



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: 3019939
Applicant Name: Jodi Patterson-O'Hare, Permit Consultants, NW
Address of Proposal: 910 John Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 7-story structure containing 129 apartment units and 6,000 square feet of at grade retail space. Parking for 94 vehicles to be provided. Existing structure to be demolished.

The following approvals are required:

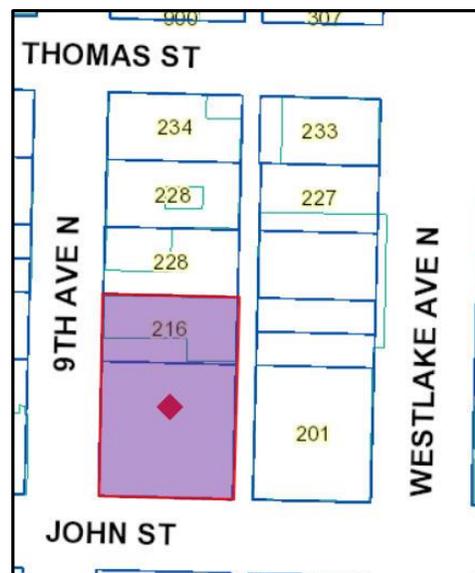
Design Review – Board Review - (SMC 23.41). Departures requested.

1. SMC 23.48.014– General Façade Requirements, minimum façade height on John Street.
2. SMC 23.48.014– General Façade Requirements, minimum façade height on 9th Avenue.
3. SMC 23.48.024– Landscaping Standards.

BACKGROUND DATA

Site Description

The project is a quarter block site at the northeast corner of the intersection of John Street and 9th Avenue North in the South Lake Union area. The subject property is zoned Seattle Mixed SLU 160/85-240 Zoning to the north, west and east is the same. Zoning to the south is Seattle Mixed, SLU 24/125-400. The site is approximately 21,600 square feet and is currently occupied by a light manufacturing building and parking lot. Pedestrian access to the site is available via both streets. There is an alley in this block. There are no Environmentally Critical Areas (ECA) mapped at this site.



Vicinity Description

The area is a mix of midrise residential uses and commercial buildings. Denny Park, a full block sized park, lies caddy corner to the southwest. The project site is located in the quickly developing area of South Lake Union. John Street is a Green street alongside the project site and becomes a Festival Street alongside Denny Park. New development is proposed near the site including 110 9th Avenue a mixed use building to the south; 234 9th Avenue to the north, an office building; and 201 Westlake, a mixed use building across the alley.

Project Description

The project design is for multifamily housing of 129 residential units with indoor and outdoor amenity spaces for the residents. Parking for 94 vehicles is proposed underground. Vehicle, bicycle access and service access to the site is proposed to be from the alley.

Project materials are available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp. Project materials are also available to view in the file, by contacting the Public Resource Center at Seattle DCI, 700 Fifth Ave., Suite 2000 Seattle, WA 98124-4019 or PRC@seattle.gov.

Public Comment

Public comment letters were received during the official comment period which focused on a desire for ample parking at the site.

EARLY DESIGN GUIDANCE - June 16, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3019939) 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 Seattle DCI:

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

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The architect presented urban context information, transportation planning information and South Lake Union planning framework information culled from several City planning documents. A strong urban residential-in-the-park concept was presented with a focus on the important site relationship to the immediate area and especially Denny Park. Area context and site opportunities and constraints were presented.

Three massing alternatives were presented for this one block site. Site design priorities include creating a strong building to park relationship with Denny Park cater-corner to the site. Ground level commercial uses, lobby entry and leasing is considered along John Street and 9th Avenue North. Alley access is proposed in all schemes.

Alternative A is a “C” shaped building with building massing pushed to the rights of way, west and south, and a courtyard opening along the alley at the second level.

Alternative B flips the idea and locates the second level courtyard on to 9th Avenue North in a “reverse C” scheme. The Board discussed ideas on commercial and residential entry locations.

Alternative C brings the building mass back to the rights of way and extends the courtyard at the alley to the north for a large open area at the second level. Building facades are contemplated to show “chunks” of massing; 9th Avenue North, corner expression, John Street.

Public Comment

No public comment was offered at the meeting.

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.

FIRST EARLY DESIGN GUIDANCE June 16, 2015

1. Pedestrian-Building Experience

The Board gave guidance to create a high quality pedestrian experience along the street and building interface.

