



# Engage with Design Review

<http://www.seattle.gov/DPD/aboutus/howeare/designreview/program/>

# Design Review

## Created in 1994 to...

1/ encourage better design & site planning that enhances the character of the city & ensures that new development fits sensitively into neighborhoods

2/ provide flexibility in the application of development standards

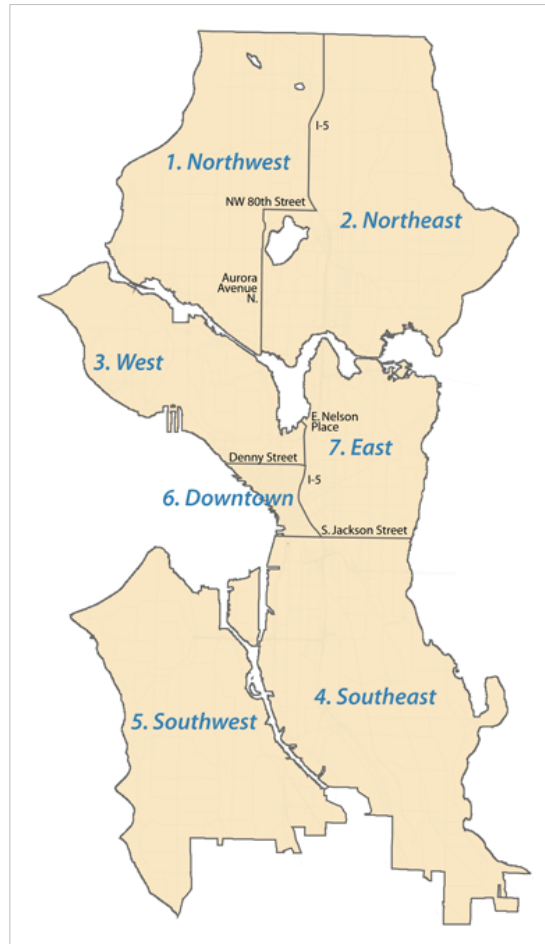
3/ improve communication and participation among developers, neighbors, and the City early in the design and siting of new development

## Applies to...

1/ development on private property

2/ development in specific zones

3/ development over unit count and square footage thresholds



## Design Review Boards...

1/ city is divided into 7 Boards

2/ each Board has 5 members, representing the following interests:

- community
- design
- development
- residential
- business

3/ all Board members are volunteers and are appointed by the Mayor and Council for a 2-year term that can be extended by 2 years

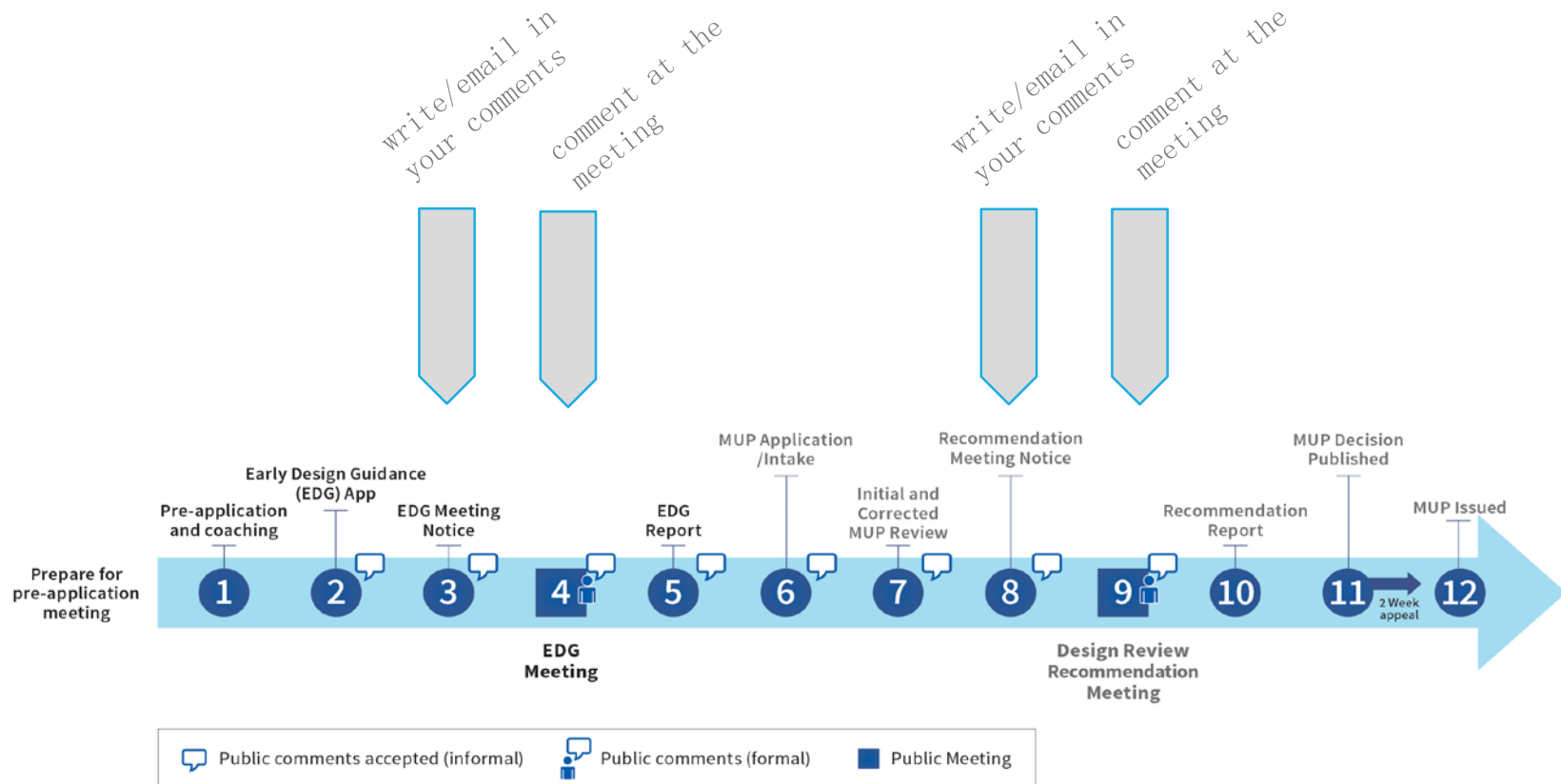
## Design Guidelines are...

