



**RECOMMENDATION OF THE
CENTRAL AREA DESIGN REVIEW BOARD**

Record Number: 3039117-LU

Address: 900 12th Ave

Applicant: Han Beh, Link Design Group

Date of Meeting: Thursday, March 30, 2023

Board Members Present: Jeffery Floor
Quanlin Hu
Brittany Port

Board Members Absent: Ana Gracia
Troy Britt

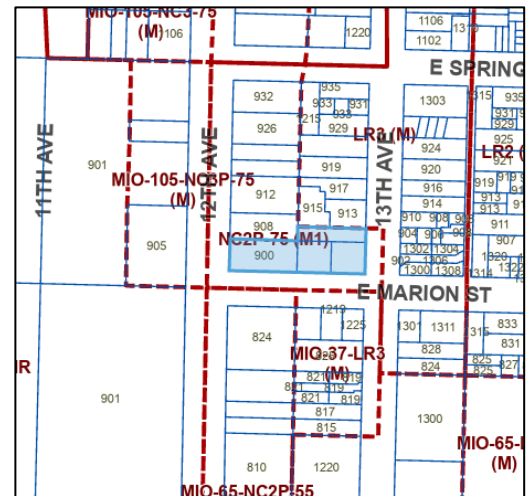
SDCI Staff Present: David Sachs

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with a pedestrian designation and height limit of 75 feet [NC2P-75 (M1)]

Nearby Zones: (North) Neighborhood Commercial 2P-75 (M1) & Lowrise 3 (M)
(South) Major Institutional Overlay with a height limit of 65 feet [MIO-65-Neighborhood Commercial 2P-55 (M) & MIO-37-Lowrise 3 (M)]
(East) Lowrise 3 (M)
(West) MIO-105- Neighborhood Commercial 3P-75 (M)

Lot Area: 18,763 sq. ft.



Current Development:

The subject site, located in Seattle's Central district, has street frontage along 12th Ave to the west, E Marion St to the south, and 13th Ave to the east. Four tax parcels comprise property with a two-story masonry structure built in 1923 and a surface parking lot occupying it. A short hedge and small trees border the perimeter of the parking lot. Together the L shape properties slope downward east to west approximately ten feet.

Surrounding Development and Neighborhood Character:

Adjacent to the site are restaurant and multifamily residential uses to the north; townhouses to the east; academic, single-family, and multifamily residential uses to the south; and a Seattle University academic building to the west. Minor arterial 12th Ave is a designated pedestrian street providing north-south circulation through Seattle marking the boundary between the First Hill neighborhood to the west and the Central District to the east. The surroundings represent an array of uses, including lowrise commercial, educational, and mixed-use along 12th Ave. A predominantly lowrise residential area comprised of single-family, duplex, and townhouse structures begins along 13th Ave continues to the east. Seattle University occupies the blocks west of 12th Ave.

Structures vary in age, architectural style, and scale, ranging from multifamily masonry buildings with period details and traditional single-family craftsman and bungalow homes dating from the turn of the 20th century to recent mixed-use contemporary development. No architectural style dominates. The neighborhood has witnessed the replacement of lowrise residential and commercial structures with townhome developments and larger mixed-use developments rising to six stories in height. Larger scale developments built in the last decade, such as those occurring along 12th Ave, are often characterized by single-story masonry podiums, projecting bays, and a strong street edge. The area was rezoned from Neighborhood Commercial 2P-40 (40' height limit) to Neighborhood Commercial 2P-with a 75 foot limit (M1) in April 2019. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1314 E Union St and 1323 E Union St.

Access:

Existing vehicle access is from E Marion St. Existing pedestrian access is from 12th Ave and E Marion St.

Environmentally Critical Areas:

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

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 7-story, 170-unit apartment building with institution (Photographic Center Northwest) and retail. Parking for 44 vehicles proposed.

Vehicle access is proposed from 13th Ave. Pedestrian access is proposed from 12th Ave and E Marion St.

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.

