

Administrative Design Review



OWNER:
ADAM KOCH
6983 24TH AVE SW
Seattle, WA 98106

PROJECT #3033307-LU:
DELRIDGE WAY TOWNHOUSES
8417 DELRIDGE WAY SW
Seattle, WA 98106

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

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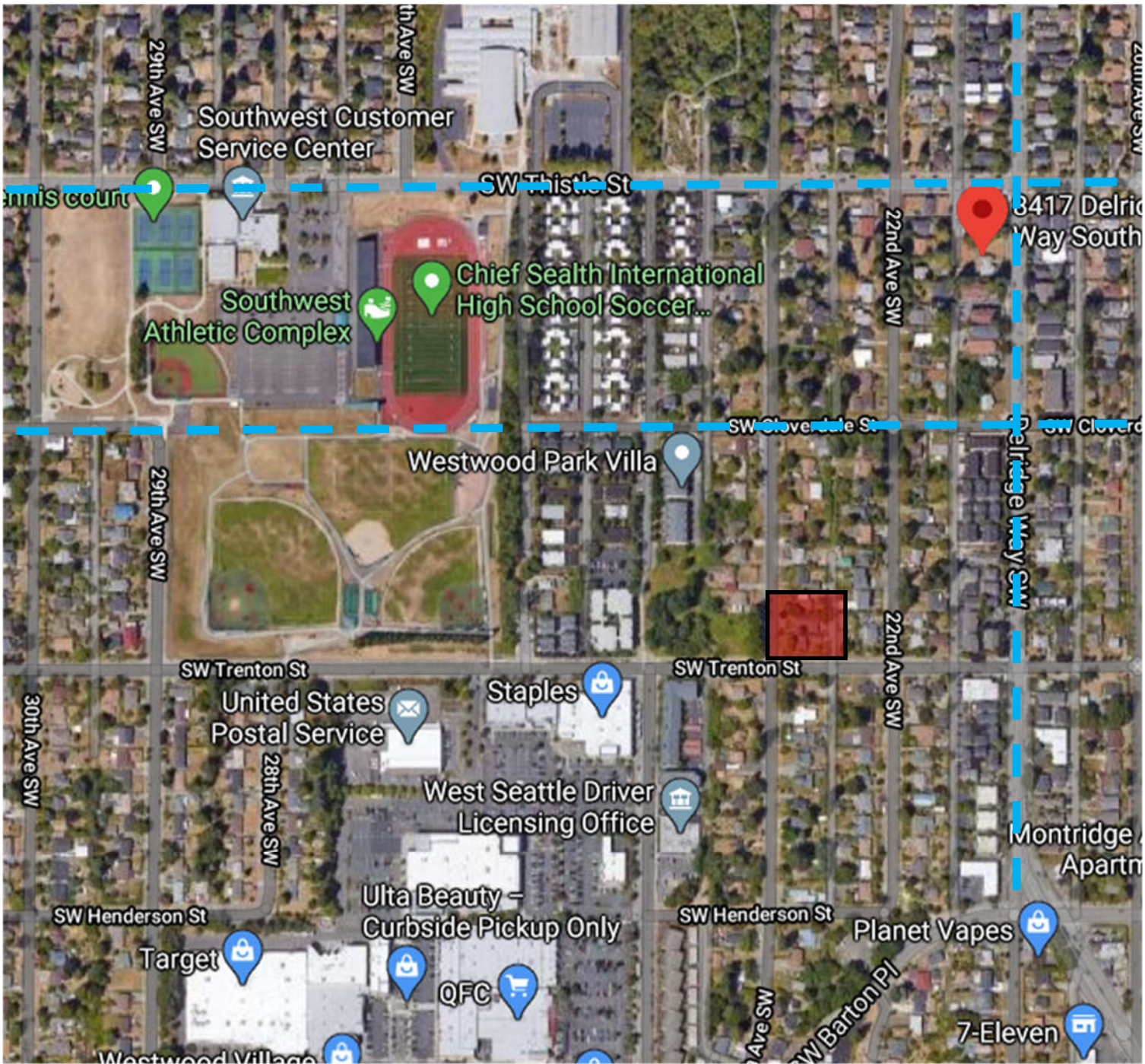
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COMMUNITY OUTREACH MATERIAL



DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: Adam Koch
6983 24th ave sw
Seattle, WA 98106
Contact: Michael Nelson

Architect & Applicant: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Shaun Novion

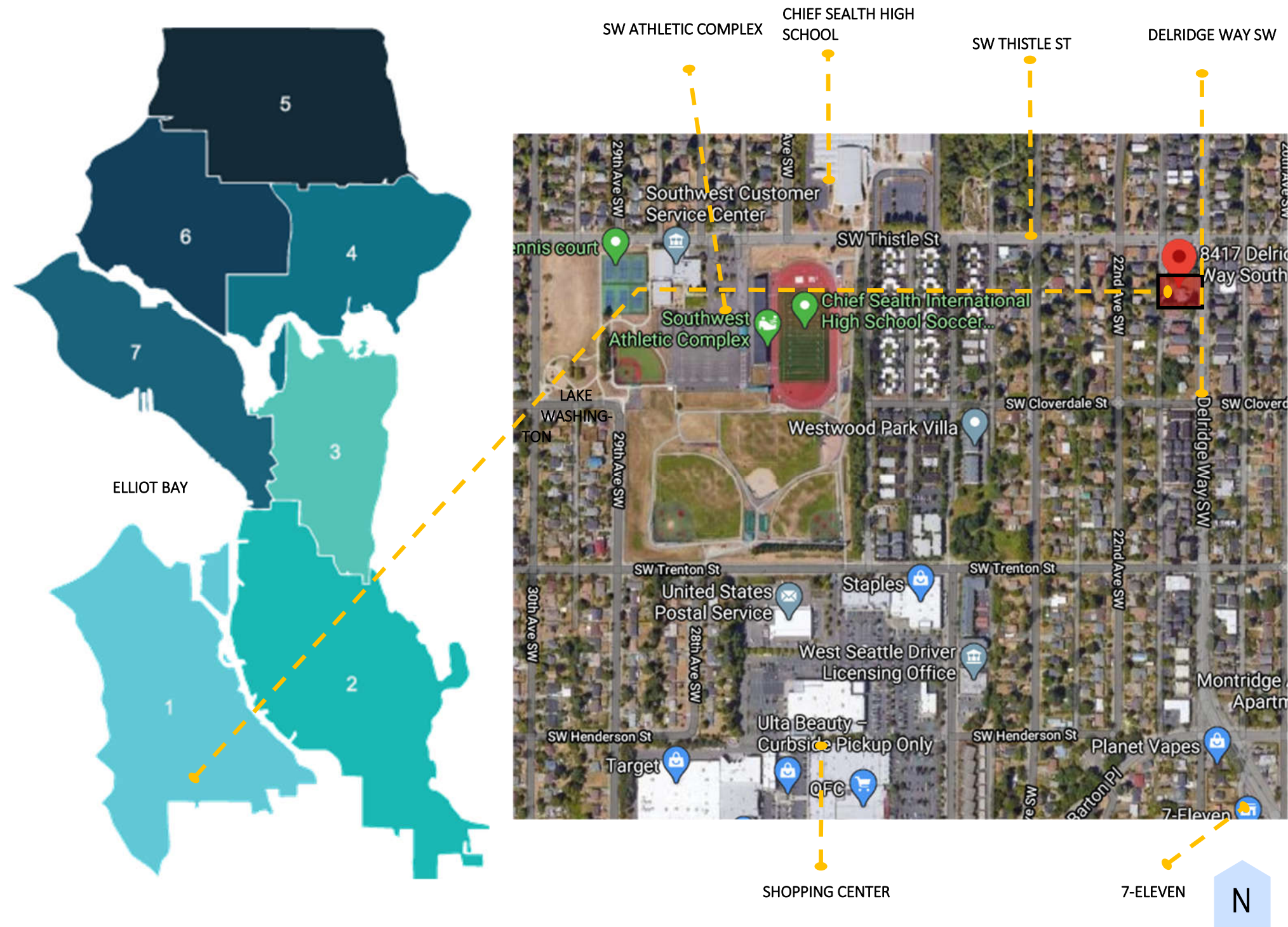
Landscape Architect: GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3033306-EG
Contact: xxx

Existing Site:
Address: 8417 Delridge Way SW
Location: South of SW Thistle ST; East of Delridge Way SW.
Site Area: 15,314 SF
Existing Development: Single family

Project Proposal:
Number of Residential Units: 14 new townhouse units
Number of Parking Stalls: 14 surface stalls
Gross Floor Area of Residential Use: 21,427 SF

Developmental Objective:
To provide more multifamily housing in a neighborhood with a plan to increase the density of underutilized Lowrise lots. The proposal is to provide 14 new townhouse units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as



PROJECT DESCRIPTION

Project Description: Demolish existing structure. Construct (2) buildings with 7 units per building with a total of 14 units.

The subject site is currently a residential single family home on an LR2 (M) zoned lot. It is located along Delridge Way SW. The site is part of the Westwood-Highland Park residential urban village.

With a proposed expansion of the Westwood–Highland Park Residential Urban Village and an increased need for housing per desired density limits, this proposal aims to develop 14 new modern influenced townhouse units available for purchase, on a lot along Delridge Way SW and SW Thistle St.

