



RECOMMENDATION OF THE CENTRAL AREA DESIGN REVIEW BOARD

Record Number: 3037185-LU

Address: 2210 E Cherry St

Applicant: Grace Kim, Schemata Workshop

Date of Meeting: Thursday, May 12, 2022

Board Members Present: Jeffrey Floor, Chair
Ronquesha Ingram
Stephen Porter
Katy Haima

Board Members Absent: Ana Garcia
Sharon Khosla

SDCI Staff Present: David Sachs

SITE & VICINITY

Site Zone: Neighborhood Commercial 1-40 (M)
[NC1-40 (M)] & Neighborhood
Commercial 1-40 (M2) [NC1-40 (M2)]

Nearby Zones: (North) Residential Small Lot (M) [RSL
(M)]
(South) Neighborhood Commercial 1-
40 (M) [NC1-40 (M)] & Neighborhood
Commercial 1-40 (M1) [NC1-40 (M1)]
(East) Neighborhood Commercial 1-
40 (M) [NC1-40 (M)]
(West) Residential Small Lot (M) [RSL
(M)]

Lot Area: 19,322 sq. ft.



Current Development:

The subject site is comprised of seven existing tax parcels which form a nearly rectangular shape. Two commercial structures built in 1907 and 1914 and two single-family residences built in 1900 are located on the eastern portion of the site; the western portion is vacant. The site slopes downward northwest to southeast approximately 16 feet.

Surrounding Development and Neighborhood Character:

The subject site is located on the northwest corner of 23rd Ave and E Cherry St in the 23rd and Union-Jackson Residential Urban Village. The site has additional street frontage on 22nd Ave to the west. Single-family residences are adjacent to the north and west; commercial structures are adjacent to the east and south. The immediate vicinity is largely comprised of single-family residences. Small-scale commercial uses and lowrise multifamily developments front 23rd Ave and E Cherry St in the proximate blocks. Community facilities, including Garfield Community Center, Medgar Evers Pool, Garfield High School, and the Quincy Jones Performing Arts Center, occupy the block to the southeast. 23rd Ave is a principal arterial providing north-south circulation through the Central Area. E Cherry St is a minor arterial providing east-west circulation. The site is situated on a zone boundary: the western half of the site was rezoned from Single-family 5,000 to Neighborhood Commercial 1-40 (M2) on 8/25/17 and the eastern half was rezoned from Neighborhood Commercial 1-30 to Neighborhood Commercial 1-40 (M) on 8/25/17.

The neighborhood is characterized by a variety of building scales and uses, with many of the older commercial and residential structures dating from the early 1900s. Smaller scale structures front E Cherry St, comprising a mix of older multistory apartment buildings and small, single-story businesses. In the blocks to the northwest, existing small-scale residential structures exhibit similar massing and siting patterns, and generally traditional architectural styles with a smattering of recent contemporary developments throughout. Large, mature street trees enhance the pedestrian environment. Increased development to create housing is anticipated to occur as a result of the zoning changes.

Access:

Vehicular access is proposed from 22nd Ave. Pedestrian access is proposed from 23rd Ave and E Cherry St.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Council Land Use Action to rezone 7 parcels of land from NC1-40 (Neighborhood Commercial 1 with a 40' height limit) to NC1-65 (Neighborhood Commercial 1 with a 65' height limit). Project include a 6-story, 112-unit apartment building with retail and restaurant. No Parking proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3037717-EG.

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 SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE June 10, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supportive of the investment in affordable housing and amenities at this critical corner of the neighborhood.
- Encouraged the design team to consider heightened capacity of the serpentine screen and visual connectivity between the plaza and the sidewalk to support ample visibility to the retail.
- Supportive of the departure for units at grade along 22nd Ave with special attention paid to the landscape buffer with CS2 guidelines in mind.
- Expressed concerns with the lack of parking being provided and the impact to available on-street parking in the neighborhood.
- Curiosity about the average rent and whether the project is viable with so few units.
- Supportive of the project as a whole but expressed concern with the blocking of sun and the increased amount of shadow resulting from the increased height, bulk, and scale as it relates to the north side of the building. The added height puts more of the backyards to the north in shade for more of the year.
- Concerned with locating the childcare play area on the north side of the building where it will never get direct sunlight and questioned needing the play space with a massive public park nearby.

