

2301 E UNION STREET

Early Design Guidance Meeting • January 24, 2018

Project No. 3026788



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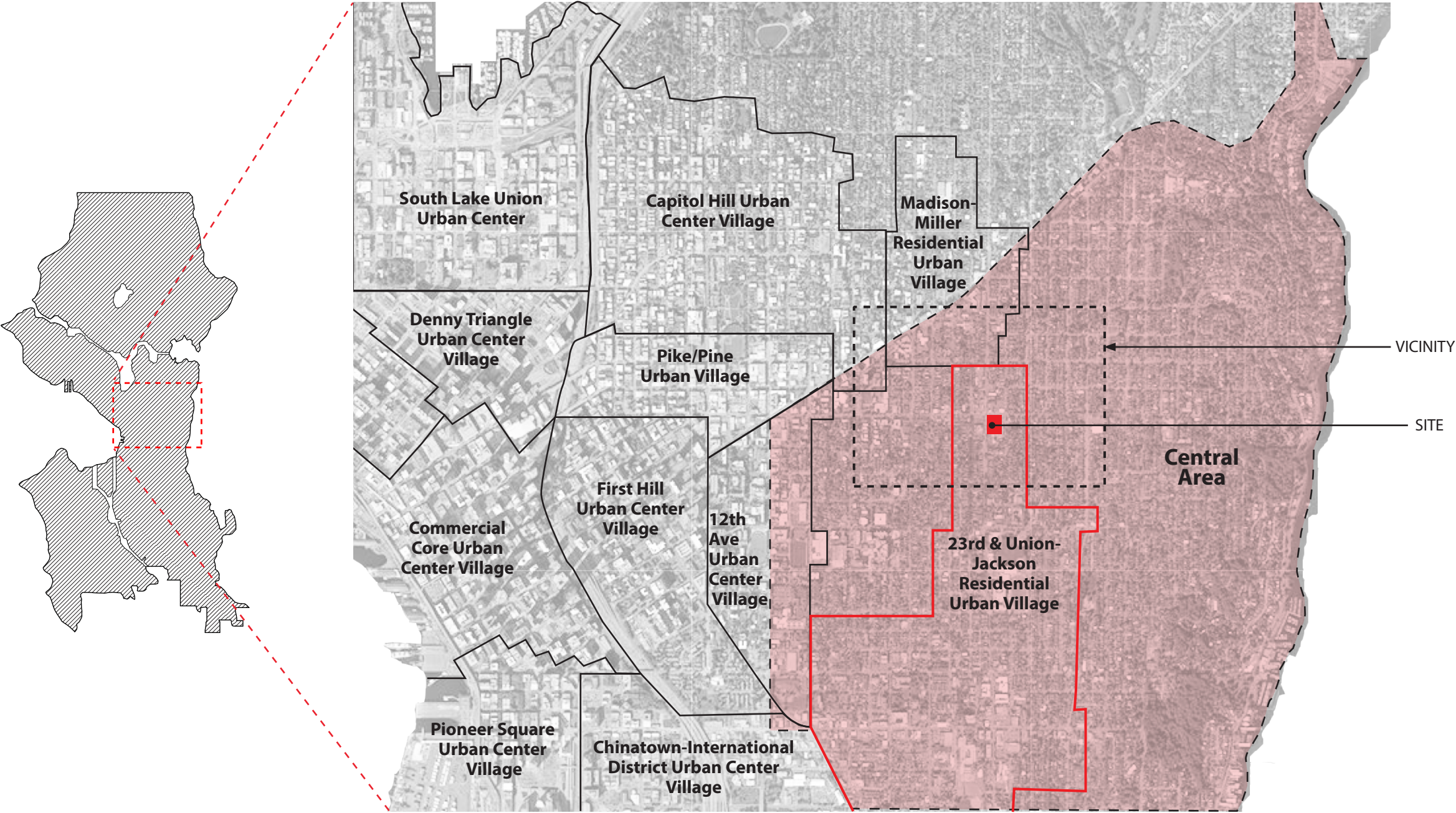
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Project Information

Property Address:	2301 E Union St, Seattle WA
Owner:	23rd & Union LLC
Developer:	Lake Union Partners T (206) 829-9452
Architect:	Weinstein A+U LLC T (206) 443-8606
Landscape:	Berger Partnership T (206) 325-6877



DEVELOPMENT OBJECTIVES AND CONTEXT

Development Objectives

The proposed project is a seven-story apartment building measuring 75-feet in height and approximately 437,000-sf in area. The building will provide 410-435 residential units, resident lobbies and amenity spaces, several street-level commerical resturant spaces, a street-level publicly accessible exterior courtyard, a roof deck for building residents, resident storage, and 250-270 structured parking spaces located below-grade.

