CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Project Number: 3039246-LU

Applicant Name: Jodi Patterson-O'Hare

Address of Proposal: 1314 E Union St

SUMMARY OF PROPOSAL

Land use application to allow a 7-story, 139-unit apartment building with retail. Parking for 49 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3038889-EG.

The following approvals are required:

I. **Administrative Design Review with Departures (SMC Chapter 23.41)***
**Any departures are listed near the end of the Design Review Analysis section of this decision.*

II. **SEPA Environmental Determination (SMC Chapter 25.05)**

SEPA DETERMINATION

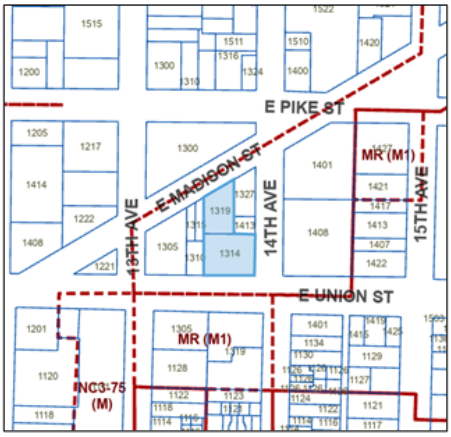
- ☒ Determination of Nonsignificance (DNS)
  - ☒ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
  - ☐ No mitigating conditions of approval are imposed.
- ☐ Determination of Significance (DS) – Environmental Impact Statement (EIS)
- ☐ Determination made under prior action.
- ☐ Exempt

SITE AND VICINITY

Site Description: The subject site is comprised of two existing tax parcels currently developed with a two-story warehouse structure built in 1920 and a single-story commercial structure built in 1963. The site is irregular in shape and slopes downward northeast to southwest approximately ten feet.

Site Zone: Neighborhood Commercial 3-75 (M)

Zoning Pattern: (North) Neighborhood Commercial 3P-75 (M)
(South) MR (M1)
(East) Neighborhood Commercial 3-75 (M)



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

(West) Neighborhood Commercial 3-75 (M)

Environmentally Critical Areas: No mapped environmentally critical areas are located on the subject site.

Current and Surrounding Development; Neighborhood Character; Access:

The subject site is located on the northwest corner of 14th Ave and E Union St and has additional midblock frontage on E Madison St on the north side of the block. This location is within the First Hill/Capitol Hill Urban Center at the edge of the Central District and near the boundary to Capitol Hill. Two dining establishments are adjacent to the northeast, and a dining establishment and a multifamily residential structure are adjacent to the west. The immediate vicinity is comprised of a rich variety of uses. Commercial establishments are concentrated along E Madison St on the north end of the block and along 12th Ave one block to the west. Low- and midrise multifamily residential uses extend for several blocks to the east along E Union St. The blocks to the southeast include a mix of single-family and townhouse development. Institutional uses, including Seattle Central College, Seattle University and Swedish Hospital, are located to the west along Broadway.

The neighborhood fabric is dynamic and eclectic, encompassing a mix of historic and contemporary development. No one architectural style dominates. Development decreases in scale from the larger four- to six-story commercial and multifamily structures present along E Madison St and E Union St to the smaller scale townhouse developments and single-family residences in the blocks to the southeast. The diagonal disruption of the orthogonal grid by principal arterial E Madison St results in irregularly shaped blocks and building forms. Structures built at the turn of the 20th century are identifiable by masonry cladding and character details. The neighborhood has experienced a development trend in recent years of older single-family residences and lowrise commercial structures being replaced by townhomes and larger mixed-use developments, introducing a contemporary design aesthetic. Recent development is frequently distinguished by a defined podium level, street-level glazing, ground floor commercial spaces, and a strong street wall.

PUBLIC COMMENT

The public comment period ended on October 19, 2022. In addition to the comments received through the design review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to the preservation of archaeological resources, using native species in landscaping, streetscape design, concerns about blank wall conditions, and vehicle parking. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41 and 25.05.

I. ANALYSIS – ADMINISTRATIVE DESIGN REVIEW

The design review packets include information presented through design review and are available online by entering the record numbers at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

EARLY DESIGN GUIDANCE – JUNE 3, 2022

PUBLIC COMMENT

SDCI received the following design related comments:

- Stated the design looks nice.
- Suggested moving the parking entrance ramp from 14th Ave to E Union St.
- Inquired if the proposed development would be sound proofed considering it is adjacent to a music venue.
- Asked how the building could be green and environmentally conscious.

SDCI received non-design related comments concerning housing demand, the permitting process, construction impacts, parking, traffic, and public safety.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the Project Number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & STAFF GUIDANCE

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provide the following siting and design guidance.

1. **Design Concept, Architectural Composition and Massing:** Staff appreciates the three distinct and plausible site development options and supports the development of the applicant's preferred massing Alternative 3. Moving forward, Staff recommends developing massing Alternative 3, with the following guidance:

a. Staff supports the overall site planning approach and massing strategy that maintains a strong urban edge along E Madison Street and along E Union Street, while facilitating a spacious courtyard with usable open space and access to natural light by separating the building into two distinct masses. (CS1-B-1: Sun and Wind, CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses)
b. Staff supports the major massing breakdown, shifts, and articulation shown on the Schematic Design Strategy diagrams included in the EDG packet and recommends employing the Entry Gasket concept (p. 47) to increase visibility of the residential entry. (DC2-A-2: Reducing Perceived Mass, PL3-A-1: Entries)
c. The façades of each structure are inherently well-proportioned when viewed from various locations along the street frontages and from adjacent properties. Staff strongly recommends the applicant use articulation and material application to implement a clear architectural concept with cohesive composition and strong distinction between buildings. (DC2-A-1: Site

