Seattle Department of Construction & Inspections

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

Project Number: 3031510-LU

Applicant Name: JWA Architecture

Address of Proposal: 1900 23rd Ave S.

SUMMARY OF PROPOSAL

Land Use Application to allow a 8-story apartment building with 23 small efficiency dwelling units, 10 apartment units and retail. No parking proposed. Existing building to be demolished. Administrative Design Review conducted under 3032242-EG.

The following approvals are required:

Administrative Design Review with Departures (Seattle Municipal Code 23.41) *
**Departures are listed near the end of the Design Review Analysis in this document*

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION

Determination of Non-significance

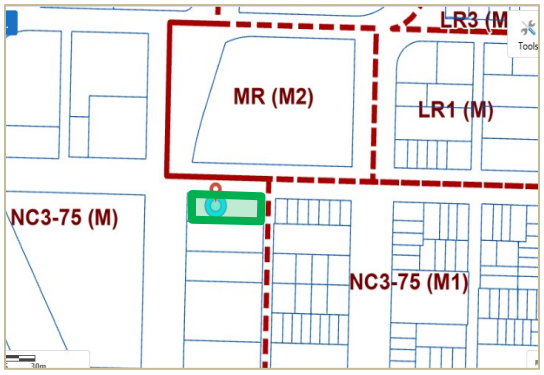
☐ No mitigating conditions of approval are imposed.

☒ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts

SITE AND VICINITY

Site Zone: Neighborhood Commercial 3- 75 (M) [NC3-75(M)]

Zoning Pattern:
North: Midrise [MR (M2)]
South: NC3-75(M)
East: NC3-75(M1)
West: NC3-75(M)



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

Overlay Districts: Mt Baker Hub Urban Village
Frequent Transit Service Area

Total Project Area: 4800 Square Feet (Sq. Ft.)

Environmentally Critical Areas: The site is not located in an Environmentally Critical Area.

CURRENT AND SURROUNDING DEVELOPMENT.

Located on the southeast corner of S. Holgate St. and 23rd Ave S., one block west of Rainier Ave S., the development site is within the Atlantic neighborhood in the Central District. The site comprises a 4,800 square foot rectangular lots currently occupied by a 1.5-story single-family residential structure built in 1908 which fronts the arterial 23rd Ave S. to the west and backs up to an alley to the east.

The neighborhood area has witnessed redevelopment occurring on properties with older homes and the purchasing of newer homes. The proximity to the light rail station to the south has generated interest in the neighborhood. In addition to the light rail station, 23rd Ave S. is served bus transit and a dedicated bike lane.

In the broader context, the site is located between Rainier Avenue S to the west and MLK Way S, to the east, both of which are busy north-south arterials. Major land uses within proximity of the development site consist primarily of commercial and institutional uses. Located immediately to the north, on the north side of S. Holgate is the Japanese Presbyterian Church. Located on the west side of 23rd Ave S is Wellspring Family Service while to the east and fronting S Holgate is a newer row house development built in 2016. Also located in the general vicinity and to the north are the NW African American Museum and Jimi Hendrix Park.

PUBLIC COMMENT:

The public comment period ended on July 3, 2019. In addition to the comment(s) received through the Administrative Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to Puget Sound Clean Air Agency's requirement that earth moving and material handling, etc., are subject to the agency's regulations.

I. ANALYSIS – DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE December 5, 2018

The packets include materials presented through design review and are available online by entering the record numbers at this website: Permit and Property Records

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

Mailing Address of Proposal:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

PUBLIC COMMENT

There were no written public comments provided for the EDG phase of the 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. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

Any public comments submitted in writing for this project can be viewed using the following link and entering the record number3032242-EG: http://web6.seattle.gov/dpd/edms/