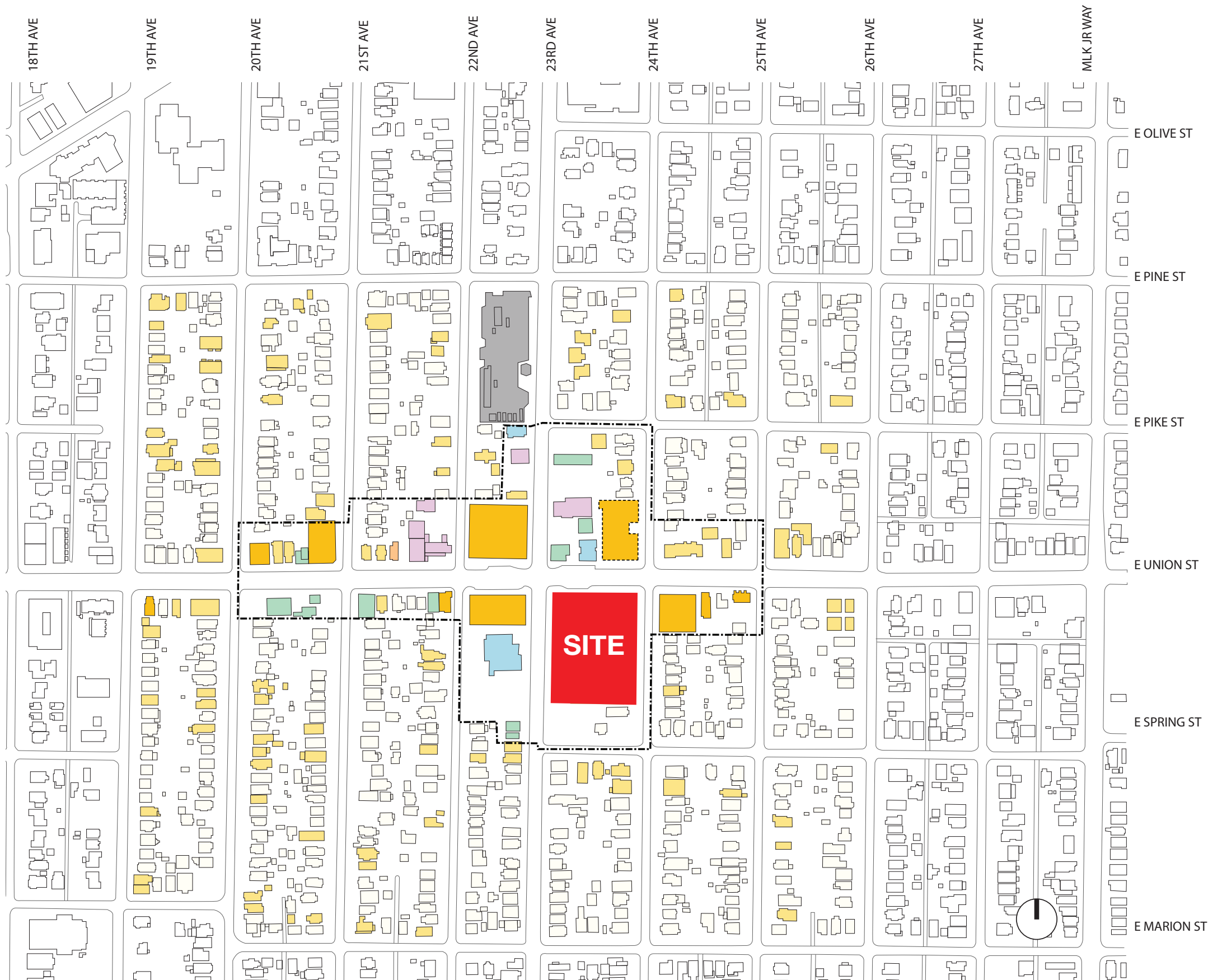
The project development objectives are as follows:

- Provide a high quality living environment for residents with access to public transportation, retail, restaurants, and outdoor amenities;
- Provide a pedestrian-oriented streetfront on 23rd Avenue and E Union Street with features that will benefit the neighborhood, including:
 - Widened sidewalksto encourage retail activity
 - Landscaping and street trees to buffer the sidewalk
 - A strong, appropriately scaled street edge
- Expand upon the residential character of 24th Avenue:
 - Individual townhouse entry stoops
 - Multiple entries to provide eyes on the street
 - Deep landscaped yards reminiscent of the single-family neighbors
 - Provide a safe and attractive parking access
 - Screen trash and recycling storage

1. East Union Apartments
2. Central Cinema, Hollow Earth Radio, Rare Medium, 20/20 Bicycle Shop
3. Katy's Corner Cafe
4. Chucks Hop Shop
5. Union Market
6. Adey Abeba Eithiopian Restaurant
7. Central Apartments, Electric Lady Bicycle Shop, Squirrel Chops Coffee
8. Casey Family Programs Field Office
9. Entre Hermanos
10. US Post Office (former location)
11. Noble Spirits Seattle, Earl's Cuts & Style, US Post Office
12. Neighbor Lady
13. Uncle Ike's CD and Uncle Ike's Glass & Goods
14. Mt. Calvary Church
15. Uncle Ike's Carwash
16. Seattle City Light Electrical Substation
17. Liberty Bank Building
18. Stencil Apartments, Feed Co. Burgers, Street Treats, Union Coffee



CONTEXT: PRESENT LAND USE



The site is bounded by public rights-of-way to the east (24th Avenue), north (E Union Street), and west (23rd Avenue). Soon to be under construction across E. Union Street is a new six-story mixed use building, Liberty Bank (zoned NC2P-65 via a contract rezone granted in April 2017). Existing buildings across E. Union Street include retail, Uncle Ike's, and a bar, The Neighbor Lady (both zoned NC2P-55). The Stencil, a four-story mixed-use building is located to the east of the site across 24th Avenue (zoned NC2-55) and has several commercial spaces at street level including Feed Co. facing the site. Directly south of The Stencil continuing on 24th Avenue and along E Spring Street are one and two story single-family homes (zoned LR2 and SF5000). Buildings across 23rd Avenue include Entre Hermanos and Casey Family Programs, both non-profit organization, with a parking lot located mid-block (zoned NC2P-55). Two six-story mixed-use buildings, The Central and East Union, are located to the west of the site across 23rd Avenue and on the opposite side of the intersection at 24th and Union (zoned NC2P-65 via a Contract Rezone granted in July 2008).

Legend

23rd Avenue UDF Union Core	
Future Development	
Single Family Residential	
Multi Family Residential	
Mixed Use	
Retail	
Office	
Surface Parking	
School / Institutional	
Utility	
Parks/Open Space	

CONTEXT: TRANSIT MODES

The project site is served by two King County Metro bus lines—the #2 and the #48—providing connections west to Downtown, south to Mt. Baker and north to the University District and Ballard. The entirety of the project site falls within the Frequent Transit Corridor designation shown shaded to the right.

Exisiting bike lanes along E Union Street and MLK Jr Way provide modal choices to the neighborhood and are supplemented by the Central Area Greenway located along 22nd Avenue.

Due to the intended commercial focus of the Union Core, most of the properties in the immediate vicinity of the project site fall within a Pedestrian Overlay. The relative flatness of the neighborhood promotes walkability with several largely residential blocks located within a five minute walking distance of the project site.

