



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

Project Number: 3035728-LU
Applicant Name: Ian Maples - Atelier Jones
Address of Proposal: 1323 E Union St

SUMMARY OF PROPOSAL

Land Use application to allow an 8-story, 125-unit apartment building with retail. No parking proposed. Administrative Design Guidance Review conducted under 3035825-EG.

The following approvals are required:

Administrative Design Review with Departures (Seattle Municipal Code 23.41)*

**Departures are listed near the end of the Design Review Analysis in this document*

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION:

Determination of Non-Significance

- ☐ No mitigating conditions of approval are imposed.
- ☒ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts

SITE AND VICINITY

Site Zone: Multifamily Midrise, MR (M1)
Zoning Pattern: North: Neighborhood Commercial 3-75 (M)
(NC3-75(M))
South: Multifamily Lowrise 2 (M)
(LR2(M))
East: LR3 (M)
West: NC3-75 (M)



Environmentally Critical Areas: None.

Site Description:

The subject site is located at the southwest corner of 14th Avenue and E. Union Street in the First Hill/Capitol Hill Urban Center. The 23,341 sq. ft. site slopes downward northeast to southwest approximately 12 feet. It is currently developed with a multifamily residential structure built in 1909 which will remain and a surface parking lot.

Surrounding Development; Neighborhood Character: Adjacent to the site are a commercial structure to the north; a multifamily residential structure, two single-family residences, and three townhomes to the east; a single-family residence to the south; and two multifamily structures to the west. The vicinity comprises a variety of uses, including academic, commercial, multifamily residential, mixed-use residential, and single-family residential. Notable destinations in the area include Seattle Academy, Seattle University, and Spring Street Mini Park.

A strong street edge is present along E Madison Street, which diminishes moving east along E Union Street as the building scale decreases. Moving south, 14th Avenue maintains a residential character marked by mature street trees, lush landscaping in the setbacks, and stoops on residential buildings. Uses transition from multifamily residential and commercial along E Union Street to townhouses and single-family homes moving south. The neighborhood fabric includes many structures built at the turn of the 20th century, identifiable by masonry cladding and rich detailing. The neighborhood has witnessed an evolution as older single-family residences and commercial structures have been replaced with townhomes and larger mixed-use developments up to six stories in height. Larger new developments include a defined podium level, street-level glazing, and stoops leading to residential entries. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1123 18th Avenue, 1123 18th Avenue, and 1300 E Pike Street.

E Union Street is a minor arterial. 14th Avenue is a collector arterial. The area was rezoned from LR3 to MR (M1) on 4/19/19.

PUBLIC COMMENT:

The public comment period ended on August 5, 2020. In addition to the comments received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to air quality impacts, fire and safety hazards, loss of green space, odor impacts, shadow impacts, reduction of solar access, relationship to historic landmark (Helen V building), parking impacts, relationship to neighborhood context, and construction impacts. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41 and 25.05.

I. ANALYSIS – DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE April 23, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Opposed to the proposed development.
- Concerned about reduced sunlight to adjacent properties. (CS1 B2)
- Stated that the proposed development would obscure the iconic Helen V apartment building. (CS2 A1)
- Concerned about privacy impacts to the Helen V apartments. (CS2 D5)
- Felt the proposed design was incompatible with the design of the existing Helen V apartments as well as other neighboring buildings. (CS3 A1)
- Stated the proposed development created a sense of crowding by obscuring the Helen V courtyard, encroaching on the sidewalk, and eliminating the planter beds. (PL1 A1)
- Concerned about safety impacts as the proposed development would remove the line-of-sight from the Helen V to the street, leaving the courtyard hidden from view. (PL2 B1)
- Felt the contemporary design would clash with the existing early 20th century brick buildings in the neighborhood. (DC2 C3a)
- Opposed to the proposed height, noting that most surrounding buildings are 2-3 stories tall.
- Objected to limiting access to the courtyard with a gate.
- Concerned about impacts to accessible transportation for residents of the Helen V.
- Preferred to keep the courtyard a quiet, contemplative area. Opposed to noisy amenities including a fire pit and ping pong table.
- Concerned about the height and extent of the concrete wall, as well as the design of the space adjacent to the sidewalk along E. Union Street. Recommended measures to make the façade more friendly to pedestrians and street level observers such as individual stoops for all units.
- Supported designing the first and second stories together as a taller expression of base to improve the overall building proportions.
- Recommended some sort of grade change, retaining wall, barrier, fence, or guardrail, and/or landscape buffer be provided to separate the public entry area from the area intended for tenant enjoyment.
- Supported the establishment of usable retail space at the corner of E. Union Street and 14th Avenue that is large enough to serve as a gathering spot for residents of the two CHH buildings and the nearby community.
- Recommended the developer and the Department pay close attention to the Central Area Guidelines wherever applicable as this project goes forward.
- Recommended including more units that are attractive to families with children.

