



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

Project Number: 3036579-LU

Applicant Name: Robert Humble, Hybrid Architecture

Address of Proposal: 1121 E Fir St

SUMMARY OF PROPOSAL

Land Use application to allow an 8-story, 119-unit apartment building with retail. Parking for 46 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3038915-EG.

The following approval is required:

I. Design Review with Departures (SMC Chapter 23.41)*

**Any departures are listed near the end of the Design Review Analysis section of this decision.*

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

BACKGROUND

A SEPA checklist was submitted for review with this application. Subsequently, the SEPA application was withdrawn due to a revision to Washington State law which exempts the project from SEPA (Senate Bill 5412).

SITE AND VICINITY

Site Description: The subject property consists of six adjoining King County tax parcels 9826700310, 9826700315, 9826700320, 9826700325, 9826700330, and 9826700335. The square-shaped project site with a slight jog at the southern lot line is approximately 15,212 square feet. The site slopes gently downward from the northwest to the southeast with an elevation change of approximately 14 feet across the site.

Site Zone: Neighborhood Commercial 3 with a height limit of 75' (M) (NC3-75[M]) & Neighborhood Commercial 3 Pedestrian with a height limit of 75' (M) (NC3P-75 [M])

Zoning Pattern: (North) NC3P-75 (M)

(South) NC3P-75 (M)
(East) NC3P-75 (M)
(West) Midrise (M) (MR [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, located on the southwest corner of 12th Ave and E Fir St in the First Hill neighborhood. The subject site comprises six tax parcels currently developed with six, two-story duplex residential structures built between 1900-1905. The site terrain descends northwest to southeast by approximately fourteen feet. Access for the existing residences occurs from either E. Fir St or 12th Ave.



Adjacent to the site are mixed-use structures to the north and south, a multifamily residential structure to the west, and a mixed-use structure under construction to the east. Minor arterial 12th Ave provides north-south circulation and marks the boundary between the Yesler Terrace neighborhood to the west and the Minor neighborhood to the east. One block to the south, E Yesler Way provides east-west connection through the Central Area and Downtown districts. Boren Ave at the west end of the block runs diagonally through the orthogonal street grid and provides access northwest to First Hill and Southeast to the Atlantic area. The proximate vicinity is largely developed with residential uses of varying scales, including single-family, multifamily, and mixed-use. Commercial uses and education campuses are interspersed. The neighborhood fabric reflects the varying eras of development and their associated scale and architectural styles which span the nineteenth and twentieth centuries, lending a transitional character. No one architectural style dominates. Structures range from low- to highrise, stand-alone buildings, and full-block developments, punctuated by open spaces. The neighborhood is in transition as lowrise residential and commercial structures are replaced by larger mixed-use developments up to seven stories in height.

PUBLIC COMMENT

The public comment period ended on August 17, 2022. Comments were received through the design review process. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – DESIGN REVIEW

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

EARLY DESIGN GUIDANCE May 26, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the preferred design scheme and all requested departures.
- Appreciated the design review public outreach and communication.
- Supported the ground level treatment, trash storage/pick-up area, and corner treatment's rain garden approach.
- Did not support the upper level setback.
- Supported greater street level engagement at 12th Ave.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Felt the design looked good and would benefit the community.
- Observed that design Guideline PL3-2c suggests that larger projects should provide overhead weather protection of a minimum depth of eight feet, whereas the proposed weather protection along 12th Ave does not extend over the public sidewalk.
- Felt the intention to create a more granular retail-level street front are important to achieve the goals of the Citywide and Central Area Design Guidelines.
- Noted the eroded mass at the northeast corner offers a "front porch" and gathering place that is welcoming to the pedestrian experience.
- Commended the nuanced and small-scale approach to developing the retail space that appear to respond to Central Area Design Guideline PL3.1.
- Did not find a strong relationship between the impacts of the requested departure from the upper-level setback requirement and the proposed street-level setback proposed as mitigation.
- Opined the proposed landscape features and opportunities for pedestrian respite achieve the goals of Central Area Design Guideline CS1.
- Supported the proposed departure to de-emphasize the parking garage entrance and emphasize the pedestrian experience on E Fir St.
- Welcomed more specific information about how the applicant intends to respond to Central Area Design Guideline A.2.1.a Cultural Placemakers.