- Concerned over having the load and unload area for the childcare center on 22nd Ave. This location is the farthest point away from the childcare entry and would mean that the street would be blocked while children are being walked around the block to be dropped off at the main entrance on 23rd Ave.
- Concerned that there is no weather protected path for childcare drop off and suggested alternate paths more direct through the site for access.

Public comment submitted in writing prior to the meeting include:

- Supportive of the over project goals and objectives.
- Supported the south facing courtyard as it could create more linear feet of retail than would be provided without the courtyard.
- Supportive of the retail floor to floor height departure requested instead of forcing retail to deal with the sloping topography.
- Encouraged ample accessibility to the courtyard during many hours of the day and asked for clarification on the hours and circumstances in which public access would be allowed.
- Supportive of no retail on 22nd if the proposed community benefits proposed are included.
- Concerned with residential privacy on 22nd and would like the proposal to pay special attention to the Design Guideline related to rhythm, setbacks, and modulation.
- Concerned with the upper-level setback departures being requested and requests the Board require additional study of the shadows created on the properties to the north.
- Concerned with the potential impact of the overall height, bulk, and scale with the potential additional height granted as part of the rezone request.
- Expressed the importance of the developer working to retaining the existing small businesses or bring in new similar small businesses.

The Seattle Department of Transportation offered the following comments:

- Stated the project is required to meet the minimum standards of street trees in a 5.5' planting strip between a 6" curb and 6' sidewalk.
- Stated the planting strips along 22nd Ave S, 23rd Ave S, and E Cherry St do not meet the minimum width requirements.
- Unsupportive of the waving sidewalk design along E Cherry St.
- Stated the door swings along 23rd Ave S cannot be located within the required setback.
- Sated the door swings along E Cherry St cannot swing into the public ROW.
- Supported on-site staging and collection of solid waste.
- Requested clarification of where solid waste is proposed to be staged and collected along 22nd Ave S.

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. Concerns with parking, traffic, unit count and affordability are not part of this review.

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Massing Options, Response to Context, & Zone Transition: There was Board agreement that the applicant's preferred massing Concept 3, as presented in the meeting, started to address the neighborhood context, zone transition to the north and site, better than the other options proposed. The Board appreciated the stepping of the mass in response to the Cherry St topography and the inclusion of the south-facing retail courtyard. The Board recommended moving forward with the development of Massing Concept 3 with the following guidance:

- a. Echoing public comment, the Board supported the C-shaped massing, street-facing courtyard, and the stepping of the overall mass proposed in massing Concept 3. There was, however, concern that with the added height of the proposed rezone on a zone edge exacerbated the height drop of the adjacent zone, and that the height, bulk, and scale of the building did not adequately address the zone transition to the north and west of the site. The Board strongly recommended that the applicant further develop the massing to include appropriate top-level setbacks to help alleviate the perceived height of the building and allow more opportunity for daylight into neighboring properties. (CS2-D Height, Bulk and Scale: CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-D-5. Respect for Adjacent Sites, and Central Area CS2-1 Transition and Delineation of Zones: CS2-1-b. Transition using Massing and Articulation, CS2-1-c. Relate to Human Scale)
- b. At the next stage, the Board requested site sections that clearly illustrate the heights of the adjacent properties and the proposed massing in both the east/west and north/south directions and enlarged sections along the north property line showing the shade and shadow effects of the design on the backyards of the adjacent homes. (CS1-B-2. Daylight and Shading, Central Area CS1-2-a. Impact on Solar Access, CS2-D-5. Respect for Adjacent Sites)
- c. There was concern by the Board with the lack of modulation and upper-level setback in the mass at the corner of E Cherry St and 23rd Ave. Specifically referencing the Central Area Design Guideline A.1.3.a, the Board gave guidance to study ways in which the design could respond to the lower scaled, existing fabric to the east. Moving forward, the Board recommended more thorough study of this corner as it is viewed from all directions, with more attention given to the approach coming from the east. (CS2-D Height, Bulk and Scale: CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-D-5. Respect for Adjacent

