



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

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Record Number: 3028225-LU

Address: 157-159 12<sup>th</sup> Avenue

Applicant: Steve Bull, Workshop AD

Date of Meeting: Thursday, January 30, 2020

Board Members Present: Jeffrey Floor (chair)  
Sharon Khosla  
Azzurra Cox  
Kenny Pleasant

Board Members Absent: Dennis Comer

SDCI Staff Present: Allison Whitworth

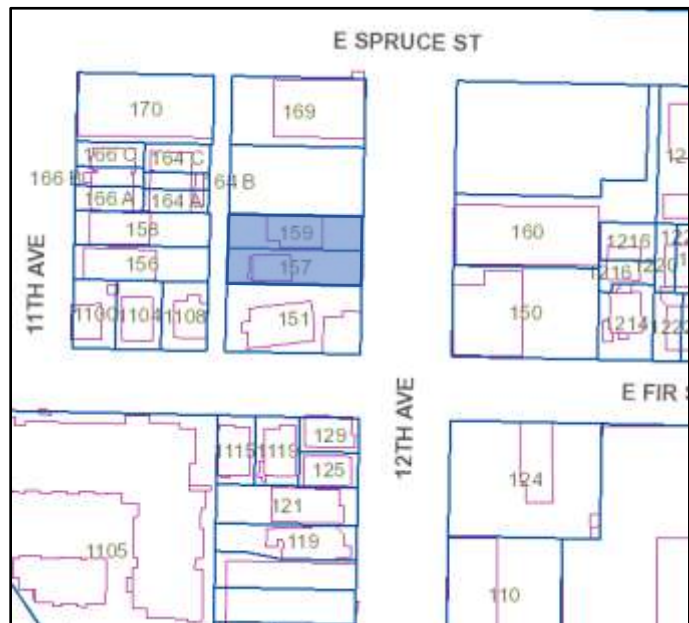
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**SITE & VICINITY**

Site Zone: NC3P-75 (M) (Neighborhood Commercial 3/Pedestrian Overlay with a 75-foot height limit, subject to MHA)

Nearby Zones: (North) NC3P-75 (M)  
(South) NC3P-75 (M)  
(East) NC3P-75 (M)  
(West) MR (M)

Lot Area: 7,025 square feet



**Current Development:**

The development site is comprised of two lots, each developed with a single-family residence.

**Surrounding Development and Neighborhood Character:**

The immediate context consists of multi-family development to the west and south with one and two-story commercial buildings to the east, across 12<sup>th</sup> Avenue. A parking lot serving a commercial building is immediately north of the project site.

The overall area includes a mix of early 20th century commercial, multi-family and single family residential, with newer Midrise multi-family development to the west and some newer mixed-use residential and commercial development to the north. 12th Ave connects Capitol Hill with the International District and serves as the dividing line between First Hill to the west and the Central District to the east. The area is served by frequent transit bus routes and will soon be served by the Streetcar, with access nearby at E. Yesler Way and at 14th Ave.

**Access:**

Vehicle and pedestrian access is provided by 12<sup>th</sup> Avenue on the site's east side and an alley on the site's west side.

**Environmentally Critical Areas:**

No environmentally critical areas are present on or adjacent to the site.

**PROJECT DESCRIPTION**

Early Design Guidance for a 7-story, 78-unit mixed-use structure with commercial at grade. Parking for 4 vehicles proposed. Existing buildings to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

**Mailing    Public Resource Center**

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

**EARLY DESIGN GUIDANCE August 16, 2018****PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Appreciated the extent of public outreach by the developer prior to submitting plans to the City.

- Supported the pedestrian friendly development along 12<sup>th</sup> Avenue and the proposed design of the street level façade of the preferred concept.
- Expressed a desire for the front entry, both the residential and commercial, to have a warm feeling through the use of colors and materials.
- Requested balconies or other design features on the alley façade to increase the “eyes on the street” concept.

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

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

## **PRIORITIES & BOARD RECOMMENDATIONS**

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

### **1. Massing Options:**

- a. The Board appreciated the early outreach to the community and encouraged the applicant to continue outreach as the project progresses. (DC2-1-a Clarify Concepts,
- b. The Board supported the applicant’s preferred massing option as the basis for further development. (DC2-1-a Clarify Concepts, Cs2-B-2 Mid-block Sites)
- c. The Board specifically identified the fenestration pattern of the preferred massing option as a successful element and noted they expect to see the fenestration pattern continued at the Recommendation meeting. (DC2-B-1 Façade Composition)