FIRST EARLY DESIGN GUIDANCE September 22, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Support for keeping the Photographic Center Northwest organization in the neighborhood and its relationship to the corner of 12th and Marion serving as it activates the street and is a beacon.
- Multiple comments opinioned that there should be greater setbacks and stoops/porches along 13th Ave to better relate to the residential character of the street.
- General support for the building and the clarity and creativity in response to zoning.
- Many comments concerned the design failed to transition to the adjacent zoning to the north and suggested greater upper-level setbacks, referencing Design Guidelines CS2 and CS3.
- Felt the massing at the corner of 12th and Marion was too bulky.
- Support for the parking entry at the northeast corner.

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

- The Central Area Land Use Review Committee offered the following comments:
 - Incorporate architectural height transitions to address the abrupt zone edges.
 - Provide a design alternative that includes garage entrance on E Marion.
 - Include additional drawings to understand the height, bulk, and scale differences between the proposed and surrounding properties.
 - Emphasize the following Seattle Design Guidelines: CS2D. 1. Existing Development and Zoning, 3. Zone Transitions, 4. Massing Choices; DC2. 3. Fit with Neighboring Buildings
 - Emphasize the following Central Area Design Guidelines: CS2 1. Transition and Delineation of Zones; PL1. 2. Connection Back to the Community; PL3. 1.h. Frontages; and DC2 1.h. Building Layout and Massing
- Multiple comments concerned the midblock zone transition from NC-75 to LR3, identifying height, bulk, scale, and use as key topics to address.
- Several comments discouraged locating the parking garage and trash collection entrance on 13th Ave, instead preferring Marion St where it would be further from the residential uses on 13th Ave and more accessible to 12th Ave.
- Encouraged preserving the tree on 13th Ave to provide relief and privacy to the homes on 13th Ave.
- Several comments urged the addition of considerable setbacks from 75' on 12th to 40' or less on 13th to help transition the building into the residential streets.
- Encouraged design alternatives such as an upper-level setback on 13th Ave, a 2- or 3-story façade to fit with the existing neighborhood, and the remaining floors recessed from the street to open up the sky and reduce then overall feel.
- Many comments addressed how the project does not fit architecturally into the existing neighborhood, noting the comparatively smaller scale of the residential neighborhood.
- Many comments requested incorporating setbacks, step backs, and modulation to mitigate the impact on the 13th Ave residences.
- Concerned about noise impacts from future commercial uses.
- Observed the proposed height will block sunlight from the southwest.

- Recommended the four-story Yobi apartments on Marion as a good precedent for transitioning from the more commercial 12th Ave to the multifamily residential character of 13th Ave.
- Advised restricting institutional and retail uses to the western half of the building along 12th Ave.
- Requested community-accessible rooftop space.
- Felt the building looks lovely.
- Opined the character of the building on residential 13th Ave is insensitive to the aesthetics and functionality of the street.
- Argued the design alternatives have minimal differences and lack responsiveness to the neighborhood and environment.

SDCI received non-design related comments concerning community outreach, zoning, traffic, parking, security, density, views, construction impacts, property values, and housing demand. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- Stated that a minimum of 6" curb, 6' sidewalk, and 5.5' planting strip with street trees are required on the 12th Ave, 13th Ave, and E Marion St frontages.
- Noted that a minimum 8' sidewalk is required on 12th Ave.
- Did not support taking vehicle access from 13th Ave as that would require removal of existing street trees.
- Stated that new ADA compliant curb ramps are required at the project site corners.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3039185-EG): <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 and Zone Transition:** The Board acknowledged the complicated nature of the site with its relationship to the lower height zone to the northeast, the differently scaled neighborhood context to the east and west of the site, the sloping topography and full block length along E Marion St, and the restrictive length of the street frontages along 12th and 13th Ave. The Board agreed that those factors limited the applicant's ability to provide distinctly different massing options and the Board appreciated the three distinctly different articulated façade concepts proposed. However, the Board acknowledged public comment concerns with scale and context response, and required massing changes that are responsive to these items. A second EDG meeting is required before the Board can provide specific guidance related to the revised massing. The following guidance describes the required massing changes and the aspects of the massing that the Board supported.

