



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

**Record Number:** 3033413-LU  
**Applicant:** Barbara Busetti  
**Address of Proposal:** 2518 East Cherry Street

**SUMMARY OF PROPOSAL**

Land Use application to allow a 4-story, 30-unit apartment building with retail and eating and drinking establishment. No parking proposed. Existing buildings to be demolished. Administrative Design Review conducted under 3033412-EG.

The following approvals are required:

- I. Administrative Design Review with Departures (Seattle Municipal Code 23.41)**  
*Departures are listed near the end of the Design Review Analysis in this document.*
- II. Administrative Conditional Use in Neighborhood Commercial Zones (SMC Sections 23.42.042 and 23.47A.006) – to allow an eating and drinking establishment in an NC1-55' (M) zone**

**SITE AND VICINITY**

*Site Description:* The Central District site, addressed as 2514-2518 E. Cherry St, consists of two adjacent lots. The eastern most lot is occupied by a one-story, wood framed structure built in 1923 and currently used as The Tana Market, a grocery store and cafe featuring Ethiopian specialty items. The western site comprises a single-story masonry structure built in 1955 and currently used by Twilight Exit Restaurant/Lounge. Located mid-block between 25th Ave to west and 26th Ave to east, the subject property lies at the northeast corner of E. Cherry St. and a midblock alley. This alley to the west of the Twilight Exit runs in a north-south direction and intersects E. Cherry St to the south and E. Columbia St to the north. There are two existing deciduous street trees along the southern property located within the public right of way.

**Total Area** 8,000 Sq. Ft.

**Site Zone:** Neighborhood Commercial 1 -55 (M) [NC1-55 (M)]

**Zoning Pattern:** (North) Lowrise 2 (M) [LR-2 (M)]  
(South) NC 1-55 (M)  
(East) NC 1-55 (M)  
(West) NC 1-55 (M)



*Environmentally Critical Areas: None*

*Current and Surrounding Development; Neighborhood Character; Access:* Commercial uses, multi-family residences, community facilities comprise the immediate vicinity. The area's primary thoroughfare, E. Cherry Street, runs in an east and west direction and intersects with 25th Ave to west and 26th Ave to east. The Islamic School of Seattle is located northwest of the property across the alley. Townhouses line the alley and 26<sup>th</sup> Ave. to the north. Development located on the south side of E. Cherry consists of a mixture of apartment buildings, commercial one-story buildings mixed-use three-story commercial/residential buildings. Additional one- and two-story commercial buildings and lowrise residential development continues along E. Cherry St and Martin Luther King Jr. Way S. Several community and other institutional uses are located to the west and southwest: Garfield Community Center and park, Garfield High School, Medgar Evers Pool, Quincy Jones Performing Arts Center, Garfield Teen Life Center, and Nova High School.

#### PUBLIC COMMENT

The initial public comment period ended on February 2, 2021. Subsequently the application was revised to add the Administrative Conditional Use which resulted in a revised public comment period ending on 1/17/2023. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment included support for the mixed-use development, and a request to use native vegetation for landscaping. Other design related comments included the desire to see the existing buildings preserved in lieu of the construction of another luxury apartment development with expensive 1st floor retail space which small businesses are unable to afford.

The Duwamish Tribe suggested that an archaeological review should be conducted as the site has a moderate probability of having unknown archaeological deposits. Comments from Washington State Dept. of Ecology included concerns about the proposal site being located next to a property listed on the Model Toxics Control Act (MTCA) Confirmed and Suspected Contaminated Sites List which should be reviewed carefully during the review and development phase. Comments were also received that are beyond the scope of this review and analysis per SMC 23.42, 23.45, and 25.05.

#### **I. ANALYSIS – DESIGN REVIEW**

The design review booklets are available to view in the file, by contacting the Public Resource Center at SDCl:

**Mailing Address:** **Public Resource Center**  
700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

**ADMINISTRATIVE EARLY DESIGN GUIDANCE OCTOBER 29, 2020**

**PUBLIC COMMENT**

There were no design related written public comments submitted to SDCI during the EDG phase of the review.