PRIORITIES & STAFF RECOMMENDATIONS

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

ADMINISTRATIVE EARLY DESIGN GUIDANCE DECEMBER 5, 2018

1. **Massing:**
   a. Staff t supports continued exploration of the preferred option, Option 3, which provides commercial space at the ground floor which could work to activate the street frontage. (CS1-C-2, CS2-D, CS3-A, DC2-C, DC2-E)
   b. The three massing alternatives seemed very similar in their appearance, all with a single height first floor, with two floors of residences above, with 4-5 stories pulled back from above and a stair tower at the structures southwest corner.
   c. Staff recognizes the difficulty in designing on a narrow, sloping, corner site encumbered by overhead utility lines. (CS1-C-1, CS1-C-2, CS2-D, CS3-A)
   d. Staff requests a refinement of the overall design which over emphasizes a tall towerlike element over a podium giving the impression of a grain elevator in light of the

precedent images depicting projects with lower height and greater modulation and rhythm. (CS2-A-2, CS2-D, DC2-A-1, DC2-A-2, DC2-D, DC2-E)

e. The design team should work toward creating a unique design language or concept using bold angles or differing façade depths, and if desired, incorporate the fin elements, as a modern architectural move as seen on page 42 of the EDG packet. (DC4-D-4, PL3-A-1)
f. Staff encourages the design team to develop an overall concept that is unique, with a greater degree of whimsy or façade modulation to break up length of the lower two floors as seen from S. Holgate and the mass of the elevator/stair tower elements. CS2-A, CS3-A-1, CS3-A-4)

2. Architectural Concept:

a. Materials and façade treatments will be critical to the success of the massing. Please explore texture and variety in the materials to create more visual interest as seen in the precedent images. (DC2-D-1, DC2-D-2, DC2-C-1) conjunction with the retail space and their relationship to the both the residential and school entries will function. (CS2-B, CS2-C-1, PL3-A-2, DC2-C)
b. Staff supports the concept for the urban plaza and its use as a spill out area during musical performances and other activity. The design team shall provide additional vignettes depicting how indoor activities will spill out into the 'public plaza area. As an advisory note, the design team will need to obtain the necessary approvals from all City agencies. (CS2-B-2, CS2-C-1, CS3-A2, PL3-A-1, DC2-E)
c. Staff supports the creation of the south facing outdoor amenity space but request additional information on how the space will be used whether for individual or public use. (CS2-B, CS2-C-1, PL3-A-2, DC2-C)

3. Residential Entry:

a. Residential Entry: a. There should be a greater emphasis on the location on the front entry designed to create an architectural statement with greater visual cues that announces its location. (PL2-A, PL2-B, PL2-D-1, PL3-A, PL4-A, DC4-C)

4. Corner Site:

a. Per the City-Wide design guidelines, corner sites can serve as focal points due to their high visibility from two or more streets and long distances. (CS2-B-1, CS2-B-2, PL2-B-3)
b. The design team shall provide clarity on how the corner will function in terms of programming for the commercial space, the design of the entry transition, and treatments for the vacant space between the sidewalk and building along S. Holgate St. (CS2-A-1, CS2-A-2, PL1-B-3, PL2-B-3)

5. Site Plan and Landscape

a. The design team shall provide a site plan and fully rendered landscape plan depicting the locations of sidewalks, alley, entry points, courtyard, rooftop green spaces, lighting, and as well as any hardscapes, fixture and furnishings and temporary bike parking

racks. All plans shall have a correct north arrow indicator and scale. (DC3-C , DC4-D, PL1-3-b)

6. **Stair Tower:**
   a. Staff request that the design team investigate alternative locations for the stair core currently located adjacent to 23rd Ave., to possibly include pulling the stairs away from the street frontage to help reduce the building's perceived mass and the stair towers sheer volume. (CS2-A-2, CS2-D, DC2-A-2, DC2-B-1)

7. **Courtyard**:
   a. Staff generally supports an open courtyard concept and requests additional information how the space will be programmed to maximize usability while reducing impacts to the neighboring property. (DC1-A-2, DC3-A, DC3-B, DC3-C-2. DC4-C, DC4- D-2, DC4-D-4.)