Sites, and Central Area CS2-1 Transition and Delineation of Zones: CS2-1-b. Transition using Massing and Articulation, CS2-1-c. Relate to Human Scale, CA A.1.3.a For 23rd and Cherry Character Areas: Community Characteristics)

- 2. Street Level Connection & Uses:** The Board agreed overall with the applicant's implied approach in massing Concept 3 to activate the street frontage along E Cherry St and 23rd Ave, locating more passive residential uses on 22nd Ave, and providing a courtyard that increased the amount of retail frontage. There was consensus that the corner lobby entrance at E Cherry St and 22nd Ave and the retail space at the corner of 23rd Ave and E Cherry were appropriate locations for these ground level uses. The Board reiterated specific concerns raised by the public related to the location of the proposed childcare center and the overall visibility and accessibility of the south-facing courtyard. The Board recommended moving forward with the street level concept with the following guidance:
- a. In agreement with public comment, the Board agreed that the location of the residential units on 22nd Ave in-lieu of retail space as the more appropriate use in response to the zone change to the west. (CS2-D-3 Zone Transitions, CS2-D-4 Respect for Adjacent Site, CA CS3-I-a Retain Neighborhood Character)
 - b. The Board reiterated concerns raised during public comment regarding the location of the childcare center and the lack of a designated pick-up/drop-off zone on 22nd Ave. It was also observed that there was no direct route from 22nd Ave to the main entrance on 23rd Ave, which would require parents to walk their children along three street frontages, without proper overhead protection. It was noted that this would also likely conflict with solid waste storage and staging. The Board strongly encouraged the applicant to continue to explore the ground floor uses and study alternative locations for the childcare center, alternate pedestrian routes or vehicle parking within the site for pick-up/drop-off, and coordination with SPU and SDOT to determine the appropriate means for dealing with the various needs associated with a mixed-use development. (PL1-B-1 Pedestrian Infrastructure, CA PL1-1-a Safety & Connectivity, PL2-A-2 Access Challenges, PL2-C Weather Protection, PL2-D-1 Design of Wayfinding, PL4-A Entry Locations and Relationships, DC1-B-1 Access Location and Design)
 - c. The Board appreciated the applicant's proposed south-facing courtyard with accessible retail but expressed concern with the limited connection to the sidewalk, the depth of the courtyard relative to grade at the west end, and the overall visibility of the retail within the sunken courtyard. The Board requested that the applicant show studies for raising the courtyard level to allow for more direct access from the sidewalk, increasing the connectivity to the courtyard with added stairs, or by other means to encourage a more porous edge along E Cherry St. (PL1-A Network of Open Spaces, PL1 Connectivity, CA PL1-1-a Safety and Connection, PL2-A-1 Access for All, CA PL3-2-f Limit Solid Barriers and Blank Walls)
 - d. The Board was excited by the potential interaction of the residential lobby, the commercial space to the east, and the proposed community porch along E Cherry Street. Moving forward, the Board requested more information on how these spaces are

envisioned to be programmed and how that will promote community involvement. Also show how this space may or may not interact with the courtyard below. (PL1-C-2 Informal Community Uses, PL3-C-3 Ancillary Activities, CA PL3-2-I Porches and Stoops)