Non design related comments pertained to the lack of parking of which the commentor did not support.

SDOT provided the following comments.

- The project at 2518 E Cherry St is in the 23rd and Union-Jackson Residential Urban Village. Developments in this area are required to provide a 6' sidewalk inside a 5.5' planting strip or tree pits with street trees inside a 6" curb.
- There is an existing bicycle lane on E Union St with plans to upgrade this lane to a protected bicycle lane which may remove some or all parking/loading fronting the project site on E Union St. The bike lane project may be under construction in late 2019. Because of the bicycle lane and existing frequent transit on E Union St, SDOT supports developments that encourage use of walking, biking, and transit.
- SDOT supports the design for trash storage and staging to be accessed via the midblock alley, as required by SMC. SDOT strongly encourages solid waste staging to be located on private property to ensure a clear alley on collection day.

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. Concerns with off-street parking impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number 3039140-EG: <http://web6.seattle.gov/dpd/edms/>

## **PRIORITIES & RECOMMENDATIONS**

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

### **1. Massing:**

- a. Staff supports continued exploration of the preferred option, Scheme 3 b, which features Commercial development along E. Cherry, residential access off the midblock alley and Live/Work along the northern building face. Staff supports the design of the residential access to be more private but pulled away from lot line and the adjacent single-family zone to the north, to specifically provide a greater separation from the adjacent residences. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)**
- b. Staff request elevation and section drawings that better demonstrate the relationship of the live/work spaces to the adjacent residences to the north. **(CS2-1, CS2-D, DC2-A-1, DC2-A-2, DC2-D, DC2-E)**

### **2. Architectural Concept:**

- a. Staff supports the overall architectural concept which emphasizes strong rectilinear forms and secondary architectural elements designed to reduce the perceived mass of the building. **(DC2-A-02, DC2-B-1, DC2-C-1)**
- b. Staff supports the concept of using finer grained materials and detailing at ground level along the northern property line, designed to respect the zone transition and provide additional setback space between buildings. **(CS1.B.1, CS2.1 CADG, PL3.1 FRONTAGES (CADG))**
- c. Staff supports the concept behind the use of horizontal datums between the ground level commercial and upper level residential to create variety and transparency. **(DC2-A-2, DC2-B-1, DC2-C-1)**
- d. Staff is concerned with the blank wall appearance and lack of articulation along the west facing building façade along the alley. **(PL4-C-1, DC1-C-2, DC2-B-2, DC2-C-1)**
- e. Staff recommends that the design team further explore the use of secondary architectural features that add depth and visual interest and reduce perceived mass. The applicant team should investigate the use of decks, recessed balconies, and canopies, as depicted in the precedent images in the EDG packet. **(DC2-A-2, DC2-C)**

### **3. Streetscape and Entries:**

- a. Staff generally supports the location of the residential entry along alley set at the same elevation as exterior grade, allowing for easy access to the bike storage as well as the primary commercial entry located at sidewalk grade along E. Cherry. **(PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)**
- b. The residential entry shall be redesigned to create a better entry transitions and vestibule to allow users protection from the elements and reduce potential conflict with motorized and non-motorized traffic. **(PL2-C, PL3-C, PL1-3-a, PL3 CADG)**
- c. Additional information is needed on how the residential entry will be designed to create an architectural statement and visual cue that announces its location. **(PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL4-A, DC4-C)**
- d. Both residential and commercial entries shall be designed to have a strong connection to the street and an emphasis on creating opportunities for interaction with the public realm. **(PL1-B-3, PL2-A-1, PL2-D, PL1-3-a)**