8. **Adjacent Site**:
   a. The concept renderings depict a blank solid brick wall facing the existing single – family residence to the south. This wall as well as the elevator and stair tower wall should have greater visual interest using transparency, color, texture, or other methodology. (CS2-D-5, DC4-A-1)

9. **Departure**: Staff is generally not in support of the departure request for relief from requirement for the placement of residential uses located along the street-level, street facing, which pertains exclusively to Massing Option #2 which features an unfavorable placement of the residential lobby immediately adjacent to the alley. (PL2-D-1, PL3-B, DC2- E)

ADMINIUSTRATIVE RECOMMENDATION APRIL 14, 2020

The packet includes materials presented at the meeting, and is available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

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

Mailing Address of Proposal:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

PUBLIC COMMENT

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

- Concerned that retail use won't have parking
- Questioned if the project will have elevators
- Asked if units will be rented at or under market rates
- Asked if the project will provide communal green spaces

Puget Sound Clean Air Agency provided the following written comment:

- Demolition of structure(s), earth moving and material handling, heavy equipment operations, and/or disposing of vegetative matter is subject clean air regulations

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 citywide 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, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code 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 Project 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 design development of the preferred option, Option 3, which includes which responds to the steep topography of the site, includes commercial space at the ground floor a three-story brick expression at the northwest corner and is set back residential floors above. (CS1-C-2, CS2-D, CS3-A, DC2-C, DC2-E, CS1-1-a, PL3-1-a, DC2-1-b, DC2-1-g, DC4-2-b)
   b. Staff recommends approval of how the design has been refined with the addition of horizontal articulation to the siding and the strategic placement of windows which now minimizes the tower-like appearance seen in EDG design imagery. (CS2-A-2, CS2-D, DC2-A-1, DC2-A-2, DC2-D, DC2-E, CS2-1-b, DC4-2-b)

2. **Architectural Concept:**
   a. Staff recommends approval of the design as described below: (CS2-A, CS3-A-1, CS3- A-4, DC2-C-1, DC2-D-2, DC2-D-1, CS2-1-b, DC4-2-b)
      i. The building façade which now features an articulated three-story height solid brick base which contrasts with the more whimsical upper floors

ii. The residential entry level is recessed at an angle to complement the angled geometry on the top of the building
iii. How the floors above the residential entry have been recessed to create a welcoming entry transition
iv. How the building base fronting Holgate is now broken into three distinct elements: residential base, residential entry, and commercial base

b. Staff recommends approval of the added building elements that now include a more dynamic top floor with added common kitchen and roof deck. Staff also recommends approval of the revised building base which has more clarity in terms of its articulation. Staff also specifically recommends approval of the upper level chamfered or cut-out corners at the building's northwest and northeast corner which results in greater façade depth and modulation. (DC2-A-2, DC2-B-1, DC2-C-1, DC2-D1, DC4-D-4, PL3-A-1)
c. Staff recommends approval of the revised building design which now incorporates bolder angles and a dynamic base with unique materials designed to differentiate the different programs. Staff recommends a condition that all materials presented in the Recommendation packet dated March 02, 2020, shall be maintained. (PL3-A-1, DC2- B-1, DC2-C-1, DC2-D-1, DC3-A, DC4-A, DC4-2-b)

3. Residential Entry and Residential Uses at Street Level:

a. Staff recommends approval of the revamped residential entry that now places greater emphasis on a three-story massing expression including a change of material at the lobby, a heavy use of glazing, an angled facade reflective of the upper story geometry, wood soffit, and large dimensional, metal address numerals. (PL2-A, PL2- B, PL2-D-1, PL3-A, PL4-A, DC4-C, DC4-2-b)
b. The proposal is seeking a Type 1 decision to modify the development standards for residential uses at street level per SMC 23.47A.008.D, which will be decided with the zoning review. The location and design of the street level uses respond to the Staff's direction from Early Design Guidance. Staff recommends that this aspect of the design meets the applicable Design Guidelines. (CS2-B, PL3-B, DC2-1-b)

