

**Attachment 1**Project No. **#3041261-LU**

City of Seattle

## **Response to Guidelines: MUP Application for Design Review**

**(Attach additional sheets as needed)**

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc in response to design guidelines.

**Response:** The building is located at the south east intersection of 2nd Avenue and Clay street in Seattle. An existing building currently residing on the property is to be demolished. Building uses include, parking, residential and retail. The building is comprised of fifteen (15) story above grade with one (1) level of parking below grade (17 parking stalls and bicycle parking will be provided). Vehicular and bicycle access will be through the alley accessible from Clay Street. New planters/trees on 2nd Avenue and Clay Street will be provided. Public art is proposed in the Right of way planters located in front of the property on Clay Street.

2. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan. SDCI strongly encourages applicants to include a draft Recommendation packet with the MUP application, to reduce the number of Design Review corrections.

**Response:** Complies

3. Please describe how the proposed design responds to the Early Design Guidance (EDG).

**Response:** The project implemented the use of massing Scheme B, the supported option by ownership and the downtown Design Review Board. The Design team incorporated the use of a “rust colored” material on the facade. Additionally, to further improve the desire for visible landscaping on the roofs/facade, a continuous terrace on level 2 facing Clay Street was incorporated into the design to further break down the massing scale and improve the pedestrian experience. Art in the public right of way planters on Clay street, in the form of sculptures, is being proposed. Further clarification has been provided for bike access, egress, delivery and moving access in the alley etc. Please reference attached draft recommendation packet for more info.

4. Please include in the MUP plan sheet(s) any specific requests for development standard Design Review departures (SMC 23.41.012). I, include the Code requirement, the amount of proposed departure, diagrams showing the area of proposed departure, and the specific rationale(s) for how the design with departure better meetings the intent of specific Design Guidelines.

**Response:** No Departures requested