### **4. Pedestrian Circulation:**

- a. Signage will be critical for wayfinding purposes especially as it relates to the residential entry, the live/work spaces and service deliveries. Signage should add interest to the streetscape, relate to the design concept, and convey pedestrian access into the site. The applicant team should provide a conceptual signage plan for the next stage of the review. **(PL2-D, DC4-B, DC4-D)**

### **5. Amenity Space:**

- a. Staff supports the landscaped and private amenity along the northern property line designed to take advantage of the setback. Staff is concerned that access to the 10-foot-deep, 31-foot-wide landscaped space by tenants could cause an impact to the adjacent residence and request that this area be designed for passive viewing and not active use by building tenants. **(CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)**
- b. Staff supports the centralized landscaped amenity space and requests additional design details on how the space will be appointed. **(CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)**

**6. Materials:**

- a. Materials, window sizes and depths, and façade treatments will be critical to the success of the final preferred massing option. Further explore different textures and materials designed to extend along all building façade to create visual interest and continuity for the entire project. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)**

**7. Trash:**

- a. The design team shall provide the further details on the methodology and location for trash staging on pick up days. **(DC2-B-1, DC1-C-4)**

**ADMINISTRATIVE RECOMMENDATION March 28, 2023**

**PUBLIC COMMENT**

SDCI received the following written comments after the completion of the Early Design Guidance phase.

- Supports the project and design.
- Recommends the use of native vegetation for proposed landscaping.
- Suggests that the project's scale seems out of proportion to the surrounding area.
- Concerned about losing the communal space for adults and families and outdoor seating and would like to see more outdoor space for commercial use in the proposed design.
- Supports the design of the outdoor food, beverage, and seating area.

SDCI received non-design related comments which related primarily to parking, ground water contamination, worker health and safety, potential for archeological artifacts, loss of existing businesses, gentrification, and the need for an event space. 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 record number: <http://web6.seattle.gov/dpd/edms/>.

**SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS**

SDCI visited the site and considered the analysis of the site and context by the proponents. SDCI design recommendations are summarized below.

**1. Massing:**

- a. Staff recommends approval of the design which now focuses on the development of three ground floor commercial spaces and an outdoor courtyard on the north side of building easily accessed from the improved alley. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)**
- b. Staff recommends approval of the massing, which pulls the building away from the northern lot line away from the adjacent lowrise residential zone, allowing for greater separation

from the adjacent residences and introduction of a courtyard. This aspect of the design responds to public comment. (CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)

- c. Staff recommends approval of the upper-level residential units designed around a central open-air courtyard at level 2. (CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)
- d. Staff supports the removal of the three live-work units shown at EDG and recommends approval of the third commercial retail space designed to replace them. CS2-1, CS2-D, DC2-A-1, DC2-A-2, DC2-D, DC2-E

2. Architectural Concept:

- a. Staff recommends approval of the overall architectural concept which centers around three ground floor commercial spaces, a strong corner presence along Cherry Street and the alley, generous ground level glazing on both the west and south facing elevations, and residential units situated around a central courtyard at level two. (DC2-A-02, DC2-B-1, DC2-C-1)
- b. Staff recommends approval of the concept of using ground level commercial spaces for encouraging human interaction and enhancing the existing character of the neighborhood. Staff also recommends approval of the building design that includes pulling the building away from the northern property line to create a public amenity and neighborhood gathering space. (CS1.B.1, CS2.1 CADG, PL3.1)
- c. Staff recommends approval of the large, landscaped amenity area that occupies the horizontal surface created by the upper-level setback, designed soften the building the edges and provide visual interest for residents and public realm at the alley below. (CS1.B.1, CS2.1 CADG, PL3.1)

3. Streetscape and Entries:

- a. Staff recommends approval of the reconfigured residential entry, vestibule and lobby and the secondary north corridor entry/egress designed to accommodate bicycle access into the building from the improved alley. (PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)
- b. Staff recommends approval of the recessed residential entries which allow the doors to swing outward without encroaching into the alley. (PL2-C, PL3-C, PL1-3-a, PL3 CADG)
- c. Staff recommends approval of how both residential and commercial entries, including the west facing space identified as 'Commercial Tenant C' and courtyard space supported by public comment, have been designed to have a strong connection to the street and opportunities for interaction with the public realm using overhead weather protection, storefront glazing, and signage. (PL1-B-3, PL2-A-1, PL2-D, PL1-3-a)