4. Corner Site:

a. Staff recommends approval of the revised northwest corner which exhibits a clear, three story, brick expression. This design articulates the lower-level commercial space as prominent corner and wayfinding element at the intersection of an arterial and collector street. Staff also recommends approval of the breaking down of the Holgate Street elevation by recessing the wall at the residential entry which aids in announcing its presence. (CS2-B-1, CS2-B-2, PL2-B-3, CS3-1-c, PL3-1-a)
b. Staff recommends approval of prominent northwest corner that features a glazed entry for the commercial space, framed by brick columns that continue up to the third floor at the point where the building steps back from the power lines, and a metal awning that wraps the corner. (CS2-A-1, CS2-A-2, PL1-B-3, PL2-B-3, PL3-1-a)

5. **Site Plan and Landscape:**
   a. Staff recommends approval of the use of low landscaping placed between the sidewalk and the commercial space, the open courtyard at the entry, private patios, and the common roof deck. (DC3-C, DC4-D, PL3-2-j, PL3-2-e)
6. **Stair Tower:**
   a. Staff recommends approval of the strategy for using two different colors and textures of cementitious cladding with reveal lines to break down the scale of the stair tower. (CS2-A-2, CS2-D, DC1-B-1, DC2-A-2, DC2-B-1, DC2-1-e)
   b. The stair tower is designed with an exit door that leads out to the residential egress path which is a potential ambush point. The door is currently solid with no opportunity to survey the area before exiting. Staff recommends a condition for the addition of a window in the exit door that leads out to the residential egress path. (PL2-B-1, PL3-1-c, PL3-2-d)

7. **Courtyard:**
   a. Staff recommends approval of the open courtyard concept designed with a large amount of glazing and allowing for direct access from the lobby. (DC1-A-2, DC3-A, DC3-B, DC3-C-2. DC4-C, DC4-D-2, DC4-D-4, DC4-1-b)
   b. Staff recommends approval of the 6' high wall designed to create privacy between the development site and neighboring property to the south. (DC1-A-2, DC3-A, DC3- B, DC3-C-2. DC4-C, DC4-D-2, DC4-D-4.)

8. **Adjacent Site:**
   a. Staff recommends approval of the varied heights, materials, and setbacks at the south façade to reduce the visual impact and as a means of introducing greater visual interest along the façade. (CS2-D-5, DC4-A-1)

DEVELOPMENT STANDARD DEPARTURES

No departures were requested at the time of ADR Recommendation. The departure requested at EDG is no longer being pursued.

DESIGN REVIEW GUIDELINES

The priority Citywide guidelines identified by Staff as Priority Guidelines are summarized below, while all guidelines remain applicable. 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 the natural topography and/or other desirable landforms or features to inform the project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

CS1-D PLANTS AND HABITAT

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation 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. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

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 carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) in siting and designing the building.

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-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: 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-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. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

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. These may include:

a. seasonal plantings or displays and/or water features;
b. outdoor heaters;
c. overhead weather protection;
d. ample, moveable seating and tables and opportunities for outdoor dining;
e. an extra level of pedestrian lighting;
f. trees for moderate weather protection and shade; and/or
g. 24-hour Wi-Fi service.

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 through strategic placement of doors, windows, balconies, and street-level uses**.**

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 non-residential 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.

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 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. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

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.

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 by:

a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
c. employing a multi-sensory approach to areas of potential vehicle pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

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. Who ere 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.

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. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies, or other elements; and/or highlighting building entries.

DC2-B. ARCHITECTURAL AND FAÇADE 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building

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. These may include:

a. newsstands, ticket booths and flower shops (even if small or narrow);
b. green walls, landscaped areas or raised planters;
c. wall setbacks or other indentations;
d. display windows; trellises or other secondary elements;
e. art as appropriate to area zoning and uses; and/or
f. terraces and landscaping where retaining walls above eye level are unavoidable

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-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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

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 design of the building so that each complements the 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. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to sup-port uses and activities on adjacent properties and/or the sidewalk.

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 BUILDING MATERIALS

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. Highly visible features, such as balconies, grilles and railings should be especially attractive, well-crafted, and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

DC4-B Signage

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. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

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. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.