SDCI received non-design related comments concerning affordability.

The Seattle Department of Transportation offered the following comments:

- Frontages are required to have curbs, planting strip, sidewalk, and street trees.
 - 12th Ave requires a 6" curb, 5.5' planting strip with street trees, and minimum 8' sidewalk.
 - E Fir St requires a 6" curb, 5.5' planting strip with street trees, and minimum 6' sidewalk.
- Replacement curb ramps required at the project site corner of 12th Ave and E Fir St, triggering a requirement for a Street Improvement Permit (SIP) lite.

One purpose of the design review process is for the Board and 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 record number (3038915-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD GUIDANCE

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing:

- a. The Board supported Scheme 3, the “H” shape, over the other two design options due to its larger residential entry design at the corner, its ability to provide an additional massing break, and increased natural lighting for the proposed units. (DC2-A-2. Reducing Perceived Mass, CS2-C-1 Corner Sites, CS1-B Sunlight and Natural Ventilation, CS2-D Height, Bulk, and Scale).
- b. The Board expressed concern over the proportions of the massing break/slot on the south and north facades of Scheme 3, and questioned how successful they would be in bringing in natural light for the courtyard-facing residential units. The Board encouraged further exploration of ways to increase access to natural light and air at these two openings; suggestions included enlarging the massing slots or altering unit types or configuration. More concern was placed on the southern slot due to the deeply setback studio and one-bedroom units with limited glazing. (CS1-B Sunlight and Natural Ventilation, CS1-B-2 Daylight and Shading, DC3-B-1 Meeting User Needs).
- c. The Board supported the overall ground level concept, particularly from the corner of 12th Ave and Fir St down 12th Ave. However, the Board was concerned with the lack of commercial activation along 12th Ave and encouraged prioritizing activation through attractive ground level design elements. (PL3-A Entries, PL3-C Retail Edges, CS2-C-1 Corner Sites)

2. Design Concept:

- a. **Corner:** The Board supported the celebrated treatment of the corner and directed further exploration of ways to establish an appropriate sense of human scale and openness around the rain garden to vibrantly activate the streetscape, and create a welcoming and identifiable entry. The Board particularly supported the pedestrian bridge over the planters as it promotes porosity and connectivity. (PL3-A, Entries CS2-C-1 Corner Sites, DC2-1-d Relate Scale and Form to the Adjacent Public Realm).
- b. **Western Façade:** The Board supported the generous upper level setback provided along the western lot line and found the massing approach simple and appropriate in relation to the western neighbor. (DC2-A-1 Site Characteristics and Uses, DC2-C-3 Fit With Neighboring Buildings).
- c. **Glazing:** The Board discussed potential privacy impacts on the western and southern neighboring buildings and requested a window study to be included in the Recommendation Packet, as well as between internal-facing units that share light wells. (CS2-D-5 Respect for Adjacent Sites).
- d. **Overhead Protection:** The Board acknowledged public comment regarding overhead weather protection and encouraged locating overhead weather protection at

appropriate outdoor amenity areas or near uses that generate pedestrian activity such as entries and retail uses. (PL2-C-1 Locations and Coverage).

- e. In agreement with public comment, the Board was concerned over the entries and size of retail spaces along 12th Ave and requested exploration of a more granular commercial/retail experience for greater variety and activation. (PL3-C Retail Edges, DC1-A-1 Flexibility, DC2-C-1 Visual Depth and Interest)
- f. **Materiality:** The Board directed a richer material application at the base of the building to encourage pedestrian activation, lighter/more reflective materials around the light well/massing slot to enlighten the area, and higher quality material treatment at soffits and modulated areas. The Board requested that the response to this guidance be graphically represented in the Recommendation Packet. (CS1-B-2 Daylight and Shading, DC4-A Building Materials, DC2-C Secondary Architectural Features, DC4-A-1 Exterior Finish Materials).