4. Pedestrian Circulation:

- a. Staff recommends approval of the conceptual signage program which is critical for wayfinding purposes especially as it relates to the residential entry and the alley facing commercial space. Staff appreciates how signage appears to add interest to the streetscape and relates to the overall design concept and neighborhood character. (PL2-D, DC4-B, DC4-D)

5. Amenity Space:

- a. Staff appreciates and recommends approval of how the upper-level setback along the building's northern property line and adjacent to the lowrise residential zone allows for space for private decks/amenity space and a bio-retention planter which helps to create a privacy buffer. (CS2-D-5, PL1-B-3, PL2-D, PL3-A-4, DC3-C-2)

- b. Staff recommends approval of the open-air central courtyard and landscaping, surrounded by residential units accessed from level 2. (CS2-D-5, PL1-B-3, PL3-A-4, DC3-C-2, DC4-C)

6. Materials:

- a. Staff appreciates the fine-grained architectural details presented in the revised recommendation packet and recommends approval of the added metal canopies, metal flashing, black framed windows (at the residences), the storefront glass and wood framing, vertical 'wood look' siding, horizontal 'wood look' siding, selective use of the neutral color fiber cement, metal rail detail and the use of spandrel panels. (PL4-C-1, DC1-C-2, DC2-B-2, DC2-C-1)
- b. Staff approves of the materials shown in the Recommendation packet but notes that a materials and colors board was not included in the packet. As a condition of approval, the applicant shall submit a final material and color sample board for final review and approval by staff. (CS3, DC4-A1, DC4-A2)
- c. The recommendation packet notes a mural is proposed for the west façade, but the design of this mural has not yet been shown. Staff recommends a condition to develop an art program for the west elevation of the building that emphasizes the history and heritage of the neighborhood. This mural or art will be subject to final review and approval by staff. (PL1-2, CS2-A-1, DC4-C-1, DC4-1-a)

7. Trash:

- a. Staff recommends approval of the reconfigured solid waste room which has direct access from the improved alley. (DC2-B-1, DC1-C-4)

**DEVELOPMENT STANDARD DEPARTURES**

SDCI's preliminary recommendation on the requested departures is 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.

At the time of the RECOMMENDATION review, the following departures were requested:

1. **Setback Requirement (SMC 23.47A.014. B.3.a)** The Code requires that an upper-level setback along any rear or side lot line abutting a lot in a single-family zone, is as follows: 15 feet for portions of structures above 13 feet in height, to a maximum of 40 feet.

The applicant is requesting a 10-foot setback for the first 20'8" of building height, adjacent to the north property line. The departure would allow for the provision of an accessible outdoor area and increased sunlight for the commercial space. This outdoor space is created by holding a portion of the North façade 10'-0" back from the north property line for a length of 47'-4" which provides relief to the adjacent residential lots.

The applicant's rationale is based on the fact that the 7'-8" difference in elevation between the code-required 13'-0" height and the proposed 20'-8" height accommodates the stormwater bio cell depth that can support small trees and taller landscaping, while still maintaining the 13'-0". The taller landscaping options provide visual interest and greater privacy screening between the adjacent residential zone and the north-facing residential units on the 2nd story.

Additionally, the proposed height for the upper-level setback, at approximately 20'-8" above finish grade, and approximately 18'-1" above average grade, is more similar in height to the existing neighboring structures than the required 13'-0" height, thus taking its (design) queues from the surrounding neighborhood character.

Staff agrees with the argument that granting the departure would result a more effective stormwater bio cell depth and effective landscape screening, in addition to providing private amenity space at level 2 and access to an amenity area at the ground level, resulting in better access to light and air for the adjacent commercial space.