Characteristics and Uses, DC2-B-1: Façade Composition, Central Area Supplemental Guidelines DC2-1-e. Façade Impacts)

d. The northeast corner of the proposed development will be highly visible and the prominence of the facades comprising this edge is anticipated to shape the building design. (DC2-B-2: Blank Walls)
e. Staff is concerned that the massing of the upper stories appears disconnected from the lower levels. Establish a cohesive massing concept. (DC2-B-1: Façade Composition)
f. Staff notes that there is substantial grade change between the southwest and southeast corners of the development along E Union St. and recommends that the applicant take this into consideration when designing the lower stories. Study a 1.5-2 story base that responds to the existing datum along Madison. Scale the base of the buildings appropriately and include elements that provide visual interest along the street edge and throughout the internal courtyard. At the next stage, provide ample site-sections to describe the elevation changes and how the floor levels interface with the street, courtyard, and access easement. Avoid grade separations at retail. Storefronts should step along with the grade (ex: 30' max length of any floor level on a sloping frontage) with a focus on accessibility. (CS2-D-2: Existing Site Features, Central Area Supplemental Guidance CS1-1-a. Respond to Local Topography, PL3-1-d. Step Storefronts Along the Grade)
g. Explore opportunities to respond to the roof line of 1310 E Union St. Consider strategically employing balconies or building recesses that correspond with said building height. (CS2-C-1: Corner Sites, CS2-D-2: Existing Site Features, CS3-A-1: Fitting Old and New Together)
h. Staff notes that there is little precedent for ground-level setbacks in the vicinity and supports building up to the lot line at ground level to strengthen and extend the existing urban edge. (CS3-A-3: Established Neighborhoods, Central Area Supplemental Guidance CS3-1-a. Retain Neighborhood Character)
i. Staff supports all three façade composition and massing options proposed on page 47 of the EDG packet. The "Entry Gasket" concept is appreciated for its inherent ability to increase visual weight of the residential entry. The "Another Grid" and "Folded Planes" concepts will be supported if their respective residential entries possess a similar degree of legibility and prominence. (PL3-A-1: Entries, DC2-B-1: Façade Composition)

2. **Materials and Secondary Architectural Features:**

a. Highly-textured materials and fine-grained detailing will be important for such large facades. Staff strongly recommends the development of well-proportioned facades that include the use of smaller-scaled high-quality materials, comparable to those illustrated on page 46 of the EDG packet. The façade design should provide a level of visual interest and residential character on all facades of the project, including those flanking the interior courtyard. (DC2-B-1: Façade Composition)
b. The introduction of brick is in keeping with the existing character of the neighborhood. (DC2-C-3: Fit with Neighboring Buildings, DC4-A-1: Exterior Finish Materials)
c. Staff supports the transparency at the street level facilitated with lots of glazing. (CS1-B-2: Daylight and Shading, PL2-B-1: Eyes on the Street, PL2-B-3: Street-Level Transparency, PL3-C-1: Porous Edge, DC4-A-1: Exterior Finish Materials, Central Area Supplemental Guidance PL3-1-c. Promote Transparency)

d. Staff recommends the applicant thoughtfully design the residential entries to be inviting and welcoming, and to incorporate decorative lighting, overhead weather protection, signage, and other elements that contribute to the neighborhood character. (PL3-A-2: Ensemble of Elements)

3. **Site Planning:**

a. Uses along E Madison St are primarily commercial, moving to a more residential context in the southeast corner of 14th and Union. Staff preference to maintain uninterrupted commercial corridors by locating proposed commercial spaces adjacent to existing retail. (DC2-C-3: Fit with Neighboring Buildings, Central Area Supplemental Guidance)
b. Staff recommends the applicant provide a varied and layered landscape design in keeping with topographic conditions and existing neighborhood approaches. Provide vegetated spaces throughout with appropriately scaled elements. Vertical green walls are encouraged in addition to landscape beds. (DC4-D-4: Place Making)
c. Development of the streetscape design will be critical to grounding the building and creating a pedestrian context on this block in this active pedestrian neighborhood. Look at ways to create activation and interest along the public sidewalk. (PL1-B-3: Pedestrian Amenities, PL3-B-4: Interaction)

RECOMMENDATION – APRIL 24, 2023

PUBLIC COMMENT

SDCI received the following design related comments:

- Suggested increasing setbacks and providing outdoor seating and operable windows at ground level to enhance the streetscape
- Expressed concern about blank wall conditions and materials
- Suggested setbacks to facilitate additional windows and balconies

SDCI received non-design related comments concerning preservation of archaeological resources and the number and type of proposed commercial spaces. These comments are outside the scope of design review.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the Project Number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provide the following recommendations.

1. **Architectural Concept and Massing Form:**
    a. Staff recognizes that the courtyard and modulation of the interior-facing facades help to break down the mass and respond to the massing forms of adjacent development and recommends approval of the overall massing form. (CS1-B-1: Sun and Wind, CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses, DC2-A-2: Reducing Perceived Mass)