The following comments were submitted in writing by the Seattle Department of Transportation:

- E Union is receiving multimodal transit improvements from the Madison St Bus Rapid Transit expansion and the E Union Protected Bike Lane project which will extend an eastbound bike facility across the site's frontage. Additionally, both E Union and 14th Ave are designated Safe Routes to School streets. Because of the emphasis on pedestrian and bicycle safety in the immediate neighborhood context, SDOT supports improvements to the frontage that will improve non-motorized mobility.
- This development is required by code to provide street trees in a 5.5' planting strip between a 6" curb and 6' sidewalk on both frontages. This is the minimum SDOT street cross section, and these dimensions are not currently reflected in the site plan on page 4

of the design review proposal packet. Additionally, all unused curb cuts on the site's frontages shall be closed. The applicant should coordinate with SDOT Urban Forestry at DOT_LA@seattle.gov to determine the species and location of future street trees.

- In coordination with SPU, SDOT has approved solid waste collection from the existing curb cut on 14th Ave, consolidating solid waste from the proposed development and the pre-existing Helen V building. Parking shall be restricted for staging north of the existing curb cut on collection day. Under this configuration, there is no need or permission granted for a new dedicated waste access ramp. For specific solid waste collection and staging guidance, please coordinate with Seattle Public Utilities.

SDCI received non-design related comments concerning parking, traffic, density, views, housing affordability, Landmark Preservation, breaking the existing housing covenant, and construction impacts.

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

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 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.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

- 1. Massing and Site Configuration:** Staff considered the three massing alternatives, which are very similar in terms of height, bulk, and scale, but differ in the layout of the ground level and size of the courtyard amenity area. Staff is generally supportive of the preferred massing alternative (Option One), noting the site configuration supports a more usable and pleasant courtyard between the proposed building and the existing Helen V apartments on site. To address staff concerns on the height and scale of the structure, continue to explore how the building relates to the adjacent context and develop a design that alleviates potential massing impacts on nearby properties and takes advantage of the unique and visually prominent location within the neighborhood. **(CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning)**

- a. Staff is concerned with lack of modulation in the upper levels of the preferred massing, which will be prominently visible as the site is located at a major intersection within the neighborhood. Echoing public comment, Staff recommends breaking up the perceived bulk of the upper level massing through strategic application of the material palette and the use of secondary architectural elements. **(DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)**

- b. Staff supports stepping back the lower level massing along the access easement at the west property line, allowing for direct access to the first-floor units. As the design of the project evolves, incorporate some form of defensible space between these entries and pedestrians accessing the courtyard and entrance to the Helen V apartment building from E. Union Street. **(PL3-B-2. Ground-level Residential)**

2. Façade Composition:

- a. Staff recommends selecting a material palette that fits well into the neighboring context, applied in a manner that helps break down the massing to a more appropriate scale. Staff also recommends the applicant consider how the neighboring structures can influence their material selection and application strategy, especially along E. Union Street where strong datum lines are established. **(CS3-A-1. Fitting Old and New Together, DC4-A-1. Exterior Finish Materials)**
- b. Staff recommends the inclusion of secondary architectural elements to provide visual depth and interest to the building. Consider incorporating horizontal design elements on the building façades and explore grouping the windows to help minimize the perceived height of the structure and create well-proportioned façades with a clear composition. Staff requests elevations/perspectives of all façades be provided at recommendation to clearly illustrate the design concept for the project. **(DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)**
- c. Echoing public comment, Staff is concerned about potential privacy issues with residents in the adjacent Helen V apartment building. In developing the façades, arrange the windows to minimize overlap with the existing apartment building. A privacy study shall be provided at recommendation. **(CS2-D-5. Respect for Adjacent Sites)**

3. Primary Entries and Ground Level Uses:

- a. Staff supports the proposed layout of the ground level uses for the preferred massing alternative, which includes ground level residential units and a small commercial space at the corner of E. Union Street and 14th Avenue. Staff recommends the design of the commercial space differ from that of the adjacent residential uses and have a distinct character. Staff recommends ample glazing is used to increase visibility into the space from the public realm. **(CS3-1-c. Include High Ceilings at Ground Level, PL2-B-3. Street-Level Transparency)**
- b. Staff supports the proposed location for the primary residential entry and lobby, which are located off the courtyard, and easily accessible from 14th Avenue. To help improve the visibility of this main residential entry, Staff recommends incorporating additional design elements, lighting, signage, and vertical design cues to highlight the entry. **(PL3-A. Entries)**
- c. Staff supports the inclusion of individual ground level residential entries to the units along E. Union Street, 14th Avenue, and the west property line as shown in the preferred option. Staff also supports adding transitional spaces to all the ground level residential units to help further distinguish the entry areas and to provide a buffer from public to private, as the entries are close to and easily accessible from the sidewalk. Echoing public comment, minimize the appearance of blank wall due to changes in the topography by incorporating landscaping and other design elements such as lighting and signage for the entries along E. Union Street and the west

property line. (CS1-1-a. Respond to Local Topography, PL3-1-h. Exterior Access at Ground Level, PL3-A-4. Ensemble of Elements, DC2-B-2. Blank Walls)