### **2. Courtyard Character:**

- a. The Board was concerned that the width of the courtyard did not provide adequate access to light and livability for the small units which face it. The Board was also concerned about the ability of the small courtyard space to function as the programmed amenity area and prominent building element as described by the applicant. While expressing a preference for a wider courtyard, the Board observed that lighting, material application, vegetation and secondary elements could create a prominent, lively, useable space. The Board supported the courtyard character indicated in the precedent images provided on pg. 50 of the EDG packet. (CS1-2-A Impact on Solar Access, CS2-B-3 Character of Open Space, DC3-A-1 Interior/Exterior Fit)
- b. At the Recommendation meeting the Board would like to review additional views of and into the courtyard from the adjacent units at various times of the year to better understand the character and function of the space. The views should illustrate all

balcony and stair railings and landscaping. The Board would also like to review a section drawing that shows the stair in the courtyard. (CS2-B-3 Character of Open Space, DC3-A-1 Interior/Exterior Fit)

### **3. Connection to the Street:**

- a. The Board strongly supported the front porch concept at the street and stated that the flexibility, transparency and proportions of the space worked well. (CS2-B-2 Connection to the Street, PL3-C-2 Visibility)
- b. The Board emphasized the importance of porosity along the street frontage. If a low wall is provided to address the change in grade along the street, the wall should be designed as an amenity which provides seating on each side rather than acting as a barrier. (PL3-C-1 Porous Edge)
- c. The Board supported framing the sidewalk with vegetation. (CS1-2-e Protect Sidewalks)
- d. The Board noted the mid-block location of the site and provided guidance to establish a unique identity and experience within the block through execution of the front porch concept with materials, color and other secondary elements. (CS2-B-2 Mid-Block Sites, LI3-1 Frontages, PL3-2 Streetscape Treatment)
- e. The Board clarified that columns are not proposed within the porch area as shown in the landscape plan and agreed this was appropriate. (CS2-B-2 Connection to the Street, CS2-B-3 Character of Open Space)

### **4. Alley Façade:**

- a. The Board appreciated that the alley façade was treated like a primary elevation. However, the Board agreed the alley should have a slightly different character than the front façade and was concerned with the perception of bulk. The Board provided guidance to design the elevation with a human scale and reduce the perceived mass through the use of secondary elements such as balconies and landscaping throughout the facade. The Board noted site constraints and prioritized a wider courtyard over balconies on the alley façade if both cannot be achieved. (CS2-1-A Provide Privacy Layering and Scale, DC2-C Secondary Architectural Features, DC2-D Scale and Texture)
- b. The Board strongly supported landscaping and trees along the alley façade as illustrated on pg. 56 of the EDG packet and agreed it enhanced the pedestrian experience. (CS1-D On-Site Features)
- c. The Board provided guidance to articulate a well-defined a pedestrian entrance from the alley which emphasizes the connection to the courtyard beyond. (PL3-A Entries, PL1-1-a Safety & Connectivity)
- d. While recognizing the recommendation was beyond their purview, the Board encouraged the use of the parking stalls for ride share vehicles as described by the applicant. (PL1-A-1 Serving all Modes of Travel)

### **5. Cultural Placemaking:**

- a. The Board noted the project's proximity to a Cultural Placemaker location identified in the Central Area Neighborhood Design Guidelines (pg. 17). The Board provided guidance to respond to the cultural character of the neighborhood through the use

of secondary architectural features and materials, such as brick. The applicant should reference the Central Area Neighborhood Design Guidelines pertaining to architectural character and materials. (CS3-A Emphasizing Positive Neighborhood Attributes, CS3-B Local History and Culture, CS3-I Neighborhood Context, A.2-1 Cultural Placemakers)

## **RECOMMENDATION January 30, 2020**

### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Central Area LURC was generally supportive of the project including the materials, approach to art, and front porch design.
- Supported the departure for the residential lobby but not for the upper level setback, as there doesn't appear to be any benefit to the public.
- Recommended a taller ground floor for stronger base proportions.
- Supported by the adjacent Plymouth Housing project to the north and the associated departures.
- Noted construction coordinated with the adjacent Plymouth Housing project to the north.
- Supported activation of the alley and street.

The following comments were received in writing from Seattle Department of Transportation:

- 12<sup>th</sup> Avenue has striped bicycle lanes and is a safe route to school, therefore SDOT supports frontage improvements that will improve non-motorized mobility.
- Recommended paving the 2' alley setback as opposed to landscaping.
- Project should provide a 5.5' planting strip with required street trees between a 6" curb and an 8' pedestrian clear zone inside the landscape area.

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

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

### **PRIORITIES & BOARD RECOMMENDATIONS**

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

- 1. Response to EDG Guidance:** The Board was overall appreciative of the response to the design guidance given at EDG and recommended approval of the design, as discussed below.