Legend

Principal Arterial / Regional Connector

Minor Arterial / Commercial Connector

Frequent Transit Corridors

Pedestrian Overlay

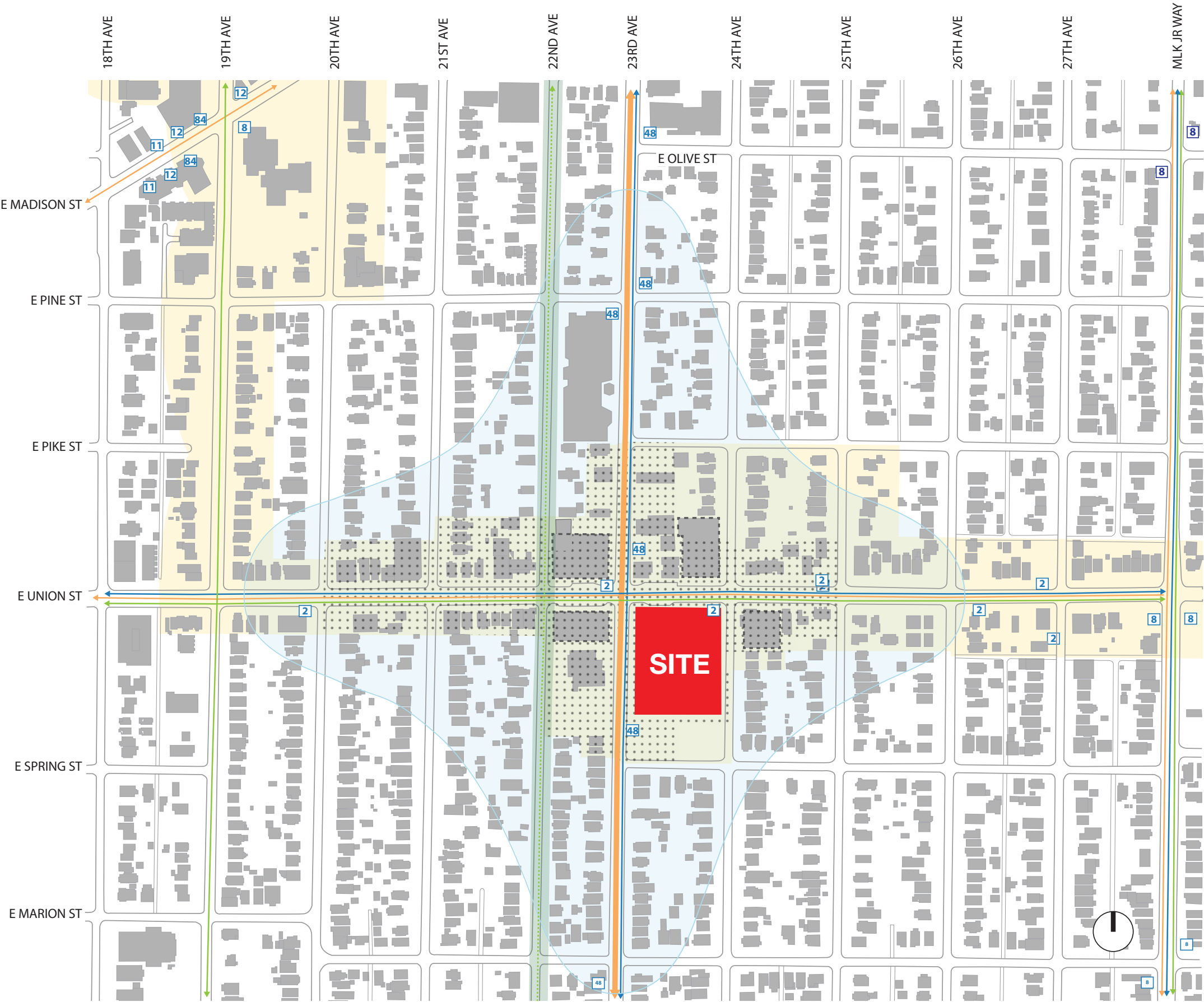
5 Minute Pedestrian Walkshed (approx.)