2. **Materials and Façade Composition:**
    a. The overall façade is dynamic and visually interesting thanks to the use of highly textured materials arranged in a rigorous composition with varied depths. Staff recommends approval of the smaller-scaled high-quality materials employed on the outward facing elevations. (DC2-A-1: Site Characteristics and Uses, DC2-B-1 Façade Composition, DC2-D Scale and Texture, DC2-C-1 Visual Depth and Interest, Central Area Supplemental Guidelines DC2-1-e. Façade Impacts)
    b. Staff strongly supports the proposed brick-dominant material palette and recommends a condition that the proposed materials be maintained as shown on pages 36 and 37 of the Recommendation packet. (DC2-C-3: Fit with Neighboring Buildings, DC4-A-1: Exterior Finish Materials)
    c. Staff appreciates and supports the "Geode" architectural concept and sees additional opportunities to strengthen said concept through greater articulation of the interior-facing facades and the introduction of high-quality iridescent materials. Staff recommends approval of the design concept with the condition to further study the materials comprising the courtyard-facing facades to better express the proposed Geode design concept. (CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses, DC2-A-2: Reducing Perceived Mass, DC2-B-1: Façade Composition, Central Area Supplemental Guidelines DC2-1-e. Façade Impacts)
    d. Staff notes that the proposed murals are likely to be successful at eroding the scale of the large walls fronting 14th Ave, 13th Ave, and E Madison St. Staff recommends approval of the proposed size and location of the murals with the condition that the artwork references the history, heritage, and culture of the Central Area and immediately adjacent community. (CS2-C-1: Corner Sites, DC2-B-1: Façade Composition, DC4-D-4: Place Making, Central Area Supplemental Guidance A.1.1-c Cover Blank Wallls with Art)
    e. The large wall mounted neon sign fronting 13th Ave is not in scale with the proposed development, as discussed in the related departure #3 analysis below. As such, staff recommends a condition to reduce the sign size to no more than the maximum 72 square feet permitted by code to better fit with the rest of the design and adjacent development. (DC2-C-3: Fit with Neighboring Buildings, DC4-B-1. Scale and Character)

3. **Ground Level Programming:**
    a. The simple composition of the South Tower's south elevation and the North Tower's north elevation is a strength of the project; however, the residential entry needs to be better demarcated to meet the needs of the residents, visitors, and passersby. Greater demarcation may be achieved with the addition of a special canopy at these locations, larger doors, additional seating, more pronounced lighting, more robust vegetation, and/or an applicant provided strategy. Staff recommends a condition to increase the visibility of the residential entries in ways that support and strengthen the overall design concept. (PL3-A-1.

Design Objectives, PL3-A-2. Common Entries, PL3-A-4. Ensemble of Elements and PL3-1-a. Prominent Design)

b. The warmth of the wood at the residential entries is critical to creating a welcoming space and contrasts well with the cooler colors and materials of the rest of the building. Staff recommends a condition that this material remains in future iterations of the residential entries. (DC2-D-1. Human Scale, DC4-3-b. Reflect Human Scale and Craftmanship)
c. Staff recognizes that Seattle Public Utilities and Seattle Department of Transportation have not provided the applicant with sufficient information to solidify a landscape proposal for the planting strip abutting 14th Avenue. Staff recommends a condition to incorporate landscaping within this area as far north as permitted by said agencies. Staff recommends a varied and layered landscaping design with appropriately scaled elements. (CS1-2-e. Protect Sidewalks , DC4-D-4. Place Making)
d. Staff strongly supports the use of exclusively native vegetation in the courtyard area and recommends approval of the proposed plant schedule with the condition that the applicant explore green walls as an opportunity to contribute to the success of the immersive natural character of the space. (CS1-2-b. Provide Vegetation, DC4-D-1. Choice of Plant Materials)
e. It is unclear how the proposed exterior lighting contributes to the overall design concept. Staff recommends a condition to demonstrate the use of distinctive and high quality lighting elements that complement the building façades and contribute to the architectural character of the neighborhood. (CS2-A-2. Architectural Presence, DC4-C Lighting)

DEVELOPMENT STANDARD DEPARTURES

SDCI's initial recommendation on the requested departure was based on the departure's potential to help the project better meet these design guideline priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation report, the following departures were requested:

1. **Reduced Upper Level Setback (23.47A.014.C):** The Code requires an 8' setback above 65' in height. The applicant proposes no upper level setback along E. Madison St.

   The cohesive massing and materials concept for the street-facing facades provides sufficient depth and texture to establish visual interest. Staff recommended approval for the requested departure is contingent on the applicant's ability to provide attractive and active pedestrian spaces at the street edge with varied and layered landscape designs, related to recommended condition # 7 at the end of this document.

   Staff recommends conditional approval of the departure because the resulting design with condition better meets the intent of Design Guidelines CS2-D Height, Bulk, and Scale and DC2-B-1 Architectural and Façade Composition.

2. **Exemption from Sight Triangle Standard (23.54.030.G.1):** The Code requires that a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway. The applicant proposes eliminating the sight triangle to avoid recessing the garage door.

The departure facilitates the retention of a strong street edge along 14th Avenue and permits the execution of a consistent architectural concept on all street-facing facades. Staff remains concerned about potential negative impacts to pedestrian safety and recommends a condition to demonstrate a driveway design that prioritizes pedestrian safety and minimizes the potential for conflict with vehicles to the extent practicable.

Staff recommends conditional approval of the departure because the resulting design with this condition better meets the intent of Design Guidelines DC2-B-1 Architectural and Façade Composition and PL1-A-1 Enhancing Open Space.

3. **Increased Size of On-Premises Signs (23.55.030.E.5.d, -E.4.b, -E.4.c):** The Code requires that each sign shall not exceed a maximum area of 72 square feet The applicant proposes a neon sign measuring 110 square feet on the west façade of the north building, just below the roof line.

   Staff is concerned about the size of the proposed signage in relation to the development and notes that the code as written facilitates the installation of a sign in scale with the building and the mural proposed for the same façade.

   Staff recommends denial of the departure because the resulting design conflicts with the intent of Design Guidelines CS2-A-1 Sense of Place and CS2-A-2 Architectural Presence. Staff recommends a condition to reduce the building identification sign size to no more than the maximum 72 square feet permitted by code to better fit with the rest of the design and adjacent development. (DC2-C-3: Fit with Neighboring Buildings, DC4-B-1. Scale and Character)

4. **Reduced Street-Level Transparency (23.47A.008.B.2.a):** The Code requires that sixty percent of the street-façade façade between 2’ and 8’ above the sidewalk shall be transparent. The applicant proposes forty-eight percent transparency along 14th Avenue.

