Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION (CENTRAL AREA)

Record Number: 3033413-LU

Address: 2518 E Cherry St

Applicant: Barbara Busetti

Report Date: Tuesday, March 28, 2023

SDCI Staff: David Landry, AICP, Land Use Planner

SITE & VICINITY

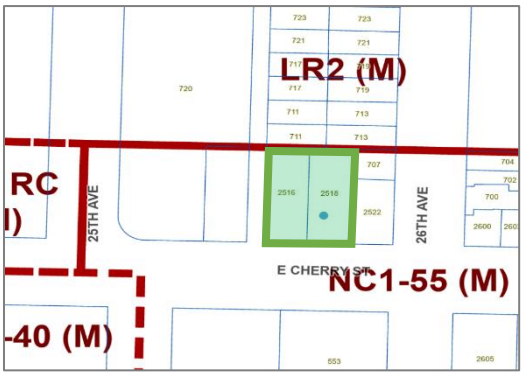
Site Zone: Neighborhood Commercial 1 -55 (M) [NC1-55 (M)]

Nearby Zones: (North) Lowrise 2 (M) [LR-2 (M)]
(South) NC 1-55 (M)
(East) NC 1-55 (M)
(West) NC 1-55 (M)

Project Area: 4,000 Sq. Ft. (2514 E. Cherry St.)
4,000 Sq. Ft. (2518 E. Cherry St.)
Total Area 8,000 Sq. Ft.

Overlay District: 23rd Ave & Union-Jackson Urban Village

Environmentally Critical Areas (ECA): None



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.

Current Development:

The site identified as 2514-2518 E. Cherry St, consists of two adjacent lots with the eastern most lot occupied by a 1-story, wood framed structure built in 1923 as a commercial use structure and currently used The Tana Market, a grocery store and cafe featuring Ethiopian specialty items. The western site is occupied by a single-story masonry building in 1955 and is currently used by Twilight Exit Restaurant/Lounge. The Restaurant/Lounge building is located immediately adjacent to a midblock alley that runs in a north-south direction and intersects E Cherry St to the south and E. Columbia St to the north, where the Islamic School of Seattle is

located at the southwest corner. There are two existing deciduous street trees along the southern property located within the public right of way.

Surrounding Development and Neighborhood Character:

The proposal site is located within the Central Area district of Seattle. The immediate area is made up of a mixture of commercial uses, multi-family residences, community facilities. The site is bound in the south by E. Cherry Street, and a single-family residential zone to the north. The primary thoroughfare in the area is E. Cherry Street which runs in an east and west direction and intersects with 25th Ave to west and 26th Ave to east.

The proposal site is located mid-block between 25th Ave to west and 26th Ave to east. It is situated on the northeast corner of E. Cherry St. and a through midblock alley, which leads north to toward a three townhouse structures in the single-family transition zone, and to the Islam school further to the northwest.

Development located on the south side of E. Cherry consists of a mixture of apartment buildings, commercial one -story buildings and mixed-use three-story commercial/residential buildings. Additional 1-2 story commercial buildings and lowrise residential development continues along E Cherry St and Martin Luther King Jr. Way. Several community and other institutional uses are located to the west and southwest: Garfield Community Center and park, Garfield High School, Medgar Evers Pool, Quincy Jones Performing Arts Center, Garfield Teen Life Center, and Nova High School.

Access:

Primary existing access to the site is currently north off E. Cherry Street with a small secondary egress off the midblock alley into the Twilight Exit Restaurant/Lounge.

PROJECT DESCRIPTION

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

The design packet includes materials that are available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

Email: PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE October 29, 2020

PUBLIC COMMENT

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

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

SDOT provided the following comments.

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

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

PRIORITIES & RECOMMENDATIONS

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

1. Massing:

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

2. Architectural Concept:

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

3. Streetscape and Entries:

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

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

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

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

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

ADMINISTRATIVE RECOMMENDATION March 28, 2023

PUBLIC COMMENT

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

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

SDCI received non-design related comments which related primarily to parking, ground water contamination, worker health and safety, potential for archeological artifacts, loss of existing businesses, gentrification, and the need for an event space. These comments are outside the scope of design review.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

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

1. **Massing:**
    a. Staff recommends approval of the design which now focuses on the development of three ground floor commercial spaces and an outdoor courtyard on the north side of building easily accessed from the improved alley. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)**
    b. Staff recommends approval of the massing, which pulls the building away from the northern lot line away from the adjacent lowrise residential zone, allowing for greater separation from the adjacent residences and introduction of a courtyard. This aspect of the design responds to public comment. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)**
    c. Staff recommends approval of the upper-level residential units designed around a central open-air courtyard at level 2. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, DC2.1 CADG)**
    d. Staff supports the removal of the three live-work units shown at EDG and recommends approval of the third commercial retail space designed to replace them. **CS2-1, CS2-D, DC2-A-1, DC2-A-2, DC2-D, DC2-E)**