3. Street Level Activation & Landscaping:

- a. The Board generally supported the overall landscape concept and encouraged further development of the rain garden/cascading water feature along the street frontages and entry plaza. (DC4-D Trees, Landscape, and Hardscape Materials).
- b. **Courtyard:** The Board had concerns over the narrowness of the notched courtyard areas and how its limited space might affect its usability/activation. The Board encouraged further development of the courtyard concept with greater public space activation and features that meet the needs of the users through form and function. (DC3-B Open Space Uses and Activities, DC3-C-2 Amenities/Features).
- c. **Street Activation:** The Board called for a more robust approach to activating the pedestrian realm. The Board directed exploration of different lighting, seating, and other landscaped schemes to help create a welcoming and attractive ground-level space. Proposed elements should promote visual and physical porosity throughout the ground plane. (DC2-C-1 Visual Depth and Interest, DC4-C Lighting, DC4-D-2 Hardscape Materials).
- d. **Retail Spaces:** The Board encouraged the design of highly visible retail spaces and more flexible and accommodating spaces for other business models such as start-ups and/or incubator retail spaces. The Board particularly supported the ganged retail entries as it allows for commercial flexibility. Flexibility in these spaces allow future retailers to occupy smaller, shared, or temporary stores/spaces. (PL3-C Retail Edges, DC1-A-3 Flexibility, DC2-C-1 Visual Depth and Interest).
 - i. The Board would like to see more details on how each retail space will be approached and how each entry integrates with the goal of creating an attractive and activated recessed sidewalk space. (PL3-C Retail Edges, DC1-A-3 Flexibility)
- e. **Trash Area:** The Board was supportive of the proposed trash pick-up area, but expressed concern over security and safety of the space when not in use. The Board would like to see the trash pick-up area secured and/or developed with flexibility and alternative programming to help with natural surveillance of the area. (PL2-B Safety and Security, DC1-A-1 Flexibility, DC1-C-4 Service Uses).

PUBLIC COMMENT

SDCI received the following design related comments:

- Preferred no changes be made to the proposal.
- Appreciated the outreach and engagement with the community regarding this project.

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 & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment, the Design Review Board members provided the following recommendations.

1. Massing:

- a. As a follow-up to the EDG guidance, the Board recommended approval of Scheme 3. Its “H” concept shape encourages shifts in massing and increased access to natural lighting for interior units. (DC2-A-2. Reducing Perceived Mass, CS1-B Sunlight and Natural Ventilation, CS2-D Height, Bulk, and Scale).
- b. The Board recommended approval of the massing shifts for the courtyards in order to provide 7 feet of glazing at the interior facing units. (CS1-B Sunlight and Natural Ventilation, CS1-B-2 Daylight and Shading, DC3-B-1 Meeting User Needs).
- c. The Board recommended approval of the ground level design. The updated plans further refine the Rain Garden at the corner/entry of the development and incorporates sliding windows at the commercial spaces as well as user flexibility for future retail businesses. (PL3-A Entries, PL3-C Retail Edges, CS2-C-1 Corner Sites)

2. Design Concept:

- a. **Corner:** The Board appreciated and recommended approval of the corner treatment of the block. The white stucco soffit helps diffuse natural lighting around the residential entry area, and the ensemble of architectural elements such as overhead protection, ground-level fenestration, and materials activate the streetscape. (PL3-A, Entries CS2-C-1 Corner Sites, DC2-1-d Relate Scale and Form to the Adjacent Public Realm).
- b. **Western Façade:** The Board recommended approval of the upper level setback at the western lot line. This massing approach respects the neighboring building and reduces height, bulk, and scale of the development. (CS2-D Height, Bulk, and Scale, DC2-C-3 Fit With Neighboring Buildings).