   The applicant has consolidated utility and service uses to the northernmost portion of the building along 14th Avenue and the other ground level facades exceed the minimum street level transparency requirements. The brick spandrel concept would be compromised by a strict adherence to the street-level transparency requirement. Staff recommends approval of the departure, subject to a condition to locate any external utility meters within the area shown for utility and service uses on the 14th Ave facade.

   Staff recommends conditional approval of the departure because the resulting design with this condition better meets the intent of Design Guidelines DC1-C-4 Service Uses, PL2-B-3 Street-Level Transparency, and DC2-B-1 Façade Composition.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Central Area Supplemental Guidance:

CS1-1 Local Topography

CS1-1-a. Respond to Local Topography: Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.

CS1-1-b. Step Fencing and Screening: If fencing or screening is included in the design, it should step along with the topography.

CS1-2 Connection to Nature

CS1-2-a. Impact on Solar Access: Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.

CS1-2-b. Provide Vegetation: Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.

CS1-2-c. Gardens and Farming Opportunities: Incorporate edible gardens and urban farming opportunities within the design, both at grade, and on the roof for larger buildings.

CS1-2-d. Unify with Landscaping: Unify streets through street trees and landscaping.

a. Consider tree species as a unifying feature to provide identifiable character to a street or project.
b. Incorporate an irrigation plan for the trees and other landscaping proposed to ensure maintainability of the plants, or include low-maintenance, drought-resistant species.

CS1-2-e. Protect Sidewalks: Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Central Area Supplemental Guidance:

CS2-1 Transition and Delineation of Zones

CS2-1-a. Provide Privacy Layering and Scale: Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on façades facing the less dense residential zone.

CS2-1-b. Transition using Massing and Articulation: In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.

CS2-1-c. Relate to Human Scale: The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories and lower.

CS2-1-d. Reduce Building Mass Using Passageways: Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Central Area Supplemental Guidance:

CS3-1 Neighborhood Context

CS3-1-a. Retain Neighborhood Character: Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

CS3-1-b. Continue Existing Neighborhood Fabric: Where appropriate, encourage the preservation, rehabilitation, adaptive reuse, and/or addition to existing structures as a way to continue the existing neighborhood fabric.

CS3-1-c. Include High Ceilings at Ground Level: Include high ceilings in ground floor spaces of new structures consistent with older character structures in the vicinity. Floor to ceiling heights of at least 15 feet with clerestory windows are encouraged for commercial ground floors.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Central Area Supplemental Guidance:

PL1-1 Accessible Open Space

PL1-1-a. Safety & Connectivity: Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space and public spaces such as streets. Use linkages to create and contribute to an active and well-connected open space network.

PL1-1-b. Neighborhood Nodes & Business Corridors: Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel.

PL1-1-c. Transparent Indoor Community Spaces: Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.

PL1-2 Connection Back to the Community

PL1-2-a. Multi-Purpose Gathering Spaces: Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.

PL1-2-b. Weather Protection: When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.

PL1-2-c. Lighting, Art and Special Features: Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.

PL1-2-d. Common & Accessible Open Spaces: Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

PL1-2-e. Hardscapes: Not all open spaces need to be landscaped; hardscapes are encouraged when sized and designed to encourage active usage. At these locations, building edges should be inviting while creating well defined open spaces for common use. These spaces are especially important close to prominent intersections, streets, and Cultural Placemaker locations. In areas where it is not feasible to be open to physical pedestrian access, visual openness should be provided.

PL1-2-f. Rooftop Vegetation: When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.

PL1-3 Livability for Families and Elderly

PL1-3-a. Safe Play Areas: Provide safe areas for children to play where they can be seen. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.

PL1-3-b. Rooftop Gathering Spaces: Consider utilizing building rooftops as an opportunity for family gathering and gardening.

PL1-3-c. Preserve Alleys for Access and Use: Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency and entrances to ensure active usage.

PL1-3-d. Multi-Generational Gathering Spaces: Provide multi-generational community gathering spaces for young and old to recreate and converse together.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. 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.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Central Area Supplemental Guidance:

PL3-1 Frontages

PL3-1-a. Design Elements: Encourage color, material, and signage variation in storefront design.

PL3-1-b. Emulate Pedestrian-Oriented Context: Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context, while acknowledging the pedestrian patterns that exist.

PL3-1-c. Promote Transparency: Promote transparency and “eyes on the street." No reflective or obscure glass should be used. Discourage retailers from putting display cases or window film up against windows to maintain transparency into commercial spaces.

PL3-1-d. Step Storefronts Along the Grade: Avoid grade separations at retail. Storefronts should step along with the grade (ex: 30’ max length of any floor level on a sloping frontage) with a focus on accessibility.

PL3-1-e. Frequent Entrances and Expressed Breaks: In pedestrian-oriented commercial areas, provide frequent entrances and expressed breaks along storefronts through columns or pilasters at regular intervals of 25 to 30 feet, to accommodate and encourage smaller retailers and community-oriented businesses.

PL3-1-f. Live/Work Spaces: Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.

PL3-1-g. Couple Entries: At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

PL3-1-h. Exterior Access at Ground Level: Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

PL3-2 Streetscape Treatment

PL3-2-a. Emphasize Building Relationship to the Street: Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through paving or building materials to highlight each business’s presence along the street.

PL3-2-b. Recessed Business Entries: Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.

PL3-2-c. Overhead Weather Protection: To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6’. Larger commercial projects should have deeper coverage, with a minimum depth of 8' at all street frontages, especially street corners.

PL3-2-d. Pedestrian Environment: Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflect the existing character of the building fabric.

PL3-2-e. Activate the Planter Zone: Encourage activation of the planter zone to include community gardens, as well as street trees and pedestrian furniture (with SDOT concurrence).

PL3-2-f. Limit Solid Barriers and Blank Walls: Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.

PL3-2-g. Voluntary Spaces: Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize (ex: cafes, produce markets, street markets, fish vendors, buskers, pop-up shops, etc.).

PL3-2-h. Complete Streets: Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).

PL3-2-i. Porches and Stoops: Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.

