



Permit_ Cycle#_ - 8-2-2024 - Review Summary_Markup Summary

24 (4)



Subject: General Design Review Comment
Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 24
X: 7.6109 in
Y: 3.7869 in

Thank you for uploading a draft REC packet with your MUP plans, it allows me to understand your design intent and response to guidance more clearly. The following notes are based on my review of that draft REC packet.



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Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 24
X: 7.6109 in
Y: 5.2872 in

From the EDG Report:
a. The Board recognized and supported ...aspects of the proposed Scheme C (including) the warm rust-colored cladding shown on the north elevation. The Board encouraged the applicant to explore integrating these into the evolving design. (B-1, B-3)

Including a warm rust-colored cladding would be likely be supported by the Board but I would also suggest you take this guidance with a grain of salt. The cladding material shown above street level at EDG in all the schemes appeared rich, textured and complex (clearly meeting the intent of the Design Guidelines), in comparison to the material shown here. (I will upload an exhibit to the Record for clarity).



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X: 7.7181 in
Y: 7.0019 in

From the EDG Report:
b. The Board supported the composition of recessed balconies at Clay Street and agreed that their irregular pattern introduced an element of compositional whimsy that was appropriate for the Belltown neighborhood. (B-1, B-3, B-4, C-2) and
b. The Board strongly supported the provision of landscape elements at the occupiable terraces above the podium and agreed that the vigor and visibility of these would be critical in adding visual interest, mitigating scale, and engaging the public realm. (B-2, C-2, C-1)

The revised design shown here is responsive to the Boards guidance. Another approach that might be worth considering would be to retain the composition of elements from EDG and add robust landscaping to each of the recessed balconies. This would allow for the retention of the unique two-story corner expression as well as the compositional whimsy, both supported by the Board.



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Y: 8.6681 in

From the EDG Report:
c. The Board identified additional issues at the alley including lighting, safety, egress, move-ins, package delivery, and rideshare pickups, and asked that complete information and details be provided at the next review phase. (C-6, B-4)

Be sure to address all of the Boards concerns and guidance in the final REC packet, including these.

Responding to Review Comments

You can upload corrected plans AFTER all reviews are completed and the project's status is Corrections Required.

To respond to comments:

1.

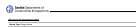
Provide a response to each comment on the Correction Response Plan set and identify changes since initial review on the updated drawings.
2.

Make sure drawings are the appropriate size, legible, oriented correctly, and combined in a single PDF file.

See [How to Respond to Review Comments](#) for detailed steps.



35 (7)



Subject: Design Review
Review Type:
Author: Joe Hurley
Layer: General Comment Block
Page Index: 35
X: 0.4550 in
Y: 1.4922 in



Subject: Recommendation Phase Resources:
Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 35
X: 0.7586 in
Y: 2.0281 in

Recommendation Phase Resources:
A.Please review the checklist to ensure all required materials are included. If you have any questions, please contact the Planner.
a.<http://www.seattle.gov/documents/Departments/SDCI/Permits/RecommendationPacketRequirements.pdf>.
B.Please review CAM 238 for a complete overview of the Design Review process and associated requirements. Pages 7 through 11~are particularly helpful~as you are developing both the packet~materials and your presentation:
a.<http://www.seattle.gov/DPD/Publications/CAM/cam238.pdf>



Subject: Project Presentation
Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 35
X: 0.8235 in
Y: 2.9296 in

Project Presentation
a.) Assume the Board and public are familiar with the neighborhood and do not need a street-by-street description of the nine-block context. Instead focus on how this context will inform the design of the project.
b.) Please remember that at Design Review Board Meetings, you are describing the project to the Board and the Public. Be sure to shape your presentation so that it is understandable by both the Design Review Board and the general public.
c.) The presentation materials should be curated from the packet to focus on critical design issues (vs. simply scrolling through all the sheets)
d.) Please rehearse your presentation with a timer to ensure it is 20 minutes or less, including departures.
e.) Do not present materials to the Board that were not included in the hardcopy packet. If essential information was omitted from the packet, please contact the planner for review.
w.



Subject: Materials Clarification
Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 35
X: 0.8668 in
Y: 3.8094 in

Please provide a materials legend on each elevations page that identifies each material by type, descriptive color and other necessary information to identify the product (including panel width and thickness).



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Page Index: 35
X: 0.8884 in
Y: 4.7974 in

Exterior Venting:
Locate in plan and include on all renderings and elevations and provide dimensioned details. The Design Review Board will expect these to be flush, color-matched and carefully integrated.



Subject: Materials Information
Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 35
X: 0.9028 in
Y: 5.7494 in

For the Master Use Permit (MUP)/Recommendation phase of review, specifically identify all exterior materials, 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 Recommendation (REC) packet.
- Please take these photos outdoors so that materials can be seen in natural daylight which more accurately conveys the material quality on a building.
- We encourage you to provide photos taken in various angles, sunlight, and weather conditions.
- We encourage you to include examples of the exact materials/colors installed on other completed projects with similar context. Identify projects which the Board may be familiar with or ones they can visit.
- Supplement the materials page of the REC packet with links to the materials webpage on the manufacturer's website.
- Provide specifications, any information needed to understand the scale of the material, and specific product colors for materials.
- We might ask you to provide physical samples of some materials if they are less common or necessary to demonstrate the "character" of a material. When we ask for these, please deliver or mail the samples to 700 5th Ave, Suite 2000, Seattle WA 98124, attention to the assigned Land Use reviewer.

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Subject: Departures from SMC Development Standards
Review Type: Design Review
Author: Joe Hurley
Layer: Review Comment
Page Index: 35
X: 0.9028 in
Y: 6.7374 in

Departures:
SMC 23.41.012.A states: "Departures may be allowed if an applicant demonstrates that departures from Land Use Code requirements would result in a development that better meets the intent of adopted design guidelines."
·For all requested departures, please clearly demonstrate (with diagrams, drawings and text) how the proposed design helps the project better meet particular criteria in the Design Guidelines.
·Include a code-compliant design for comparison.

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