Site Information:

- City: City of Seattle
- Existing Zoning: LR2 (M)
- Site Area: 15,314 SF
- APN Number: 9485700195

Comprehensive Plan Land Use: Delridge Plan



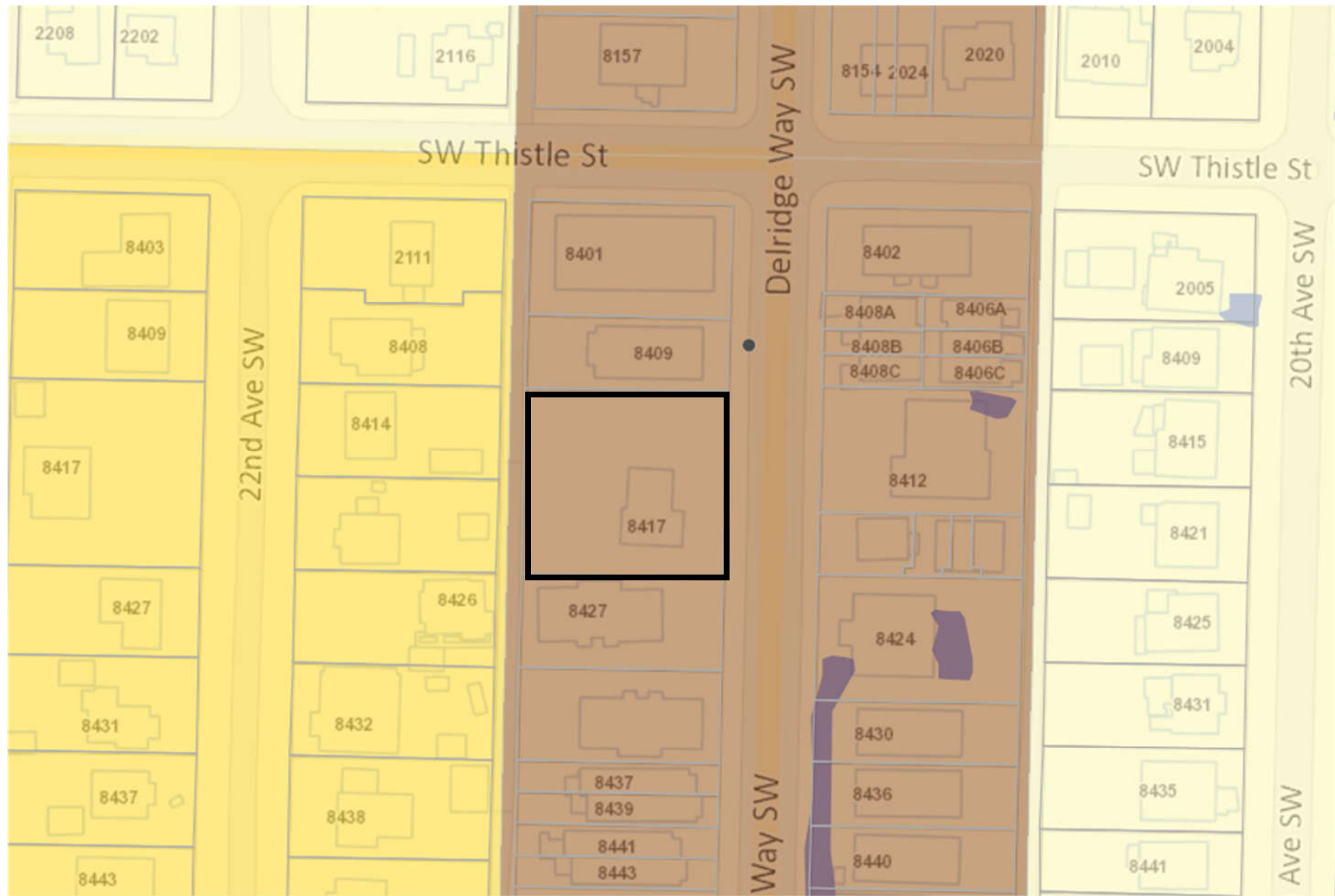
ZONING MAP

The area directly west of the subject site is zoned RSL (M) . South along Delridge Way SW, LR2 continues. NW about a quarter of a block it is zoned for SF5000. 1 block east of the site the zone changes to SF5000.

There is a planned effort to continue defining the neighborhood, through growth and urban planning along Delridge Way SW.. The goal is to create a walkable tree lined street with connectivity through parks, schools, transit and engaging public spaces that foster a sense of community.

LEGEND: CURRENT ZONING

-  SITE
-  SF5000—SINGLE FAMILY 5000
-  LR2—LOWRISE 2
-  RSL (M) - RESIDENTIAL SMALL LOT

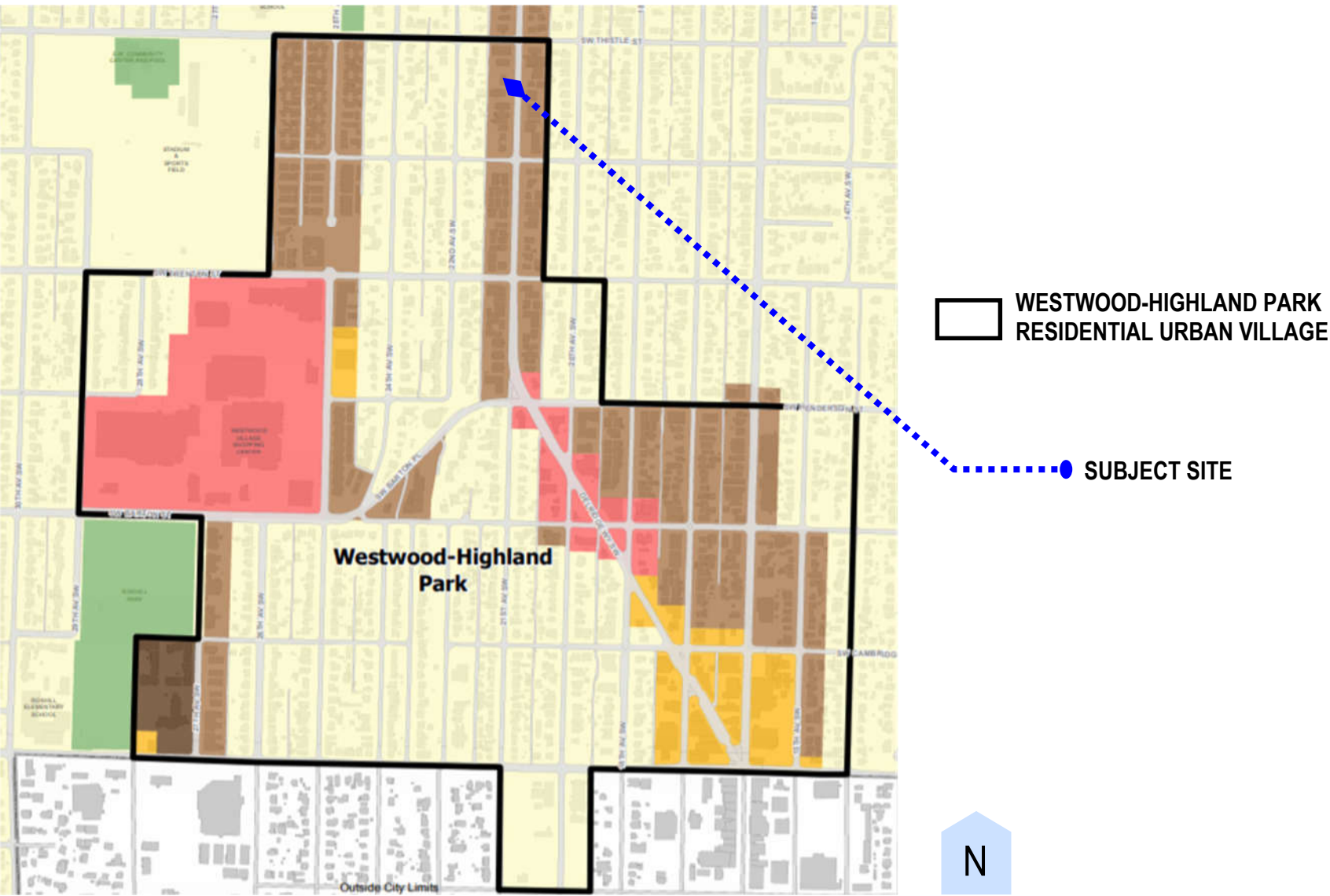


NEIGHBORHOOD ANALYSIS

WESTWOOD-HIGHLAND PARK RESIDENTIAL URBAN VILLAGE

The Westwood-Highland Park residential urban village current footprint extends North to SW Thistle St, East to 14th Ave NW, South to SW 98th St, and West to 29th Ave SW. Delridge Way SW is a major arterial where businesses large and small coexist, with engaging public spaces and streetscapes mixed in. In the Westwood-Highland Park Plan, most recently updated in 2015, the community identified the areas they wanted the OPCD to focus on. These include, creating a vibrant town center, increased pedestrian friendly routes to public spaces and an improved stormwater infrastructure. These elements with the plan to enlarge the Urban Village footprint, are laid out with the ambition to nurture a community orientated neighborhood.

CURRENT BORDERS:



VICINITY MAP

TRANSIT

There are multiple Metro transit stops within blocks of the subject site. The routes that run north/south along Delridge Way SW, connect to downtown seattle via the 120. The routes that run east/west along SW Thistle connect you to the surrounding neighbors eventually turning north and south.

CYCLING

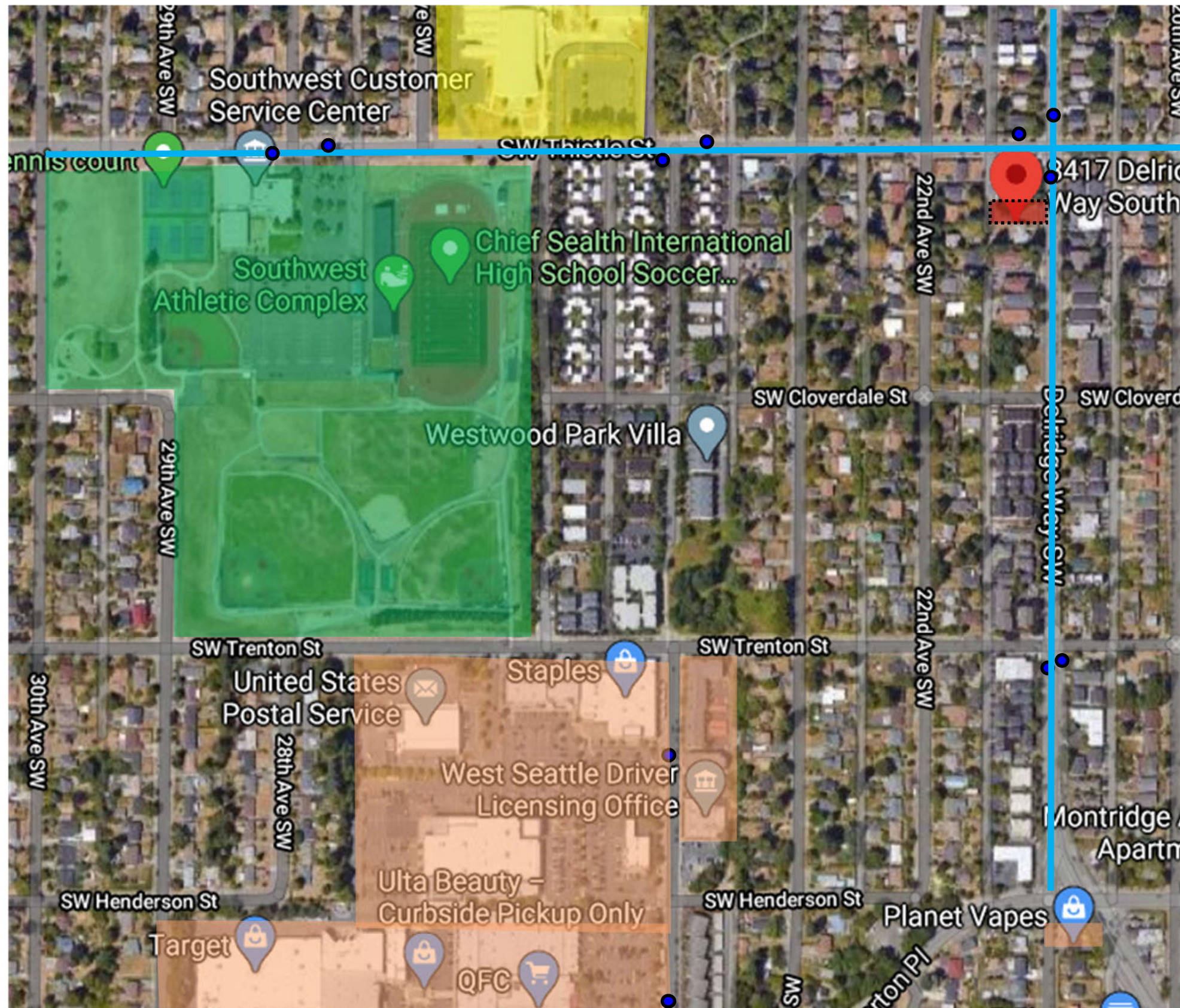
SW Delridge Way is part of the Bicycle Master Plan that would add bike lanes in front of 8417 Delridge Way SW by 2024.