PL3-2-j. Buffer Private Outdoor Spaces: To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

PL3-2-k. Raise Private Stoops Above Sidewalk Grade: If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.

PL3-2-l. Discourage Recessed Residential Patios: Residential patio levels recessed more than 18" below the adjacent sidewalk grades are discouraged and should be used discerningly, as they can hinder interaction, and may create safety and maintenance issues.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add

detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Central Area Supplemental Guidance:

DC2-1 Building Layout and Massing

DC2-1-a. Clarify Concepts: Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.

DC2-1-b. Engage the Ground Plane: Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'. Ground level transparency should still occur on major pedestrian and commercial streets.

DC2-1-c. Encourage Smaller and Varied Building Forms: Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how to articulate and break down the overall massing. Modulated façades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood. As such, projects should use 50' – 75' massing widths as a guide for modulation.

DC2-1-d. Relate Scale and Form to the Adjacent Public Realm: Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm (i.e. the width of the streets and/or affronting open spaces and adjacent smaller scale zones).

DC2-1-e. Façade Impacts: Consider all sides of the building and the impacts each façade has on its immediate neighboring context. If building on a slope, consider the project's roofscape as well.

DC2-1-f. Consider Climate: Consider how each façade may respond to climate conditions such as solar shading and prevailing winds.

DC2-1-g. Upper Floor Setbacks: Consider upper floor setbacks along secondary retail zones. In these less dense areas, tall does not always mean urban. Walkable urban places can be achieved at a smaller scale with buildings that have visual texture through their retail frontage, pedestrian scaled signage, tile details, and accented knee walls, as demonstrated by the businesses along Union St, west of 23rd Avenue.

DC2-1-h. Encourage Family-Sized, Ground-Level units: Where compatible with the surrounding streetscape, family sized, ground related apartment units (2 and 3 bedrooms) with usable adjacent open spaces are encouraged.

DC2-1-i. Cluster Small Businesses: Encourage clusters of small and local businesses together.

1. Reduce the scale of commercial façades so that they are conducive to small business tenants.
2. Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.
3. Set the maximum length of street frontage for individual businesses to be consistent with the existing business character of the area.
4. Where there is not a strong existing character for the area, follow guidance provided in frontage section (PL3-I).

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Central Area Supplemental Guidance:

DC3-1 Common Open Spaces

DC3-1-a. Visible and Accessible Common Courtyards: Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.

DC3-1-b. Delineate Between Shared and Private Spaces: Encourage courtyard housing and bungalow courts which use landscaping as the delineation between shared and private spaces, instead of fencing.

DC3-1-c. Extend the Public Realm: Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Central Area Supplemental Guidance:

DC4-1 Screening

DC4-1-a. Artistic Opportunity: When screening or fencing is used, it should be designed as an artistic opportunity.

DC4-1-b. Allow for Views: Design screening height, porosity, and materials to allow for views in and out of the site, and visual interaction with the public realm.

DC4-2 Building Materials

DC4-2-a. Reinforce Local Cultural References: Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.

DC4-2-b. Variation and High-Quality Materials: Encourage variation in building materials and employ high quality materials.

DC4-2-c. Reuse Building Materials: Salvage building materials from the site when possible. If reusable materials, such as brick, are removed from demolished buildings, use them in the new development as visible building components.

DC4-3 Building Details and Elements

DC4-3-a. Natural Ventilation: Provide operable windows in a way that promotes natural ventilation.

DC4-3-b. Reflect Human Scale and Craftmanship: Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).

DC4-3-c. Add Human Scale and Façade Texture: Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.

DC4-3-d. Exhibit Rhythm and Transparency: Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.

Central Area Supplemental Guidance:

A.1-1 History and Heritage

A.1-1-a. Express African and Black American Presence: Provide design features to express the African and Black American presence within the neighborhood. Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.

A.1-1-b. Include Visual Arts in the Design Concept: Consider including visual arts as an integral part of the design concept along main street building façades, within highly trafficked pedestrian areas, and within open spaces.

A.1-1-c. Cover Blank Walls with Art: Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community.

A.1-1-d. Interpretive Storytelling: Include interpretive opportunities (through visual art, signage, markers, etc.) that tell the story of the neighborhood's history in engaging ways.

A.1-1-e. Reflect Racial, Economical and Multi-Generational Character: Encourage the building design to reflect the racial, economical, and multi-generational character of the community.

A.1-1-f. Support the Black Veteran Community: Developments are encouraged to provide housing and/or amenities for the Black Veteran community.

A.1-1-g. Local Activities and Interests: Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.

A.1-1-h. Encourage Bicycle Use and Parking: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within the Central District or having distinctive place-names designed into the racks.

A.1-2 For 23rd and Union Character Area

A.1-2-a. Community Characteristics: Community characteristics that are unique to this area include:

1. A cohesive neighborhood grain with historic character that establishes the area as a destination for the surrounding community.
2. An established, pedestrian-scaled neighborhood-commercial area, with a mix of both commercial and residential uses, grounded by locally-owned businesses and institutions.
3. Hub of the African and Black American community.
4. Diverse range of shops, restaurants, entertainment, and places of worship. Specific buildings to note are the Central Cinema (1411 21st Ave) and Katy's Cafe (2000 E Union St).

A.1-2-b. Provide Accessible Open Space and Community Gathering Opportunities: In this area it is especially important to provide additional accessible open space and community gathering opportunities, for example plazas adjacent to the public sidewalks.

A.1-3 For 23rd and Cherry Character Area

A.1-3-a. Community Characteristics: Community characteristics that are unique to this area include:

1. Smaller-scaled fabric with many culturally specific restaurants, as well as community and youth-centered resources.
2. Specific places to note are Garfield High School (400 23rd Ave), Garfield Community Center (2323 E Cherry St), Quincy Jones Performing Arts Center (400 23rd Ave), Medgar Evers Pool (500 23rd Ave), and Eritrean Community Center (2402 E Spruce St).