Bus Routes

Bus Lines

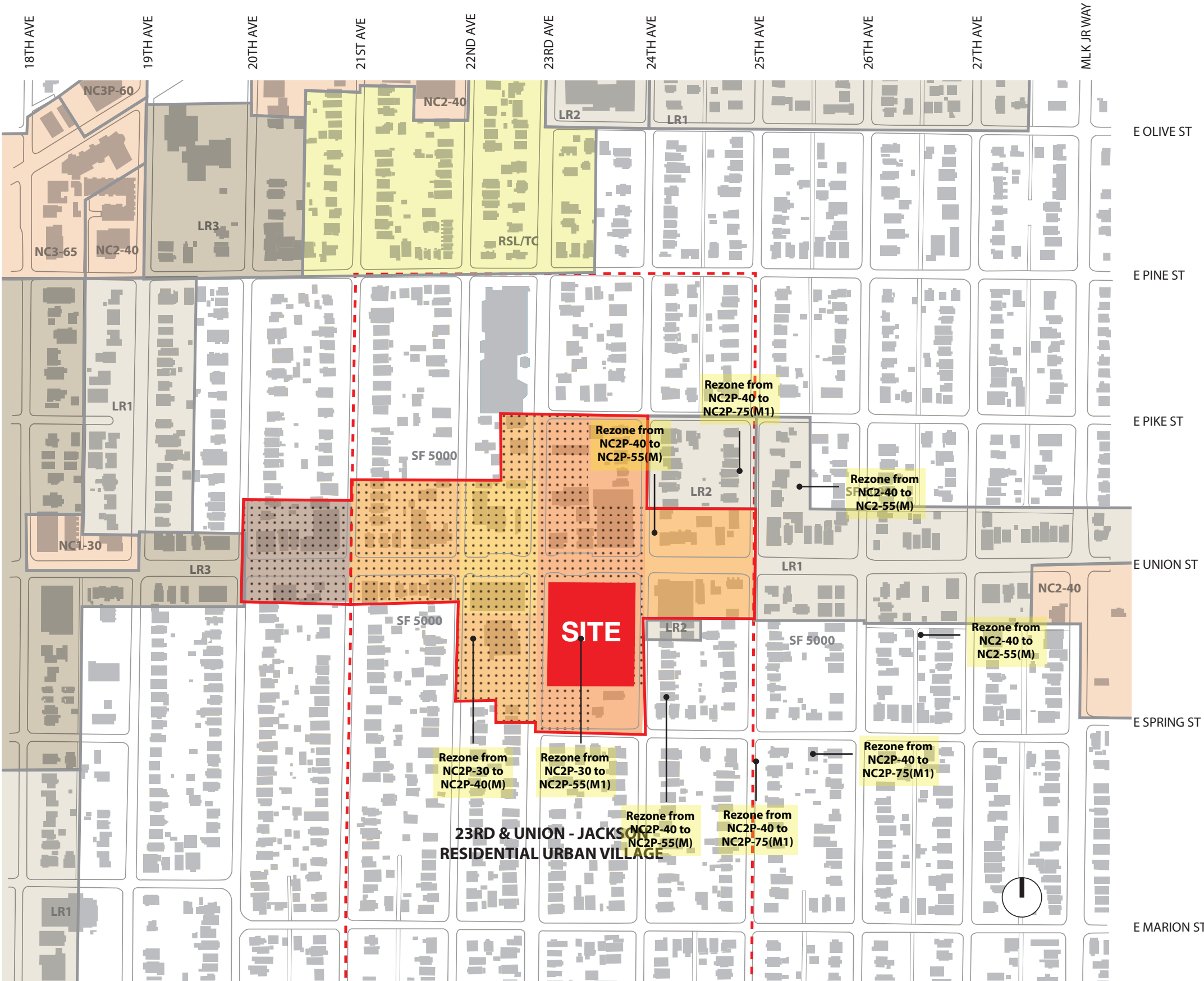
Current Bicycle Routes

Central Area Greenway



CONTEXT: ZONING

Based on previous recommendations included in the 23rd Avenue UDF, the site was rezoned to change the allowable height from forty-feet (NC2P-40) to seventy-five feet (NC2P-75). The increase in allowable height also increases the maximum development density for a mixed-use building from an FAR of 3.25 to an FAR of 5.5, but does not change the underlying limitations on commercial uses in NC2 zones. The existing Pedestrian Overlay remains in place.

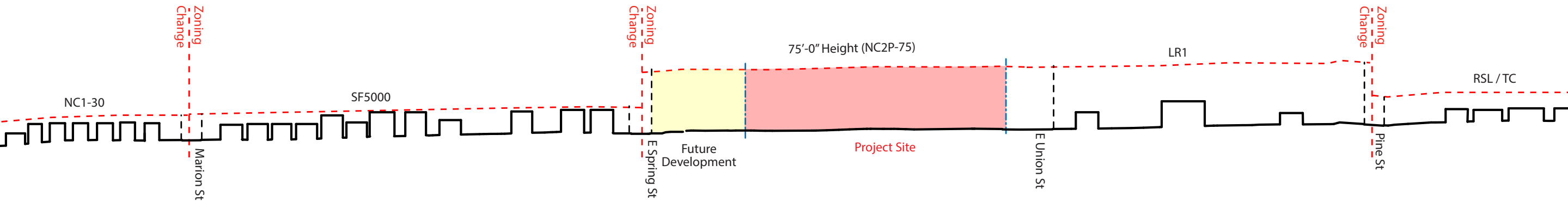


Zoning Legend	
NC2-65	<div></div>
NC2-40	<div></div>
NC2-30	<div></div>
NC2-30	<div></div>
LR1 & LR2	<div></div>
LR3	<div></div>
RSL/TC	<div></div>
23rd & Union-Jackson RUV	<div></div>
Zone Boundaries	<div></div>
23rd Avenue UDF Union Core	<div></div>
Pedestrian Overlay	<div></div>

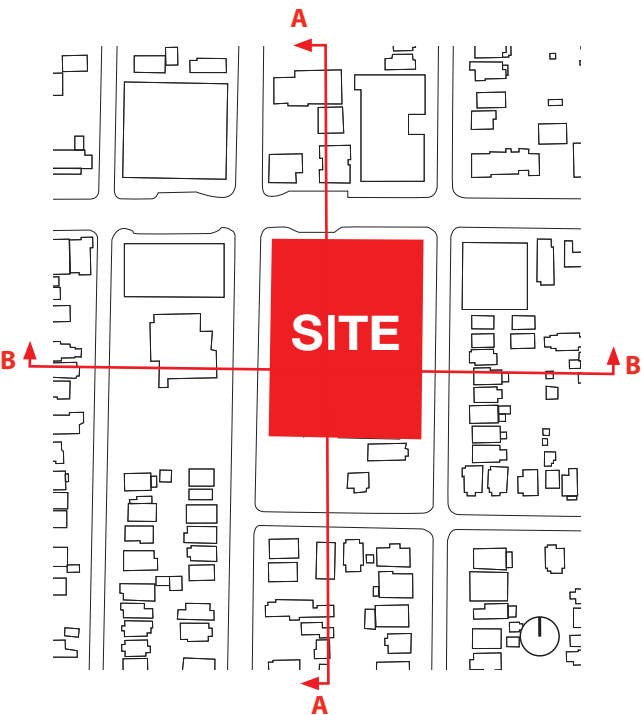
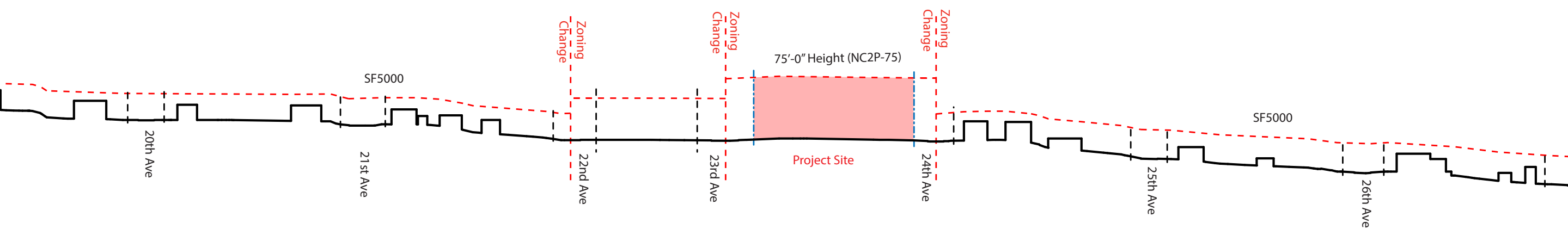
CONTEXT: FUTURE DEVELOPMENT ZONING ENVELOPES



EAST UNION AND EAST SPRING STREET SECTION A-A - Looking West



23RD AND 24TH AVENUE SECTION B-B - Looking North



SITE CONTEXT: E UNION STREET

E Union Street defines the northern edge of the site and serves as an opportunity to extend the small commercial node located slightly uphill and to the west of the site. The street’s topography adjacent to the site is comparatively flat, rising slightly to the west with a slope less than one-half of a percent before crossing 22nd Avenue and gaining approximately 19-feet over the next block. To the east, the street maintains its flatness until crossing 24th Avenue and steeply sloping downward after that.

