Seattle Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE CENTRAL AREA DESIGN REVIEW BOARD

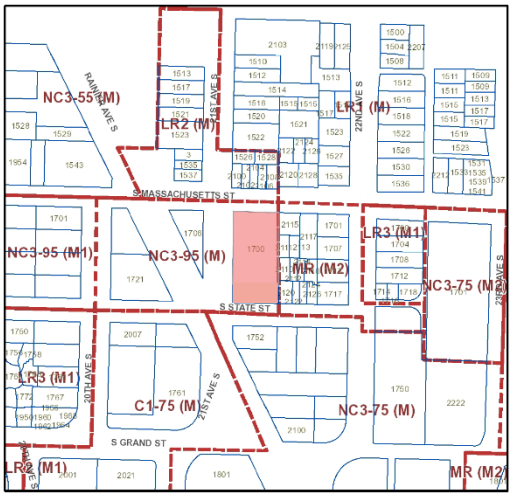
Record Number:	3035541-EG
Address:	1700 21st Avenue South
Applicant:	Kevin Tabari, PUBLIC47 Architects
Date of Meeting:	Thursday, March 05, 2020
Board Members Present:	Jeffrey Floor (Chair) Kenny Pleasant Lauren Powers (substitute) May So (substitute)
Board Members Absent:	Dennis Comer Azzurra Cox Sharon Khosla
SDCI Staff Present:	Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3-95 (M) [NC3-95 (M)]

Nearby Zones: (North) Lowrise 2 (M) [LR2 (M)]
(South) Neighborhood Commercial 3-75 (M) [NC3-75 (M)]
(East) Midrise (M2) [MR (M2)]
(West) NC3-95 (M)

Lot Area: 20,000 square feet (sq. ft.)



Current Development:
The subject site is comprised of two existing tax parcels currently developed with two low-scaled commercial structures separated by a surface parking area.

Surrounding Development and Neighborhood Character:
The existing development surrounding the subject site are townhomes and single family residences to the east, a restaurant across 21st Avenue South to the west, townhomes across South Massachusetts Street to the north, and an auto repair shop across South State Street to the south.

The subject site is located in the Mount Baker Hub Urban Village and is bordered by South Massachusetts Street to the north, 21st Avenue South to the west, and South State Street to the south. One block west of the project site, Rainier Avenue South runs northwest to southeast, bisecting the neighborhood. The I-90 corridor is located one block to the north. Industrial, warehouse, and commercial uses flank both sides of Rainier Avenue South. Moving one to two blocks east and west away from Rainier Avenue South, uses shift to multifamily residential, mixed-use residential, and single-family residential. The neighborhood is transitioning, as existing low-scaled commercial structures are being replaced with multi-story mixed-use structures along Rainier Avenue South and residential townhouse developments between the industrial and residential uses. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1801 Rainier Ave South, 2104 South Plum Street, the Grand Street Commons and the future Judkins Park Link light rail station. Several City Parks (Colman Playground, Seattle's Children Garden, Jimi Hendrix Park, Atlantic Street Park), institutions (Northwest African American Museum) and a viewpoint (Benvenuto Viewpoint) exist one-to-two blocks east, south and north of the subject site.

Access:
Vehicular access is to the subject property is possible from South Massachusetts Street, 21st Avenue South and South State Street.

Environmentally Critical Areas:
The southwest corner of the subject site is identified as Environmentally Critical Area (ECA) – Liquefaction Prone. The site slopes downward east to west approximately 8'.