Staff recommends approval of the departure request as the resultant design better meets the intent of design guidelines. D-5 Respect for Adjacent Sites. CS2.1. Zone Transitions (CADG), CS3.1 Neighborhood Context (CADG).

**2. Setback requirements-upper-level setback (SMC 23.47A.014.B.3.b – SMC Version 02/04/2019)**

The Code requirement is as follows: for each portion of a structure above 65 feet in height, additional setback at the rate of 2 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.

The applicant is requesting to eliminate the required setback above 40'-0". The request to depart from the additional 2'-0" setback above 40'-0" is proposed to provide relief at the ground level instead of at the parapet. The applicant states that the 2'-0" additional setback does little to mitigate the impact on the neighboring properties to the north in this case, so they would rather focus relief on the pedestrian experience closer to the ground. The applicant's justification states that the proposed design holds a portion of the North façade 10' back from the north property line for a length of 47'-4" adjacent to northern property line and perpendicular to the alley, creating a 478SF outdoor area that is approximately in the same location as the current outdoor commercial seating area. Public comments specifically asked for this area to be included in the proposed design. (Staff Note: the current outdoor space is an existing non-conforming space. The proposal to include this space in the new proposed development requires approval through the Administrative Conditional Use review process, a separate process from design review.)

As seen in the section diagram of the Recommendation packet, the non-conforming area occurs 5'-1" above the finish floor of Level 4 and mostly affects the parapet of the building. Eroding such a small portion at the top of the building would do little to mitigate the overall impact of the building mass on adjacent properties, while the positive impact of maintaining a cohesive and elegant rectilinear massing is quite substantial according to the applicant.

Staff is of the opinion that granting a departure to eliminate the additional 2'-0" setback above 40'-0" together with the increased setback at ground level results in more light, reduced impacts of shade and shadow on the outdoor space to the north and enhances the pedestrian experience at the alley. Staff notes this aspect of the design was supported by the community via public comments.

Staff recommends approval of the departure request as the resultant design better meets the intent of design guidelines. CS2-D-5 Respect for Adjacent Sites. CS2.1. Zone Transitions (CADG), CS3.1 Neighborhood Context (CADG).



## 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-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.

#### **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.

### **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-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.** a. Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

## **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-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 Neighborhood Context**

**PL1-1-b.** 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 (see Cultural Placemaker map on page 17 for node locations).

#### **PL1-2 Connection Back to the Community**

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

**PL1-2-c.** 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.

### **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 the 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:**

**PL3-2 Streetscape Treatment**

**PL1-3-a.** 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.

**PL1-3-h.** 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).

**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.

**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-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 Common Open Spaces**

**DC2-1-e** 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 how each façade may respond to climate conditions such as solar shading and prevailing winds.

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

***Central Area Supplemental Guidance:***

**DC3-1 Common Open Spaces**

**DC3-1-a** 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-c.** 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.

**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:**

#### **DC4-2 Screening**

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

**DC4-1-b.** 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-b.** Encourage variation in building materials and employ high quality materials.

#### **DC4-3 Building Details and Elements**

**DC4-3-a.** Provide operable windows in a way that promotes natural ventilation.

**DC4-3-b.** 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.** Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.

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

### **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.

After the Design Review Recommendation report was published, it was determined that a third departure request was warranted. The following describes the request and the department's analysis.

3. **Outdoor Activities - Food or Beverages (23.47A.011.E.1)** The Code requires that outdoor activities (*Including Outdoor sales and/or service of food or beverages*) shall be located at least 50 feet from a lot in a residential zone, unless the elevation of the lot with the activity is at least 15 feet above the grade of the lot in the residential zone at the common lot line.