4. Courtyard Amenity Area:

- a. Staff supports the design and location of the landscaping and shared courtyard amenity area as shown in Option One. Staff recommends exploring how the intended usability of this area will continue to influence the design as the project evolves and suggests incorporating different hardscape materials to help delineate the public and private spaces along the alley at the western edge of the site. (DC3-B. Open Space Uses and Activities, DC3-C-2. Amenities/Features)
- b. Staff is concerned with the number of entry gates proposed along 14th Avenue and recommends reconfiguring the design to have a singular entrance and high level of permeability to allow for visual connections to the neighborhood. (PL3-2-j. Buffer Private Outdoor Spaces)
- c. Trash and Recycling: Staff supports locating the trash storage area near the alley but is concerned with the potential conflict with the adjacent amenity space. Staff recommends screening the trash area with fencing that fits into the overall design of the courtyard and utilize landscaping and/or planters to help minimize the visual appearance of this area. (DC1-C-4. Service Uses)

ADMINISTRATIVE RECOMMENDATION October 13, 2020

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Opposed to the proposed development.
- Concerned about reduced sunlight to adjacent properties.
- Stated that the proposed development would obscure the iconic Helen V apartment building.
- Preferred retention of vegetation along the alley to the west of the building.
- Concerned with the building setback and the ability for the project to make a connection with the street.
- Concerned with smells from the trash enclosure impacting residents of the Helen V apartments.
- Concerned about safety impacts as the proposed development would remove the line-of-sight from the Helen V apartments to the street, leaving the courtyard hidden from view.
- Opposed to the proposed height, noting that most surrounding buildings are 2-3 stories tall.
- Opposed to having a fire pit and BBQ grill in the courtyard for health and safety reasons.
- Concerned with the proposed landscaping blocking access to the laundry facilities in the Helen V apartment building.

SDCI received non-design related comments concerning parking and construction related impacts (traffic, noise, etc.) on adjacent properties.

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

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

- 1. Massing and Façade Composition:** Staff is supportive of the project's response to the guidance provided at the Early Design Guidance (EDG) phase concerning the massing and development of the building façades. As detailed below, Staff recommends approval of the overall massing, the application of the material palette, and the use of contrasting colors supported by subtle shifts in the massing to provide depth and visual interest, creating façades with a clear design intent and composition. **(CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites, DC2-C-1. Visual Depth and Interest)**
 - a. Staff recommends approval of setting back the building massing at the ground level along E. Union Street and the west property line to help create a porch-like condition for the ground level units. Staff also supports the use of planters near the entries of the ground level units facing west to help establish some form of a buffer between these entries and pedestrians accessing the courtyard and entrance to the Helen V apartment building from E. Union Street. However, Staff remains concerned over the amount of privacy afforded to these units and recommends a condition to remove all bench seating proposed along this pathway to discourage social gathering near the residential entries and windows. **(PL3-B-2. Ground-level Residential, PL3-2-i. Porches and Stoops)**
 - b. Staff generally supports the building's fenestration but is concerned with the application of the wood-toned panels below the smaller windows. Staff recommends a condition to incorporate a 12" panel below these windows to reference the sill design of the adjacent buildings, strengthening the relationship with the neighboring context. **(CS3-A-1. Fitting Old and New Together, DC2-B-1. Façade)**
 - c. Staff recommends approval of the proposed window depth of 5 ½", providing depth and visual interest to the simple massing form. Staff recommends a condition to provide an enlarged construction detail illustrating this design feature in the Master Use Permit plan set. **(DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)**
 - d. Materials
 - i. Staff recommends approval of the proposed material palette, which includes Cedar color fiber-cement cladding for the wall and soffit at the ground level and a lighter Spruce color for the column cladding. Staff also recommends approval of the darker color panel selected for the upper level massing which contrasts with the lighter color wood-look panels and helps the building fit in better to the neighboring context **(CS3-A-1. Fitting Old and New Together, DC4-A-1. Exterior Finish Materials)**
 - ii. Attention to detail in the application of the material palette is extremely important, as the success of the proposed massing and façade composition is contingent on high quality assembly. Staff recommends a condition to minimize the appearance of flashing where possible and include complete installation details of the fiber cement panels in the Construction Permit Plan Set. **(DC4-A-1. Exterior Finish Materials)**

- iii. Staff recommends approval of the proposed black vinyl windows applied throughout the building which complements the selected material palette.