Despite E Union Street’s wide right-of-way, the street’s lower traffic volumes and more convenient access to the surrounding residential neighborhoods have nurtured a small, block long neighborhood center between 20th and 21st Avenues characterized by small, two-story mixed-use buildings and featuring local businesses such as Central Cinema, 20/20 Cycle, Hollow Earth Radio, Katy’s Café, Chuck’s Hop Shop, and Union Market. The properties within this existing commercial center and extending east to 24th Avenue are all zoned Neighborhood Commercial (varying from NC2-40 to NC2-75) and are within the Pedestrian Overlay.



24th Avenue

PROJECT SITE

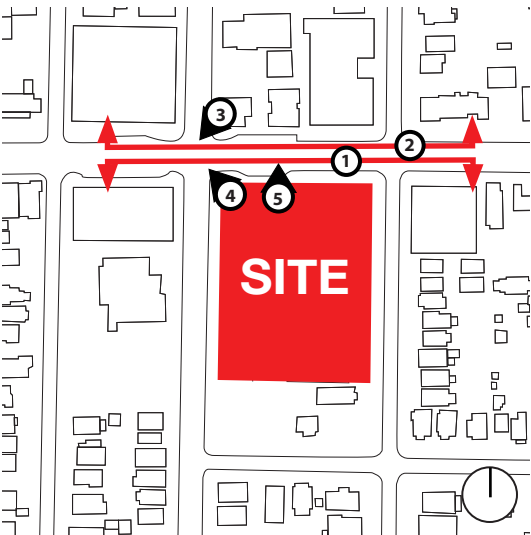
23rd Avenue



23rd Avenue

OPPOSITE OF PROJECT SITE

24th Avenue



3



4



5

SITE CONTEXT: 23RD AVENUE



E Union Street

PROJECT SITE

23rd Avenue forms the western edge of the site and is the neighborhood's primary north-south connection. The street's topography in the vicinity of the site is nearly flat with a slight rise from south to north of just under one percent slope. Zoning of the properties along 23rd Avenue match the site's Neighborhood Commercial zoning (NC2-75) and are part of the Pedestrian Overlay. Due to the street's width, traffic volumes, and its easy connections with neighborhoods to the north and south, 23rd Avenue is a largely auto-oriented commercial thoroughfare.

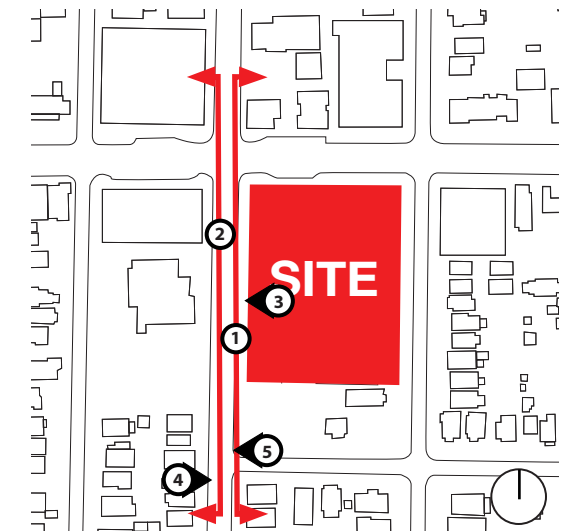
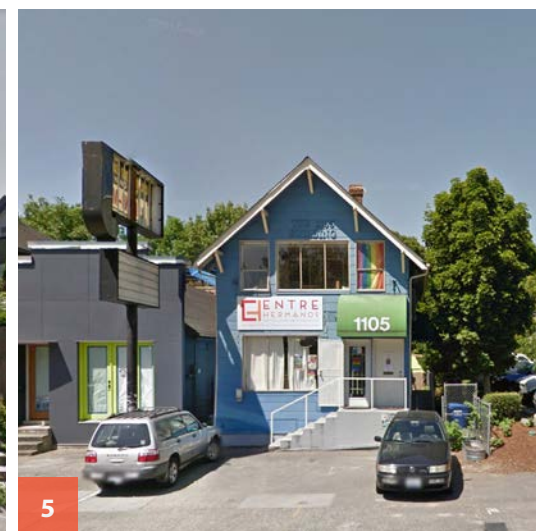
The neighborhood's automobile orientation has influenced its existing built form in stark contrast to the adjacent residential streets. Small one and two-story buildings are located on the commercially zoned lots to the north and west of the site along either side of 23rd Avenue. Surface parking lots occur with regularity either between neighboring buildings or between the building and its street lot line. The 23rd Avenue Corridor Complete Streets Project recently reconfigured the right-of-way along 23rd Avenue (reducing it from four lanes to three) to better accommodate public transit, bicyclists and pedestrians.

The buildings located on the west side of 23rd Avenue and immediately proximate to the site house social service organizations focused on disadvantaged youths and foster children. These organizations include a teen center run by Mount Calvary Christian Center, located in a single-story commercial building and unclear if still active; the Friends of the Children King County, located in a small two-story single-family residence; and the Casey Family Programs Office, located in two-story office building (circa 1999).



OPPOSITE OF PROJECT SITE

E Union Street



SITE CONTEXT: 24TH AVENUE

The eastern edge of the property is bounded by 24th Avenue. The street’s topography adjacent to the site is comparatively flat, falling slightly to the south with a slope less than one-half percent. The grade rises slightly, a two and a half percent slope from mid street up to the property line near the south end of the site. Both sides of 24th are lined with street trees.