PROJECT DESCRIPTION

The proposed project is for the design and construction of an eight-story with basement mixed-use structure comprised of residential uses (160 units) and ground-level non-residential (four live-work units) and commercial uses (3,302 sq. ft. of retail). Below-grade parking for approximately 65 vehicles is proposed. The existing structures are proposed to be removed.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

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

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE March 5, 2020

PUBLIC COMMENT

No public comments were offered at this meeting and SDCI staff did not receive any design related comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

- Supported project design elements that encourage walk, bike, and transit trips.
- Supported the code-compliant design that consolidates vehicle access to a single driveway on South State Street.
- Noted that while curb parking is currently allowed on South State Street, some of this parking may need to be removed or restricted to facilitate truck movement for solid waste collection.
- Recommended that code-required street trees be located in a 5.5' landscape area at the curb with a 6' sidewalk on private property above 8' subject to building overhang requirements.
- Additional SDOT comments pertaining to each right-of-way abutting the project site are explained in the SDOT memo in the project's electronic file.

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: 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, the Design Review Board members provided the following siting and design guidance.

1. **Massing, Architectural Context and Character:** The design of the new mixed use commercial and residential development should complement the existing and anticipated architectural context, contribute to the architectural character of the neighborhood, provide an appropriate transition to the surrounding zoning and be respectful of surrounding and adjacent sites. (CS2.D, CS3.A, CS3.B, CS.B.A.1.1 CENTRAL AREA)
    a. The Board reviewed three presented design schemes ("Alternative 1", "Alternative 2" and "Alternative 3") at the EDG meeting. The Board initially commented on the negligible/subtle distinctions amongst the three design schemes and discussed if more documentation of design exploration from the applicant was necessary for the Board to offer design guidance. Ultimately, the Board voiced support for a modified version of design scheme Alternative 3 ("Preferred") to move forward to Master Use Permit (MUP) submittal with the following guidance:
        i. In general, the Board agreed that the design team did a good job of adjusting the Alternative 3 design to the different site conditions on the three street edges and responding it to both the ground-level and upper-levels as well. The Board also understood the applicant's intent of designing a massing form to a building height below the maximum height allowed in the zone. However, the Board felt that further refinement to the design massing was necessary to better address the transition to the midrise-zoned lower-scaled residential properties east of the project site. The Board observed that the upper-level setback to the east that was presented for Alternative 2 effectively responded to the zone transition condition and addressed the height, bulk and scale. Thus, the Board recommended that the Alternative 3 scheme be modified to include an upper-level setback on the east side similar to the upper-level setback shown for design Alternative 2. (CS2.D, CS2 CENTRAL AREA)
        ii. The Board strongly appreciated the proportion and articulation of the two-story elevated base as provided in the Alternative 3 massing. (CS2.D, CS2 CENTRAL AREA, CS3 CENTRAL AREA)
        iii. The Board did not support the manner in which the graphics and rationale for the code departure requests related to height, bulk and scale were illustrated in the EDG design packet and presented at the EDG meeting. Departures should include detailed graphics and be rationalized in terms of what benefit the proposed design will contribute to the urban context-not "something in exchange for something else." Any departure rationale will need to demonstrate how the design with departure better meets the intent of specific design guidelines. (CS2.D, CS2 CENTRAL AREA, DC2.1 CENTRAL AREA, See Departure #s 1-2)
        iv. The Board observed that the massing modulation of the street-facing facades for Alternative 3 is nominal. In viewing graphics showing further development of the preferred scheme (pg. 37), the Board voiced appreciation for the indication of openings and glazing that would be less regularized with regularized balconies behind them. The Board requested that the applicant explore additional design methods that would further assist to break down the

scale and layers of the facades. (CS2.1 CENTRAL AREA, DC2.A, DC2.B, DC2.C, DC2 CENTRAL AREA)

b. The Board understood that the project site is located in the Influence Area per the Central Area Design Guidelines (pg.17) and discussed the applicant's preliminary design responses to the Central Area Neighborhood Supplemental Guidance Character Areas pertaining to History and Heritage. The Board supported the applicant's design intent to incorporate interpretive storytelling opportunities through the inclusion of a dedicated area with messaging, landscaping, seating, hardscape (memory walk) to honor the history of the Atlantic Neighborhood (pg. 24). The Board was satisfied with the location of the memory walk but was concerned that due to the site's flat topography in proximity to the sloped sidewalk within South Massachusetts Street, visibility and access from public areas to this feature would be minimal, too recessed and uninviting. The Board directed the applicant to enhance the memory walk concept in a manner that the historical and cultural aspect of the design is more inviting, engaging, visible from the public realm and providing a strong contribution to the overall urban context and neighborhood. (CS.B.A.1.1 CENTRAL AREA)