1/ adopted by the Mayor & Council

2/ the code authority of the program

3/ used by Boards and staff to judge the merits of proposed development

# City of Seattle Design Review Program & Points of Influence



# What type of feedback do we want in Design Review?

<b>Yes, please!</b>	<b>Nope</b>
reference unique neighborhood features & character	zoning classification, including uses & building height maximums
architectural design	density
building forms & materials	parking quantity
pedestrian comforts	traffic congestion
screening for privacy	views from private property

## Use your Design Guidelines!

citywide	<a href="http://www.seattle.gov/DPD/aboutus/howeare/designreview/designguidelines/default.htm">http://www.seattle.gov/DPD/aboutus/howeare/designreview/designguidelines/default.htm</a>
downtown	
neighborhood specific	

# How can I influence the design of my neighborhood?



## TO DO:

familiarize yourself with the adopted design guidelines



think about what you like about how your neighborhood looks, what works, & what could be improved



review and consider materials prepared and presented for design review



write/email SDCI and attend design review meetings



apply to serve on a design review board



join/attend meetings of your local community groups that focus on land use issues



reach out to the development teams of the proposed projects in your neighborhood



participate in the development of neighborhood design guidelines (central area, u-district, ballard, etc)

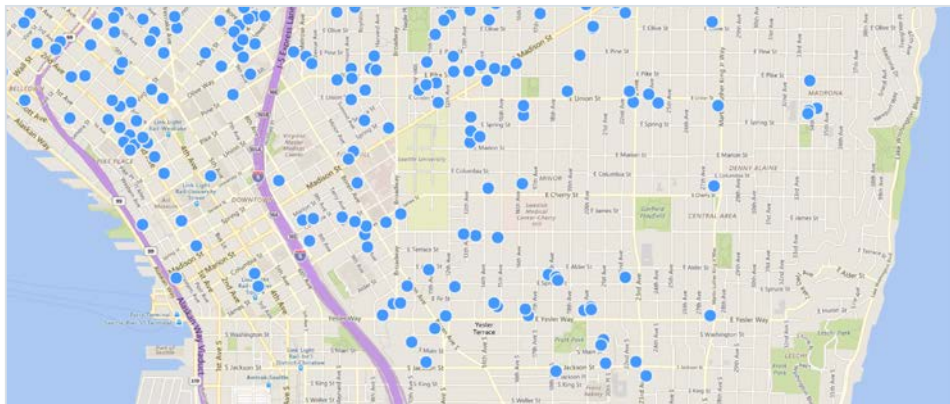
# Find Out Where New Buildings are Proposed: Shaping Seattle




**WHAT'S SHAPING SEATTLE?  
FIND OUT ON OUR NEW MAP!**

Use our new map for more details about this project, current active Seattle Design Review projects, plus much more!

**VISIT SHAPING SEATTLE: BUILDINGS  
SEATTLE.GOV/DPD/SHAPINGSEATTLE**



3501 RAINIER AVE S



Project #302690: Land Use Application to allow a six story, 91 unit apartment building. Parking for four vehicles to be located in a one story, detached garage. Existing structures to be demolished.

[View Design Proposal \(48 MB\)](#)

**Project Timeline**

- Early Design Guidance
- Application Accepted
- Project Under Review**  
Project review can include additional design and architectural analysis, and environmental (SEPA), geotechnical, and zoning review.
- Decision Published
- Construction Permit Issued
- Construction Completed

**Project Documents**

Key project documents:

- Decision/Recommendation (178 KB)
- Design Proposal (48 MB)
- Public Notice (881 KB)
- Meeting Report (182 KB)

[See all project documents](#)

**Make a Comment**

**Attend a Meeting**

[Show info](#)

find,  
learn &  
comment

**Make a Comment**

You can submit comments about this project below. Your email address and comments, in their entirety, will be entered into the public record for this project and posted on our website.

**Email address**

**Comment**

**Attend a Meeting**

**Early Design Guidance Meeting**

An early design guidance meeting is held during the first phase of the Design Review process. In this meeting, the Design Review Board evaluates the proposed site and context analysis, the massing concepts, and early design considerations.

Sep 15, 2016 06:30 PM  
West Seattle Senior Center  
4217 SW Oregon St Hatten Hall