- a. The Board supported the large framed aperture at the southwest corner of the building proposed in the applicant's preferred Concept 3 - 'Aperture' as it related well to the scale of Seattle University across 12th Ave. However, the Board was concerned that the large-scaled frame element at the southeast corner and the unmodulated façade facing E Marion St. did not adequately address the relationship to the smaller residential scale of the neighborhood to the east and the block-long massing along E Marion St. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- b. The Board noted that the proportions and rhythm of bays proposed along E Marion St and at the east end of the building on 13th Ave proposed in Concept 2 - 'Interlock' successfully mitigated the perceived height, bulk, and scale through the greater level of façade modulation and breakdown of the long façade. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- c. The Board gave guidance to study additional massing options that respond to each of the unique context conditions, including a hybrid option that combines the successful articulation attributes of Concept 2 and the large aperture element of Concept 3. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- d. The Board supported the upper-level setbacks shown around the eastern end of the massing as proposed in Concept 3, noting that the drop in height helped to mitigate the perceived height of the building when viewed from the intersection of E Marion St and 13th Ave and successfully responded to the transition to the lower height zone to the east. The Board noted, however, that the lack of setback at the west end of the mass diluted the strength of the framed aperture element and exacerbated the perceived bulk of the building at the corner of E Marion St and 12th Ave. In the 2nd EDG packet, the Board would like to see studies of upper-level setbacks, in conjunction with further development of the corner aperture at the west end of the massing. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- e. The Board directed the applicant to continue developing the aperture at the corner of E Marion St and 12th Ave to include secondary architectural features, such as signage, to enhance the infill portion of the façade. The Board also gave guidance that if the applicant retains the aperture at the east end of the building, its height and character should be of an appropriate residential scale to mitigate the perceived bulk of the building and be treated as a transitional element to the adjacent residential neighborhood. (DC2-C-1)
- f. The Board gave guidance to pay special attention to the design and articulation of the north façade, taking into consideration the existing and development potential of the adjacent sites, to ensure that the façade has an appropriate level of visual interest that mitigates any blank wall conditions. (CD2-D, CS2-1-a, DC2-B-2, A.1-1-c)

2. Right-of-Way Street Trees, Ground Level Uses, and Street Activation:

- a. Echoing comments submitted by members of the public and the Seattle Department of Transportation, the Board directed the applicant to study relocating the below-grade garage entry from 13th Ave to E Marion St., to avoid the removal of the mature street tree located at the north end of the 13th Ave street frontage right-of-way. The Board noted that this would free up space along 13th Ave for residential uses, potential porches, and stoops that would better serve as a transition to the adjacent residential neighborhood while retaining the substantial existing tree canopy. The Board also recommended that the applicant pay special attention to the landscaping on 13th Ave to help bridge the connection to the

- residential neighborhood to the north. (DC1-B-1, DC1-2-a, PL3-2-l, PL3-2-e, PL3-2-k, DC3-C-1)
- b. Although the Board recommended the retention of the mature street tree on 13th Ave, the Board indicated some support for its removal if it was determined that no other means of access to the below-grade parking level and solid waste storage room was possible. The Board also stated that if the tree is removed, robust levels of replacement tree canopy would be expected. (*Staff Note: any street tree protection, removal, or replacement is subject to Seattle Department of Transportation approval*) (DC1-C-1, DC1-C-4, PL3-2-e, DC3-C-1)
 - c. In agreement with members of the public and comments by Seattle Public Utilities Solid Waste, the Board recommended the applicant study additional options for relocating the solid waste room from 13th Ave to E Marion St. and providing direct access from the street to avoid solid waste staging in the right-of-way, which would cause congestion on the street during pick up. The Board noted that this would free up space along 13th Ave for residential uses that would better serve as a transition to the adjacent residential neighborhood. (DC1-B-1, DC1-2-a)
 - d. The Board strongly supported the highly transparent and prominent location of the Photographic Center Northwest with its entry facing 12th Ave and the open space of Seattle University to the west and strongly encouraged the applicant team to retain this active use at this highly visible location . (DC1-A-1, DC1-A-4)
 - e. The Board was concerned with how the above-grade residential entry and small retail space at the corner of E Marion St and 13th Ave interacted with the sidewalk. The Board noted that the location of the accessible ramp created potential safety concerns between residents and vehicles due to the shared use of the driveway. The Board gave guidance to provide studies in the 2nd EDG packet, showing alternative floor elevations that create a more level relationship between the interior ground level uses and the sidewalk to promote more direct interaction and ease of access. (PL1-2-d, PL3-C, PL3-1-c, DC2-1-b, A.1-2-b)
 - f. The Board gave guidance to continue to make bike storage access a priority and ensure there is a clear and identifiable route from the sidewalk to the bike parking location. The Board also gave guidance to provide adequate temporary bike parking along the street frontage. (PL4-B, DC1-B-2, A.1-1-h)

