DESIGN GUIDELINES

The design guidelines form the backbone of the design review process. City Council adopts the guidelines and instructs SDCI, the Design Review Boards, and planners to apply them when reviewing a project.

For projects in the six review districts outside of Downtown (see centerfold map), the design guidelines cover eleven categories. The Downtown district has its own set of design guidelines. Both sets of design guidelines are supplemented by neighborhood-specific guidelines, especially those neighborhoods designated as urban villages.

For the full design guidelines text, visit:
seattle.gov/sdci/about-us/who-we-are/design-review/design-guidelines/

Citywide

CS	**Context + Site**
1	Natural Systems and Site Features
2	Urban Pattern and Form
3	Architectural Context and Character
PL	**Public Life**
1	Connectivity
2	Walkability
3	Street-Level Interaction
4	Active Transportation
DC	**Design Concept**
1	Project Uses and Activities
2	Architectural Concept
3	Open Space Concept
4	Materials

Downtown

1	Site Planning and Massing
2	Architectural Expression
3	The Streetscape
4	Public Amenities
5	Vehicle Access and Parking

HOW TO GET INVOLVED

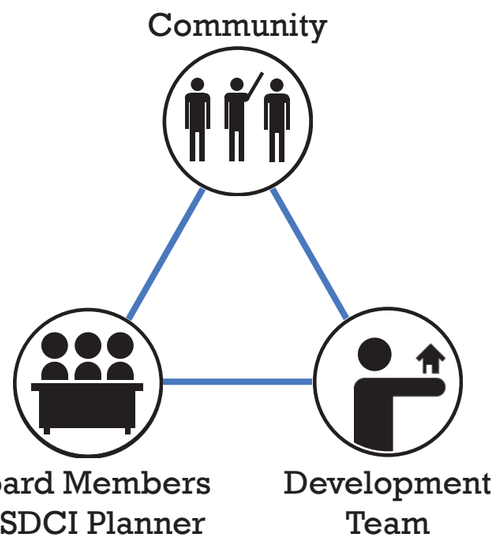
The Design Review Board welcomes public comment on project design. Public comment helps the board form its recommendations. For projects reviewed by a board, the public may comment at the board meeting or by writing to the design review planner directly.

Get Involved With a Group
Contact your community council, chamber or other local group and seek to join them on upcoming project reviews. To make your group more effective, find people who are passionate about design to inform others about upcoming project reviews.

Learn About Upcoming Reviews
You can also find all upcoming reviews at the design review website (seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews) and on our Shaping Seattle map (www.maps.seattle.gov/shapingseattle/buildings).

Know and Use the Design Guidelines
Refer to the design guidelines, as they provide the board and SDCI the legal authority to affect the design and can be used to deal with common concerns such as building mass and vehicular access.

Focus on Design
Design review focuses on design: the building's massing, materials, and other elements within the guidelines. Environmental issues, such as traffic and parking, are not addressed by the design review process. Write and submit environmental concerns to the design review planner and ask that they be considered for the MUP review.

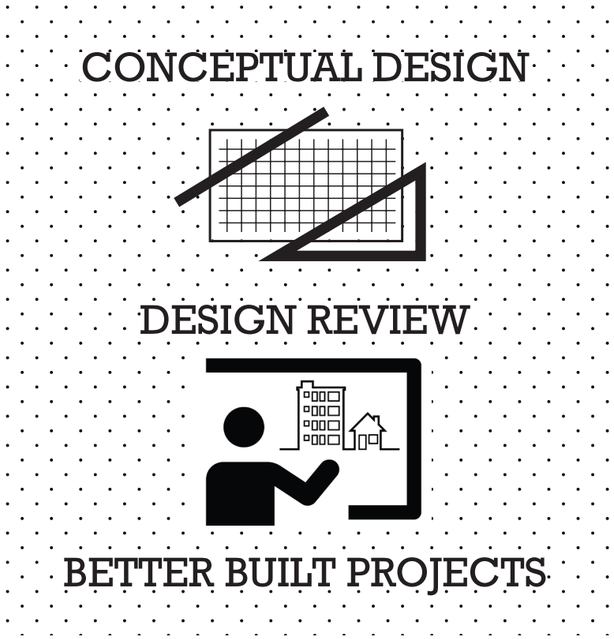


DESIGN REVIEW

Seattle is a growing city. Many neighborhoods are becoming denser as our City aims to focus growth to make Seattle more livable and sustainable.

The Design Review program was created by Seattle City Council in 1994 to encourage better design and site planning, provide flexibility in the application of development standards, and improve communication and participation between the City, the community, and the development teams. The Design review guidelines were updated in January of 2014.

Design review is one tool the City employs to create a better city, giving the Seattle Department of Construction and Inspections (SDCI) and citizens a voice in the design of most new multifamily and commercial buildings. Good design creates pedestrian-friendly streetscapes and enhances a neighborhood's character.



Seattle Department of Construction & Inspections

PURPOSE

Design Review Process
Before building a new project in Seattle, every development team must secure a Master Use Permit (MUP) from SDCI. Design review is one component of the MUP and exclusively addresses the project's design. Other components of the MUP affect the project's development and are reviewed concurrently with design review. These components include zoning review, environmental review, and other forms of review, depending on the project.