c. In terms of materiality, the Board stated an expectation that the next design iteration evolve with appropriate high-quality materials/elements/finishes that are equivalent to the level of materiality as demonstrated in the precedent images provided by both the design team and developer in the design packet (pgs. 36, 42-43). (DC4.A, DC4.2 CENTRAL AREA, DC4.3 CENTRAL AREA)

2. 21st Avenue South Frontage/Streetscape, Ground-Level Uses and Amenity Areas:

a. In general, the Board supported the interior arrangement of the ground-floor uses illustrated for Alternative 3. The Board stated that the placement of the commercial space on the southwest corner of the building best responded to the current and future neighborhood context. The Board supported the residential lobby location at the building's northwest corner with entries facing both 21st Avenue South and South Massachusetts Street, emphasizing that the lobby should be developed in a manner that activates that corner. (PL3.A, PL3.B, PL3.C, DC1.A)

b. The Board's comments concerning the streetscape and the commercial frontage along 21st Avenue South were very positive. The Board liked how setting the commercial frontage back from the street edge widened the public realm and created opportunity for ancillary activities (seating, retail vending, restaurant dining, etc.). (PL1.B, PL1.C, PL2.C, PL3 CENTRAL AREA)

c. The Board observed that the live-work units were proud of the ground-related frontage abutting 21st Avenue South and appreciated the expression of bringing the form, the bigger volume down to the street directly. The Board questioned if the live-work use typology was appropriate for this building volume due to its proximity to the sidewalk edge with no sense of buffer/defensible space. Upon further review of the applicant's preliminary graphic (pg. 37) and hearing commentary from the applicant/developer, the Board supported the applicant's/developer's commitment of designing and operating the live-work units in a manner that will emphasize commercial use ("work") at the ground-levels with residential ("live") at the upper-levels. The Board stated that the live-work units should be detailed to support

commercial use (high-level double height glazing, etc.) and complement the other commercial spaces on the project site. The Board requested the applicant provide precedents/examples of live-work units with identification of key design traits that make them successful or unsuccessful; and demonstrate how the proposed live-work units are responding to that condition. (PL3.C, PL3 CENTRAL AREA, DC2.A)

d. The Board's questions and discussion pertaining to amenity areas focused on the location of amenity spaces (ground-level, upper-levels, exterior, interior), the purpose of amenity areas (community room, private decks, fitness, common spaces), and its users (public, residents, etc.). This information and other details (lighting, landscaping, hardscape, etc.) regarding proposed amenity spaces should be clarified and documented in the next design iteration. (PL1 CENTRAL AREA, DC3.B, DC3 CENTRAL AREA)

3. Vehicular Access and Parking:

a. The Board observed that the below-grade floor plans for each design option weren't shown in the EDG design packet. The Board emphasized the importance of this information and requested that the below-grade floor plans be documented in the Recommendation design packet for Board discussion and consideration of design implications associated with vehicle parking/circulation, and service uses. (DC1.C, See Departure #s 3, 4 and 5)

b. Due to the missing below-grade floor layout drawings, the Board expressed difficulty in understanding proposed parking area operations, internal vehicular circulation/access in the parking areas and struggled to provide substantive feedback regarding the code departure requests for driveway width, curb cut width and sight triangles. The Board felt that vehicular circulation should be accommodated onsite. The Board directed the applicant to provide, in addition to below-grade floor plans, studies illustrating the exploration of a design inclusive of internal vehicular ramping versus a design without internal vehicular ramping. This should be studied and presented to Board at the Recommendation meeting. (DC1.B, DC1.C, See Departure #s 3, 4 and 5)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be 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 departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the following departures were requested:

1. **Setback Abutting a Residential Zone (SMC 23.47A.014.B.1):** The Code requires a setback where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone or a lot that is zoned both commercial and residential if the commercially-zoned portion of the abutting lot is less than 50% of the width or depth of the lot. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line

and side lot line 15' from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot. The applicant proposes portions of the building mass equating to 1,924 cubic feet be allowed to encroach within the triangular southeast and northeast corner locations of the site. The applicant's rationale is that strict compliance with this code requirement would result in a building form with awkward mass erosions.

The Board indicated that they would be inclined to support this departure provided that the resultant design demonstrates continuity of the massing form with minimal impact to the low-scaled residential properties east of the project site. The Board stated that enhanced graphics inclusive of measurements documenting the extent of the building encroachment into the required setback areas, documentation of preferred versus allowable square footage, and a well-articulated design rationale showing how the design better meets the intent of the design guidelines should be provided at the Recommendation meeting to assist the Board in evaluating how the proposed departure may or may not achieve a better design than without the departure. (CS2.D, CS2 CENTRAL AREA, DC2.A, DC2.1 CENTRAL AREA)

2. **Upper-Level Setbacks for Street Facing Facades (SMC 23.47A.014.C.2):** The Code requires for zones with a height limit of 85' or 95', portions of a structures above 75' must be set back from the front lot line by an average depth of 8'. The applicant proposes to allow full height of building to be built to the property line encroaching in the upper-level setback abutting 21st Avenue South and South State Street, in exchange for additional setback at street level and along the east property line. The applicant explained that placing additional setback area at the lower levels instead of the code-required upper-levels is more beneficial to the public realm and creates a massing that is more expressive of the programmatic and structural shifts occurring between the first two levels and the upper levels.

   The Board reviewed the departure request graphic and discussed this departure request at length. In viewing the departure diagram (pg. 40), the Board questioned the ramifications of supporting this departure, voicing concern that it could set precedence for neighboring future development comprised of street walls of similar massing/height which is not encouraged in terms of experience on the surrounding streets. The Board found the Alternative 3 building section diagram in the design packet (pg. 32) more compelling which illustrated a proposed massing form not built to the maximum 95' height limit and minimal encroachment into the required upper-level setback. Based on this information, the Board indicated that they would be inclined to support this departure provided that it will result in a design with more cohesive massing. The Board communicated that the future design should demonstrate the continuity and the proportion that is appropriate to the applicable streets over the more elevated base at the street edges. The Board requested that more graphics (dimensioned three-dimensional images, elevations, and sectional diagrams that illustrate the design with and

without the code departure) documenting the extent of this departure and design guideline-based rationale shall be provided at the next meeting to assist the Board in evaluating how the proposed departure may or may not achieve a design that better meets the intent of Design Guidelines, compared to a code-compliant design. (CS2.D, CS2 CENTRAL AREA, DC2.A, DC2.1 CENTRAL AREA)

3. **Driveway Width (SMC 23.54.030.D.1.c):** The Code requires driveway widths of any length that serve more than 30 parking spaces shall be at least 10' wide for one way traffic and at least 20' wide for two-way traffic. The applicant proposes a driveway width serving 43 parking spaces be reduce to less than the required 20' wide driveway width (13' wide). The applicant explained that due to the site's geometry, the proposed design would be comprised of upper and lower parking decks that would be served by separate driveways accessed by one 24' curb cut with the following parameters:
    a. (1) 13' wide two-way driveway serving more than 43 parking spaces; and
    b. (1) 10' wide two-way driveway serving less than 30 parking stalls.

    Per the applicant, the outcome of the side-by-side driveways accessed by the widened curb cut would result in a reduced driveway width and curb cut width than what would be required per code (30' wide combined driveway served by a 31' wide curb cut) and less impactful to the public realm along South State Street.