A.1-4 For 23rd and Jackson Character Area

A.1-4-a. Community Characteristics: Community characteristics that are unique to this area include:

1. Larger-scale, mixed-use commercial district with opportunities for startups, and both large and small scaled businesses.
2. Both a local and regional destination due to its commercial developments, social services, community assets, and shops for daily household needs.
3. Specific places to note are the Pratt Fine Arts Center (1902 S Main St), Wood Technology Center (2310 S Lane St), Seattle Vocational Institute (2120 S Jackson St), Langston Hughes Performing Arts Institute (104 17th Ave S), and Douglass Truth Library (2300 E Yesler Way).

Central Area Supplemental Guidance:

A.2-1 Cultural Placemakers

A.2-1-a. Emphasize Cultural Placemakers: Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas. Projects at these corner locations should stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival, such as:

1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
2. Creating façade enhancements at prominent building corners.
3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
4. Providing larger landscape buffers at placemakers along heavier trafficked streets.

STAFF RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated March 7, 2023 After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions.

1. Maintain the materials be maintained as shown on pages 36 and 37 of the Recommendation packet. (DC2-C-3: Fit with Neighboring Buildings, DC4-A-1: Exterior Finish Materials)
2. Further study the materials comprising the courtyard-facing facades to strengthen the "Geode" architectural concept. (CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses, DC2-A-2: Reducing Perceived Mass, DC2-B-1: Façade Composition, Central Area Supplemental Guidelines DC2-1-e. Façade Impacts)
3. The proposed mural artwork shall reference the history, heritage, and culture of the Central Area. (CS2-C-1: Corner Sites, DC2-B-1: Façade Composition, DC4-D-4: Place Making, Central Area Supplemental Guidance A.1.1-c Cover Blank Walls with Art)
4. Increase the visibility of the residential entries in ways that support and strengthen the overall design concept. (PL3-A-1. Design Objectives, PL3-A-2. Common Entries, PL3-A-4. Ensemble of Elements and PL3-1-a. Prominent Design)
5. Maintain the wood material at the residential entries. (DC2-D-1. Human Scale, DC4-3-b. Reflect Human Scale and Craftmanship)
6. Reduce the building identification sign size to no more than the maximum 72 square feet permitted by code to better fit with the rest of the design and adjacent development. This condition relates to Departure #3. (DC2-C-3: Fit with Neighboring Buildings, DC4-B-1. Scale and Character)
7. Incorporate landscaping along the sidewalk fronting 14th Avenue as far north as permitted. This condition relates to Departure #1. (CS1-2-e. Protect Sidewalks, DC4-D-4. Place Making)
8. Explore using green walls to contribute to the success of the immersive natural character of the courtyard open space. (CS1-2-b. Provide Vegetation, DC4-D-1. Choice of Plant Materials)
9. Demonstrate the use of distinctive and high quality lighting elements that complement the building façades and contribute to the architectural character of the neighborhood. (CS2-A-2. Architectural Presence, DC4-C Lighting)
10. Demonstrate a driveway design that prioritizes pedestrian safety and minimizes the potential for conflict with vehicles to the extent practicable. This relates to Departure 2. (DC2-B-1 Architectural and Façade Composition and PL1-A-1 Enhancing Open Space.)
11. Locate any external utility meters within the area shown for utility and service uses on the 14th Ave facade. This relates to Departure 4. (DC1-C-4 Service Uses, PL2-B-3 Street-Level Transparency, and DC2-B-1 Façade Composition.)

ANALYSIS & DECISION – ADMINISTRATIVE DESIGN REVIEW

DIRECTOR'S ANALYSIS

The administrative design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describes the content of the SDCI Director's administrative design review decision as follows:

1. A decision on an application for a permit subject to administrative design review shall be made by the Director.

2. The Director's design review decision shall be made as part of the overall Master Use Permit decision for the project. The Director's decision shall be based on the extent to which the proposed project meets the guideline priorities and in consideration of public comments on the proposed project.

Subject to the preliminary design review conditions identified during the recommendation phase of review, the design of the proposed project was found by SDCI staff to adequately conform to the applicable design review guidelines.

SDCI staff identified elements of the design review guidelines which are critical to the project's overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review. The applicant's response to the preliminary design review conditions is as follows:

1. The applicant responded to preliminary condition 1 on sheets A3.11 through A3.57 of the MUP Plan Set. The plans indicate that the building materials proposed align with those proposed in the Recommendation packet. This response resolves the preliminary condition from the design recommendation phase of review for the MUP decision. (DC2-C-3: Fit with Neighboring Buildings, DC4-A-1: Exterior Finish Materials)
2. The applicant responded to preliminary condition 2 by providing studies exploring four different material schemes for the interior-facing building elevations (Sheets A3.61-A3.68 of the MUP Plan Set). After reviewing the proposed alternatives, SDCI staff indicated support for the simplicity of the original material concept, as it relates to the composition of the street-facing facades. Staff expressed tentative support for greater variation in material application, referencing the Colina Apartments (2709 17th Ave S) as a positive precedent for introducing variation without introducing unnecessary complexity or confusing material transitions. The proposed materials are sufficient to successfully implement the "Geode" architectural concept. This response resolves preliminary condition from the design recommendation phase of review for the MUP decision. (CS2-A-2: Architectural Presence, DC2-A-1: Site Characteristics and Uses, DC2-A-2: Reducing Perceived Mass, DC2-B-1: Façade Composition, Central Area Supplemental Guidelines DC2-1-e. Façade Impacts)
3. The applicant responded to preliminary condition 3 with an email to the planner dated 11/20/23 indicating the intent to employ local nonprofit ARTE NOIR for the purpose of clarifying mural concepts and designs through a community engagement process. The final artwork will be coordinated in association with the SDCI planner assigned to the project. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision. Prior to issuance of a construction permit, the planner shall be provided with the details for the proposed murals, including specific information about materials, inset depths, artistic themes, and the contracted artist(s). Installation of the murals will be required prior to Final Certificate of Occupancy. (CS2-C-1: Corner Sites, DC2-B-1: Façade Composition, DC4-D-4: Place Making, Central Area Supplemental Guidance A.1.1-c Cover Blank Walls with Art)
4. The applicant responded to preliminary condition 4 by increasing the amount of wood grain material at the residential entries and adding depth and lighting to increase the legibility of said entries while strengthening the overall design concept. These changes are captured in the MUP Plan Set. This response satisfies the preliminary condition from the design recommendation

phase of review for the MUP decision. (PL3-A-1. Design Objectives, PL3-A-2. Common Entries, PL3-A-4. Ensemble of Elements and PL3-1-a. Prominent Design)