The east side of 24th is zoned for Single Family residential (SF) and is lined with single-family homes(image 2) with the exception of the corner of 23rd and Union which contains a small multi-family project, The Stencil (image 4). The west side of 24th avenue currently contains an array of single story commercial buildings including Midtown Center, an automobile repair shop, a post office (out of service), a small coffee house, and a collection of parking lots. Three single family homes are located on the corner of 24th avenue and Spring street.



Spring Street

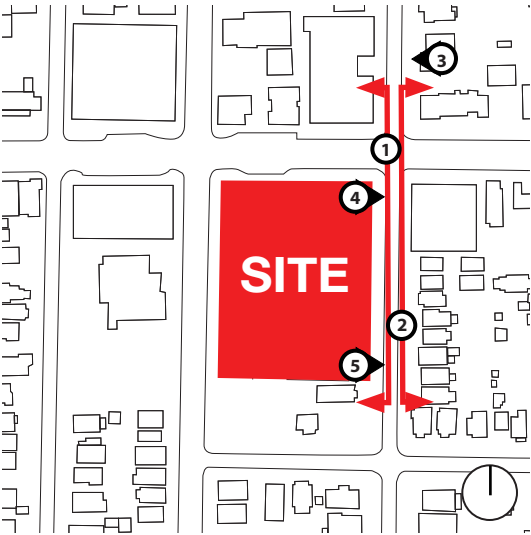
PROJECT SITE



E Union Street

OPPOSITE OF PROJECT SITE

E Spring Street



SITE CONTEXT: E SPRING STREET



23rd Avenue

PROJECT SITE BEYOND THIS PARCEL

24th Avenue

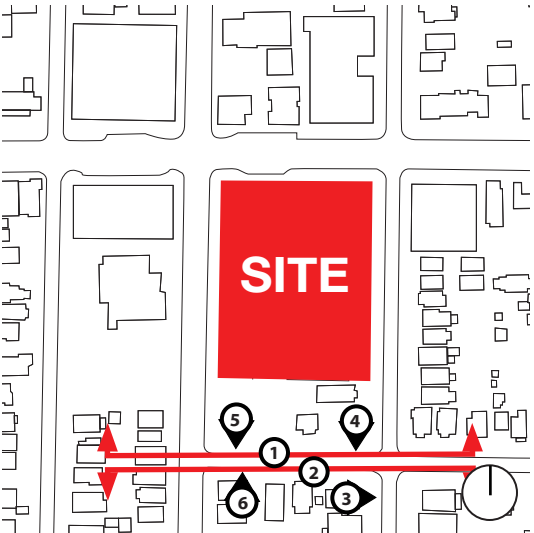
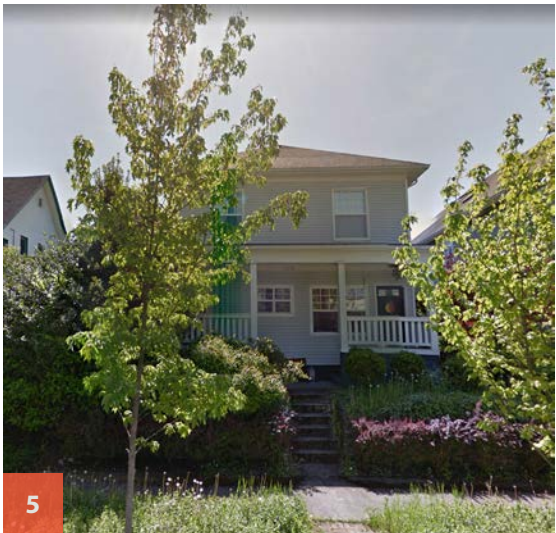
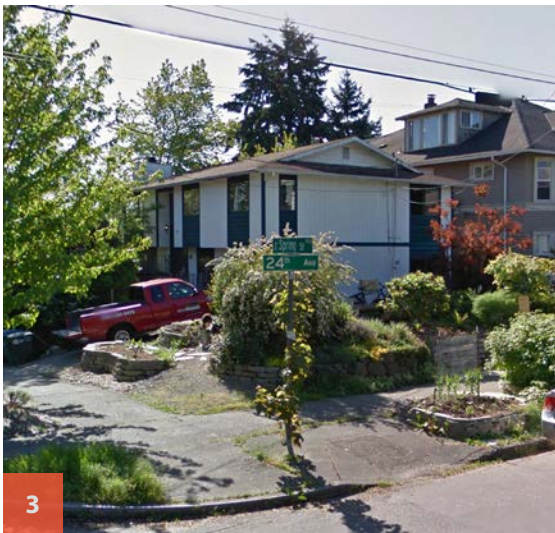
The southern edge of the property is bounded by Spring Street. The topography along Spring street has less than a half percent slope.

The south side of Spring street is lined with trees and contains single family housing (SF) with a round-a-bout at the intersection of Spring and 23rd avenue. The north side of Spring street contains a large one story commercial building that is currently unoccupied with a solid wall covering half of the block. A cluster of trees remain in front of the single family homes located on the property at the east end of the street.



24th Avenue

OPPOSITE OF PROJECT SITE



EXISTING SITE PLAN & SITE ANALYSIS

- Setback Requirements
- A 5-ft ground level setback along 24th Ave, a minimum upper level setback of 15-ft above 35-ft height. Both of these setbacks start 120'-0" from intersection of 24th Avenue and E Union St.

- Traffic and Circulation
- 23rd Avenue is a largely auto-oriented commercial thoroughfare
 - E Union St is neighborhood arterial street
 - 24th Avenue is a residential access street with parking on both sides

- Topography
- Minimal slope along 23rd property line: xx% slope, ascending to the north
 - Minimal slope along E Union property line: xx% slope, ascending to the north
 - Minimal slope along 24th property line: xx% slope, ascending to the north