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. Allow for Views: 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.

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.

ANALYSIS & DECISION – ADMINISTRATIVE DESIGN REVIEW

Director's Analysis

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

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

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

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

Staff identified elements of the Design Guidelines which are critical to the project's overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review.

Applicant response to the preliminary Design Review Condition(s):

The applicant responded with revised MUP plan set dated November 1, 2021, updated to be consistent with the recommendation packet and conditions of approval provided by the Staff. The updates consist of the following items added to the set.

1. Maintain all materials presented in the design, as shown in the Recommendation packet dated March 02, 2020.

   Response: This is now a condition of MUP final approval which has been added to the end of this decision document.

2. Add a window in the exit door that leads out to the residential egress path.

   Response: A window has now been added to the exit door as demonstrated on elevation drawings on page A0.5 and A3.2 of the revised MUP set dated November 1, 2021

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

The Director of SDCI finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR'S DECISION

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

II. ANALYSIS – SEPA

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

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 4/26/2019 The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

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

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

Short Term Impacts

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

Greenhouse Gas Emissions

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

adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A.

Construction Impacts - Noise

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

If extended construction hours are needed due to an emergency, the applicant may seek approval from SDCI through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are anticipated.

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

Construction Impacts - Parking and Traffic

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times off Rainier Ave S and along 23rd Ave S. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

The area has a no parking designation along 23rd Ave S. between the intersection of S. Holgate Street. to the north and S. Plum Street to the south. There is some unregulated parking on S. Plum approaching the intersection with 23rd Ave S, residential street parking along 24th Ave S. between S. Plum and S. Holgate and unregulated residential street parking along S. Holgate. Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

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

Construction Impacts – Mud and Dust

Approximately 20,000 cubic feet of soil will be excavated from the site. Transported soil is susceptible to being dropped, spilled, or leaked onto City streets. The City's Traffic Code (SMC 11.74.150 and .160) provides that material hauled in trucks are not spilled during transport. The City requires that loads be either 1) secured/covered; or 2) a minimum of six inches of "freeboard" (area from level of material to the top of the truck container). The regulation is intended to minimize the amount of spilled material and dust from the truck bed en route to or from a site.

No further conditioning of the impacts associated with these construction impacts of the project is warranted pursuant to SEPA policies (SMC 25.05.675.B).

Environmental Health

Should asbestos be identified on the site, it must be removed in accordance with the Puget Sound Clean Air Agency (PSCAA) and City requirements. PSCAA regulations require control of fugitive dust to protect air quality and require permits for removal of asbestos during demolition. The City acknowledges PSCAA's jurisdiction and requirements for remediation will mitigate impacts associated with any contamination. No further mitigation under SEPA Policies 25.05.675.F is warranted for asbestos impacts.

Should lead be identified on the site, there is a potential for impacts to environmental health. Lead is a pollutant regulated by laws administered by the U. S. Environmental Protection Agency (EPA), including the Toxic Substances Control Act (TSCA), Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), Clean Air Act (CAA), Clean Water Act (CWA), Safe Drinking Water Act (SDWA), Resource Conservation and Recovery Act (RCRA), and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) among others. The EPA further authorized the Washington State Department of Commerce to administer two regulatory programs in Washington State: the Renovation, Repair and Painting Program (RRP), and the Lead-Based Paint Activities Program (Abatement). These regulations protect the public from hazards of improperly conducted lead-based paint activities and renovations. No further mitigation under SEPA Policies 25.05.675.F is warranted for lead impacts.

Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including the following: greenhouse gas emissions; parking, possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas, historic resources, height bulk and scale, plants and animals, parking, and transportation warrant further analysis.