SECOND EARLY DESIGN GUIDANCE December 8, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Not opposed to the Photo Center or the number of units but felt the transition to the lower building heights on the block was not sufficient.
- Multiple comments appreciated the ground related units on 13th Ave and suggested more layering for privacy, modulation and balconies per the Central Area Guidelines.
- Suggested that the ground level porches be usable.
- Multiple comments suggested that high-quality brick, recessed windows, and more residentially scaled materials would be more appropriate and better relate to the neighborhood context, rather than the intrusive black and white scheme proposed.

- Observed that the only open space was proposed at the roof level and suggested that open space be provided at ground level.
- Appreciated the vibrancy of the design and supported the addition of housing and parking to this centrally located area.
- Appreciated that the Photographic Center Northwest is remaining as it is core to the community.
- Discouraged approval of the triangle setback departure as it would no longer ease the transition to the neighboring property setback.
- Complimented the design team on the relocated garage and trash location, the additional massing modulation proposed, and the improved retail.
- Multiple commentors felt the building was still too tall and should not exceed 50 feet on the east half of the property.
- Suggested that the mechanical penthouses be reduced in height or to minimize their visibility.
- Supported Massing Option 4 but did not support the 2-story retail at the corner as it was not appropriately scaled for the neighborhood.
- The Central Area Land Use Review Committee (CLUC) supported the overall design, transitions, uses, relocation of the garage and trash room, and departure #2. The CLUC observed that the porches on 13th did not work.

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

- Opposed to departure #1 as reducing the upper level setback disregards the adjacent residential zoning and does not provide a design benefit.
- Supported departure #2 because it enables the building to provide a more aesthetic and residential character than the code-compliant setback.
- Observed the cafe has the potential to become a neighborhood gathering place but encouraged the applicant to have a "plan b" for the space in the event that it takes a long time to lease it.
- Suggested taking retail access from Marion St rather than the residential side to avoiding it resembling a private amenity space only for residents.
- Appreciated moving the garage entrance and trash room to Marion St.
- Encouraged materials and finishes to be in keeping with and complementary to the Seattle University building at Marion and 12th.
- Felt the EDG2 design is preferable to the initial design, particularly the ground-level units on 13th Ave which provide a better transition from the commercial zone to the lowrise zone.
- Emphasized the importance of significant landscaping and design elements at the ground-level units to encourage use.
- Reminded that the Citywide and Central Area Design Guidelines strongly support increased setbacks where there is an abrupt zone transition, a condition present on this development site.
- Requested locating the elevator penthouse as far back from the east and north edges of the roof as possible and making them as inconspicuous as possible as viewed from the neighboring lowrise residences.
- Proposed the design and size of the café be sufficient enough to allow the space to be more than a "grab and go" out but could also host exhibitions and programs related to the photo center.
- Noted that materials are very important to soften the abrupt transition and make the looming buildings mass less onerous to the adjacent residences. Observed brick used successfully in other nearby apartment buildings.

- Felt recessed balconies could help mitigate the transition, lessen invasion of privacy, and provide light to the units.

SDCI received non-design related comments concerning housing demand, housing affordability, density, future tenants, and unit size. These comments are outside the scope of design review.

Seattle Public Utilities Solid Waste offered the following comments:

- Supported solid waste collection in the E Marion St right of way.
- Did not support solid waste collection off 13th Ave due to the excessive slope, street trees, curb cuts, and other site limitations.
- Supported using 3 cubic yard compacted dumpsters for combined garbage and residential recycle.
- Required truck turning studies for detached compacted containers.
- Supported uncompacted 2 cubic yard dumpsters for commercial recycle.
- Highly encouraged planning on-floor access to all three solid waste streams: garbage, compost, and recycle.

