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations."

Under such limitations/circumstances, mitigation can be considered; thus, a more detailed discussion of some of the impacts is appropriate.

Short Term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the *Stormwater Code* (SMC 22.800-808), the *Grading Code* (SMC 22.170), the *Street Use Ordinance* (SMC Title 15), the *Seattle Building Code*, and the *Noise Control Ordinance* (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The following analyzes greenhouse gas and construction impacts including transportation and noise.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant. Therefore no further mitigation is warranted pursuant to SMC 25.05.675.F.

Construction Impacts - Transportation

Increased trip generation is expected during the proposed demolition, grading, and construction activity. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic. The area includes limited and timed or metered on-street parking. Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking. It is the City's policy to minimize temporary adverse impacts associated with construction activities. The *Street Use Ordinance* contains regulation that mitigate dust, mud, and circulation. Any temporary closure of the sidewalk and/or traffic lane(s) is regulated with a street use permit through the City of Seattle Department of Transportation (SDOT). No further mitigation is warranted pursuant to SMC 25.05.675.B.

Construction Impacts - Noise

The project is expected to generate loud noise during demolition, grading and construction. The Seattle *Noise Ordinance* (SMC 25.08.425) permits increases in permissible sound levels associated with private development construction and equipment between the hours of choose one: 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends and legal holidays in Lowrise, Midrise, Highrise, Residential-Commercial and Neighborhood Commercial zones. If extended construction hours are desired, the applicant may seek approval from SDCI through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are not anticipated. No additional SEPA conditioning is necessary to mitigate noise impacts per SMC 25.05.675.B.

Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: greenhouse gas emissions; parking; and possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas and height bulk and scale, warrant further analysis.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project construction and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant, therefore, no further mitigation is warranted pursuant to SMC 25.05.675.F.

Height, Bulk, and Scale

The proposal has gone through the design review process described in SMC 23.41. Design review considers mitigation for height, bulk and scale through modulation, articulation, landscaping, and façade treatment.

Section 25.05.675.G.2.c of the Seattle SEPA Ordinance provides the following: "The Citywide Design Guidelines (and any Council-approved, neighborhood design guidelines) are intended to mitigate the same adverse height, bulk, and scale impacts addressed in these policies. A project that is approved pursuant to the Design Review Process shall be presumed to comply with these Height, Bulk, and Scale policies. This presumption may be rebutted only by clear and convincing evidence that height, bulk and scale impacts documented through environmental review have not been adequately mitigated. Any additional mitigation imposed by the decision maker pursuant to these height, bulk, and scale policies on projects that have undergone Design Review shall comply with design guidelines applicable to the project."

The height, bulk and scale of the proposed development and relationship to nearby context have been addressed during the Design Review process for any new project proposed on the site. Per the Overview policies in SMC 25.05.665.D, the existing City Codes and regulations to mitigate impacts to historic resources are presumed to be sufficient, and additional mitigation is not warranted under SMC 25.05.675.G.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C.), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2)(c).

☐ Mitigated Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early Review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – DESIGN REVIEW

Prior to Certificate of Occupancy

1. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Carly Guillory, carly.guillory@seattle.gov).

2. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Carly Guillory, carly.guillory@seattle.gov).

3. The applicant shall use a concrete that is vibrant green, similar to the resin panels.

4. The applicant shall paint the soffit to match the ceiling of the commercial space.

For the Life of the Project

5. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Carly Guillory, carly.guillory@seattle.gov).

Carly Guillory, Land Use Planner
Seattle Department of Construction and Inspections

Date: September 6, 2016

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.