RECREATION

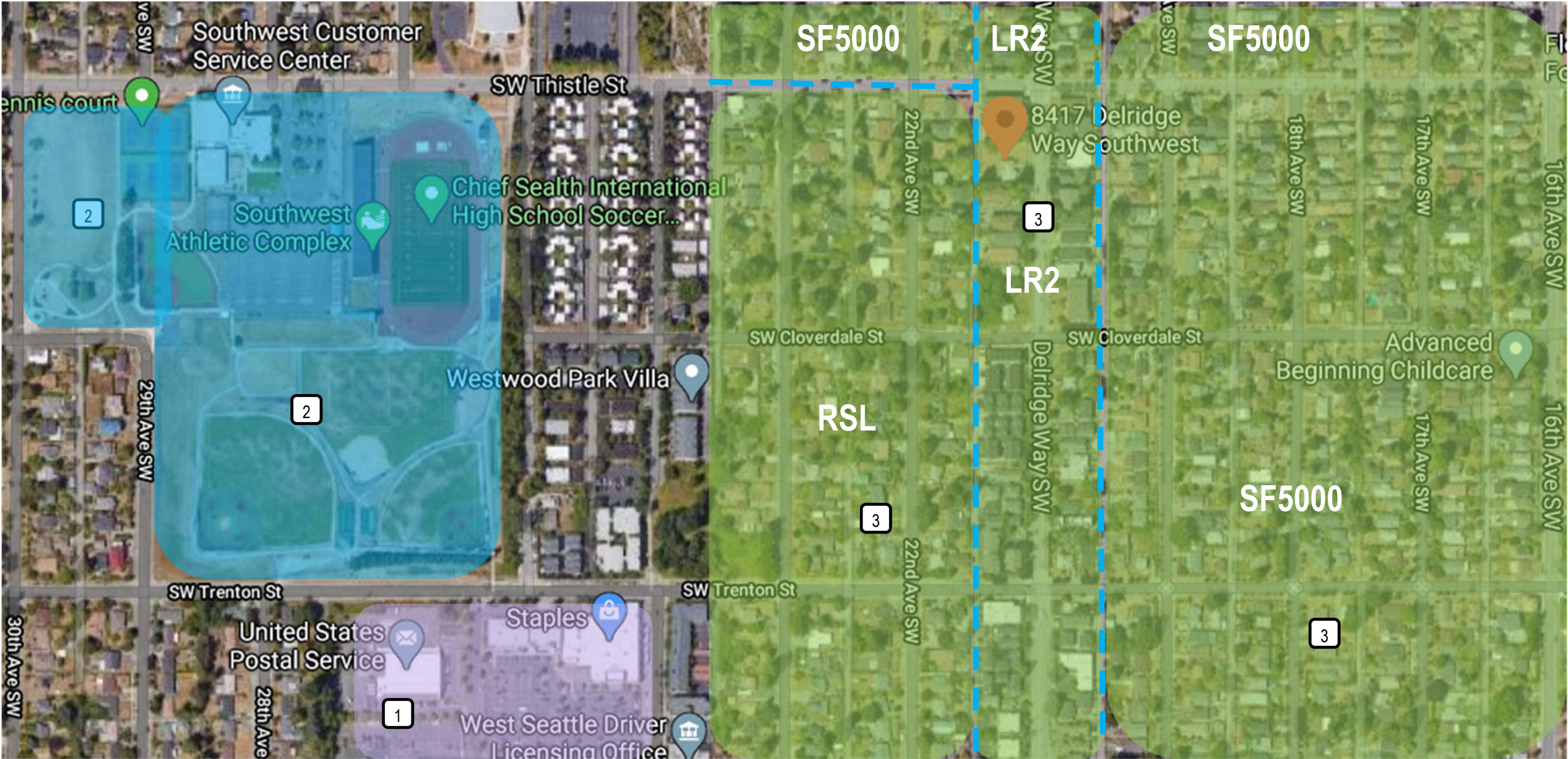
The subject site is conveniently located near, and a short travel distance to many retail stores and public recreational amenities. These include grocery stores, restaurants, banks, pharmacies, playfields, and pedestrian friendly streets. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of nearby amenities

LEGEND

-  SITE
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  BIKE LANE
-  NEIGHBORHOOD GREENWAY
-  PARKS & PUBLIC SPACES
-  RETAIL
-  SCHOOLS



EXISTING BUILDINGS IN IMMEDIATE CONTEXT



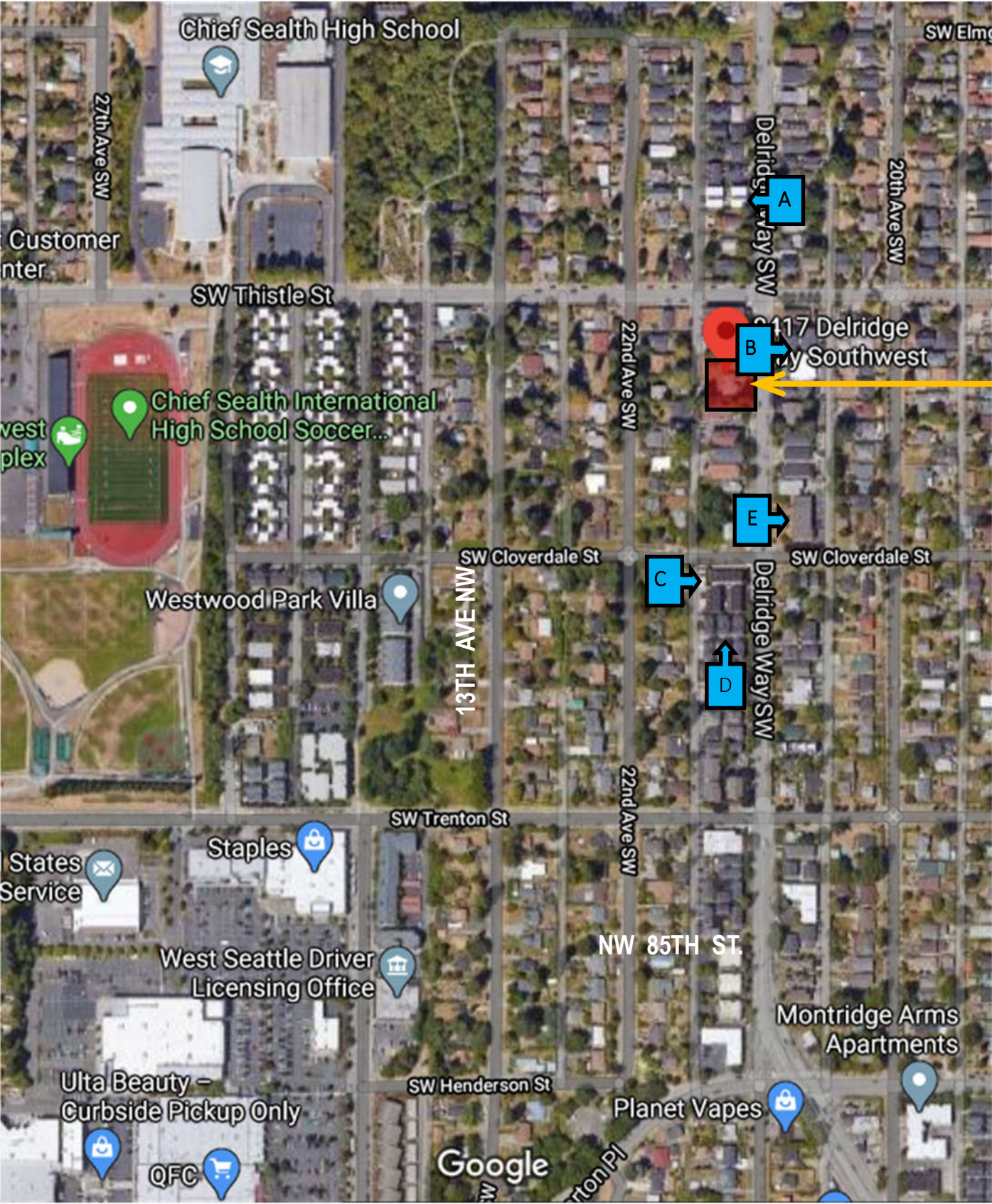
1—COMMERCIAL
The majority of commercial buildings in the immediate vicinity of the property are to the southwest. You have a shopping center comprised of eclectic shops, banks, grocery stores and restaurants. Provided within the shopping center is ample parking for the community which in turn provides more street parking.

2—COMMUNITY BUILDINGS & SPACES
There is a great public athletic complex within walking distance of the subject site to the west. The athletic complex provides a track and field, tennis courts, 4 baseball diamonds, a football field, and 2 soccer fields. Plethora of athletic abilities could be accomplished within walking distance of subject site.

3—RESIDENTIAL
Sandwiched east and west by RSL and SF5000 respectively, while we have LR2 zone continuing north and south along Delridge Way SW. Plenty of single family homes in the surrounding neighbors, while multifamily structures mixed with single family homes run up and down Delridge Way SW.