The applicant requests no setback for the outdoor activity area from the lot line of the adjacent residential zone to the north of the project's site. It replicates existing setback conditions of the eating and drinking establishment's outdoor seating area. The outdoor seating area is immediately adjacent to the two-unit townhouse structure located at 711A and 711B 26<sup>th</sup> Ave. built in 2006. The Twilight Exit building and outdoor area has been in use as a jazz club and tavern since at least the 1980s. The proposed area for outdoor seating will be smaller in size (475 s.f.) than the existing space (1,350 s.f.).

The new smaller outdoor seating area will be designed to accommodate a new 6-ft tall fence with an 8-ft tall landscaped vertical green screen/ landscape buffer running the full length of the northern property line designed to reduce light trespass, and visual and noise impacts to the adjacent residential units.

Staff recommends granting the departure. PL3-C-3. Ancillary Activities, CS2-A-1. Sense Of Place, CS2-A-2. Architectural Presence, CS3: Architectural Context & Character, CS3: Architectural Context & Character

SDCI staff identified elements of the design review recommendations 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.

1. Submit a final materials and color sample board for final review and approval by staff. (CS3, DC4-A1, DC4-A2)
2. Develop an art program for the west elevation of the building that emphasizes the history and heritage of the neighborhood, subject to final review and approval by staff. (PL1-2, CS2-A-1, DC4-C-1, DC4-1-a)

SDCI staff worked with the applicant to update the submitted plans to include the Staff recommendations. The applicant responded with an updated MUP plan set uploaded to the portal April 26, 2024, noting the updates are consistent with the recommendation packet and conditions of approval provided by Staff. The updates consist of the following items that were added to the MUP set.

1. Submit a final materials and color sample board for final review and approval by staff. (CS3, DC4-A1, DC4-A2)

RESPONSE: the design team provided generalized description of the colors and materials in the revised plan set MUP pages A902, A911, A912 uploaded to the system April 26, 2024, describing that the exterior facades on the south, west & north, will all have similar building material, with a siding and windows systems wrapping three sides of the building. The east elevation is also designed with siding at upper-level residential floors of dark-stained or dark-painted vertical siding. The siding at the ground-floor commercial and spaces are to be light in color, in contrast to the darker siding above. The applicant team shall provide further photographic evidence/facsimile and description of final materials and color samples for review and approval by planning staff as final condition of approval.

2. Develop an art program for the west elevation of the building that emphasizes the history and heritage of the neighborhood, subject to final review and approval by staff. (PL1-2, CS2-A-1, DC4-C-1, DC4-1-a)

RESPONSE: The design team has refined the design concept in the spirit of the existing building's mural which celebrates the neighborhood's rich history & activates the alley. The proposed west facade provides an opportunity to weave the new mural as an important neighborhood building identifier. The character and boundaries of the mural 'canvas' will be developed in collaboration with local artists at two potential locations as shown in the revised MUP plan set page A901 uploaded to the system April 26, 2024. The applicant team shall provide written commitment such as a scope of works and additional information on design approach and application of the mural artwork that emphasizes the neighborhood history when applied to the building.

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

#### 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 – ADMINISTRATIVE CONDITIONAL USE**

### SMC 23.42.042 Conditional Uses

In authorizing a conditional use, the Director or City Council may impose conditions to mitigate adverse impacts on the public interest and other properties in the zone or vicinity.

The Director may deny or recommend denial of a conditional use if the Director determines that adverse impacts cannot be mitigated satisfactorily, or that the proposed use is materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

### SMC 23.47A.006.A.1 ADMINISTRATIVE CONDITIONAL USE IN NEIGHBORHOOD COMMERCIAL 1 ZONES

- A. Drinking establishments in NC1 and NC2 zones may be permitted as a conditional use subject to the following:

1. The size of the drinking establishment, design of the structure, signing and illumination must be compatible with the character of the commercial area and other structures in the vicinity, particularly in areas where a distinct and definite pattern or style has been established.