## **2. Façade Composition:**

- a. The Board discussed at length the upper level setback departure request, including how it impacts the pedestrian experience, the overall façade composition, and the relationship to the proposed structure to the north. The Board agreed that the façade proportions were stronger without the upper level setback and preferred the simplicity of the façade. Therefore, the Board recommended approval of the departure. (DC2-B-1 Façade Composition)
- b. The Board struggled to understand how the Schoenberg 12 tone technique related to the architectural concept but agreed that the façade composition was successful. (DC2-B-1 Façade Composition)

## **3. Courtyard:**

- a. The Board appreciated the increased width of the courtyard since EDG. (CS1-2-A Impact on Solar Access, DC3-A-1 Interior/Exterior Fit)
- b. The Board noted that the project did not respond to previous guidance regarding creating a visual connection to the courtyard from the alley and agreed that this was a missed opportunity but declined to recommend any conditions. (PL3-2-D Pedestrian Environment)
- c. The Board discussed the bamboo landscaping proposed at the courtyard stairs and observed that plantings which emphasize the verticality of the space and are located immediately adjacent to the stairs might not be the best choice, but did not recommend any conditions. (DC4-D-1 Choice of Plant Materials)

## **4. Material Palette:** The Board discussed the proposed material palette and recommended approval. (DC4-A-1 Exterior Finish Materials, CS3-I Neighborhood Context)

## **5. Front Porch Design & Retail Space:**

- a. The Board overall agreed that the design of the front porch area was successful and particularly appreciated the brick frame as a nice complement. (CS2-B-2 Connection to the Street, PL3-2-a Emphasize Building Relationship to Street, PL3-2-d Pedestrian Environment, PL3-2-I Porches and Stoops )
- b. The Board discussed the height of the base and front porch area, noting public comment that recommended a taller base, but supported the more intimate scale of porch area and recommended approval as proposed. (CS2-B-2 Connection to the Street, PL3-2-a Emphasize Building Relationship to Street, PL3-2-d Pedestrian Environment, PL3-2-I Porches and Stoops)
- c. The Board agreed that the proposed sculptural art piece is important to the success and activation of the porch area and enhancing the pedestrian experience but had difficulty understanding how it will interact with the space. The Board recommended a condition that a placemaking art piece be provided within the front porch and that the applicant should work with the planner to integrate the art piece within the space. (CS3-B Local History and Culture, CS2-B-2 Connection to the Street, PL3-2-d Pedestrian Environment)

## DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

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

1. **Street Level Uses (SMC 23.47A.005.D):** The Code requires that commercial street level uses occupy a minimum of 80% of the street-facing façade in pedestrian designated zones. The applicant proposes to reduce the commercial frontage to 70% of the street-facing façade, with 30% residential use.

The Board recommended approval of the departure request as it allows for a more defined residential entry and the design of the front porch area creates a strong connection between the entry, the commercial space and the street. The resulting design better meets Design Guidelines CS2-B-2, PL3-A Entries, PL1-A-2 Adding to Public Life.

2. **Upper Level Setback for Street-Facing Facades (SMC 23.47.A.014.C.1):** The Code requires that portions of the structure above 65' in height must be set back from the front lot line by an average depth of 8'. The applicant proposes no upper level setback above 65'.

The Board recommended approval of the departure request as the lack of an upper level setback creates a strong massing proportion and a refined and simplistic façade composition. The resulting design better meets Design Guideline DC2-B-1 Architectural and Facade Composition.

## DESIGN REVIEW GUIDELINES

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

### CONTEXT & SITE

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

#### **CS1-A Energy Use**

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

#### **CS1-B Sunlight and Natural Ventilation**

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

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

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

#### **CS1-C Topography**

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

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

#### **CS1-D Plants and Habitat**

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

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

#### **CS1-E Water**

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

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

### ***Central Area Supplemental Guidance:***

#### **CS1-1 Local Topography**

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

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

#### **CS1-2 Connection to Nature**

**CS1-2-a. Impact on Solar Access:** Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.



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

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

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

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

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

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

### **CS2-A Location in the City and Neighborhood**

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

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

### **CS2-B Adjacent Sites, Streets, and Open Spaces**

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

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

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

### **CS2-C Relationship to the Block**

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

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

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

### **CS2-D Height, Bulk, and Scale**

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

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

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

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

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

#### ***Central Area Supplemental Guidance:***

##### **CS2-1 Transition and Delineation of Zones**

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

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

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

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

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

##### **CS3-A Emphasizing Positive Neighborhood Attributes**

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

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

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

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

**CS3-B Local History and Culture**

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

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

**Central Area Supplemental Guidance:**

**CS3-1 Neighborhood Context**

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

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

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

**PUBLIC LIFE**

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

**PL1-A Network of Open Spaces**

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

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

**PL1-B Walkways and Connections**

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

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

#### ***Central Area Supplemental Guidance:***

##### **PL1-1 Accessible Open Space**

**PL1-1-a. Safety & Connectivity:** Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space and public spaces such as streets. Use linkages to create and contribute to an active and well-connected open space network.