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—8143 DELRIDGE WAY SW



B—8408 DELRIDGE WAY



C—8601 DELRIDGE WAY SW



D—8609 DELRIDGE WAY SW



E—8455 DELRIDGE WAY SW

SUBJECT SITE

NEIGHBORHOOD DESIGN ASPECTS

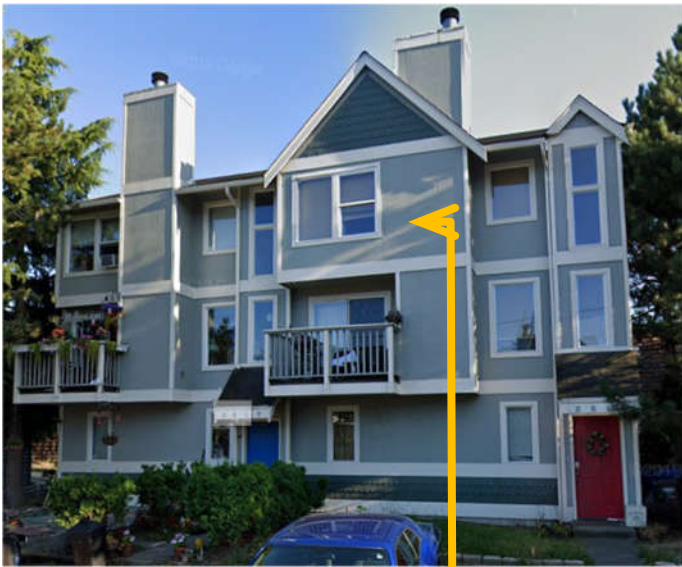
- Forms: small-scale modulation + rectangular forms
- Materials: Hardie board + Lap hardie
- Colors: Neutral and cool tones with occasional flair.
- Roof: Flat roof + Shed roof
- Long bar building (E)



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



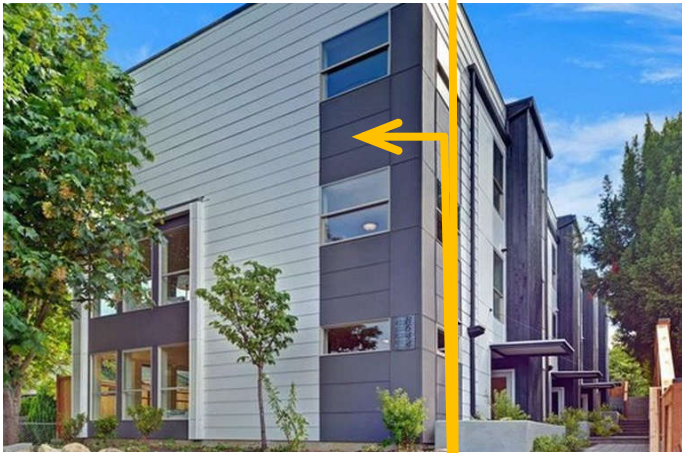
F—8427 DELRIDGE WAY SW



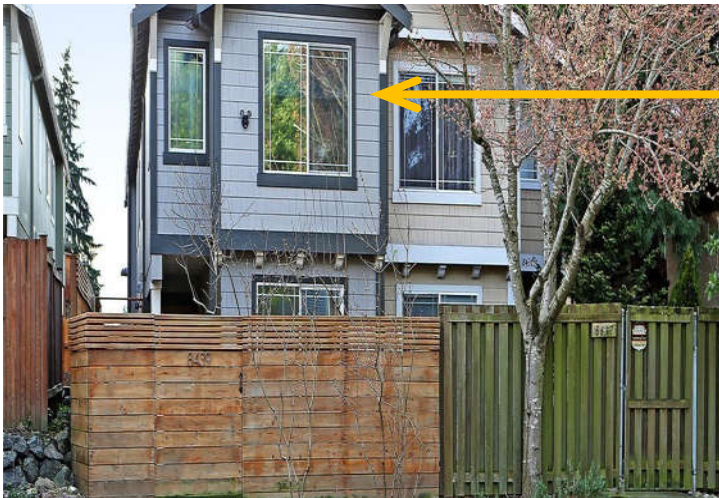
G—2529 SW CLOVERDALE ST



H—2116 SW THISTLE ST



I—8644 DELRIDGE WAY SW



J—8439 DELRDIGE WAY SW

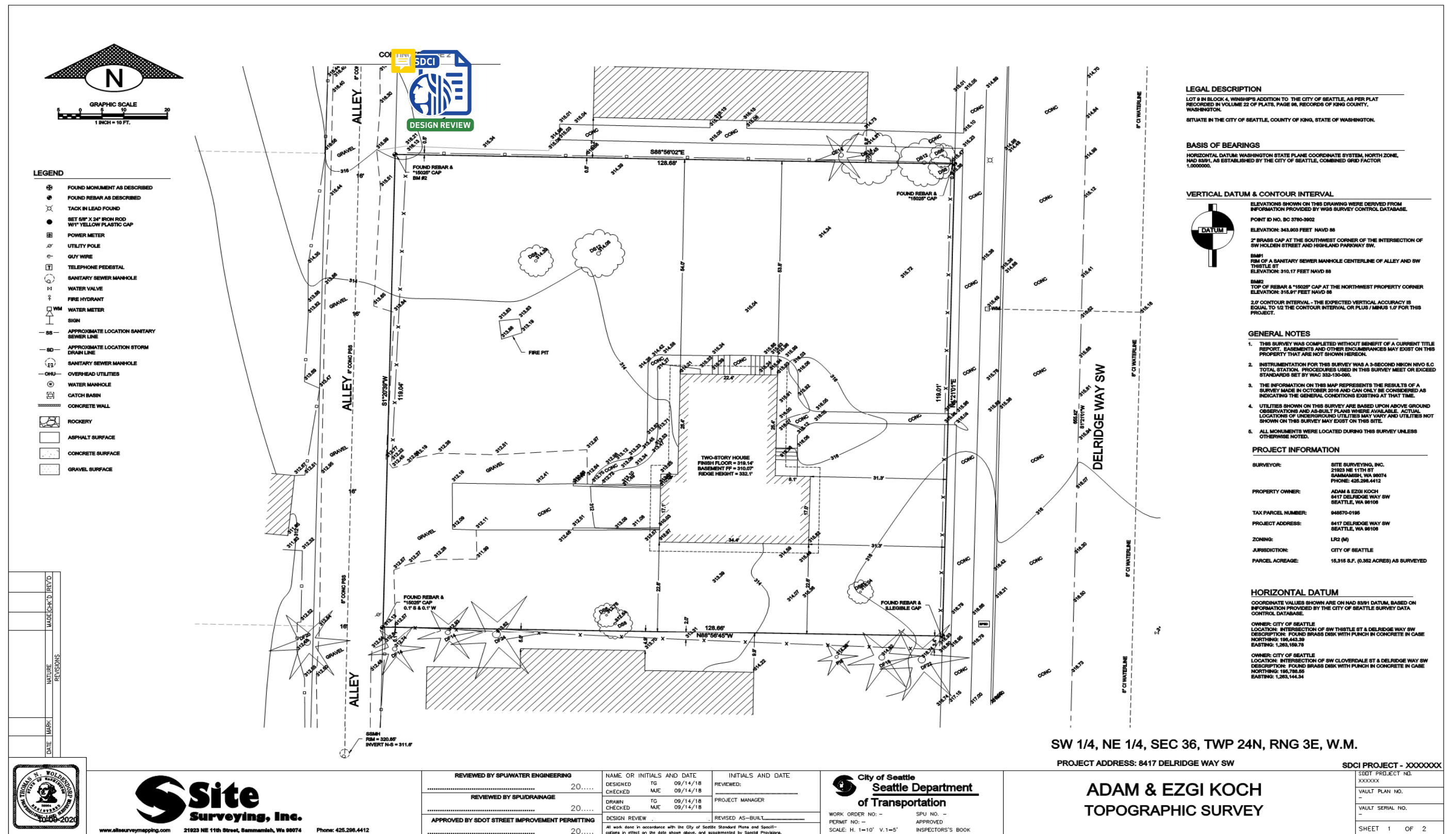
NEIGHBORHOOD DESIGN ASPECTS
Forms: small-scale modulation + rectangular forms
Materials: cement board + Lap
Colors: Neural and cool tones with occasional flair.