3. Landscape Design & Outdoor Childcare Play Area:

- a. The Board recommended that the depth of the landscape in front of the ground level residential units on 22nd Ave be wide enough for the planting to be varied, layered, and serve as a natural separation from the public realm. This planting area should be larger than required based on the potential departure request associated with allowing residential units in this location. (CA CS2-1-a Provide Privacy Layering and Scale, PL3-B-1 Security and Privacy, PL3-B-2 Ground Level Residential)
- b. The Board appreciated the wavy planting concept proposed along E Cherry St in front of the community porch and the courtyard for its artistic and whimsical intervention. There was concern, however, that the design severely limited access to the courtyard and significantly changes the right-of-way orientation, which was not supported by Seattle Department of Transportation (SDOT). It was also noted that there were several locations where the width of the planter at the property line appeared to too small for supporting adequate planting. Moving forward, the Board recommended working with SDOT to retain as much of the wave concept as possible in conjunction with increasing courtyard access discussed in item 2.c above and further develop the landscape design. (PL1-A Network of Open Spaces, PL1 Connectivity, CA PL1-1-a Safety and Connection, PL2-A-1 Access for All, CA PL3-2-f Limit Solid Barriers and Blank Walls, DC4-D-4 Place Making)
- c. The applicant proposed a serpentine wall in the wavy planting strip along E Cherry St, which was appreciated by the Board to bring in a sculptural element to the landscape design. There was concern, however, that the height of the wall would exacerbate the perceived grade difference between the sidewalk and the courtyard. It was also noted that this wall could appear to be enclosing private space rather than the intended welcoming, community courtyard. The Board recommended studying alternatives, and more transparent materials in conjunction with providing a more porous condition as discussed in item 2.c above. (PL1-A Network of Open Spaces, PL1 Connectivity, CA PL1-1-a Safety and Connection, PL2-A-1 Access for All, CA PL3-2-f Limit Solid Barriers and Blank Walls, DC4-D-4 Place Making)
- d. The Board heard public comment and agreed with concerns that the childhood outdoor play space located on the north side of the building where it will always be in shadow. The Board recommended studying additional locations for the outdoor play area in conjunction with item 2.b above. (CS1-B-2 Daylight and Shading, PL1-C-1 Selecting Activity Areas, CA PL1-C-3-a Safe Play Areas)

PUBLIC COMMENT

The following public comments were offered at this meeting:

- The Central Area Land Use Review Committee offered support for the project and referenced a letter submitted the day of the meeting.
- Appreciated the setback on the north side of the site and the courtyard along Cherry St.
- Stated that the project will support the legacy and heritage of the neighborhood for kids.
- Excited to see the project move forward and add value to the community and the future of the neighborhood.
- Supported the solid inclusive design with fine grain texture.
- Supported all the departures proposed.
- Supported the smaller retail footprints and the thoughtful approach to minimizing displacement.

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

- Many comments supported the proposed development.
- Encouraged approval of the upper-level setback departure.
- Felt the six-story building height is out of scale and not in character with this neighborhood of mostly two-story buildings.
- Opinioned the building size is out of proportion with the short block length.
- Appreciated involving local artists and businesses to assist with the design.
- Concerned about shade impacts caused by the building height.
- Supported the child care facility use, however discouraged the Cherry St drop off location due to safety concerns.
- Celebrated the proposed height.
- Valued the AfroFuturist design inspiration.
- The Central Area Land Use Review Committee offered the following design-related comments:
 - Supported the commitments made by the developer that will contribute to the livability of the neighborhood.
 - Supported the building materials, colors, and the 'front porch' on E. Cherry St, as measures to meet cultural relevancy goals.
 - Appreciated the 15 feet setback on the north side of the site.
 - Supported all departures.
 - Supported the reduced setback on the west side of the site.

SDCI received non-design related comments concerning the proposed rezone, housing demand, housing affordability, density, unit size, parking, environmental regulations, community outreach, funding, archaeological review, and SEPA/environmental regulations.

The Central Area Land Use Review Committee letter included non-design related comments:

- Appreciated the inclusion of affordable housing on site to satisfy the Mandatory Housing Affordability obligation.
- Supported the inclusion of small affordable retail spaces and the promise to work to retain existing retail tenants on site.
- Supported the anticipated rezone based on increased housing capacity and the substantial commitments made to the community.
- Supported no parking.

The Seattle Department of Transportation offered the following comments:

- Urban Village standards require minimum 5.5' planting strips to provide adequate soil volume for street trees. On page 52, it appears the proposed planting strip on 23rd Ave is only 5'.

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.