**PL1-1-b. Neighborhood Nodes & Business Corridors:** Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel.

**PL1-1-c. Transparent Indoor Community Spaces:** Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.

##### **PL1-2 Connection Back to the Community**

**PL1-2-a. Multi-Purpose Gathering Spaces:** Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.

**PL1-2-b. Weather Protection:** When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.

**PL1-2-c. Lighting, Art and Special Features:** Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.

**PL1-2-d. Common & Accessible Open Spaces:** Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

**PL1-2-e. Hardscapes:** Not all open spaces need to be landscaped; hardscapes are encouraged when sized and designed to encourage active usage. At these locations, building edges should be inviting while creating well defined open spaces for common use. These spaces are especially important close to prominent intersections, streets, and Cultural Placemaker locations. In areas where it is not feasible to be open to physical pedestrian access, visual openness should be provided.

**PL1-2-f. Rooftop Vegetation:** When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.

**PL1-3 Livability for Families and Elderly**

**PL1-3-a. Safe Play Areas:** Provide safe areas for children to play where they can be seen. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.

**PL1-3-b. Rooftop Gathering Spaces:** Consider utilizing building rooftops as an opportunity for family gathering and gardening.

**PL1-3-c. Preserve Alleys for Access and Use:** Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency and entrances to ensure active usage.

**PL1-3-d. Multi-Generational Gathering Spaces:** Provide multi-generational community gathering spaces for young and old to recreate and converse together.

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

**PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL2-C Weather Protection**

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

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

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

**PL2-D Wayfinding**

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

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

**PL3-A Entries**

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

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

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

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

**PL3-B Residential Edges**

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

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

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

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

**PL3-C Retail Edges**

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

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

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

***Central Area Supplemental Guidance:***

**PL3-1 Frontages**

**PL3-1-a. Design Elements:** Encourage color, material, and signage variation in storefront design.

**PL3-1-b. Emulate Pedestrian-Oriented Context:** Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context, while acknowledging the pedestrian patterns that exist.

**PL3-1-c. Promote Transparency:** Promote transparency and “eyes on the street.” No reflective or obscure glass should be used. Discourage retailers from putting display cases or window film up against windows to maintain transparency into commercial spaces.

**PL3-1-d. Step Storefronts Along the Grade:** Avoid grade separations at retail. Storefronts should step along with the grade (ex: 30’ max length of any floor level on a sloping frontage) with a focus on accessibility.

**PL3-1-e. Frequent Entrances and Expressed Breaks:** In pedestrian-oriented commercial areas, provide frequent entrances and expressed breaks along storefronts through columns or pilasters at regular intervals of 25 to 30 feet, to accommodate and encourage smaller retailers and community-oriented businesses.

**PL3-1-f. Live/Work Spaces:** Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.

**PL3-1-g. Couple Entries:** At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

**PL3-1-h. Exterior Access at Ground Level:** Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

## **PL3-2 Streetscape Treatment**

**PL3-2-a. Emphasize Building Relationship to the Street:** Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through paving or building materials to highlight each business’s presence along the street.

**PL3-2-b. Recessed Business Entries:** Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.

**PL3-2-c. Overhead Weather Protection:** To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6’. Larger commercial projects should have deeper coverage, with a minimum depth of 8’ at all street frontages, especially street corners.

**PL3-2-d. Pedestrian Environment:** Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflect the existing character of the building fabric.

**PL3-2-e. Activate the Planter Zone:** Encourage activation of the planter zone to include community gardens, as well as street trees and pedestrian furniture (with SDOT concurrence).

**PL3-2-f. Limit Solid Barriers and Blank Walls:** Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.

**PL3-2-g. Voluntary Spaces:** Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize (ex: cafes, produce markets, street markets, fish vendors, buskers, pop-up shops, etc.).



**PL3-2-h. Complete Streets:** Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).

**PL3-2-i. Porches and Stoops:** Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.

**PL3-2-j. Buffer Private Outdoor Spaces:** To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

**PL3-2-k. Raise Private Stoeps Above Sidewalk Grade:** If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.

**PL3-2-l. Discourage Recessed Residential Patios:** Residential patio levels recessed more than 18" below the adjacent sidewalk grades are discouraged and should be used discerningly, as they can hinder interaction, and may create safety and maintenance issues.