- c. **Glazing:** The Board appreciated the privacy study provided for adjacent units at the western and southern neighboring buildings. (CS2-D-5 Respect for Adjacent Sites).
- d. **Overhead Protection:** The Board recommended approval of the additional 8-foot canopy that was added to enhance the pedestrian realm and to address the public comment at EDG. (PL2-C-1 Locations and Coverage).
- e. The Board recommended approval of the retail entry approach as it provides operable windows to help facilitate take-out or retail opportunities for pedestrian oriented storefronts. (PL3-C Retail Edges, DC1-A-1 Flexibility, DC2-C-1 Visual Depth and Interest)
- f. **Materials:** The proposed materials presented on the material legend (Sheet 30), particularly the white brick which provides texture and light reflective properties at the ground level met with the Board's approval. (CS1-B-2 Daylight and Shading, DC4-A Building Materials, DC2-C Secondary Architectural Features, DC4A-1 Exterior Finish Materials).

3. Street Level Activation & Landscaping:

- a. The rain garden concept, bio-retention planters, pedestrian bridge, and cascading water features augment the landscape plan at the ground level of the development. (DC4-D Trees, Landscape, and Hardscape Materials).
- b. **Courtyard:** The Board approved the updated courtyard spaces. The Board had earlier concerns over the narrowness of the notched courtyard areas and how its limited space might affect its usability/activation. The Board encouraged further development of the courtyard concept with greater public space activation and features that meet the needs of the users through form and function. (DC3-B Open Space Uses and Activities, DC3-C-2 Amenities/Features).
- c. **Street Activation:** The Board recommended approval of the street activating elements that enhance the pedestrian realm, such as the widening of the walkway, extended canopy coverage, elimination of steps or ramps at retail entries, versatility of entries, and wood soffit at retail canopy areas. The Board recommended a preliminary condition to provide pedestrian-oriented paving/designs around the curb cut and driveway area to enhance pedestrian usage while minimizing the visual impacts of the parking entrance. (DC2-C-1 Visual Depth and Interest, DC4-C Lighting, DC4-D-2 Hardscape Materials).
- d. **Retail Spaces:** The retail space will accommodate and adapt to different styles of businesses with entries and interior spaces that can be divided or combined into larger commercial/retail areas. The Board supported this design strategy. (PL3-C Retail Edges, DC1-A-3 Flexibility, DC2-C-1 Visual Depth and Interest).
- e. **Parking Garage & Trash Area:** The Board recommended approval of the parking garage and solid-waste access area with a preliminary condition to provide art on the garage gate and above the parking entrance to further reduce its visual impact. (PL2-B Safety and Security, DC1-C-2 Visual Impacts, DC1-C-4 Service Uses).

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. The Board's recommendation will be reserved until the final Board meeting.

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

1. **Upper-Level Setback (23.47A.014.C.1):** The Code requires upper-level setbacks for street-facing facades for zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet. The applicant proposes an upper-level setback above 65 feet of 7 feet from 12th St (deficit of one foot) and one foot upper level setback from E Fir St (deficit of 7 feet).

The Board recommended approval of the departure based on the applicant's design rationale, as it presents a larger setback at the street level for an expanded public realm and contributes to the simple massing concept. (CS2-B-2 Connection to the Street, PL1-B Walkways and Connections, PL3 Street-Level Interaction, DC2 Architectural Concept)

2. **Driveway Width (23.54.030.D.1.c):** The Code requires driveways of any length that serve more than 30 parking spaces shall be at least ten feet wide for one-way traffic and at least 20-feet wide for two-way traffic. The applicant proposes the width of the two-way driveway to be 16 feet (a deficit of 4 feet).

The Board recommended approval of the departure based on the applicant's design rationale of minimizing visual impacts of parking entrances and intrusion of the hardscaped driveway at the pedestrian realm. Additionally, the Board recommended a condition to provide art on the garage gate and above the parking entrance to further reduce its visual impact. (DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

3. **Parking Aisle Width Departure (23.54.030.E.2):** The Code requires minimum aisle widths shall be provided for the largest vehicles served by the aisle (24 feet). The applicant proposes to reduce the parking aisle width to 18 feet.