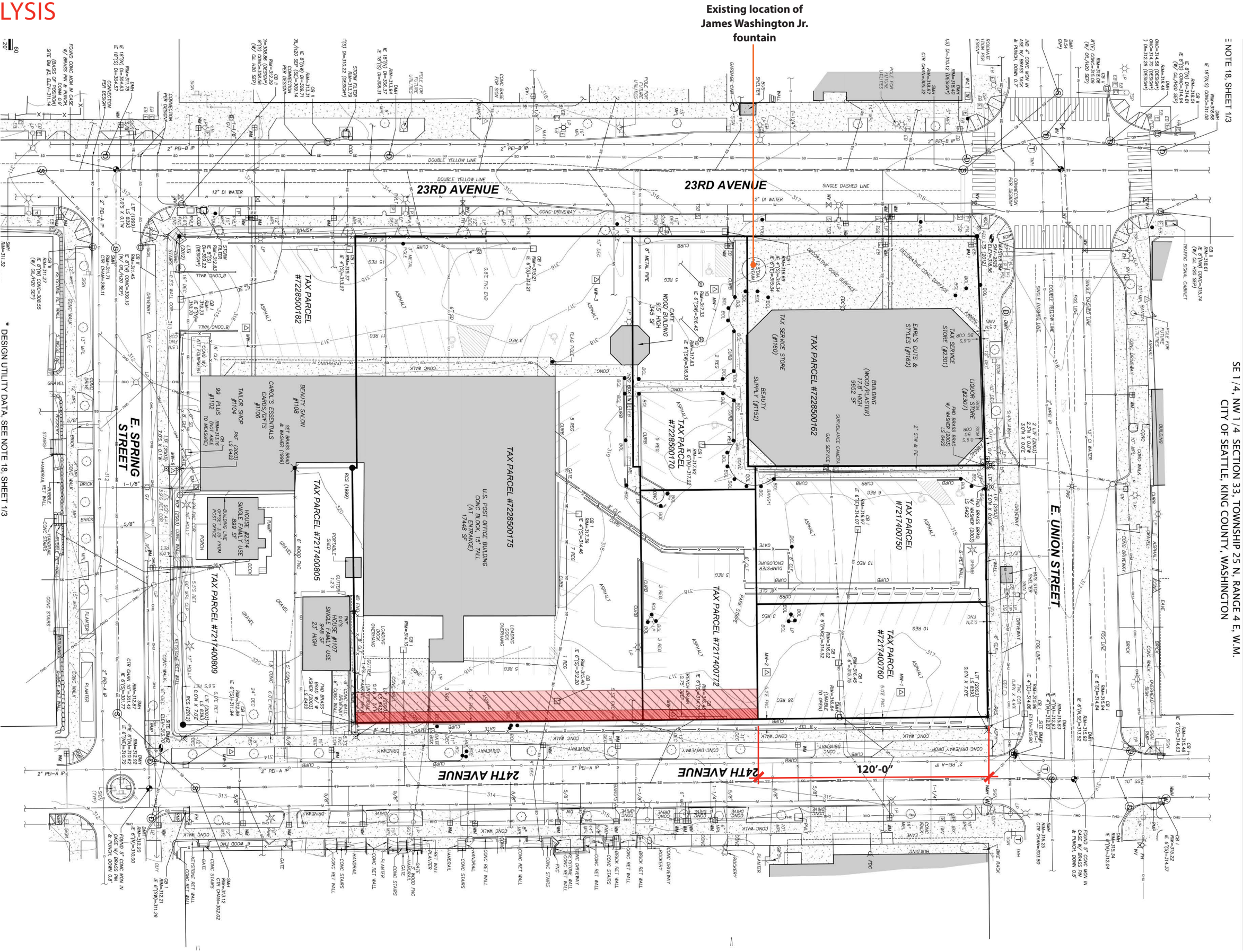
- Solar Access
- 45' feet Union Street; 35 feet 24th Avenue to centerline of right-of-way on the north and west property lines provides good access to light and air

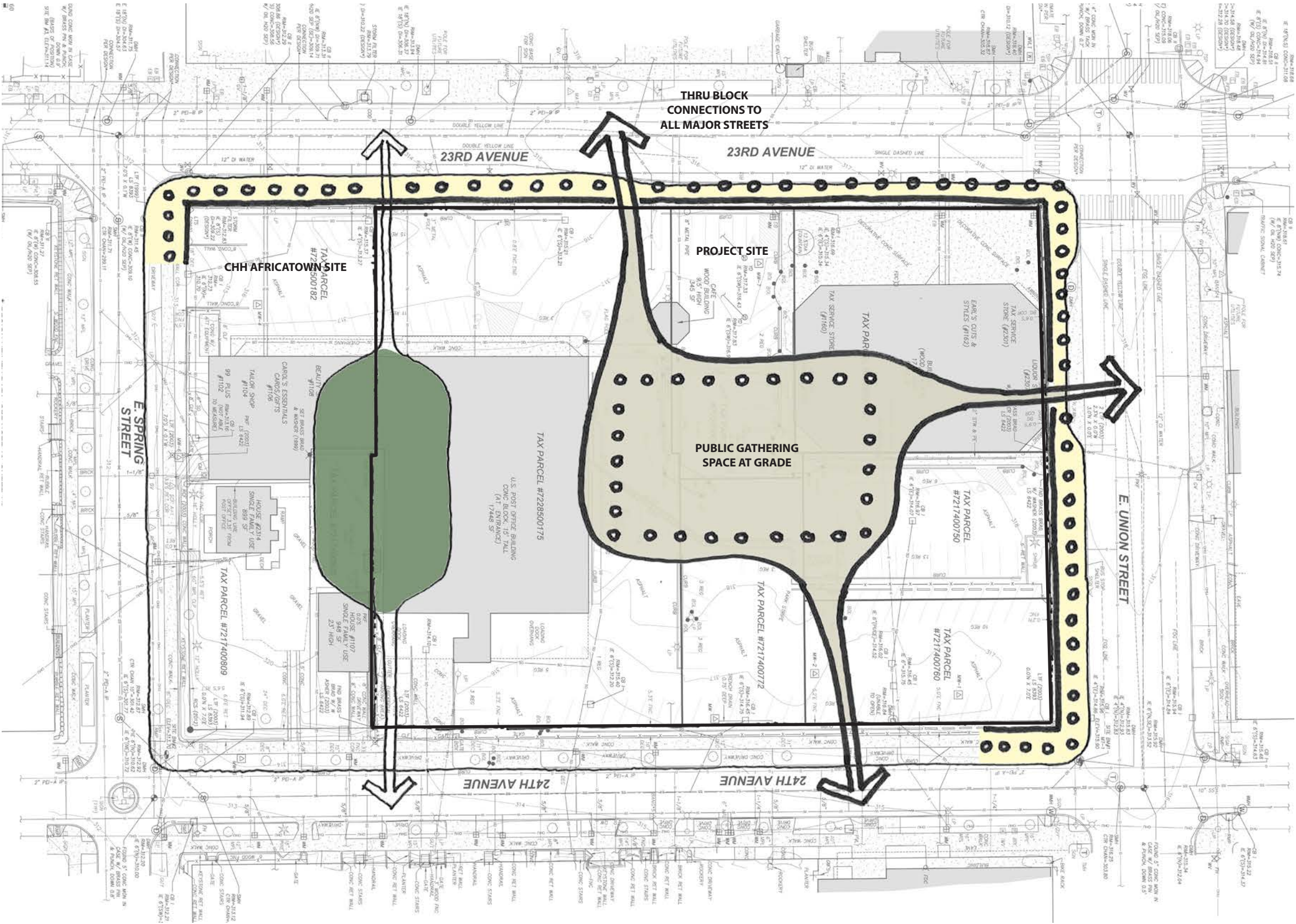
- Exceptional Trees
- Trees 6" or greater in diameter as measured 4.5' above the ground are identified on the site plan by diameter and species