(DC2-B-1. Façade Composition)

- e. Stair Tower Design: Staff recommends approval of the design for the stair tower on the east façade, which utilizes a minimalist representation of a Douglas Fir as a design solution to help minimize the impact of the blank wall. Staff also recommends approval of the change in material color to help reinforce the plane change, providing some visual interest to this prominent corner of the building. Staff recommends a condition that the mural proposed at this location shall be installed prior to the Final Certificate of Occupancy. **(DC2-B-2. Blank Walls, DC2-C-1. Visual Depth and Interest, A.1-1-c. Cover Blank Walls with Art)**

2. Building Entries and Ground Level Uses:

- a. Staff recommends approval of the arrangement of the ground level uses along E. Union Street and 14th Avenue, which places the commercial space prominently at the intersection, provides entrances to ground level residential units along E. Union Street, and locates access to the primary residential entry from the courtyard off 14th Avenue, the more residential street. **(PL3-B-2. Ground-level Residential, PL3-C-2. Visibility)**
- b. Staff recommends approval of the wood stair risers and recessed wall lighting used to create a safer, and more pleasant experience for residents and visitors entering the ground level units located along E. Union Street. Echoing public comment, staff is concerned with the project's impact on the pedestrian experience along this street and recommends a condition to incorporate wall seating into the concrete planter near the alley to create a more comfortable waiting area near the secondary entry into the courtyard space. **(PL1-B-3. Pedestrian Amenities, DC2-D-2. Texture)**
- c. Residential Entries
 - i. Staff recommends approval of the reconfigured entry sequence leading back to the interior courtyard where the primary residential entry is located. The design proposes a combination of signage at the street, low level fencing, and wall lighting that is respectful to the neighboring context and increases the visibility of the primary entry. **(PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements, DC4-B. Signage)**
 - ii. Staff recommends approval of the design of the landscaping and stairs leading to the residential units located along E. Union Street. The setback and elevation help to create a porch-like condition that includes lighting, signage, and overhead weather protection which allow residents and visitors to comfortably occupy a space that is buffered from the public sidewalk. **(PL3-1-g. Couple Entries, PL3-2-i. Porches and Stoops, PL3-A-4. Ensemble of Elements, PL3-B-1. Security and Privacy)**
- d. Retail Entry: Staff recommends approval of the design of the retail entry at the corner of E. Union Street and 14th Avenue. Staff approves of the inclusion of landscaping, lighting, signage, and areas to accommodate potential spillover activity that to help identify and promote activity at the retail spaces. Staff recommends a condition to explore how outdoor seating and other elements can be used along 14th Avenue to support the retail entry and further improve the pedestrian experience along this street. **(PL3-2-b. Recessed Business Entries, PL3-C-3. Ancillary Activities, PL3-A-1. Design Objectives)**

3. Building Landscaping and Courtyard Amenity Area:

- a. Staff recommends approval of most of the design of the landscaping as shown, with the exception of the proposed tree removal as noted in item 3.b. The overall landscape design includes integrated seating, bioretention areas, and raised planters at the ground level to help define spaces and provide some form of separation between the residential and retail use. Echoing public comment, Staff also recommends approval of the landscaping along the west property line as proposed, buffering the residential use from the adjacent property. **(CS2-D-5. Respect for Adjacent Sites, DC4-D-4. Place Making)**
- b. The Design Recommendation packet indicates removal of a tree that may be Exceptional per Director's Rule 16-2008 (3' dbh Cornus kousa at the courtyard entry of the existing Helen V building, shown on page 10 of the Recommendation packet). The applicant has not yet provided an arborist report describing the size, species, location, and critical root zone of this tree. Removal of an Exceptional Tree requires additional SDCI review and Design Review consideration per SMC 23.41 and SMC 25.11. Staff recognizes that retaining this tree may require some modification of the paving and plantings proposed in that area of the courtyard. Therefore, Staff recommends a condition to retain the 3' dbh Cornus kousa (Satomi Flowering Dogwood) and modify the courtyard design as necessary to retain that tree or demonstrate that it is not an Exceptional Tree. **(CS1-D. Plants and Habitat)**
- c. Staff recommends approval of the design of the courtyard amenity area, which uses landscaping and changes in hardscape material to delineate spaces and highlight paths of travel. However, Staff is concerned with the impact of the concrete planters on residents and visitors accessing the courtyard from the secondary entry and recommends a condition to reduce the size of the planter at the southwest corner of the building to help accommodate pedestrian traffic into the courtyard. Staff acknowledges resolution of this condition may result in further reduction of the Green Factor score, increasing the requested departure. **(PL1-B-2. Pedestrian Volumes, DC3-1-a. Visible and Accessible Common Courtyards)**
- d. Staff supports the high level of permeability proposed for the courtyard entry gates but is concerned with the relationship between the entry gate and both apartment buildings along 14th Avenue. The current design does not appear to attach to the proposed building and restricts access to a basement level in the Helen V apartment building. Staff recommends a condition to reconfigure the design to better integrate the entry from 14th Ave with both buildings and the adjacent landscaping. A note shall be added stating that any security gate shall be porous and not obstruct views from the sidewalk to the primary entry. **(PL2-D-1. Design as Wayfinding, PL3-A. Entries)**
- e. Trash and Recycling: Staff recommends approval of locating the trash storage area near the alley and screened with the wood-toned fiber cement cladding to match the ground level of the building. Staff also supports the use of landscaping to help minimize the visual appearance of this area. **(DC1-C-4. Service Uses)**