The Board recommended approval of the departure based on the applicant's design rationale of minimizing vehicular oriented elements on the building design and within the public realm (DC1-B Vehicular Access and Circulation, DC1-C-2 Visual Impacts)

4. **Cut Width Departure (23.54.030.F.1.b.4):** The code states if subsection 23.54.030.D requires a driveway greater than 10 feet in width, the curb cut may be as wide as the required width of the driveway. The applicant is requesting the curb cut to be increased to 30 feet.

The Board recommended approval of the departure based on the applicant's design rationale and the support given by Seattle Department of Transportation and Seattle Public Utilities for the concept. The design combines the parking entry and solid waste access within one 30-foot-wide curb cut to help minimize pedestrian disruption (PL3-2 Streetscape Treatment, DC1-B Vehicular Access and Circulation). Additionally, the Board recommended a condition to provide pedestrian-oriented paving/designs around the curb cut and driveway area to enhance the pedestrian experience while minimizing the visual impacts of the parking entrance.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board 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.

BOARD RECOMMENDATIONS

The recommendations summarized above was based on the design review packet dated Friday, June 02, 2023 with an updated design review departure matrix dated Thursday, June 8th, 2023; and the materials shown and verbally described by the applicant at the June 8th Design Recommendation meeting. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Provide art on the garage gate and above the parking entrance to further reduce its visual impact.
2. Provide pedestrian-oriented paving/designs around the curb cut and driveway area to enhance to the pedestrian experience while minimizing the visual impacts of the parking entrance.

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR'S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describes the content of the SDCI Director's decision in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or
- b. Exceeds the authority of the Design Review Board; or
- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
- d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable design review guidelines.

At the conclusion of the Recommendation meeting held on June 8, 2023, the Board recommended approval of the project with the recommendations described in the summary of the Recommendation meeting above.

Three members of the Central Area Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the design review guidelines which are critical to the project's overall success. The Director must provide additional analysis of the

Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F.3).

The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the design review guidelines (SMC 23.41.010) and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The applicant's response to the recommended design review conditions is as follows:

1. The applicant responded to condition number 1 with an updated plan set and a design review response document on October 18, 2023. The design review response noted, "Artwork is provided above the garage gate and wrapping the NW corner of the building where it can be best integrated with the building architecture. Because the garage gate is a coiling variety and because the surface will be an open mesh to provide ventilation to below grade parking, no portion of the gate would support artwork. See the attached garage door images. The image in the attached design review pdf represents the overall size and extent of the artwork. The actual art will be in coordination with an artist." This response satisfies the recommended condition for this MUP decision. This item shall be shown on the construction plans, and the installation of this item will be confirmed by the Land Use Planner prior to the final Certificate of Occupancy for the new construction, as conditioned below.
2. The applicant responded to condition number 2 with an updated plan set and a design review response document on October 18, 2023. The design review response noted, "To minimize the visual impacts of the parking entrance and to clearly emphasize the pedestrian sidewalk, the garage and solid waste entries area raked concrete. Not only will this texture contrast with the sidewalk paving, but it will also be durable and appropriate for vehicular traffic." This response satisfies the recommended condition for this MUP decision. This item shall be shown on the construction plans, and the installation of this item will be confirmed by the Land Use Planner prior to the final Certificate of Occupancy for the new construction, as conditioned below.

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 has reviewed the decision and recommendations of the Design Review Board made by the three members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director accepts the Design Review Board's recommendation and conditions 1 and 2 shall be required.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions at the end of this decision.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. Provide the Land Use Planner with details of the proposed artwork above and around the garage gate area. **(CN, P)**

Prior to Final Inspection

2. Complete the proposed artwork above and around the garage gate area.
3. Install raked concrete at the garage and solid waste entries and ensure the texture is contrasted and differentiated with the adjacent sidewalk paving material/design.

For the Life of the Project

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

Irving Chu, Land Use Planner
Seattle Department of Construction and Inspections

Date: January 8, 2024