



City of Seattle

Edward B. Murray, Mayor

Department of Construction and Inspections

Nathan Torgelson, Director

DATE: 6/21/2016
TO: Lucas Branham and Tony Fan
FROM: Magda Hogness
RE: Early Design Guidance Meeting Packet (3020338)

This memo addresses my review of the submitted meeting packet. Please address the following comments and submit 7 final packets by 10am July 5th.

Development Objectives

- Provide concise development objectives which describe how the proposal contributes to its context and include any design ambitions.

Site Context Analysis

- Further develop the vicinity map indicating surrounding uses. Provide a map of access opportunities, constraints and pedestrian routes.
- Indicate the relationship with nearby buildings. Add diagrams and/or call-out notes on all context and analysis drawings and a brief narrative stating what design cues have informed the design alternatives and concepts.
- Provide window mapping studies/setback diagrams. Demonstrate how the design respects adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings. (CS2-D-5). A more in depth analysis of the adjacent facades and the facades across Dewey should be provided. Section shown on page 38 is very helpful. Include additional site sections.

Site plan and Floor plans

- The survey is difficult to read. Provide a legible site plan; include spot elevations at property corners to clarify the change in grade.
- Identify species (common and scientific) of all onsite trees and trees 6" or greater in diameter as measured 4.5' above the ground located with encroaching driplines (see Tip 242) Please note, if an Exceptional Tree(s) is identified, at least one option must show retention of all those trees and any related departures. If Exceptional Tree(s) are confirmed after an EDG meeting, a second EDG is may be required so that massing alternatives preserving the trees may be considered with the other massing options.
- Clarify/ indicate which trees are proposed to be removed on the site plan.
- Add major dimensions to all floor plans and dimension setbacks.

Priority Design Guidelines

- Distill the priority design guidelines (5-10; all remain applicable) based on information shown in the Context Design Analysis.
- Develop a conceptual response for each guidelines with concept diagrams or graphics.

Massing Options and Architectural Concepts

- One option must be fully code compliant with respect to the steep slope ECA and buffer, access and street improvement exception and require no departures.

- Document the design thinking behind each massing option. Provide more information about the design intent for the Madison and Dewey street facing façades and how they relate to the datum lines established by the adjacent context. (CS2-C-2)
- Explaining the architectural concept/approach for each massing option can be accomplished by providing a precedent images section. For each image shown, explain the relevance to the proposal.
- Include street level perspective views of each massing option from Madison and Dewey.
- Explain the design intent for blank walls. (DC2-B-1)
- The request for vehicular access from Madison, requires a Type 1 Decision. The Type 1 Decision will incorporate Board feedback.
- Also provide more information on the Street Improvement Exception reasoning. The Director also considers Design Review Board guidance.
- If departures are added later on, tie rationale to specific guidelines which are better met.