N



SUBJECT SITE

SITE SURVEY

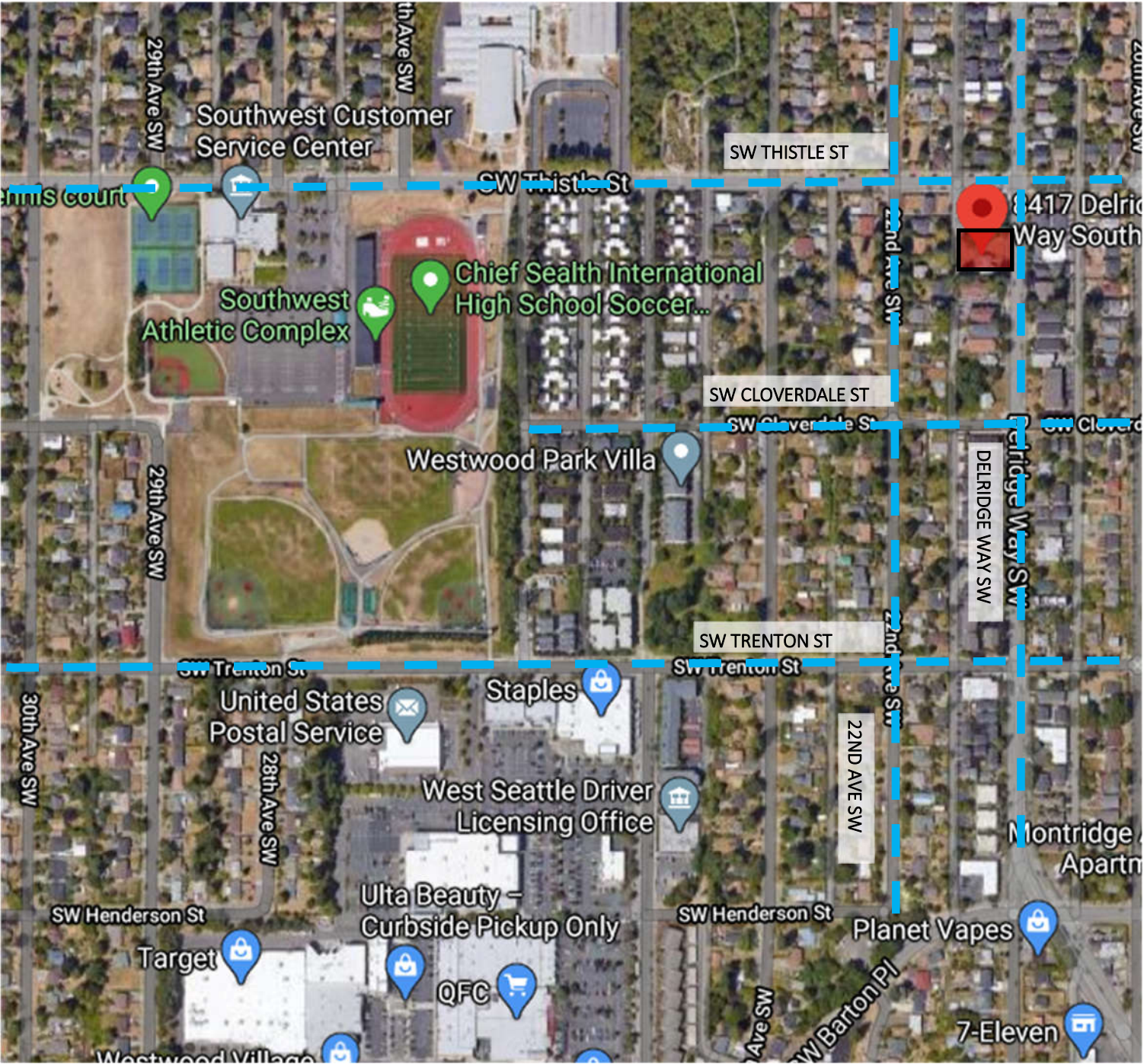


SITE ANALYSIS

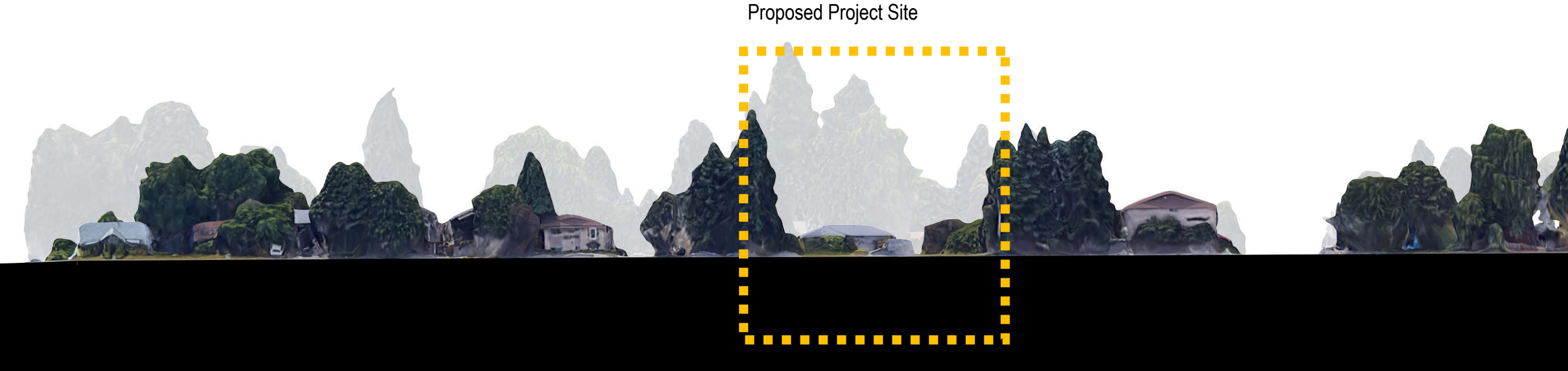
The proposed project will be developed on what is presently being used as a single family structure on Delridge Way SW in the Westwood-Highland Park Urban Village. Directly South of the subject property there is a mid-century apartment building. East across Delridge Way SW is another mid-century apartment building. To the West, the lots are presently being used as a single family residence, although the zoning would allow for more residential units. To the North is an apartment complex approx. 20-30 years old. Along Delridge Way SW is a mix of commercial, multi-family and single family uses.

The subject lot does not presently consist of any notable site features to be retained. The existing foliage will be removed and replaced with new native plants and trees. A new curb, sidewalk and planting strip are being proposed on Delridge Way SW, fronting the subject site. The most notable feature of the subject site would be it's location in the Westwood-Highland Park Urban Village. It is conveniently located on a major arterial, with frequent transit stops a short distance away. The proposed roof decks should provide an expansive territorial view of the neighborhood.

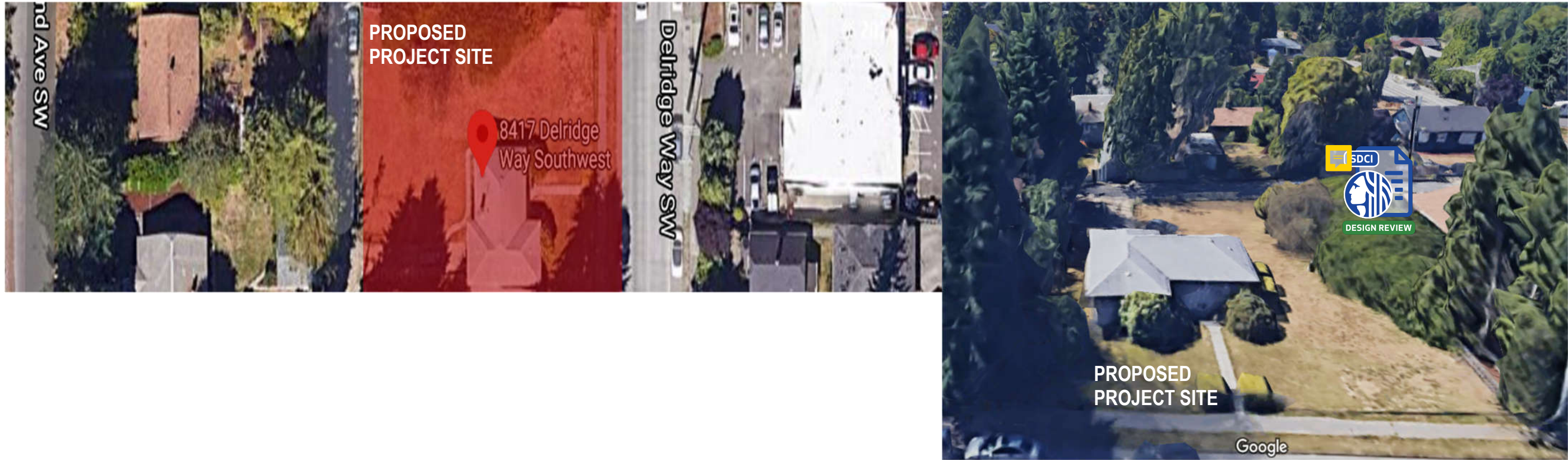
The subject site is on Delridge Way SW, a major arterial. There is frequent transit service along Delridge Way, providing opportunities to travel around neighboring amenities.



DELRIDGE WAY SW ELEVATIONS—LOOKING WEST



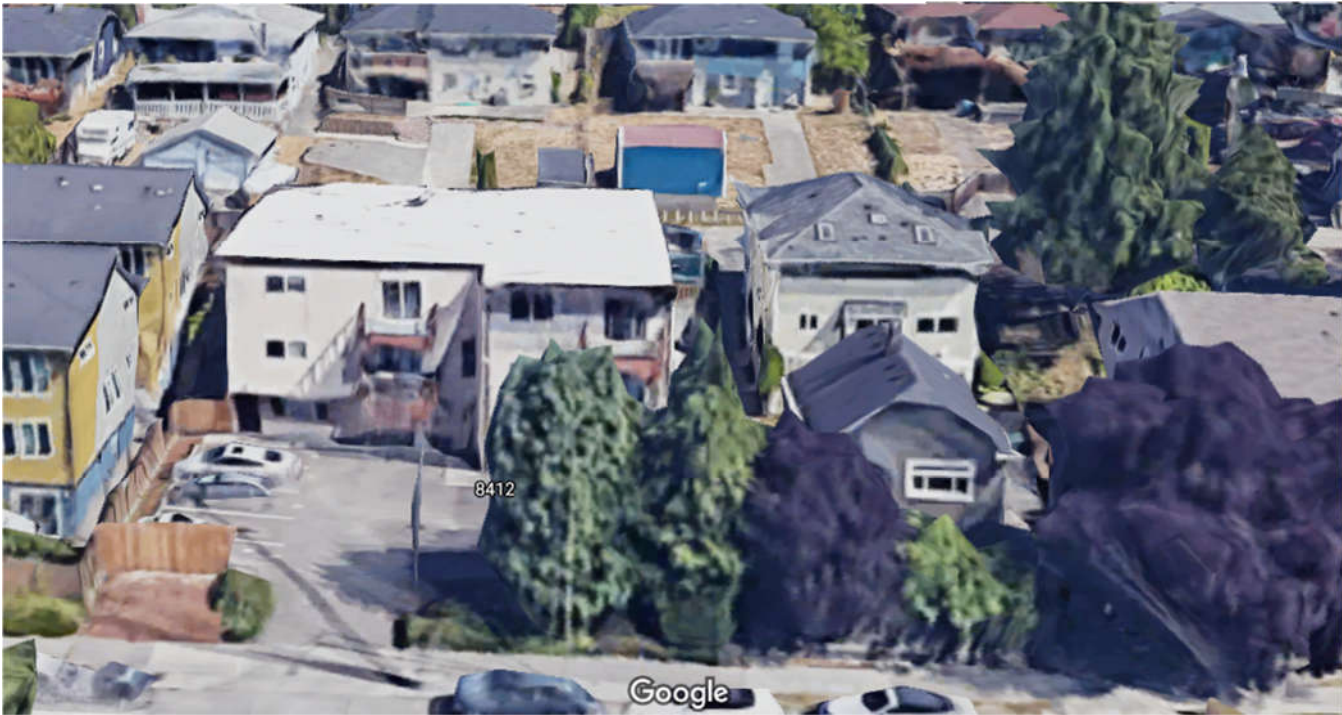
Project Site (Looking West)



DELRIDGE WAY SW ELEVATIONS—LOOKING EAST



Looking East from proposed project site



ACROSS STREET
FROM PROPOSED
PROJECT SITE

ZONING SYNOPSIS



SITE OVERVIEW	
Zoning	LR2 (M) — The surrounding lots are a mixture of residential and commercial, with a high emphasis of pedestrian friendliness. There are a large number of new multi-family developments, with a steady stream of new construction being proposed.
Overlay	Westwood-Highland Park Residential Urban Village
Lot Area	15,314 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A Uses permitted include Residential, Live-Work, limited Commercial, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	Residential townhouses are being proposed
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A The maximum permitted FAR for townhouses 1.4 in MHA zone
Provided	The proposed FAR is 15,314 * 1.4 = 21,439.6 SF
Requirement	Density — SMC 23.45.512 Table A There is no density limit for townhouses
Provided	14 new townhouse units
Requirement	Structure Height — SMC 23.45.514 Table A The maximum permitted height limit for townhouses is 40' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height is 38' to the top of the penthouse.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A The Required setbacks for townhouses: Front— 5' min; 7' avg Rear— 5' min; 7' avg Side— 5'
Provided	All options meet or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522 The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	Proposing ground level amenity areas as well as private roof top decks, exceeding the required area by ~6,000 SF
Requirement	Landscaping Standards — SMC 23.45.524 The required amount of landscaping shall meet a Green Factor of .6
Provided	See landscape plan on sheet 27
Requirement	Structure Width & Façade Length — SMC 23.45.527 Maximum structure width for townhouses is 120' The maximum façade length for portions of structures within 15' of a side lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
Requirement	Design Standards — SMC 23.45.529 The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades.
Provided	All options meet the required design standards for rowhouses.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D
	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	14 surface parking stalls located behind all structures at the back of the lot, per SMC 23.45.510.C; the required bicycle parking is proposed at the SW corner of the lot in cycle safe Cycleport.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 14 residential units is either individual 2'x6' solid waste storage areas or 150sf of shared storage area
Provided	Per SDOT we are providing shared solid waste located at the back of the lot, where they will be screened from alley and neighboring views.