- a) Explore an open space concept at grade with an open space courtyard experience accessible from street grade.
- b) Provide more detailed concept exploration of the proposed linear “sidewalk extension” to communicate its usefulness for accessibility, numbers of pedestrians and the blending concept with the public sidewalk, or separation, if a short wall is proposed.
- c) The preliminary corner architectural expression is useful at that location as it feels the café and sidewalk café concept is an extension of Denny Park. (CS2 B, SLU I iv, PL3 A PL3 SLU II, PL1 B2, PL1 SLU III I, PL2 A, PL2SLU I, PI3 C PI3 SLU I, II.)

2. Architectural Form

The Board was interested in seeing the building concept more fully developed.

- a) Provide fully articulated 3-part building forms “chunks” by developing the concept to address John Street, the project corner, and 9th Avenue North.

- b) Continue developing the corner building element to be an eye-catching concept as viewed from the park and neighboring blocks.
- c) Continue using a restrained building “language” in form and materials. (CS2 C, CS2 SLU I, CS2 D, DC2 B, D,)

3. Appropriate Street Level Uses

The Board wants to see further exploration of appropriate street level uses and locations to encourage street level activity.

- a) Retain the corner café concept and preliminary transparency ideas at the corner.
- b) Retain retail along 9th and the residential entry along John Street.
- c) Explore alternative options for the fitness center use along John to provide a use that will activate the sidewalk-building relationship.
- d) Fully consider other uses and access issues and their street presence including safe bicycle access, additional retail, and leasing office. (PL4B, DC1 A,B)

4. Landscaping for Design Continuity

The Board was interested in the initial ideas of horizontal and vertical landscaping.

- a) Explore and develop a clear and rich landscape concept that works in the expanded landscape plan in the right of way and continues up the building corner (in concept or actually) to the roof top deck as suggested.
- b) Provide a full and striving landscape plan for the 2nd level terrace with maximum outdoor space for the units and some space available for the general building residents.
- c) Create useful landscape “rooms” for both the private and semi-private areas.
- d) Consider the maintenance and irrigation needs of selected plants and design implications. (DC3 A, B , C, DC3 SLU I)

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-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.

South Lake Union Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Views: Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

CS2-I-iii. Gateways: Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site’s characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:

- a. setbacks to allow for pedestrian friendly spaces;
- b. signage;
- c. landscaping;
- d. artwork;
- e. facade treatments.

CS2-I-iv. Heart Locations: Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

South Lake Union Supplemental Guidance:

PL1-I Human Activity

PL1-I-ii. Pedestrian Network: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

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-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.

South Lake Union Supplemental Guidance:

PL3-II Human Activity

PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

PL3-III Transition Between Residence and Street

PL3-III-i. Residential Entries: Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

DESIGN CONCEPT

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-D Scale 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.

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

South Lake Union Supplemental Guidance:

DC3-A Building-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-B Open 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-C Design

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.

South Lake Union Supplemental Guidance:

DC3-I Landscaping To Reinforce Design Continuity With Adjacent Sites

DC3-I-i. Sustainable Landscaping: Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.

DC3-I-ii. Native Vegetation: Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

DC3-I-v. Lighting: Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

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.

At the time of the Early Design Guidance no departures were requested.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

At the next meeting the Board would like to see the concept C more fully and graphically articulated:

- Show a unified response to the basic concepts.
- Show how the facades are expressing the "3 chunk" concept and relationships to the streets and park.
- Provide more detail on how the vertical planting concept will be achieved.
- Articulate the façade expression indicating the residential entry.
- Provide details on the narrow sidewalk extension along 9th Avenue North; uses, accessibility, etc.
- Bring more building views from 20 to 30 feet height.

MUP Submittal

The applicant applied for the Master Use Permit August 6, 2015.

RECOMMENDATION MEETING– December 16, 2015

Public Comments:

Two member of the public were present. Their comments focused on the following:

1. Ninth Avenue is a very important thoroughfare
2. Ninth Avenue should have good pedestrian level lighting.

DESIGN BOARD DELIBERATIONS:

The Board discussed items related to ground level commercial entries, the corner building element, landscaping concept, grade and access response, lighting, departures, uses at ground level and landscaping. The Board studied the two street façade designs and organizing elements and formulated direction for the applicant to revise the 9th Avenue façade. The Board thought that the building would be an important addition to the neighborhood and thought that the

building relationship to the park was well conceived and executed. They discussed the open spaces for residents and clarified several questions about the nature of the building and street relationships on both streets. The Board discussed the 9th Avenue North façade composition and came to some direction for the applicant. They discussed the protruding residential entry vestibule on John Street and directed the applicant to redesign the vestibule, entry and flanking areas to be highly secure for residents. The Board thought more active uses should be located at the lobby. Conversely they explored ideas to screen the fitness center from the pedestrian realm at the southeast corner. The Board asked the applicant to provide an interior use other than windows into the fitness center such as an art installation or other lobby related use next to the street level windows.