5. The applicant responded to preliminary condition 5 by maintaining and expanding the amount of wood material at the residential entries, as illustrated in the MUP Plan Set. Further, the entry canopies have been designed to extend an additional 2' beyond the adjacent overhead weather protection, and strategic downlighting and specialty paving are proposed to provide visual cues to identify the residential entries. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision. (DC2-D-1. Human Scale, DC4-3-b. Reflect Human Scale and Craftmanship)
6. The applicant responded to preliminary condition 6 on sheet A3.15 of the MUP Plan Set by illustrating with dimensions that the proposed neon sign on the west façade of the north tower does not exceed 62.6 square feet, which is less than the 72 square feet permitted by code. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision. (DC2-C-3: Fit with Neighboring Buildings, DC4-B-1. Scale and Character)
7. The applicant responded to preliminary condition 7 on sheet L0.6 of the MUP Plan Set by illustrating the landscaped street frontage of 14th Avenue extending as far north as practicable, an addition 5' beyond the original proposal, to maximize green space without obstructing the vehicle entry. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision and facilitates approval of Departure #1. (CS1-2-e. Protect Sidewalks, DC4-D-4. Place Making)
8. The applicant responded to preliminary condition 8 on sheets L1.11 and L1.12 of the MUP Plan Set by providing approximately 450 combined square feet of green walls at the ground level of the interior courtyard area. These walls contribute to the immersive natural character of the courtyard area. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision. (CS1-2-b. Provide Vegetation, DC4-D-1. Choice of Plant Materials)
9. The applicant responded to preliminary condition 9 on sheets L1.14 and all building elevations by proposing lighting elements possessing color, shape, and scale aligning with the overall architectural concept of the building. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision. (CS2-A-2. Architectural Presence, DC4-C Lighting)
10. The applicant responded to preliminary condition 10 on sheets A1.11 and G1.02 indicating the proposed installation of convex mirror, a visual alarm, and a distinct paving color and texture to assist in pedestrian safety. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision and facilitates approval of Departure #2. (DC2-B-1 Architectural and Façade Composition and PL1-A-1 Enhancing Open Space.)
11. The applicant responded to preliminary condition 11 through a memo to the planner dated June 13, 2023, indicating that no external utility meters are anticipated for this development. This response satisfies the preliminary condition from the design recommendation phase of review for the MUP decision and facilitates approval of Departure #4. (DC1-C-4 Service Uses, PL2-B-3 Street-Level Transparency, and DC2-B-1 Façade Composition.)

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI finds that the proposal is consistent with the City of Seattle design review guidelines.

DIRECTOR'S DECISION

The Director CONDITIONALLY APPROVES the proposed design and the requested departures with the conditions at the end of this decision.

II. ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (RCW 43.21C), Washington Administrative Code (WAC) 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and considered any pertinent comments which may have been received regarding this proposed action. The information in the environmental checklist, the supplemental information, and the experience of the lead agency with the review of similar projects, form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part, "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

SHORT TERM IMPACTS

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic impacts due to construction related vehicles, exposure of hazardous materials, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Short term impacts, as well as mitigation, are identified in the environmental checklist annotated by SDCI with additional analysis provided below.

Air Quality – Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air

quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A (Air Quality Policy).

Construction Impacts – Traffic

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times on nearby arterials. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted and a Construction Management Plan is required, which will be reviewed by Seattle Department of Transportation (SDOT). The requirements for a Construction Management Plan include a Haul Route Plan. The submittal information and review process for Construction Management Plans are described on the SDOT website.

Construction Impacts – Noise

The project is expected to generate loud noise during demolition, grading, and construction. The Seattle Noise Ordinance (SMC 25.08.425) permits increases in permissible sound levels associated with private development construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends and legal holidays in Neighborhood Commercial zones.

If extended construction hours are necessary due to emergency reasons or construction in the right of way, the applicant may seek approval from SDCI through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are anticipated.

A Construction Management Plan will be required prior to issuance of the first building permit, including contact information in the event of complaints about construction noise, and measures to reduce or prevent noise impacts. The submittal information and review process for Construction Management Plans are described on the SDOT website at: Construction Use in the Right of Way. The limitations stipulated in the Noise Ordinance and the CMP are sufficient to mitigate noise impacts; therefore, no additional SEPA conditioning is necessary to mitigate noise impacts pursuant to SMC 25.05.675.B (Construction Impacts Policy).

Environmental Health – Contamination

The applicant submitted the following studies regarding existing contamination on site: Remedial Investigation Report (Farallon Consulting, April 8, 2022), Feasibility Study and Cleanup Action Plan (Farallon Consulting, September 23, 2022). If not properly handled, existing contamination could have an adverse impact on environmental health.

As indicated in the SEPA checklist and environmental documents on file, the applicant will comply with all provisions of MTCA in addressing these issues in the development of the project.