4. Building Signage: Staff recommends approval of the proposed signage concept plan which includes a combination of blade and wall signage at the retail entry and at the entry gate into the courtyard along 14th Avenue. Unit numbers are also proposed at the ground level residential entries and directional signage is placed in the courtyard to guide residents and visitors to both apartment buildings. Staff recommends approval of the use of natural

materials and back lighting for the building signage as shown on Page 37 of the recommendation packet dated October 6, 2020. (**PL2-D-1. Design as Wayfinding, DC4-B. Signage**)

5. **Lighting Plan:** Staff recommends approval of the proposed lighting plan which proposes recessed soffit lighting, horizontal step lighting, landscape up lighting, and outdoor wall sconces to help mark building entries and aid in wayfinding at the ground level. However, Staff is concerned with potential light pollution from the lighting proposed in the courtyard and recommends a condition that all lighting be oriented to shine away from resident windows and that any up-lighting used be focused towards a solid surface. (**PL2-D-1. Design as Wayfinding, DC4-C-2. Avoiding Glare**)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departures 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 departures.

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

1. **Setbacks and Separations (SMC 23.45.518.B):** In MR zones, the Land Use Code requires side setbacks from an interior lot line to be 10' on average and 7' minimum for portions of the structure above 42 feet in height.

The applicant is proposing a 7' average setback for this portion of the structure along the west lot line.

Staff recommends approval of this departure based on the overall design approach to the building massing and setback provided at the ground level. Staff acknowledges the simplified form of the upper level massing is in reference to the more historic building forms seen in the neighboring context. The generous setback proposed at the ground level and the landscaping provided along the west property line also help to minimize potential privacy impacts on the adjacent property, which better meets the intent of Design Guidelines. The design with this departure better meets the intent of Design Guidelines **CS2-1-a. Provide Privacy Layering and Scale, CS2-1-d. Reduce Building Mass Using Passageways.**

2. **Green Factor Requirements (SMC 23.45.524.A.2):** The Code requires landscaping that achieves a Green Factor score of 0.5 or greater for any lot within an MR or HR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site.

The applicant is proposing landscaping that achieves a Green Factor score of 0.485.

Staff supports approval of this departure as the project proposes landscaping (vegetated walls) that do not count towards the overall Green Factor score. Staff acknowledges that including this landscaping in the Green Factor calculation would satisfy the project requirements. However, staff is concerned with the on-going maintenance and viability of the vegetated walls and other landscaping proposed underneath the building overhang. Approval

of this departure is contingent on the condition that a year-round automatic irrigation system is installed to ensure proper irrigation for the proposed landscaping. Details of the irrigation system shall be provided in the Construction Permit Plan Set. Installation of this irrigation system would promote healthy landscaping throughout the project, better meeting the intent of the Design Guidelines **CS1-2-b. Provide Vegetation, DC4-D-3. Long Range Planning.**

Staff also notes the recommended condition to retain the existing 3' dbh Cornus kousa Exceptional tree, which may further modify the Green Factor requirement. Retention of this existing tree may increase the Green Factor. If the SDCI Arborist agrees that proposed landscaping must be reduced in the tree retention area in order to save the Exceptional tree and that landscaping cannot be placed elsewhere on site, then Staff recommends approval of a larger departure to Green Factor as the resulting design with Exceptional Tree retention would better meet the intent of Design Guideline **CS1-D. Plants and Habitat.**

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-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 Street, west of 23rd Avenue.

DC2-1-h. Encourage Family-Sized, Ground-Level units: Where compatible with the surrounding streetscape, family sized, ground related apartment units (2 and 3 bedrooms) with usable adjacent open spaces are encouraged.

DC2-1-i. Cluster Small Businesses: Encourage clusters of small and local businesses together.