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PRIORITIES & BOARD RECOMMENDATIONS

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

1. Massing Options, Response to Context, & Zone Transition:

- a. The Board recommended approval of the applicant's development of the overall design as presented in the Recommendation packet and at the Recommendation meeting with its bay modulation, and appropriate top-level setbacks along each of the street frontages. The Board also recommended approval of the significant setback of the top two floors and greater than required ground-level setbacks on the north side of the building, in response to the transition down to the lower-scaled Residential Small Lot (RSL) zone immediately to the north of the site. (CS2-D Height, Bulk and Scale: CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-D-5. Respect for Adjacent Sites, and Central Area CS2-1 Transition and Delineation of Zones: CS2-1-b. Transition using Massing and Articulation, CS2-1-c. Relate to Human Scale)

2. Façade Articulation and Material Application:

- a. The Board applauded the applicant's strong Afrofuturism design statement, clarity of design progression through the implementation of a strong parti, a clear modulation approach, and the accessorizing of the building with accent colors, patterns, and textures in the materials. (A.1-1-a. Express African and Black American Presence, A.1-1-b. Include

Visual Arts in the Design Concept, DC2-B-1. Façade Composition, DC2-D Scale and Texture, DC2-1-a. Clarify Concepts, DC4-D-4 Place Making, DC4-3 Building Details and Elements)

- b. The Board recommended approval of the façade articulation including balconies with perforated metal railing, purposefully placed panel reveals, zig-zag steel column. The Board recommended approval of the materials shown on the Materials and Color Palette on page 36, the building elevations, and the renderings shown throughout the Recommendation packet and the Recommendation presentation. The Board discussed the importance of the stenciled pattern on the central building massing and whether it should be protected in some way, as well as the importance of a well-designed and integrated sculptural art element on the roof at the corner of E Cherry St and 23rd Ave. After deliberation, the Board decided not to recommend a condition of approval. (DC2-B-1. Façade Composition, DC2-D Scale and Texture, DC2-1-a. Clarify Concepts, DC4-D-4 Place Making, DC4-3 Building Details and Elements)

3. Street Level Connection & Uses:

- a. The Board recommended approval of the location of the residential units on 22nd Ave in lieu of retail space as the more appropriate use in response to the zone change to the west. (CS2-D-3 Zone Transitions, CS2-1 Transition and Delineation of Zones, CS2-D-4 Respect for Adjacent Site, CA CS3-I-a Retain Neighborhood Character)
- b. The Board recommended approval of the open, inviting, and engaging south-facing courtyard. The Board appreciated the integration of terraced landscaping, ample built-in seating, and accessible retail that encourages public engagement through an at-grade connection and convex-shaped grand stair. The Board noted that a concave-shaped stair could allow for an amphitheater-like experience in the courtyard and encouraged the applicant to continue to explore the shape of the stair but did not recommend a condition of approval after deliberation. (A.1-3-a. Community Characteristics, A.2-1-a. Emphasize Cultural Placemakers, PL1-A-2. Adding to Public Life, PL1-B-1. Pedestrian Infrastructure, PL2-A-1. Access for All)
- c. The Board discussed the relationship of the main residential entry and the covered 'porch' area on E Cherry St and whether the presence of the main entry was visible and discernable. After deliberation, the Board recommended approval of the street level uses and design of the entry as proposed in the Recommendation packet and presentation. (PL3-A-1. Design Objectives, PL2-D-1. Design as Wayfinding)
- d. Although the Board supported the overall approach to the design of the ground level and the retail spaces, some members of the Board were concerned that the 23rd Ave retail space, with its continuous transparent storefront, felt squat and out of scale with the mass above. The Board discussed whether recessed entries and more solid elements should be introduced to help ground the floating mass above and suggested the applicant continue to study the design of the 23rd Ave retail frontage. After deliberation, the Board did not recommend a condition of approval. (PL3-C Retail Edges, PL3-1-a. Design Elements, PL3-1-e. Frequent Entrances and Expressed Breaks)

4. Landscape Design:

- a. The Board recommended approval of the varied and layered landscape design in front of the ground level residential units on 22nd Ave that successfully serves as a natural separation from the public realm as illustrated on page 23 and the landscape plan shown on page 22 of the Recommendation Packet. (CA CS2-1-a Provide Privacy Layering and Scale, PL3-B-1 Security and Privacy, PL3-B-2 Ground Level Residential)

DEVELOPMENT STANDARD DEPARTURES

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

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

- 1. Basic Street-level Development Standards (SMC 23.47A.008.A.3):** The Code requires that street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. The applicant proposes a courtyard that is located 31 feet from the E Cherry St lot line and a covered porch area that is located 12 feet 6 inches from the E Cherry St lot line.