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, Zone Transition, Façade Articulation:

- a. The Board supported massing Concept 5 proposed which successfully combined the bay articulation of Concept 2 and the large aperture element of Concept 3 presented at EDG #1. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- b. The Board appreciated the retention of upper-level setbacks around the eastern end of the massing since EDG #1 and the Board supported the extent of the upper-level setbacks proposed on massing Concept 5. The Board was concerned, however, with the depth of the 6 feet upper-level setback proposed on the east façade and whether the less than code required setback (8 feet) adequately helped to mitigate the perceived height of the building when viewed from the intersection of E Marion St and 13th Ave and successfully responded to the transition to the lower height zone to the north. The Board strongly recommended providing the required upper-level setback at the east façade or provide further justification for how the reduced setback better mitigates the perceived height of the building, or would lead to reduced setbacks elsewhere on the building that might have a greater negative impact on the transition to the lower zone. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- c. The Board supported the intentional alignment of the upper-level volume shift and the relocation of vehicle and building services access on E Marion St as proposed on massing Concept 5. The Board noted that this upper level setback could potentially provide a natural transition point between façade articulation and material application that appropriately relates to the larger scale of the Seattle University campus to the north and the lower scaled residential neighborhood to the south and east. (CS2-1-c, CS2-C-3, DC2-A, DC4-2-b)
- d. Although the Board supported the 2-story cafe space at the corner of 13th Ave and E Marion St, the Board and members of the public were concerned that the scale and treatment of the large floating corner box appeared too grand for the adjacent context and was rendered more commercial in character than residential. Moving forward, the Board recommended

the applicant continue to refine the scale of the architectural elements within the framed corner so that they relate more to the character of the residential neighborhood to the east. (CS2-1-c, PL3-1-a, DC2-C, DC2-D-2, DC4-A-1)

- e. The Board gave guidance to carefully consider the materials proposed for the ground-related units along 13th Ave to ensure that they are of a human scale and relate to those found in the residential neighborhood to the north. (PL3-A-3, DC2-C, DC2-D-2, DC4-A-1)
- f. Although the Board supported the relocated solid waste room and vehicle access from 13th Ave to E Marion St, the Board was concerned with the amount of blank wall created by the garage opening and solid wall of the service room on E Marion St. Moving forward, the Board gave guidance to study ways to mitigate the impacts of the blank wall, such as a combination of taller landscaping, art, special materials, and seating, in order to provide visual interest along this portion of the E Marion St ground-level façade. (PL3-2-h, DC1-C-2, DC2-A-2, A1-1-c)

2. Ground Level Uses, Street Activation, and Open Space:

- a. In agreement with members of the public and comments by Seattle Public Utilities Solid Waste, the Board supported the relocated solid waste room and vehicle access from 13th Ave to E Marion St, freeing up space for the corner café/amenity space and the ground-related units along 13th Ave. The Board appreciated that this reorganization allowed for more appropriate residential scaled uses along the 13th Ave street frontage and the retention of the substantial existing tree canopy in the right-of-way. (DC1-B-1, DC1-2-a)
- b. After clarification by the applicant that the corner café space was intended to be more of an amenity for the residents of the building instead of a fully functioning retail space, the Board supported the café entry off of the shared porch on 13th Ave as illustrated on pages 35 and 36 of the EDG #2 packet. Moving forward, the Board recommended the applicant retain and refine the landscaping and seating in front of this space along both frontages to encourage interaction between pedestrians and residents. (PL1-2-d, PL2-3-h, PL3-C, PL3-1-c, DC2-1-b, A.1-2-b)
- c. The Board supported the proposed exterior terrace at the third floor over the corner café space created by the building's upper-level setback along 13th Ave and E Marion St in that it provided open space that had the potential to provide opportunity for interaction with the street frontage. The Board recommended that if the terrace is a shared residential amenity, the planting heights at this terrace should be chosen to provide adequate screening and privacy from adjacent units. (DC3-B-4, DC3-1-a)
- d. In agreement with members of the public, the Board was concerned with the overall lack of open space proposed on the project. The Board gave guidance for the applicant to study ways to incorporate additional open space along the street frontages that could reinforce the applicant's stated intent for this project to serve as a community hub. (PL1-2-c)
- e. In agreement with members of the public, the Board strongly supported the proposed ground-related units proposed along 13th Ave in that they provided an appropriate transition in use from the commercial nature of E Marion St to the residential neighborhood character to the north. The Board appreciated the larger ground level setback in front of these units that allowed for usable terraces which would enhance the pedestrian experience along the street frontage. The Board was concerned, however, that the floor level of the ground-related units and their respective terraces were aligned with the sidewalk elevation, as illustrated on page 45 of the EDG #2 packet, rather than raised above it as indicated by