1. Reduce the scale of commercial façades so that they are conducive to small business tenants.
2. Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.
3. Set the maximum length of street frontage for individual businesses to be consistent with the existing business character of the area.
4. Where there is not a strong existing character for the area, follow guidance provided in frontage section (PL3-I).

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers, or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Central Area Supplemental Guidance:

DC3-1 Common Open Spaces

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

DC3-1-b. Delineate Between Shared and Private Spaces: Encourage courtyard housing and bungalow courts which use landscaping as the delineation between shared and private spaces, instead of fencing.

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

Central Area Supplemental Guidance:

DC4-1 Screening

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

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

DC4-2 Building Materials

DC4-2-a. Reinforce Local Cultural References: Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.

DC4-2-b. Variation and High-Quality Materials: Encourage variation in building materials and employ high quality materials.

DC4-2-c. Reuse Building Materials: Salvage building materials from the site when possible. If reusable materials, such as brick, are removed from demolished buildings, use them in the new development as visible building components.

DC4-3 Building Details and Elements

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

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

DC4-3-c. Add Human Scale and Façade Texture: Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.

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

Central Area Supplemental Guidance:

A.1-1 History and Heritage

A.1-1-a. Express African and Black American Presence: Provide design features to express the African and Black American presence within the neighborhood. Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.

A.1-1-b. Include Visual Arts in the Design Concept: Consider including visual arts as an integral part of the design concept along main street building façades, within highly trafficked pedestrian areas, and within open spaces.

A.1-1-c. Cover Blank Walls with Art: Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community.

A.1-1-d. Interpretive Storytelling: Include interpretive opportunities (through visual art, signage, markers, etc.) that tell the story of the neighborhood's history in engaging ways.

A.1-1-e. Reflect Racial, Economical and Multi-Generational Character: Encourage the building design to reflect the racial, economical, and multi-generational character of the community.

A.1-1-f. Support the Black Veteran Community: Developments are encouraged to provide housing and/or amenities for the Black Veteran community.

A.1-1-g. Local Activities and Interests: Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family-oriented activities.

A.1-1-h. Encourage Bicycle Use and Parking: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within the Central District or having distinctive place-names designed into the racks.

A.1-2 For 23rd and Union Character Area

A.1-2-a. Community Characteristics: Community characteristics that are unique to this area include:

1. A cohesive neighborhood grain with historic character that establishes the area as a destination for the surrounding community.
2. An established, pedestrian-scaled neighborhood-commercial area, with a mix of both commercial and residential uses, grounded by locally owned businesses and institutions.
3. Hub of the African and Black American community.
4. Diverse range of shops, restaurants, entertainment, and places of worship.
Specific buildings to note are the Central Cinema (1411 21st Ave) and Katy's Cafe (2000 E Union Street).

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 Avenue 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

At the conclusion of the Administrative RECOMMENDATION phase, Staff recommended approval of the project with conditions.

The analysis summarized above was based on the design review packet dated Tuesday, October 06, 2020. 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 preliminary conditions:

1. Remove all bench seating proposed along the pathway on the west property line to discourage social gathering near the residential entries and windows, increasing the amount of privacy afforded to the ground level residential units. **(PL3-B-2. Ground-level Residential)**
2. Incorporate a 12” panel below the smaller windows proposed in the upper level massing to reference the sill design of the adjacent buildings, strengthening the relationship with the neighboring context. **(CS3-A-1. Fitting Old and New Together, DC2-B-1. Façade)**
3. Provide an enlarged construction detail illustrating the proposed window depth of 5 ½” in the Master Use Permit plan set. **(DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest)**
4. Minimize the appearance of flashing where possible and include complete installation details of the fiber cement panels in the Construction Permit Plan Set for Staff to review and provide guidance to minimize panel warping/deformation. **(DC4-A-1. Exterior Finish Materials)**
5. Include a note on the east elevation stating the mural proposed at the stair tower shall be installed prior to the Final Certificate of Occupancy. **(DC2-B-2. Blank Walls, DC2-C-1. Visual Depth and Interest, A.1-1-c. Cover Blank Walls with Art)**
6. Incorporate wall seating into the concrete planter near the alley to create a more comfortable waiting area near the secondary entry into the courtyard space. **(PL1-B-3. Pedestrian Amenities)**
7. Explore how outdoor seating and other elements can be used along 14th Avenue to support the retail entry and further improve the pedestrian experience along this street. **(PL3-C-3. Ancillary Activities)**
8. Retain the 3’ dbh Cornus kousa (Satomi Flowering Dogwood) near the courtyard corner entry of the Helen V building and modify the courtyard design as necessary to retain that tree or demonstrate that it is not an Exceptional Tree. **(CS1-D. Plants and Habitat)**
9. Reduce the size of the concrete planter closest to the courtyard near the ground level residential entry to help accommodate pedestrian traffic into the courtyard. **(PL1-B-2. Pedestrian Volumes)**
10. Reconfiguring the design of the entry gate along 14th Avenue to better integrate with both buildings and the adjacent landscaping. A note shall be added stating that any security gate shall be porous and not obstruct views from the sidewalk to the primary entry. **(PL2-D-1. Design as Wayfinding, PL3-A. Entries)**
11. Include a note in the Landscape Plan stating all lighting in the courtyard shall be oriented to shine away from resident windows and that any up-lighting used be focused towards a solid surface. **(DC4-C-2. Avoiding Glare)**
12. Install a year-round automatic irrigation system to ensure proper irrigation for the proposed landscaping. Details of the irrigation system shall be provided in the Construction Permit Plan Set. **(CS1-2-b. Provide Vegetation, DC4-D-3. Long Range Planning)**