If the recommendations described in the Feasibility Study and Cleanup Action Plan (Farallon Consulting, September 23, 2022) are followed, then it is not anticipated that the characterization, removal, treatment, transportation, or disposal of any such materials will result in a significant adverse impact to

the environment. This conclusion is supported by the expert environmental consultants for the project, whose conclusions are also set forth in the materials in the MUP file for this project.

Adherence to MTCA provisions and federal and state laws are anticipated to adequately mitigate significant adverse impacts from existing contamination on site. The Feasibility Study and Cleanup Action Plan (Farallon Consulting, September 23, 2022) describes strategies to ensure adherence with MTCA provisions and indicates compliance with Washington State Department of Ecology (Ecology) regulatory authority.

Mitigation of contamination and remediation is the jurisdiction of Ecology, consistent with the City's SEPA relationship to Federal, State and Regional regulations described in SMC 25.05.665.F (Environmental Health Policy). This State agency program functions to mitigate risks associated with removal and transport of hazardous and toxic materials, and the agency's regulations provide sufficient impact mitigation for these materials. The City acknowledges that Ecology's jurisdiction and requirements for remediation will mitigate impacts associated with any contamination.

The proposed strategies and compliance with Ecology's requirements are expected to adequately mitigate the adverse environmental impacts from the proposed development and no further mitigation is warranted for impacts to environmental health pursuant to SMC 25.05.675.F (Environmental Health Policy).

LONG TERM IMPACTS

Long term or use-related impacts are also anticipated as a result of approval of this proposal. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts and no further conditioning is warranted by SEPA policies. Long term impacts, as well as mitigation, are identified in the environmental checklist annotated by SDCI with additional analysis provided below.

Air Quality – Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A (Air Quality Policy).

Height, Bulk, and Scale

The proposal completed the design review process described in SMC Chapter 23.41. Design review considers mitigation for height, bulk and scale through modulation, articulation, landscaping, and façade treatment.

Section 25.05.675.G.2.c of the Seattle SEPA Ordinance provides the following: *"The Citywide design guidelines (and any Council-approved, neighborhood design guidelines) are intended to mitigate the same adverse height, bulk, and scale impacts addressed in these policies. A project that is approved pursuant to the design review process shall be presumed to comply with these height, bulk, and scale policies. This presumption may be rebutted only by clear and convincing evidence that height, bulk and scale impacts documented through environmental review have not been adequately mitigated. Any additional mitigation imposed by the decision maker pursuant to these height, bulk, and scale policies on*

projects that have undergone design review shall comply with design guidelines applicable to the project."

The height, bulk and scale of the proposed development and relationship to nearby context have been addressed during the design review process. Pursuant to the Overview policies (SMC 25.05.665.D), the existing City Codes and regulations to mitigate height, bulk and scale impacts are adequate and additional mitigation is not warranted pursuant to SMC 25.05.675.G (Height, Bulk and Scale Policy).

Historic Preservation – Architectural Resources

The existing structures on site are more than 50 years old. The Department of Neighborhoods reviewed the proposal for compliance with the Landmarks Preservation requirements of SMC 25.12 and indicated the structures on site are unlikely to qualify for historic landmark status (Landmarks Preservation Board letter, reference number LPB 50/22). Per the Overview policies in SMC 25.05.665.D, the existing City Codes and regulations to mitigate impacts to historic resources are presumed to be sufficient, and no further conditioning is warranted pursuant to SMC 25.05.675.H (Historic Preservation Policy).

Historic Preservation – Archaeological Resources

The project is within an area with the potential for discovery of pre-contact and early historic period resources. The applicant submitted Cultural Resources Overview Assessment for the 1314 E Union Project (Emily Peterson, Ph.D., RPA, April 7, 2023), which indicated that it is unlikely that significant archaeological sites from the pre-contact period remain within the project area; therefore, no specific mitigation measures were recommended.

Since the information showed there was low probable presence of archaeologically significant resources on site, Section A of Director's Rule 2-98 applies. Pursuant to SMC 25.05.675.H (Historic Preservation Policy) and consistent with Section A of Director's Rule 2-98, the conditions listed at the end of this decision are warranted to mitigate impacts to potential archaeological resources.

Traffic and Transportation

The transportation analyses (Trip Generation and Parking Analysis, Spencer Haynie, August 18, 2022 and Traffic Impact Assessment, Spencer Haynie, March 17, 2023) indicated that the project is expected to generate a total of 155 net new daily vehicle trips, 30 net new AM peak hour trips and 26 net new PM peak hour trips.

The additional trips are expected to distribute on various roadways near the project site, including 14th Avenue, E Union St, and E Madison St and would have minimal impact on levels of service at nearby intersections and on the overall transportation system. The SDCI Transportation Planner reviewed the information and determined that no mitigation is warranted per SMC 25.05.675.R (Traffic and Transportation Policy).

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the

requirement of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ **Mitigated Determination of Nonsignificance (MDNS).** This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – ADMINISTRATIVE DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. Provide the details for the proposed murals, including specific information about materials, inset depths, artistic themes, and the contracted artist(s).

Prior to Final Inspection

2. Complete installation of all proposed murals.

For the Life of the Project

3. The building and landscape design shall be substantially consistent with the materials represented in the Recommendation packet and in the materials submitted after the Recommendation report, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

CONDITIONS – SEPA

Prior to Issuance of a Master Use Permit

4. The owner and/or responsible parties shall provide SDCI with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 27.53, 27.44, 79.01, and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.

Prior to Issuance of a Demolition, Grading or Construction Permit

5. Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website.

During Construction

6. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall:

    a. Stop work immediately and notify SDCI (Land Use Planner) and the Washington State Archaeologist at the State Department of Archaeology and Historic Preservation (DAHP). The procedures outlined in Appendix A of Director's Rule 2-98 for assessment and/or protection of potentially significant archeological resources shall be followed.

    b. Abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.

Corey J. Buttry, Land Use Planner
Seattle Department of Construction and Inspections

Date: DECEMBER 21, 2023

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