Although the proposed mixed-use building is larger than the existing structure to be demolished, the proposed drinking establishment is smaller than the existing tavern. The existing building, which is solely occupied by the Twilight Exit tavern, is 2,621 square feet (SF) with an outdoor seating area of 1,350 SF. The proposed development plan will have a slightly smaller commercial space of 2,506 SF and a significantly smaller outdoor seating space of 475 SF.

In terms of signage and illumination, the development proposal will rely on outdoor lighting that is compatible with the immediate neighborhood. Notably the lighting targeted for the outdoor seating area to the north will be composed of strands of diffused festival or catenary lights controlled by dimmer switch, designed not to impact adjacent neighbors. Additionally, a 6-ft tall fence with an 8-ft tall landscaped vertical green screen/ landscape buffer running the full length of the northern property line aiding in reducing any light trespass onto neighboring properties at ground level. The landscape buffer will not only aid in creating a sound buffer but also a visual buffer between the adjacent residences and the drinking establishment's outdoor seating area.

Finally, the proposed signage to be located on the west side of the building is intended to be subtle and integrated into the architecture design of the building at the ground-floor level. The signage is intended as a wayfinding element that adds to the character of the building and function explicitly as signage.

2. The location, access and design of parking must be compatible with adjacent residential zones.

This proposal does not provide off-street motor vehicular parking, as is allowed by the project site's location within a Residential Urban Village designation served by 'Frequent Transit Service'. The project does provide 32 long-term on-site parking bicycle parking spaces and 8 short-term parking spaces for visitors. The existing drinking establishment also does not provide any on-site motor vehicle parking which is consistent with the proposed development.

3. Special consideration will be given to the location and design of the doors and windows of drinking establishments to help ensure that noise standards will not be exceeded. The Director may require additional setbacks and/or restrict openings where the drinking establishment is located on a lot that abuts or is across from a residential zone.

Per the code, no entrances, windows or openings are proposed within five feet of an abutting residential lot. This proposal provides a ten foot setback from the northern property line, away from the adjacent residential. The proposal also provides a 6-ft tall fence with an 8-ft tall landscaped vertical green screen/ landscape buffer running the full length of the northern property line designed to reduce noise impacts.

4. Drinking establishments must not generate traffic that creates traffic congestion or further worsens spillover parking on residential streets.

While the proposed building development is new, the drinking establishment use is not as the property has a history of uses including jazz club and tavern over past 18 years. The current drinking establishment has no on-site vehicular parking, the same condition as the proposed new development and its smaller drinking establishment. Further it is anticipated that a substantial portion of the expected patrons will be building residents and those arriving via public transit and foot. With the smaller floor area, the new tavern is not expected to have a long-term negative impact on existing traffic patterns.

#### **DECISION – ADMINISTRATIVE CONDITIONAL USE**

This administrative conditional use application is APPROVED.

#### **CONDITIONS – DESIGN REVIEW**

##### **Prior to MUP Permit Issuance**

1. Per condition of Design Review approval, the applicant team shall provide photographic evidence and description of a final materials and color sample board for final review and approval by staff.

##### **Prior to Construction Permit Issuance**

2. Per conditions of Design Review approval, a detailed design strategy that incorporates the use of a building murals created by an artist shall be reviewed to ensure its neighborhood relevance and proper placement on the project site by the Land Use Planner (David Landry, [david.landry@seattle.gov](mailto:david.landry@seattle.gov)) or a Seattle DCI assigned Land Use Planner.

Prior to Certificate of Occupancy

3. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (David Landry, [david.landry@seattle.gov](mailto:david.landry@seattle.gov)) or a Seattle DCI assigned Land Use Planner.

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 (David Landry, [david.landry@seattle.gov](mailto:david.landry@seattle.gov)) or a Seattle DCI assigned Land Use Planner.

**CONDITIONS – ADMINISTRATIVE CONDITIONAL USE**

None

David Landry, Sr., Land Use Planner  
Seattle Department of Construction and Inspections

Date: September 26, 2024

3033413-LU Decision ACU-ADR