DESIGN GUIDELINE RESPONSE

DESIGN GUIDELINE		A. MASSING	
Suggestion	B. WALKWAYS AND CONNECTIONS Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	Suggestion	2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.
Provided	Proposed option proposes on-site pedestrian walkways throughout the property. Free flowing amble space to reach all corners of the lot. Whether it be access to the alley or Delridge, this project is supporting pedestrian connections	Provided	Proposed option proposes indentations/modulation and cantilevers on the first, second, and third floor, which greatly reduce the massing of the building while being built 10’ below the limit. In addition, we have designed a canopy for the first floor which helps reduce the scale to residential and provides weather protection.
Suggestion	C. WEATHER PROTECTION Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.	Suggestion	C. DESIGN 3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development i of other public or private projects.
Provided	Proposed option provides covered weather protection from all elements. By having an awning covering the whole entry we are providing amble coverage.	Provided	Proposed option, we have hired a local landscape architect. By doing so, we have a master of his craft that we rely on to provide the best open space design. In addition, the landscape architect provides the open space areas with amble plants, shrubs and trees that create a natural, holistic surrounding.
Suggestion	B. VEHICULAR ACCESS AND CIRCULATION a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;		
Provided	Proposed option proposes vehicular access from the alley on the west side of the property. This is a great location for vehicle access vs Delridge Way SW. Coming to and from Delridge Way SW would increase traffic and safety on the arterial.		

PROPOSED OPTION—ADDITIONAL VIEWS



Proposed option —Looking west

Components reflecting neighborhood context:

Forms: rectangular modulation throughout the east+west side façade to give the building depth. Significant modulation present on the ground level, 2nd floor and third floor.

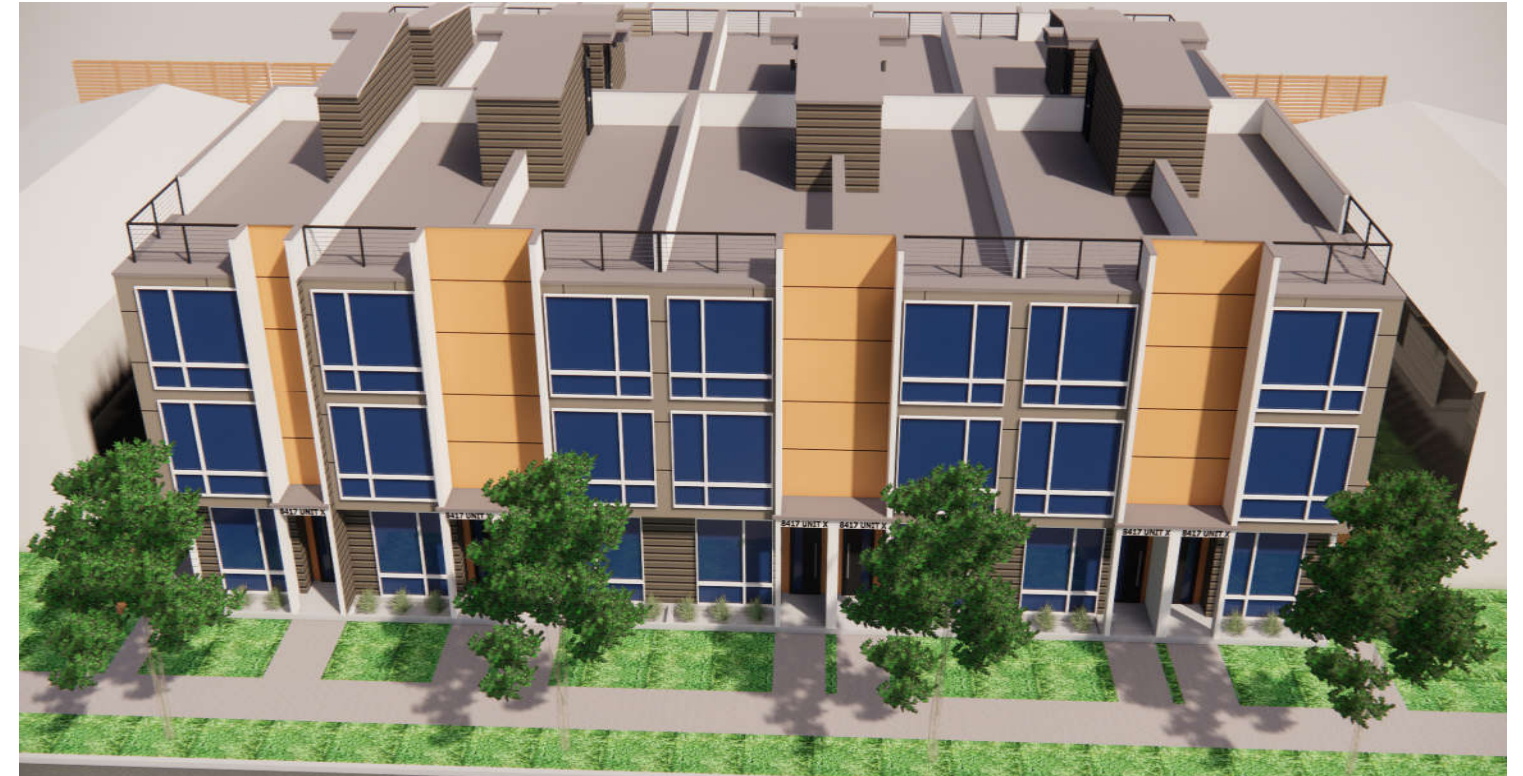
Materials: New construction throughout the neighborhood uses fiber cement board and lap siding. Both of these materials are reflected throughout the design.

Colors: we went with a neutral color palate that complements the existing neighborhood.

Roof: For the penthouse we went with a shed roof. Both can be seen throughout the changing neighborhood.

Ground floor treatment: We have provided a identifiable, covered entry way for each unit to have their own personal access. In addition, we have kept the grades to existing.

Scale: Under the current code we are allowed to build to 40'+10' penthouse. Proposing 38' total in height, well below the threshold of current zoning.