stairs on the landscape plan shown on page 31 of the EDG #2 packet. The Board noted that raised stoops above sidewalk grade encourage opportunities for neighbors to connect while also providing the necessary buffer and separation that ensures residents will use the space. Moving forward, the Board gave guidance for the applicant to study the elevation of level L1.5 (especially the floor levels of units 2 and 3), as it relates to sidewalk grade, to provide raised stoop like terraces along 13th Ave. (PL3-2-i, PL3-2-j, PL3-2-k)

RECOMMENDATION March 30, 2023

PUBLIC COMMENT

The following public comments were offered at this meeting:

- It is the major role of the Board and its use of the guidelines to stress the use of high-quality materials found in the context.
- The 75 feet zone adjacent to the LR zone should have setbacks as a normal way to deal with the transition and mentioned design guidelines encourage to fit in with the neighborhood.
- The building needs fine grain materials with greater detail. The flush windows do not meet design guidelines.
- The mechanical penthouse is nearly twice as tall as structures in the neighborhood. Suggested using bays, recessed windows, brick, wood and high-quality materials.
- It is a massive building and suggested applying softer materials.
- Design of PCNW spaces will be dynamic. Spaces will activate the neighborhood and allow light to permeate and allow for the display of art.
- Mirrored material is not appropriate for views into residential units.
- Appreciated moving the garage and addressing signage.
- Encouraged improved setbacks and warmed up materials.

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

- Liked the building design.
- Encouraged adding more retail uses on the ground floor.
- Break the building into two smaller structures; improving the aesthetic; and adding balconies, operable windows, solar collection, and trees.
- The design is boring, impersonal, and unimaginative as it lacks art, beauty, soul, and humanness.
- The proposed building is two- to three- stories taller than neighboring structures.
- Appreciated how the proposed materials, color palette, depth, and fenestration pattern create a sense of motion across the façade which reflect patterns found in the neighborhood.
- Liked the high ceilings and floor-to-ceiling windows at the ground-level which allow for eyes on the street.
- Liked the stylish gates.
- The applicant has met the Board's guideline priorities related to the upper-level setback, corner café design, street-level units, and public open space.
- Endorsed a thoughtfully designed space which expresses a continued legacy of championing art and uniting the community in art.
- Unsupportive of the setback departure as the Design Guidelines require upper-level setbacks to mitigate building impact on the Lowrise 3 zone neighboring residences.

- Recommend using building materials compatible with the surrounding existing buildings, such as brick as a primary façade material, as directed in the Design Guidelines, instead of the cement board and lower quality materials used by recently constructed buildings.
- The white color choice as the dominant color makes the building even more imposing on the Lowrise 3 neighbors.
- The Central Area Land Use Review Committee offered the following comments:
 - Noted the need for careful consideration of the Design Guidelines to mitigate the impact of a 7-story building by a Lowrise 3 zone.
 - Observed that the setback departure request contrasts the Design Guidelines direction of using increased setbacks to mitigate the impact on neighboring properties.
 - The proposed materials, colors, and textures contrast Citywide and Central Area Neighborhood Design Guidelines for taking cues from and responding to the surrounding development, which is largely brick.
 - Asked the Board to apply the following Citywide Design Guidelines:
 - CS2.D.1: Existing Development and Zoning
 - CS2.D.3: Zone Transitions
 - CS2.D.4: Massing Choices
 - CS2.D.5: Respect for Adjacent Sites
 - CD2.C.3: Fit with Neighboring Buildings
 - DC4.A.1: Exterior Finish Materials
 - Asked the Board to apply the following Central Area Neighborhood Design Guidelines:
 - CS2.1.a, b, and c: regarding Transition and Delineation of Zones
 - PL1.2.d: regarding Connection Back to the Community
 - PL3.1.h: regarding Frontages
 - DC2.1.e and h: regarding Building Layout and Massing
 - DC4.2.b: regarding Building Materials
 - DC4.3.a, b, and c: regarding Building Details and Elements

SDCI received non-design related comments concerning housing affordability and demand, unit quantity, parking, archaeological review, building height calculations, comment period, and zoning.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3039270-LU): <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 recommendations.