ANALYSIS & DECISION – DESIGN REVIEW

Director’s Analysis

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

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

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

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

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

Applicant response to the preliminary Design Review Conditions:

1. The applicant responded with an updated plan set submitted on 11/4/2020 which removed the benches from the pathway along the west property line. This response satisfies the recommended condition.
2. The applicant responded with an updated plan set submitted on 11/4/2020 which incorporates a 12" panel below the smaller windows proposed in the upper level massing. This response satisfies the recommended condition.
3. The applicant responded with an updated plan set submitted on 11/4/2020 which incorporated a window detail drawing on sheet A5-039 identifying the window depth. This response satisfies the recommended condition.
4. The applicant responded with a memo dated 11/3/2020 stating: "Details for fiber cement will be submitted with the Construction plan set." This response satisfies the recommended condition for the MUP decision. A condition will be required to provide complete installation details for the fiber cement panels prior to issuance of the construction permit.
5. The applicant responded with a memo dated 11/3/2020 stating: "A note has been added to the MUP plan set. Please see sheet A2-040 in the MUP plan set." This response satisfies the recommended condition. As a condition of approval installation of the mural will be required prior to issuance of the Final Certificate of Occupancy.
6. The applicant responded with an updated plan set submitted on 11/4/2020 which incorporated a seating area at the planter at the secondary entry to the courtyard space. This response satisfies the recommended condition.
7. The applicant responded with an updated plan set submitted on 11/4/2020 which added fixed bench setting in front of the commercial entry on E Union St. and to the north on 14th Ave. The applicant also provided a memo dated 11/3/2020 which states that in addition to the fixed benches, "the level patio area at the corner of 14th and Union is intended to support installation of "bistro" style tables and seating by the tenant." This response does not satisfy the recommended condition to improve the pedestrian experience along 14th Ave. This condition will be required to be addressed prior to MUP issuance.
8. The applicant responded with a memo dated 11/3/2020 noting: "This tree was mistakenly noted as 3 feet in diameter. In fact, the diameter is 3 inches, and it is not considered

exceptional. Please see the attached survey and photo identifying the tree location and diameter. Please also note that the LA plans call for this tree to be replaced.” This response satisfies the recommended condition.

9. The applicant responded with an updated plan set submitted on 11/4/2020 which removed the planter closest to the courtyard. This response satisfies the recommended condition.
10. The applicant responded with a memo dated 11/3/2020 stating: Please see updated MUP plan set for updated gate elevation. A note has been added to sheet A2-040 stating the gate shall not obstruct views from the sidewalk to the primary entry. Please also see included sheet A5-060 for supplemental updated draft gate details.” The updated MUP plan set submitted on 11/4/2020 reflects this change. This response satisfies the recommended condition.
11. The applicant responded with a memo dated 11/3/2020 stating: “A note has been added to the landscape plan. Please see updated MUP plan set sheet L.02.” The updated plan set submitted on 11/4/2020 included this note regarding lighting on sheet L.02. This response satisfies the recommended condition.
12. The applicant responded with a memo dated 11/3/2020 stating: “Details and provisions for irrigation system will be included in the Construction Permit Plan Set.” This satisfies the recommended condition for the MUP decision. A condition will be required to provide details of the year-round automatic irrigation system prior to issuance of the building permit.

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

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

DIRECTOR’S DECISION

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

II. ANALYSIS – SEPA

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

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 4/13/2020. The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and

certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

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

Short Term Impacts

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

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A.

Construction Impacts - Parking and Traffic

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times on nearby arterials. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

The area includes limited and timed or metered on-street parking. Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

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

Construction Impacts - Noise

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

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

Long Term Impacts

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

Greenhouse Gas Emissions

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

Height, Bulk, and Scale

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

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

The height, bulk and scale of the proposed development and relationship to nearby context have been addressed during the Design Review process. Pursuant to the Overview policies in SMC

25.05.665.D, the existing City Codes, and regulations to mitigate height, bulk and scale impacts are adequate and additional mitigation is not warranted under SMC 25.05.675.G.