Proposed option —Looking west

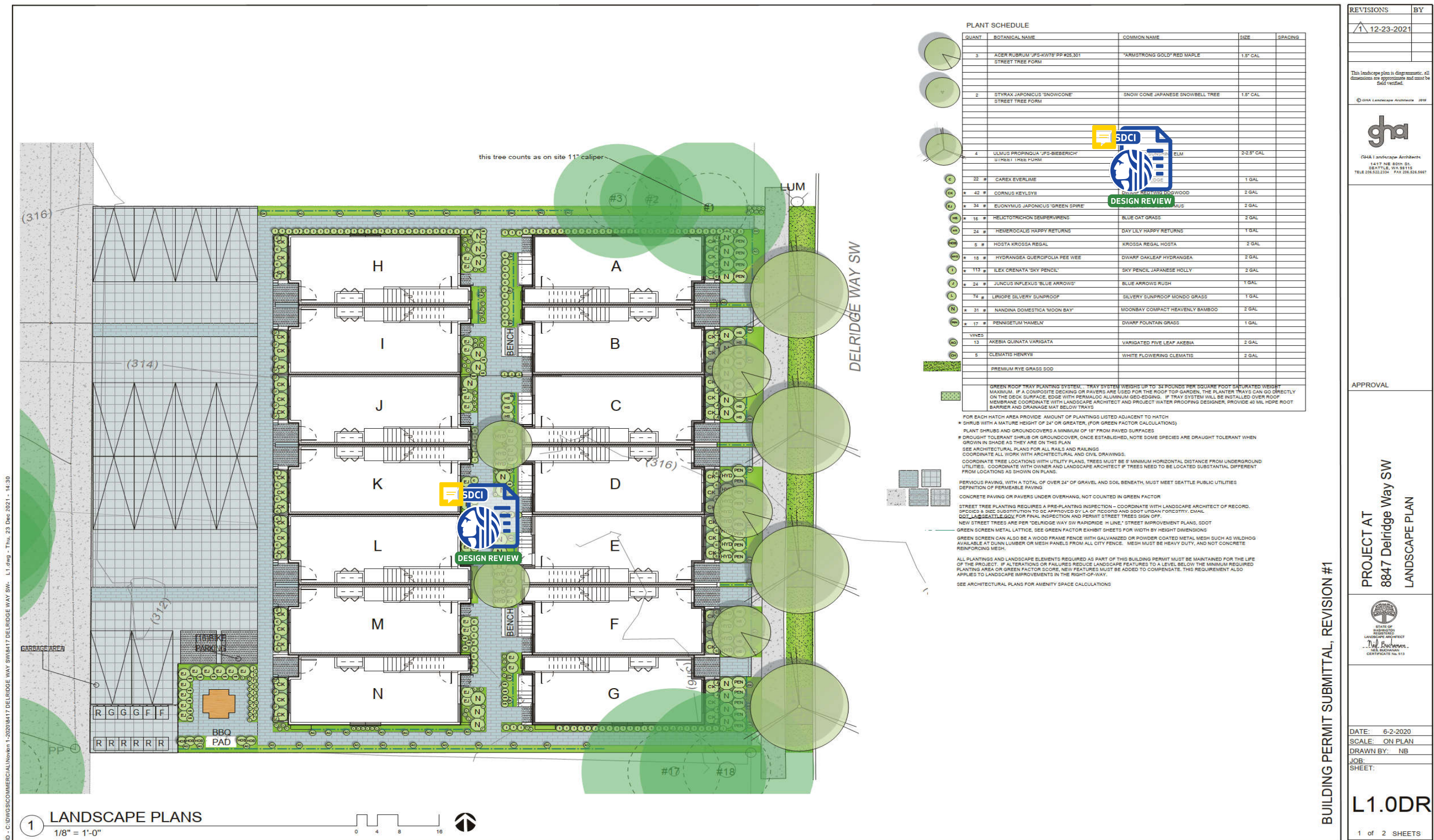


Proposed option —Looking east

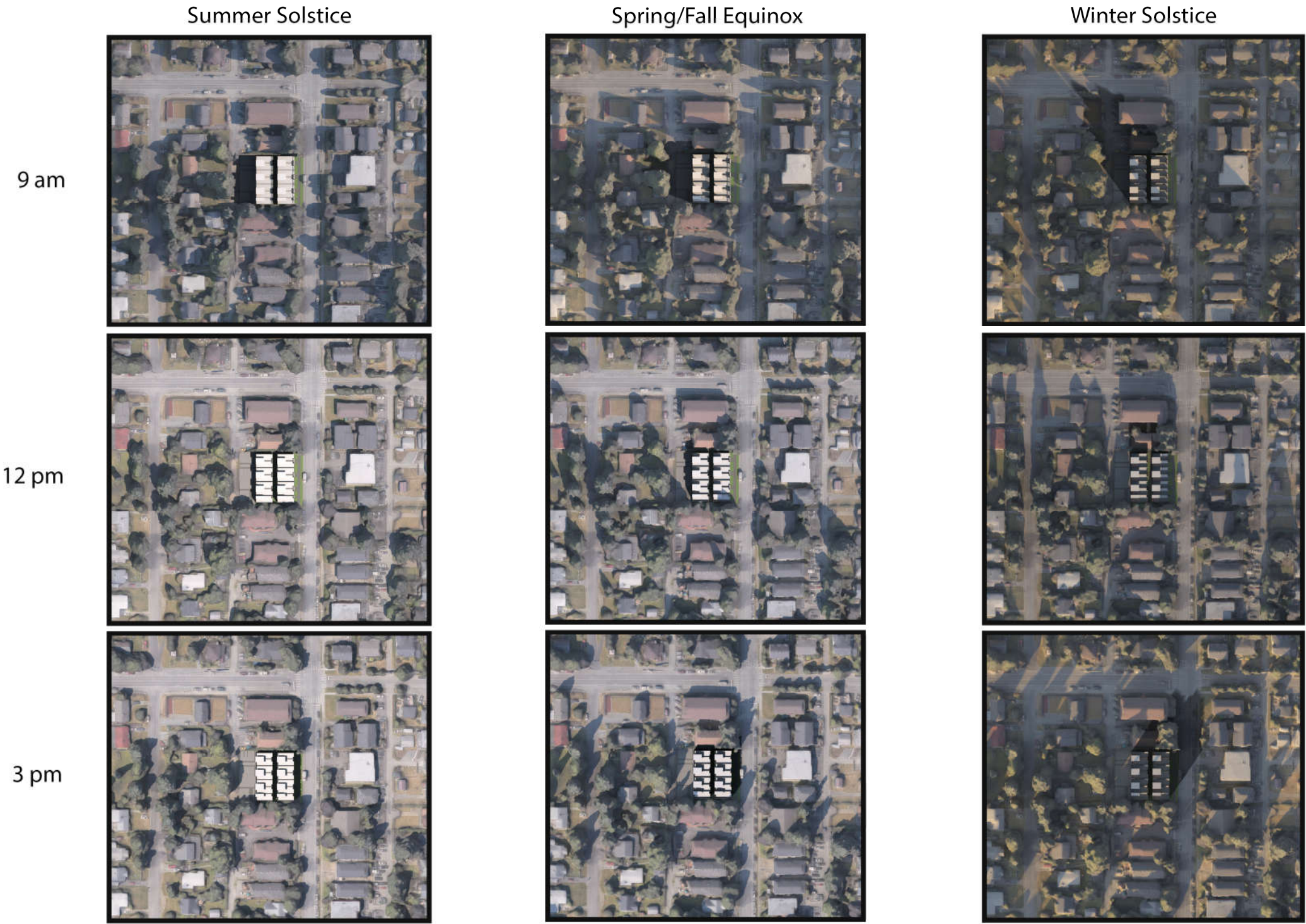
PROPOSED OPTION—ADDITIONAL VIEWS



PROPOSED OPTION—LANDSCAPE PLAN

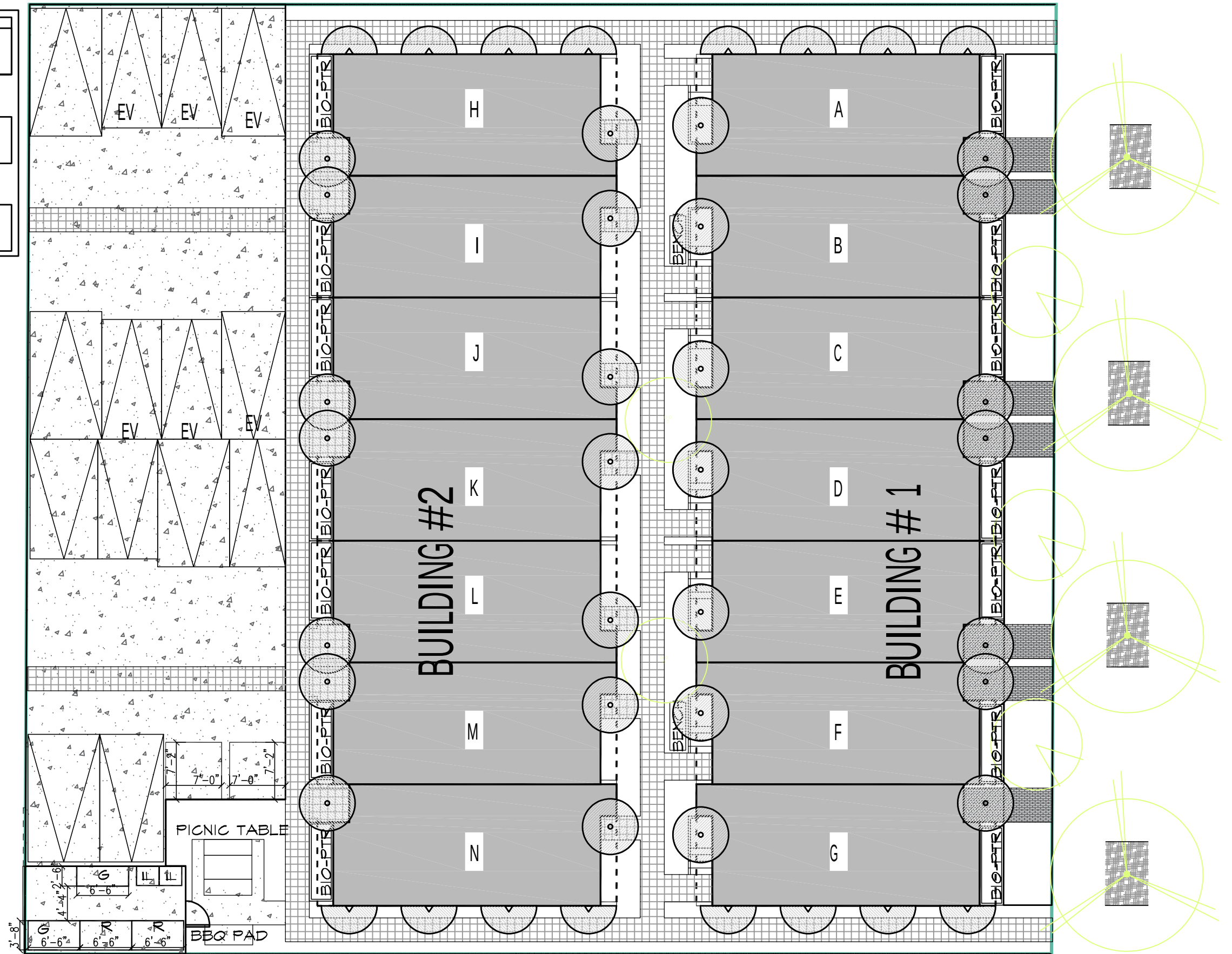


PROPOSED OPTION—SHADOW STUDIES

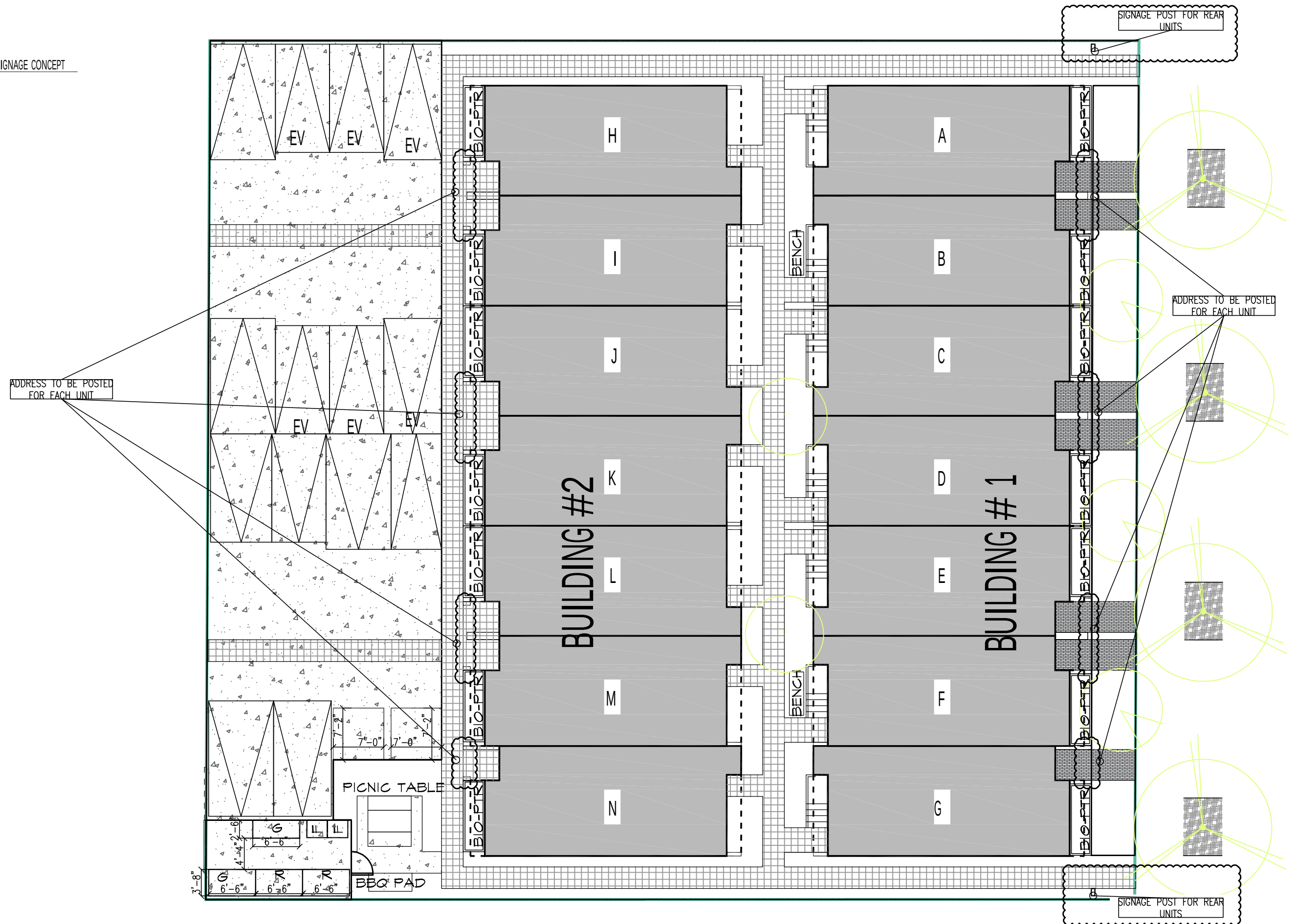




SYMBOL	DESCRIPTION	MANUF/ MODEL	NOTES	NUMBER
	RECESSED CAN SOFFIT LIGHT	TED		12
	WALL LUMINAIRES	BEGA	DIRECTED LIGHT	17
	PATHWAY LUMINAIRES	BEGA	DIRECTED LIGHT	16







COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

Demolish the building and Construct fourteen new units with surface parking.

Project/Property Address: 8415 Delridge Way SW, Seattle, WA

SDCJ Project Number: 3033306-EG

Applicant/Contact Person: Andrew Novion –NOVION GROUP INC.

Website: <http://www.noviongroup.com>

Feedback can be submitted:

Directly to the Applicant via email. office@noviongroup.com

Through our interactive website. www.noviongroup.com

Please label your emailed feedback and/or comments as “Feedback for 3033306-EG” in the subject line.

Feedback and Comments will be accepted through April 12th, 2019.

Additional information about the project can be found:

SDCJ - Seattle Services Portal <https://cosas.cda.seattle.gov/portal/welcome.aspx>

Seattle Department of Neighborhood <https://www.seattle.gov/neighborhoods>

A Community meeting open to the general public will be held at the Southwest Library Branch of the Seattle Public Library Meeting room on Monday, April 8th, 2019 from 4:30PM-5:30PM. Space is limited. RSVP is appreciated.

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While a collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

Retention of Public Records. All outreach materials and information sent or gathered as part of this Community Outreach effort are public records subject to the Washington Public Records Act, and may be subject to disclosure to a third-party requestor. Applicants should follow best practices for managing the data collected during public engagement, as provided by the City of Seattle. All relevant records will be retained and must be provided to City of Seattle if requested to fulfill a records request.

RULE AUTHORITY:

Seattle Municipal Code subsections 23A.1.014.B, 23A.1.016.B, and 23A.1.018.B.

BACKGROUND:

Seattle Ordinance No. 125429 added requirements to Chapter 23.41 SMC that all projects going through Streamlined, Administrative, or Full Design Review shall conduct community outreach. Specifically, applicants shall prepare a community outreach plan and document compliance with the community outreach plan before the early design guidance (EDG) meeting can be scheduled.

The purpose of the community outreach plan (hereafter “plan”) is to identify the outreach methods an applicant will use to establish a dialogue with nearby communities early in the development process in order to share information about the project, better understand the local context, and hear community interests and concerns related to the project. The plan shall include printed, electronic/digital, and in-person outreach methods.

Overarching Goal. The purpose of these requirements is to ensure that applicants provide early notification to the local community that a project is being planned as well as opportunity for the local community to engage in a dialogue with the applicant about the project. While some outreach methods may serve both of these functions simultaneously, applicants should select a complementary set of outreach strategies so that a balanced approach to notification and opportunity for dialogue is achieved in all outreach plans. Further, the intent of this outreach is to be inclusive of interested parties to allow for a diversity of neighborhood perspectives to be heard.

If you would like to request an interpreter at the Community Meeting, please reach out to us via email no later than Wednesday, April 3rd, 2019. Note that emails are returned within 1-2 business days.

Si desea solicitar un intérprete en la reunión comunitaria, comuníquese con nosotros por correo electrónico a más tardar el miércoles 3 de abril de 2019. Tenga en cuenta que los correos electrónicos se devuelven dentro de 1-2 días hábiles.

Community Outreach Feedback

Synopsis of the feedback generated from the mailer, website and neighborhood meeting held at the Southwest Branch Library

A copy of the mailer that was sent to residences within 500’ is shown here. This mailer was translated into Spanish as required by DON. This information was also included on the website link for this particular project outreach. (2) people attended the community meeting held at the Southwest branch library.

Feedback we received was through a survey provided on the website. It was provided by people identifying themselves as people who live close by. Their concerns are that the final design fit in with the neighborhood “look”, be family friendly, environmentally sustainable, and it stands out as a unique landmark building. In addition, neighbors are concerned with the impact of construction related activities (noise & debris). Also, they want to make sure the proposal will be affordable for young families seeking to grow. They identify themselves as mostly 25-45 years of age and having lived in the neighborhood for approx. 5-15 years.

General Comments

Review Type: Land Use





General Comments



General Comments



General Comments



General Comments



General Comments



General Comments



Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

*** Respond by providing **a written response to each correction AND identify changes to drawings since initial review.** ***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.



Comment Summary_Markup Summary

Design Review (14)



Subject: General Design Review Comment
Page Index: 9
Author: David Sachs
X: 15.5752 in
Y: 4.3220 in
Layer: Review Comment
Review Type: Design Review

Context analysis does not support a long row of townhomes aligned with the street with no major modulation. Provide images of comparable developments in the immediate vicinity.



Subject: General Design Review Comment
Page Index: 11
Author: David Sachs
X: 5.1804 in
Y: 1.6877 in
Layer: Review Comment
Review Type: Design Review

Provide spot elevations at the corners of the site so that the amount of grade along the street frontage and alley is easily determines and across the site east-west.

Also include information on the existing trees, their size and if they are Exceptional. This can be provided in a simple memo from an arborist.



Subject: General Design Review Comment
Page Index: 13
Author: David Sachs
X: 13.6351 in
Y: 6.5113 in
Layer: Review Comment
Review Type: Design Review

Confirm if these trees are on site.

S



Subject: General Design Review Comment
Page Index: 15
Author: David Sachs
X: 4.0057 in
Y: 0.2104 in
Layer: Review Comment
Review Type: Design Review

Confirm that no departures are required for side yards or building lengths.

3-



Subject: General Design Review Comment
Page Index: 16
Author: David Sachs
X: 8.2419 in
Y: 4.6424 in
Layer: Review Comment
Review Type: Design Review

Provide approval from SPU on storage and staging approach.

the
at the



Subject: General Design Review Comment
Page Index: 16
Author: David Sachs
X: 8.0817 in
Y: 2.3107 in
Layer: Review Comment
Review Type: Design Review

Clearly show bike parking locations on the site plan.



Subject: General Design Review Comment
Page Index: 18
Author: David Sachs
X: 11.6594 in
Y: 0.9045 in
Layer: Review Comment
Review Type: Design Review

Clearly call out and describe the fencing material, height and locations.



Subject: General Design Review Comment
Page Index: 18
Author: David Sachs
X: 7.2736 in
Y: 6.1248 in
Layer: Review Comment
Review Type: Design Review

Provide information showing how the bike parking meets code and works with required vehicle clearances.



Subject: General Design Review Comment
Page Index: 19
Author: David Sachs
X: 0.0008 in
Y: 3.9126 in
Layer: Review Comment
Review Type: Design Review

Provide additional perspectives looking from the other direction down Delridge Wat SW, the alley, and looking down the central circulation path. Accurately show the at-grade planting and bioretention planters in the views and on the elevations to show how high blank concrete walls are being addressed.



Subject: General Design Review Comment
Page Index: 21
Author: David Sachs
X: 12.2468 in
Y: 2.3819 in
Layer: Review Comment
Review Type: Design Review

Provide height information in the legend.



Subject: General Design Review Comment
Page Index: 21
Author: David Sachs
X: 5.6432 in
Y: 5.9951 in
Layer: Review Comment
Review Type: Design Review

Provide details of the bench and all other built-in elements.



Subject: General Design Review Comment
Page Index: 24
Author: David Sachs
X: 3.9345 in
Y: 0.7977 in
Layer: Review Comment
Review Type: Design Review

Complete these section with clear height dimensions at all overhangs, parapets, and other architectural elements.
add spot elevations and floor level indicators so that the relationship to grade is understood.



Subject: Materials Board
Page Index: 27
Author: David Sachs
X: 0.3904 in
Y: 1.9846 in
Layer: Review Comment
Review Type: Design Review

For the Master Use Permit (MUP)/Recommendation phase, all exterior materials must be specifically identified, by either manufacturer and product name or with a complete specification that includes material composition, dimensions, thickness, gauge (for metal), grade, color, etc. In order to best convey the material and color palette information at the Recommendation (REC) phase of Design Review, please adhere to the following:

- Provide high-quality photos of the actual materials board (not clipped photos of materials) in the REC packet.
- Photos should be taken outside so that materials can be seen in natural daylight which more accurately conveys the material quality on a building.
- Photos taken in various angles, sunlight, and weather conditions are encouraged.
- Examples of the exact materials/colors installed on other completed projects with similar context are encouraged. Identify projects which the Board may be familiar with or able to visit.
- Supplement the materials page of the REC proposal with links to the materials webpage on the manufacturer's website.
- Provide specifications, scale elements, and specific product colors for materials so the Board can get a sense for what the material is like.
- For less common materials or when the Board has previously given specific direction about the "character" of a material, the applicant may be required to provide physical samples mailed (via USPS or FedEx) to the SMT, attention to the planner. The planner can provide input about the material as needed during the REC meeting.
- The applicant is expected to submit the standard 18" x 24" materials board as described in the Applicant Guide/Best Practices document posted on the Design Review website <http://www.seattle.gov/Documents/Departments/SDCI/About/DesignReviewApplicationGuide.pdf> to the planner by mailing it (via USPS or FedEx) to the SMT, attention to the planner for review and to be kept for City records. This may be submitted following the Board meeting.



Subject: General Design Review Comment

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Author: David Sachs

X: 1.1881 in

Y: 1.9846 in

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Include rendered elevations with material callouts and legend that includes all of the product information and details that are included in the MUP drawing set.