The Board recommended approval of the departure as the south-facing courtyard on E Cherry St provides additional linear feet of retail and serves as a social focal point and active public amenity, better meeting the intent of Design Guidelines PL3 Street Level Interaction and DC3 Open Space Concept.

- 2. Non-residential Street-level Development Standards (SMC 23.47A.008.B.4):** The Code requires that non-residential uses at street level shall have a floor-to-floor height of at least 13 feet. The applicant proposes non-residential uses surrounding the courtyard with 11 feet 9 inches floor-to-floor heights and retail along 22nd Ave with floor-to-floor heights of 11 feet 9 inches.

The Board recommended approval of the departure finding that to meet the sloping grade of E Cherry St, lower than required floor-to-floor heights were required at the entrances to the various non-residential and residential uses proposed. Situating these entrances in these locations allows for better connections to the public right-of-way, better meeting the intent of Design Guidelines PL2-A Accessibility and PL3-C Retail Edges.

- 3. Street Level Development Standards (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit located along the street-level, street-facing facade to be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant dwelling units that are 5 feet from the sidewalk on 22nd Ave.

The Board recommended approval of the departure finding that the proposed design better responds to the lower density residential nature of the RSL zone on the west side of 22nd

Ave. The proposed design also better addresses the topographic challenges of the site and maintains floor level continuity and access with the courtyard, better meeting the intent of Design Guidelines CS1-C Topography and PL3-B Residential Edges.

- 4. Setback Requirements (SMC 23.47A.014.B.3.b):** The Code requires that an upper-level setback is required along any rear or side lot line that abuts a lot in a single-family zone as follows: for each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet. This applies to the north side of the proposed building. The applicant proposed no setback above 40 feet, for a height of 3 feet at level 4 for the eastern portion of the north facade, and 3 feet at level 5 for the western portion of the north facade.

The Board recommended approval of the departure finding that the perceived height, bulk, and scale is responsive to nearby scale and designed to minimize shadows to the RSL zoned properties to the north and west of the site. The granting of the departure also maintains the clarity of the overall architectural massing approach, better meeting the intent of Design Guidelines CS2-D-3 Zone Transitions, CS2-1-b Transition using Massing and Articulation, and DC2-1-a. Clarify Concepts.

- 5. Residential Uses at Street Level (SMC 23.47A.005.C.1):** The Code requires in all Neighborhood Commercial and Commercial zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade. The applicant proposes residential uses that occupy 100 percent of the 22nd Ave street-level street-facing façade.

The Board recommended approval of the departure finding that 22nd Ave is a residentially scaled street and the zoning to the west and north is Residential Small Lot and will not develop into a commercial corridor. Functionally, such residential uses are more in keeping with the direct surroundings to provide residential rather than commercial uses at the 22nd Ave street level, better meeting the intent of Design Guidelines CS2-D-3 Zone Transitions and CS2-1-b Transition using Massing and Articulation and PL3-B Residential Edges.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

Central Area Supplemental Guidance:

CS1-1 Local Topography

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

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

CS1-2 Connection to Nature

CS1-2-a. Impact on Solar Access: Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller

buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.

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

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

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

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

Central Area Supplemental Guidance:

CS2-1 Transition and Delineation of Zones

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

Central Area Supplemental Guidance:

CS3-1 Neighborhood Context

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

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

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

PUBLIC LIFE

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

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Thursday, May 12, 2022, and the materials shown and verbally described by the applicant at the Thursday, May 12, 2022 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.

REC REPORT SENT 6/30/2022 BCC
PROJECT 3037185-EG

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