1. Massing Options, Zone Transition, Façade Articulation:

- a. The Board appreciated the applicant's evolution of the design and thoughtful response to EDG 2 guidance and recommendations. The Board recommended approval of the overall

massing, intentional alignment of the upper-level volume shift, and the relocation of vehicle and building services access on E Marion St, as shown in the Recommendation packet and presented at the Recommendation meeting. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)

- b. The Board recommended approval of the upper-level setbacks as proposed around the eastern end of the massing that adequately helped to mitigate the perceived height of the building when viewed from the intersection of E Marion St and 13th Ave. The Board noted that the greater than required upper-level setback, voluntarily provided at the north side of the building, better responded to the transition to the lower height zone to the north than a code complaint upper-level. (CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g)
- c. The Board recommended approval of the two-story cafe space at the corner of 13th Ave and E Marion St with its refined scale and composition of architectural elements within the framed corner, including smaller scaled mullion placement, decorative wall sconces, and large operable window openings that relate to the character of the residential neighborhood to the east. (CS2-1-c, PL3-1-a, DC2-C, DC2-D-2, DC4-A-1)
- d. The Board recommended approval of the overall façade articulation, fenestration patterning on all four sides of the building, and the intentional incorporation of ample overhead weather protection and other elements to enliven the pedestrian experience along the three street frontages, as shown in the Recommendation packet and presented at the Recommendation meeting. (PL2-C, PL3-A-4, PL3-2-c DC2-B, DC2-C)

2. Ground Level Uses, Street Activation, and Open Space:

- a. The Board recommended approval of the landscaping and integrated benches proposed adjacent to the sidewalk in front of the cafe space on 13th Ave and within the right-of-way at the corner of 12th Ave and E Marion St. The Board agreed that these elements successfully encouraged interaction between pedestrians and residents and the Board recommended a condition of approval to study providing additional seating opportunities on the project side of the sidewalk on 12th Ave under the overhead weather protection proposed or within the vestibule of the entrance to the PCNW school to promote additional interaction at the corner and more protected waiting areas. (PL1-2-d, PL2-3-h, PL3-C, PL3-1-c, DC2-1-b, A.1-2-b)
- b. The Board recommended approval of the design of the ground related units along 13th Ave with their parallel orientation to sidewalk, patios, and buffering landscape that provides privacy and visual interest for pedestrians, similar to conditions found in the neighborhood to the east. (PL3-2-i, PL3-2-j, PL3-2-k, PL3-A-3, DC2-C, DC2-D-2, DC4-A-1)

3. Materials, Art, and lighting:

- a. The Board appreciated the applicant's overall material application proposed on all sides of the building and how it successfully reinforced the overall architectural concept and helped break down the perceived height, bulk, and scale of the building. In agreement with public comment; however, the Board was concerned that the material palette appeared to lack the small-scaled and textured materials with residential character found within the immediate context of the neighborhood to the east. The Board recommended a condition of approval to study incorporating high-quality residentially scaled materials, such as brick or more prominently patterned cladding material, into the overall design and specifically at the lower levels of the building and where the facades interact with the public realm. (CS3-A, DC2-D, DC4-A, DC4-2, DC4-3-c)

- b. The Board recommended approval of the art locations and sizes proposed at the solid waste room on E Marion St and the main entrance to the PCNW school, as shown on pages 28 and 31 in the Recommendation packet and presented at the Recommendation meeting. The Board noted that the large-scaled art successfully mitigated the blank walls and presented an opportunity to express the history of heritage of the neighborhood and community and promote the art from the PCNW school. The Board recommended a condition of approval to retain the location, size, and orientation of the art and to include a note on the MUP drawing set and the Building Permit set stating that the applicant will work with local artists and/or the PCNW school. (A.1-1-a, A.1-1-b, A.1-1-c)
- c. The Board recommended approval of the overall light plan and the various specialty lighting accents proposed throughout the project, including the lit art wall on E Marion St, linear light fixtures at the main residential lobby entry on 13th Ave, decorative wall sconces, the PCNW entry wall wash fixture, and the building aperture cove lighting. The Board was concerned, however, with the potential for light night glare and light pollution. The Board, therefore, recommended a condition of approval to provide information confirming that the overall lighting design considered appropriate level of lighting to highlight the building, address public safety, and minimize off-site night glare and light pollution. (DC4-C)

DEVELOPMENT STANDARD DEPARTURES

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

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

1. **Upper-Level Setbacks on Street-Facing Facades (23.47A.014.C):** For zones with a height limit of 75 feet, the Code requires that portions of the structure above 65 feet must be set back from the front lot line by an average depth of 8 feet.