Parking

The proposed project includes 125 residential units and approximately 350 square feet of retail space. No on-site parking is included with the project, so parking demand generated by the proposed uses will park off-site. To assess the impacts of this spillover parking, Heffron Transportation conducted a parking utilization study (September 15, 2020; updated October 12, 2020). Vehicles displaced from the existing 33-space parking lot also were included in the study.

The study area for the on-street parking analysis included all roadways within an 800' walking distance of the site and identified 381 on-street parking spaces within this area. After accounting for various time-based restrictions, the available parking supply is 369 spaces mid-morning and 372 in the evening/overnight. Parking counts conducted in August 2020 documented an on-street parking utilization rate of 73% in the mid-morning (10:30 – 11:00 AM) and 66% in the late evening (10:00 – 10:30 PM). The City of Seattle generally considers utilization rates of 85% or greater to be effectively full, as this level of on-street parking may lead to impacts such as vehicles driving further or circling a block to locate an available space.

The project will increase on-street demand both through displacement of existing vehicles and through generation of new parking demand associated with the residential and retail uses added to the site. The Heffron study reports that removal of the existing lot would result in an on-street overspill of up to 9 vehicles in the morning and 12 in the evening/overnight. (Six fleet vans currently parked on the site would be moved to other parking owned or leased by Community Roots Housing and would not park on-street.)

Residential parking demand was calculated using the King County Multi-Family Residential Parking Calculator, which estimates parking demand rates for multi-family projects in King County taking into account project location, unit sizes and expected rents, availability of on-site parking, and other factors. The parking demand rate for this project is estimated to be 0.08 vehicles/unit; applying this parking rate to the proposed 125-unit development results in an estimated residential peak parking demand of 10 vehicles. The daytime residential parking demand is estimated to be 54% of the peak demand, or 5 vehicles. The small amount of commercial space is expected to generate a peak demand for 2 vehicles, which would occur during the day. Considering both the vehicles displaced by the project and new parking demand, the development is forecast to increase on-street demand by 16 vehicles during the day and 22 vehicles in the evening/overnight. Adding these volumes to the on-street counts noted above results in a daytime utilization rate of 78% and an evening/overnight rate of 72%.

Two Seattle Department of Transportation (SDOT) projects – the Madison BRT line and the E Union Street Protected Bike Lane – are expected to cumulatively remove 18 on-street parking spaces within the study area. In addition, several nearby development projects are expected to generate additional on-street parking demand; in total, these projects would add 5 vehicles during the day and 7 in the evening/overnight. With the reduction in parking supply and additional on-street demand, the cumulative parking utilization rates including spillover parking from the project are forecast to be 83% during the day and 78% in the evening/overnight. No adverse parking impacts are expected from the project, and no mitigation is warranted pursuant to SMC 25.05.675.M.

SMC 25.05.675.M notes that there is no SEPA authority provided for mitigation of parking impacts in Urban Centers the Urban Villages within 1,320 feet of frequent transit service. This site is located in the First Hill/Capitol Hill Urban Center. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from this proposal.

Transportation

Heffron Transportation (April 13, 2020) estimated the amount of additional traffic that would be generated by the proposed project. The Institute of Transportation Engineers' Trip Generation manual (10th edition) provided baseline trip generation rates for the proposed multifamily and commercial uses; the rates were adjusted to account for the lack of on-site parking and opportunities to use transit and non-motorized travel modes. The project is forecast to generate about 90 vehicle trips per day, with 6 of these trips occurring during the AM peak hour and 8 during the PM peak hour. This small amount of additional traffic is not expected to have noticeable impacts within the surrounding area. The SDCI Transportation Planner reviewed the information and determined that no mitigation is warranted per SMC 25.05.675.R.

DECISION – SEPA

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

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

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

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

CONDITIONS – DESIGN REVIEW

Prior to Issuance of Master Use Permit

1. Explore how outdoor seating and other elements can be used along 14th Avenue to support the retail entry and further improve the pedestrian experience along this street.

Prior to Issuance of Construction Permit

2. Provide complete installation details for the fiber cement panels.
3. Provide details of the year-round automatic irrigation system.

Prior to Issuance of Final Certificate of Occupancy

4. Install the mural on the east elevation stair tower.

For the Life of the Project

5. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Allison Whitworth, (206) 684-0363, allison.whitworth@seattle.gov).

CONDITIONS – SEPA

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

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

Allison Whitworth, Land Use Planner
Seattle Department of Construction and Inspections

Date: November 19, 2020

AW:drm

K:\Decisions-Signed\3035728-LU.docx

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the three-year life of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a two-year life. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met, and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.