    The Board reviewed this departure request in conjunction with the applicant's departure requests for reduced curb cut width (Departure #4) and reduced sight triangle dimensions (Departure #5) noted below. The Board agreed in theory with the applicant's rationale that a reduction in driveway width and curb cut width would be less impactful to the public realm. However, the Board was concerned that the applicant's materials lacked key information (dimensions, parking layout, parking operations, etc.) regarding the proposed parking areas and vehicular access/circulation that would have aided the Board's discussion. Ultimately the Board signaled that they would be inclined to support this departure provided that there is a rigorous study of the parking and vehicular access/circulation condition that results in a balanced design that prioritized pedestrian safety and de-emphasized vehicular access. The Board requested that more graphics documenting the extent of this departure (dimensioned elevations, street-level renderings, and sectional diagrams that illustrate the design with and without the code departure), parking and access studies, and design guideline-based rationale shall be provided at the Recommendation meeting to assist the Board in evaluating how the proposed departure may or may not achieve a design that better meets the intent of Design Guidelines, compared to a code-compliant design. (DC1.A, DC1.B, DC1.C, See item #3.b)

4. **Curb Cut Width (SMC 23.54.030.F.1.b.1):** The Code states a curb cut shall not exceed a maximum width of 10' except that if subsection SMC 23.54.030.D requires a driveway be greater than 10' in width, the curb cut may be as wide as the required width of the driveway. The applicant proposes a 24' wide curb cut to accommodate two side-by-side driveways providing vehicular access to the building. The applicant rationale is that

allowing a wider curb cut will minimize the required width reduction for the driveway serving the lower parking level and avoid the need for a second curb, meeting the intent of design guideline DC1.B.1-Vehicular Access Location and Design.

The Board considered this departure request and acknowledged its connection with departure requests #3 (Driveway Width) and #5 (Sight Triangle). The Board indicated that they would be inclined to support this departure provided that there is a rigorous study of the parking and vehicular access/circulation condition that results in a balanced design that prioritized pedestrian safety and de-emphasized vehicular access. The Board requested that more graphics documenting the extent of this departure (dimensioned elevations, street-level renderings, and sectional diagrams that illustrate the design with and without the code departure), parking and access studies, and design guideline-based rationale shall be provided at the Recommendation meeting to assist the Board in evaluating how the proposed departure may or may not achieve a design that better meets the intent of Design Guidelines, compared to a code-compliant design. (DC1.A, DC1.B, DC1.C, See item #3.b)

5. **Sight Triangle (SMC 23.54.030.G.1):** The Code states that for exit-only driveways and easements, and two-way driveways and easements less than 22' wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk (10' x 10' triangle). The applicant proposed a design that would encroach within the required sight triangle area and provide alternative means of safety (visual alert, change in paving texture, etc.) in lieu of complying with the 10' sight triangle requirement.

   The Board considered this departure request and acknowledged its connection with departure requests #3 (Driveway Width) and #4 (Curb Cut Width). The Board indicated that they would be inclined to support this departure provided that safety measures are identified that will minimize conflicts between non-motorists and vehicles. The Board requested that more graphics documenting the extent of this departure (dimensioned elevations, street-level renderings, and sectional diagrams that illustrate the design with and without the code departure), and design guideline-based rationale shall be provided at the Recommendation meeting to assist the Board in evaluating how the proposed departure may or may not achieve a design that better meets the intent of Design Guidelines, compared to a code-compliant design. (DC1.A, DC1.B, DC1.C, See item #3.b)

DESIGN REVIEW GUIDELINES

Board Priority Guidelines: CS2.D, PL1.2 CENTRAL AREA, PL3.C, PL3.1 CENTRAL AREA, DC1.A, DC1.B, DC1.C, DC4.2 CENTRAL AREA, DC4.3 CENTRAL AREA, CS.B.A.1.1 CENTRAL AREA

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 DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

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