The Board discussed the design departures shown in the matrix below. They felt the applicant had demonstrated that the departures help the project better meet guidance from the early design guidance meeting.

Departures

The applicant proposed development standard departures as shown in the matrix below.

	<i>Development Standard</i>	<i>required</i>	<i>Proposed</i>	<i>Departure amount</i>	<i>Board Action</i>
1	SMC 23.48.014.A Minimum Façade Height on John Street	25 feet	11 feet	14 feet to better meet pedestrian relationship to the building (CS2 B, SLU I iv, PL3 A PL3 SLU II, PL1 B2, PL1 SLU III I, PL2 A, PL2SLU I, P13 C P13 SLU I, II.)	Recommend approval
2	SMC 23.48.014.A Minimum Façade Height on 9th Avenue N.	15 feet	11 feet	4 feet to better meet pedestrian- building relationship	Recommend approval
3	SMC 23.48.024 Landscaping Standards	Plant landscaping in the setback area	Hardscape in a majority of the setback area.	1836.5 square feet to enhance pedestrian walking area. Landscaping for design continuity. (DC3 A, B , C, DC3 SLU I)	Recommend approval

Board Recommendation:

The recommendation summarized above was based on the design review packet dated December 16, 2015 and the materials shown and verbally described by the applicant at the Design Recommendation meeting. After considering the site and context, hearing public comments, reconsidering the previously identified design priorities and reviewing the materials,

the four (4) Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Provide more façade relief between the large dark 9th Avenue North façade frame and the background façade.(DC2-B, DC2-C1)
2. Provide larger canopies along 9th Avenue North. (DC2-C)
3. Redesign the John Street entry vestibule to create a more active street relationship, more architectural interest, and active lobby. Extend the lobby along the façade to the alley and install high interest art or other use to screen the building use (currently proposed to be fitness center) at the southeast corner.(PL3-A, PL3-II-ii, PL3-III)

ANALYSIS AND DECISION –DESIGN REVIEW

The Director of Seattle DCI has reviewed the design and finds that it is consistent with the *Seattle Design Review Guidelines*.

The project applicant proposes a mixed use building wrapped L-shaped around an alley amenity roof deck at level 2. Service and access is clustered in one area off of the alley to impact the pedestrian environment as little as possible. (CS2-B). The proposed design strengthens the street pattern by presenting a strong façade design along each street. The linear sidewalk extension on 9th Avenue broadens the walk and sense of pedestrian interaction along 9th Avenue. The café at the corner acts like an extension of the Park. (CS2 B, SLU I iv, PL3 A PL3 SLU II, PL1 B2, PL1 SLU III I, PL2 A, PL2SLU I, PI3 C PI3 SLU I, II.)

The project makes street to building connections and reinforces the site as a community gathering space with retail space at the corner and along 9th Avenue. The main residential entry into the site responds to the urban site context with defensible space and good entry sequences (PL4B, DC1 A, B CS2 C, CS2 SLU I, CS2 D, DC2 B, D).

The building is artfully sculpted to have three “facades” one on each street and a corner element to draw the eye and to relate to the Park. (CS2 C, CS2 SLU I, CS2 D, DC2 B, D.)

The landscape plan is built around the wide green street planting strip and site terraced landscaping. The rooftop and second level terrace is landscaped to provide a sense of relief from the urban environment. (DC3 A, B, C, DC3 SLU I.)

Departures were requested for structure minimum façade height to help the project better meet design guidance of street level interaction and design concepts. In some areas the applicant proposed hardscape instead of the code required landscaping to better meet guidance for pedestrian access. The departure helps the project meet guidance to provide easy and wide pedestrian space. The Board has recommended approval of the departures.

The Director determines that the project has satisfactorily responded to the early design guidance given by the Review Board. The Director approves the proposed project and grants the requested departures with conditions as outlined by the Board.

DECISION – Design Review

The application is **GRANTED** with conditions.

CONDITIONS – Design Review

Prior to Land Use Permit Issuance

1. Provide more façade relief between the large dark 9th Avenue North façade frame and the background façade.(DC2-B, DC2-C1)
2. Provide larger canopies along 9th Avenue North. (DC2-C)
3. Redesign the John Street entry vestibule to create a more active street relationship, more architectural interest, and active lobby. Extend the lobby along the façade to the alley and install high interest art or other use to screen the building use (currently proposed to be fitness center) at the southeast corner.(PL3-A, PL3-II-ii, PL3-III)

Holly J. Godard, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: June 23, 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.