2. **Architectural Concept:**
    a. Staff recommends approval of the overall architectural concept which centers around three ground floor commercial spaces, a strong corner presence along Cherry Street and the alley, generous ground level glazing on both the west and south facing elevations, and residential units situated around a central courtyard at level two. **(DC2-A-02, DC2-B-1, DC2-C-1)**
    b. Staff recommends approval of the concept of using ground level commercial spaces for encouraging human interaction and enhancing the existing character of the neighborhood. Staff also recommends approval of the building design that includes

pulling the building away from the northern property line to create a public amenity and neighborhood gathering space. **(CS1.B.1, CS2.1 CADG, PL3.1)**

c. Staff recommends approval of the large, landscaped amenity area that occupies the horizontal surface created by the upper-level setback, designed soften the building the edges and provide visual interest for residents and public realm at the alley below. **(CS1.B.1, CS2.1 CADG, PL3.1)**

3. Streetscape and Entries:

a. Staff recommends approval of the reconfigured residential entry, vestibule and lobby and the secondary north corridor entry/egress designed to accommodate bicycle access into the building from the improved alley. **(PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)**

b. Staff recommends approval of the recessed residential entries which allow the doors to swing outward without encroaching into the alley. **(PL2-C, PL3-C, PL1-3-a, PL3 CADG)**

c. Staff recommends approval of how both residential and commercial entries, including the west facing space identified as 'Commercial Tenant C' and courtyard space supported by public comment, have been designed to have a strong connection to the street and opportunities for interaction with the public realm using overhead weather protection, storefront glazing, and signage. **(PL1-B-3, PL2-A-1, PL2-D, PL1-3-a)**

4. Pedestrian Circulation:

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

5. Amenity Space:

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

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

6. Materials:

a. Staff appreciates the fine-grained architectural details presented in the revised recommendation packet and recommends approval of the added metal canopies, metal flashing, black framed windows (at the residences), the storefront glass and wood framing, vertical 'wood look' siding, horizontal 'wood look 'natural siding,

selective use of the neutral color fiber cement, metal rail detail and the use of spandrel panels. **(PL4-C-1, DC1-C-2, DC2-B-2, DC2-C-1)**

b. Staff approves of the materials shown in the Recommendation packet but notes that a materials and colors board was not included in the packet. As a condition of approval, the applicant shall submit a final material and color sample board for final review and approval by staff. **(CS3, DC4-A1, DC4-A2)**

c. The recommendation packet notes a mural is proposed for the west façade, but the design of this mural has not yet been shown. Staff recommends a condition to develop an art program for the west elevation of the building that emphasizes the history and heritage of the neighborhood. This mural or art will be subject to final review and approval by staff. **(PL1-2, CS2-A-1, DC4-C-1, DC4-1-a)**

7. Trash:

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

DEVELOPMENT STANDARD DEPARTURES

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

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

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

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

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

   Additionally, the proposed height for the upper-level setback, at approximately 20'-8" above finish grade, and approximately 18'-1" above average grade, is more similar in

height to the existing neighboring structures than the required 13'-0" height, thus taking its (design) queues from the surrounding neighborhood character.

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

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

2. **Setback requirements-upper-level setback (SMC 23.47A.014.B.3.b – SMC Version 02/04/2019)** The Code requirement is as follows: for each portion of a structure above 65 feet in height, additional setback at the rate of 2 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.

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

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

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

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

Staff Note: The Recommendation packet identified "Departure 3" to allow the outdoor area for a drinking establishment to continue with the proposed development. However, this is not eligible for a design review departure. This request is going through a separate review with SDCI: Administrative Conditional Use permit review subject to SMC 23.47A.006 and SMC 23.42.042.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

CS3-B Local History and Culture

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

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

Central Area Supplemental Guidance:

CS3-1 Neighborhood Context

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.
PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Central Area Supplemental Guidance:

PL1-1 Neighborhood Context

PL1-1-b. Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel (see Cultural Placemaker map on page 17 for node locations).

PL1-2 Connection Back to the Community

PL1-2-a. Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.
PL1-2-b. When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.
PL1-2-c. Enhance gathering places with lighting, art, and features, so that the scale of the art and special features are commensurate with the scale of the new development.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.
PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, and entry lighting, and/or security lights.
PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath the building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Central Area Supplemental Guidance:

PL3-2 Streetscape Treatment

PL1-3-a. Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through paving or building materials to highlight each business's presence along the street.

PL1-3-h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead for Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable,

include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Central Area Supplemental Guidance:

DC2-1 Common Open Spaces

DC2-1-e Consider all sides of the building and the impacts each façade has on its immediate neighboring context. If building on a slope, consider the project's roofscape as well.

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

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open spaces where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

Central Area Supplemental Guidance:

DC3-1 Common Open Spaces

DC3-1-a Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space to the fully shared realm.

DC3-1-c. Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.

DC4 Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Central Area Supplemental Guidance:

DC4-2 Screening

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

DC4-1-b. Design screening height, porosity, and materials to allow for views in and out of the site, and visual interaction with the public realm.

DC4-2-b. Encourage variation in building materials and employ high quality materials.

DC4-3 Building Details and Elements

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

DC4-3-b. Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).

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

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

RECOMMENDATIONS

The analysis summarized above was based on the design review recommendation packet dated October 5, 2022. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions.

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