Greenhouse Gas Emissions

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

Historic Resources

The existing structures on site are more than 50 years old. The structure was reviewed for potential to meet historic landmark status. The Department of Neighborhoods reviewed the proposal for compliance with the Landmarks Preservation requirements of SMC 25.12 and indicated the structures located at 1900 23rd Ave S. is unlikely to qualify for historic landmark status (Landmarks Preservation Board letters, reference number LPB 83/20. Per the Overview policies in SMC 25.05.665.D, the existing City Codes, and regulations to mitigate impacts to historic resources are presumed to be sufficient, and no further conditioning is warranted per SMC 25.05.675.H.

Height, Bulk, and Scale

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

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

The height, bulk and scale of the proposed development and relationship to nearby context have been addressed during the Design Review process. Pursuant to the Overview policies in SMC 25.05.665.D, the existing City Codes, and regulations to mitigate height, bulk and scale impacts are adequate and additional mitigation is not warranted under SMC 25.05.675.G.

Plants and Animals

An arborist report prepared by Sound Tree Consulting, Chris Selle, Certified Arborist: #PN 7030-A TRAQ Certified Tree Risk Assessor, dated, May 3rd, 2018, indicates that there is mature vegetation located on the site, including a total of seven (7) significant trees none of which were

identified as exceptional. The location of these trees is described on page 21 of the Design Recommendation packet and MUP plan set page A1.0 dated January 29, 2021. SDCI's Arborist has reviewed the information. No mitigation beyond the Code-required landscaping is warranted under SMC 25.05.675.N.

Parking

The Traffic Impact Analysis prepared by Gibson Traffic Consultants, Inc, March 2020 notes that no residential or commercial parking is required in an urban village if the use is located within the frequent transit service area which the project is. However, based on King County Metro Transit's Right Size Parking Project, the location of the proposed development would have an anticipated unbundled parking demand rate of 0.22 parking stalls per unit based on the number and type of units in the development resulting in a demand of 7 parking stalls for the 34 residential units. Additionally, the ITE Parking Generation Manual (4th Edition) lists 2.55 parking spaces per 1,000 SF as an average demand for a shopping center (general sales) during non-holiday season on a non-Friday weekday. As such, it would be anticipated that the 1,054 SF retail space would have a demand of 3 parking spaces for a total parking demand for the site of 10 spaces. No parking supply is being provided on site, and therefore any parking generated by the project would use available spaces on streets in the vicinity of the site.
SMC 25.05.675.M notes that there is no SEPA authority provided for mitigation of parking impacts in Residential Urban Villages within 1,320 feet of frequent transit service. The proposal site is located within 1,320 feet of frequent transit service within the Mount Baker Hub Urban Village. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from this proposal.

Transportation

The Traffic Impact Analysis prepared by Gibson Traffic Consultants, Inc, March 2020, indicated that the project is expected to generate an average of 202 new daily vehicle trips, with 12 AM peak hour trips and 17 PM peak hour trips. The analysis also indicates that an estimated 45% of these trips will travel to and from the north, twenty percent along Rainier Avenue S and twenty-five percent along 23rd Avenue S. Also, an estimated 10% will travel to and from the west along Beacon Avenue S with an estimated 35%l traveling to and from the south, ten percent along 15th Avenue S, ten percent along 23rd Avenue S and fifteen percent along Rainier Avenue S. The final 10% will travel to and from the east, while five percent along I-90 and five percent along S Walker Street. Screenline analysis was performed for Screenline 10.12 and the screenline will have acceptable v/c ratios.

No adverse impact to traffic operations, transit or non-motorized facilities is expected as a result. The SDCI Transportation Planner reviewed the information and determined that no mitigation is warranted per SMC 25.05.675.R.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

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

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

CONDITIONS – DESIGN REVIEW

Prior to Certificate of Occupancy

1. 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) or a Seattle DCI assigned Land Use Planner.

For the Life of the Project

2. The building shall maintain all materials presented in the design, as shown in the Recommendation packet dated March 02, 2020.

3. 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 packet dated March 02, 2020, 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) or a Seattle DCI assigned Land Use Planner.

CONDITIONS – SEPA

Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit

4. Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website at: Construction Use in the Right of Way (P)

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

Date: March 14, 2022

DL:adc
3031510-LU Decision.docx