Projects Reviewed
Private projects above a certain size threshold - typically mixed-use developments, commercial buildings, and residential buildings over a certain size - are subject to design review. Buildings in single family zones are not subject to design review. For details on the thresholds, which vary by land use zone, see SDCI's Tip 238, Design Review.
seattle.gov/dpd/publications/cam/cam238.pdf

BOARDS

Reviewers
The Design Review Board reviews most of the projects that go through the design review process. The board is divided into eight district boards (see map), each having five members. The 40 board members are volunteers appointed to two-year terms by the Mayor and City Council. These volunteers represent the players in the development process, including designers, developers, and landscape design or business and community representatives.
For some projects, usually smaller ones, a design review planner conducts the review in place of the board. This is called Administrative Design Review.

The Review Meeting
The Design Review Board in each district holds public meetings twice a month, during the evening, to review one or two projects. Each project review lasts 90 minutes and includes:

- 20 minutes for project team presentation and clarifying questions from the board
- 20 minutes for public comment about the project's design
- 25 minutes for board deliberation and recommendation

NEIGHBORHOOD-SPECIFIC DESIGN GUIDELINES

Each of the eight districts contain neighborhoods that have adopted their own supplemental design guidelines. Those neighborhoods not listed are governed by the citywide design guidlines.

1/ Northwest
+ Ballard
+ Greenwood/Phinne
+ Northgate

2/ Northeast
+ Green Lake
+ Lake City/North Dist
+ Northgate
+ Roosevelt
+ University
+ Wallingford

3/ West
+ South Lake Union
+ Upper Queen Anne
+ Uptown

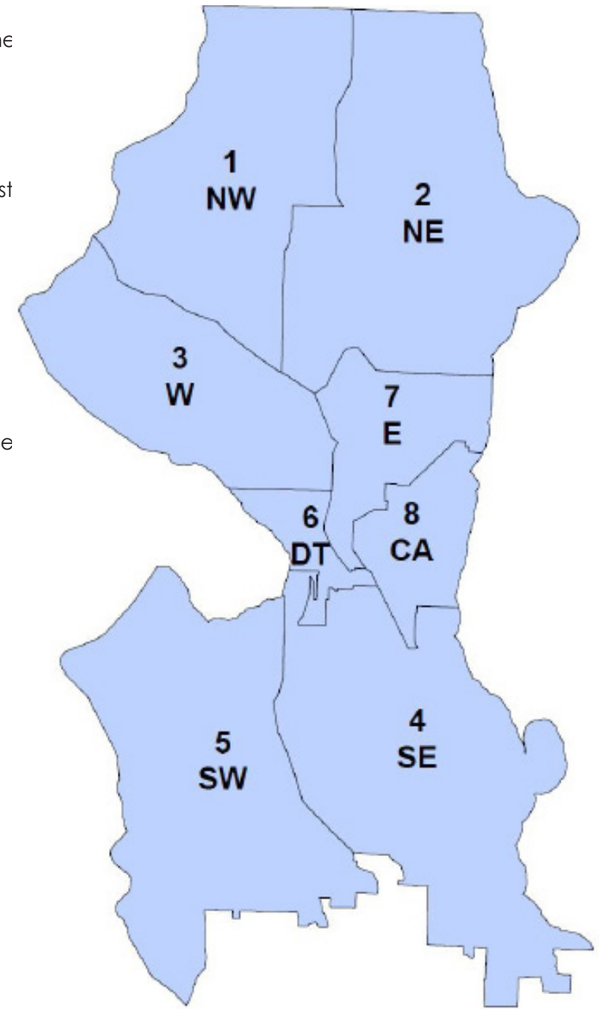
4/ Southeast
+ Mount Baker
+ North Beacon Hill
+ Othello

5/ Southwest
+ Admiral Junction
+ Morgan Junction
+ West Seattle

6/ Downtown
+ Belltown

7/ East
+ Capitol Hill
+ Pike/Pine
+ Yesler Terrace

8/ Central



PROCESS

Stages of Design Review
The Design Review Board reviews projects at public meetings at least twice - at an Early Design Guidance phase and a Recommendation phase - before the director of SDCI issues a decision about the project's design as part of the larger MUP decision. (For smaller projects, SDCI assigns a design review planner to perform the review administratively instead of a Board. There are no public meetings for these administrative reviews.)

1. **Early Design Guidance Review (EDG)**
At this stage, the project's designers explore at least three concept design alternatives that fit within the height and density that the zoning code allows for the site. In its review, the Board decides which of the City's design guidelines are the most important for the design team to address in the project's design. This early review addresses the need to make design changes at later stages, when it may be more difficult or costly.

2. **MUP Application**
After the project's designers incorporate the EDG into the project's design, the developer applies for the MUP and submits a more detailed design to SDCI. When it receives the MUP application, SDCI begins its review of the other MUP components such as zoning review and environmental review, which covers traffic and parking.

3. **Recommendation Review (REC)**
At this review, the Board determines how well the project's design meets the design guidelines it identified as priorities during the Early Design Guidance phase. It also considers departures from the land use code requested by the project developer, but only if they enable the project to better meet the design guidelines.

4. **Decision**
The SDCI director writes the MUP decision, addressing all components of review, including design review. The design review component of the decision is based upon the board's recommendations. If four out of five board members vote to make recommendations about a certain aspect of the project, then the director must include those items in the decision. Members of the community may appeal a decision to the Office of the Hearing Examiner.