The applicant proposes no setback for a length of 156 feet along E Marion St and 6-foot setbacks along the remaining portions of E Marion St and along 13th Ave.

The Board recommended approval of the requested departure, finding that the reduced setback did not significantly affect the overall perceived height, bulk, and scale of the building when viewed from the intersection of 13th Ave and E Marion St. and compared to the increased upper-level setback along the north side zone transition. The design with the departure better meets the intent of Design Guidelines **CS2-1-B Transition Using Massing and Articulation and DC2-1 Building Layout and Massing.**

2. **Setback requirements for lots abutting residential zones (23.47.014.B.1):** A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot that is zoned both commercial and residential. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot.

The applicant proposes a reduction of the side lot line side of the required triangle setback at northeast corner of the property to 7 feet 10 inches.

The Board recommended approval of the requested departure, finding that single-story encroachment into the setback would have little impact on the residential lot to the north with its existing property line fence and vegetation and would maintain a consistent street edge condition along the proposed ground-related units along 13th Ave. The design with the departure better meets the intent of Design Guidelines **CS2-1-B Transition Using Massing and Articulation**.

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.

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, March 30, 2023, and the materials shown and verbally described by the applicant at the Thursday, March 30, 2023 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following condition:

1. Study providing additional seating opportunities on the project side of the sidewalk on 12th Ave under the overhead weather protection proposed or within the vestibule of the entrance to the PCNW school to promote additional interaction at the corner and more protected waiting areas. (PL1-2-d, PL2-3-h, PL3-C, PL3-1-c, DC2-1-b, A.1-2-b)
2. Study incorporating high-quality residentially scaled materials, such as brick or more prominently patterned cladding material, into the overall design and specifically at the lower levels of the building and where the facades interact with the public realm. (CS3-A, DC2-D, DC4-A, DC4-2, DC4-3-c)
3. Retain the location, size, and orientation of the art and include a note on the MUP drawing set and the Building Permit set stating that the applicant will work with local artists and/or the PCNW school. (A.1-1-a, A.1-1-b, A.1-1-c)
4. Provide information confirming that the overall lighting design considered appropriate level of lighting to highlight the building, address public safety, and minimize off-site night glare and light pollution. (DC4-C)

REC Report Sent 04/24/2023 BCC
Project 3039117-LU

Contact	Email
Applicant	accounting@vibrantcities.com
Applicant	Han.Beh@linkdesigngroup.com
Applicant	PLEUNG@VIBRANTCITIES.COM
Board	brittanyimport@gmail.com
Board	jsfloor@gmail.com
Board	quanlin.hu@gmail.com
Board	quanlin@srmdevelopment.com
Public	bbaxter14@gmail.com
Public	benitez.patrick@gmail.com
Public	bill.zosel@gmail.com
Public	brian@brianallenphoto.com
Public	brian@grahambaba.com
Public	carlsanman@me.com
Public	carmen.vanliere@jll.com
Public	catherine@theregistrysocal.com
Public	dcollett.seattle@icloud.com
Public	info@centralareaLURC.org
Public	joyjake5@msn.com
Public	jwong@vibrantcities.com
Public	kenani.brandon@chartercon.com
Public	luke@chartercon.com
Public	mfung@vibrantcities.com
Public	napabnd@msn.com
Public	preservationdept@duwamishtribe.org
Public	ryan@grahambaba.com
Public	ryan@stollerllc.com
Public	sbromberg@pcnw.org
Public	seraphjingjingy@gmail.com
Public	shuai.song@linkdesigngroup.com
Public	sollodstudio@gmail.com
Public	tnovak@pcnw.org
Public	wild_archers.0d@icloud.com
Public	wjwhip@gmail.com
Public	wyeung@vibrantcities.com