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

**PL4-A Entry Locations and Relationships**

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

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

**PL4-B Planning Ahead for Bicyclists**

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

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

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

**PL4-C Planning Ahead For Transit**

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

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



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

## DESIGN CONCEPT

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

#### **DC1-A Arrangement of Interior Uses**

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

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

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

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

#### **DC1-B Vehicular Access and Circulation**

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

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

#### **DC1-C Parking and Service Uses**

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

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

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

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

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

#### **DC2-A Massing**

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

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

**DC2-B Architectural and Facade Composition**

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

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

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

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC2-D Scale and Texture**

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

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

**DC2-E Form and Function**

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

***Central Area Supplemental Guidance:***

**DC2-1 Building Layout and Massing**

**DC2-1-a. Clarify Concepts:** Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.

**DC2-1-b. Engage the Ground Plane:** Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'. Ground level transparency should still occur on major pedestrian and commercial streets.

**DC2-1-c. Encourage Smaller and Varied Building Forms:** Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how to articulate and break down the overall massing. Modulated façades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood. As such, projects should use 50' – 75' massing widths as a guide for modulation.

**DC2-1-d. Relate Scale and Form to the Adjacent Public Realm:** Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm (i.e. the width of the streets and/or affronting open spaces and adjacent smaller scale zones).

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

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

**DC2-1-g. Upper Floor Setbacks:** Consider upper floor setbacks along secondary retail zones. In these less dense areas, tall does not always mean urban. Walkable urban places can be achieved at a smaller scale with buildings that have visual texture through their retail frontage, pedestrian scaled signage, tile details, and accented knee walls, as demonstrated by the businesses along Union St, west of 23rd Avenue.

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

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

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

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

#### **DC3-A Building-Open Space Relationship**

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

#### **DC3-B Open Space Uses and Activities**

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

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

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

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

### **DC3-C Design**

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

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

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

### **Central Area Supplemental Guidance:**

#### **DC3-1 Common Open Spaces**

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

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

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

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

#### **DC4-A Exterior Elements and Finishes**

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

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

#### **DC4-B Signage**

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

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

#### **DC4-C Lighting**

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

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

#### **DC4-D Trees, Landscape, and Hardscape Materials**

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

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

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

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

#### **DC4-E Project Assembly and Lifespan**

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

#### ***Central Area Supplemental Guidance:***

##### **DC4-1 Screening**

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

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

##### **DC4-2 Building Materials**

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

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

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

### **DC4-3 Building Details and Elements**

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

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

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

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

#### ***Central Area Supplemental Guidance:***

##### **A.1-1 History and Heritage**

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

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

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

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

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

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

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

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

##### **A.1-2 For 23<sup>rd</sup> 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 21<sup>st</sup> Ave) and Katy's Cafe (2000 E Union St).

**A.1-2-b. Provide Accessible Open Space and Community Gathering Opportunities:** In this area it is especially important to provide additional accessible open space and community gathering opportunities, for example plazas adjacent to the public sidewalks.

#### **A.1-3 For 23<sup>rd</sup> 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 23<sup>rd</sup> and Jackson Character Area**

**A.1-4-a. Community Characteristics:** Community characteristics that are unique to this area include:

1. Larger-scale, mixed-use commercial district with opportunities for startups, and both large and small scaled businesses.
2. Both a local and regional destination due to its commercial developments, social services, community assets, and shops for daily household needs.
3. Specific places to note are the Pratt Fine Arts Center (1902 S Main St), Wood Technology Center (2310 S Lane St), Seattle Vocational Institute (2120 S Jackson St), Langston Hughes Performing Arts Institute (104 17th Ave S), and Douglass Truth Library (2300 E Yesler Way).

### ***Central Area Supplemental Guidance:***

#### **A.2-1 Cultural Placemakers**

**A.2-1-a. Emphasize Cultural Placemakers:** Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas. Projects at these corner locations should stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival, such as:

1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
2. Creating façade enhancements at prominent building corners.

3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
4. Providing larger landscape buffers at placemakers along heavier trafficked streets.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

At the conclusion of the RECOMMENDATION meeting, the Board recommended approval of the project with one condition.

The recommendation summarized above was based on the design review packet dated Thursday, January 30, 2020, and the materials shown and verbally described by the applicant at the Thursday, January 30, 2020 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following condition:

1. Provide a placemaking art piece within the front porch area and integrate the art piece within the space. (CS3-B Local History and Culture, CS2-B-2 Connection to the Street)