Legend

15 foot setback above 35 feet

5 foot ground level setback





Summary of comments from board regarding previous schemes:

- Provide a mixed-use, mixed income development that provides:
- Inclusionary development celebrating the diverse cultural history of the Central District
 - Active street front
 - Economic opportunity and diversity with oppotunities for small business spaces
 - Walkable shops that enrich the street experience
 - Affordable and mix of housing choices
 - Generous thru block connections; concerns with monolithic character of a full block development. Encourage additional breakdown in scale.
 - Public community gathering spaces at grade
 - Parking and Loading located near commercial uses away from residential areas; encouraging vehicular (loading and parking) access via 23rd or via 24th Avenue, place north end of block near East Union St.
 - Transition between existing single family zone and higher density development

General consensus from recent public engagement events including the LURC board, aLURC public meeting and an Africatown organized public “design cipher”:

- Excited about the partnership with Africatown and there is strong support for an equitable and inclusive development
- Corner of 23rd and Union is central in the neighborhood; the street is where life happens.
- Public and semi-public spaces need to meet and embrace the street
- Develop the portals (or gateways) become site of intense activation to “invite” the public into the courtyard
- Consider dynamic setbacks at the public access points to further encourage public access to the project
- Incubate small, local businesses to have prominence throughout the block
- Generous thru-block connections, streetscapes, and public spaces; higher porosity and connection between the street and interior semi-public spaces.
- Wayfinding

Legend

- Semi Public Spaces
- Thru Block Connections
- Active Street Front

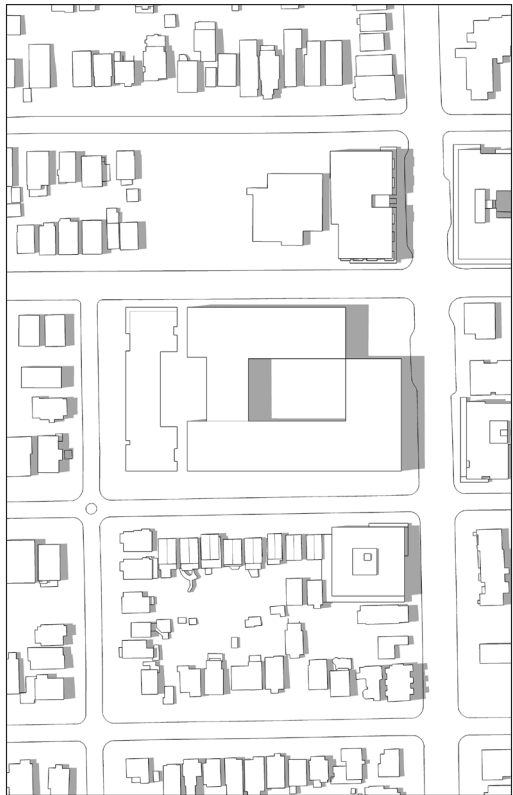
COMMERCIAL LOCATIONS AND ACTIVATION DIAGRAMS

Summary of project considerations for this site:

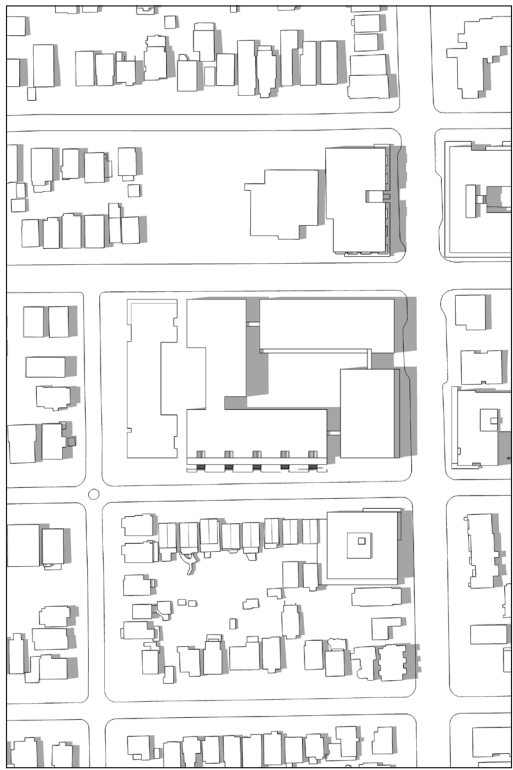
- Neighborhood retail
- Active street front with walkable shops that enrich the street experience
- Public community gathering spaces at grade
- Economic opportunity and diversity with opportunities for small business spaces. Incubate small, local businesses to have prominence throughout the block by providing a critical mass of retail spaces. Use high-yield tenant to allow for incubator spaces for the rest; this allows for small, local businesses to have prominence throughout the block

Central Courtyard option:

- Allows for over twice as much commerical frontage; this provides a critical mass to attract good businesses and gneral public
- Encourages additional breakdown in scale by using the building's underlying organization to breakdown the monolithic proportions of a full block development.
- Develop generous portals (or gateways) to become site of intense activation to “invite” the public into the courtyard
- Consider dynamic setbacks at the public access points to further encourage public access to the project



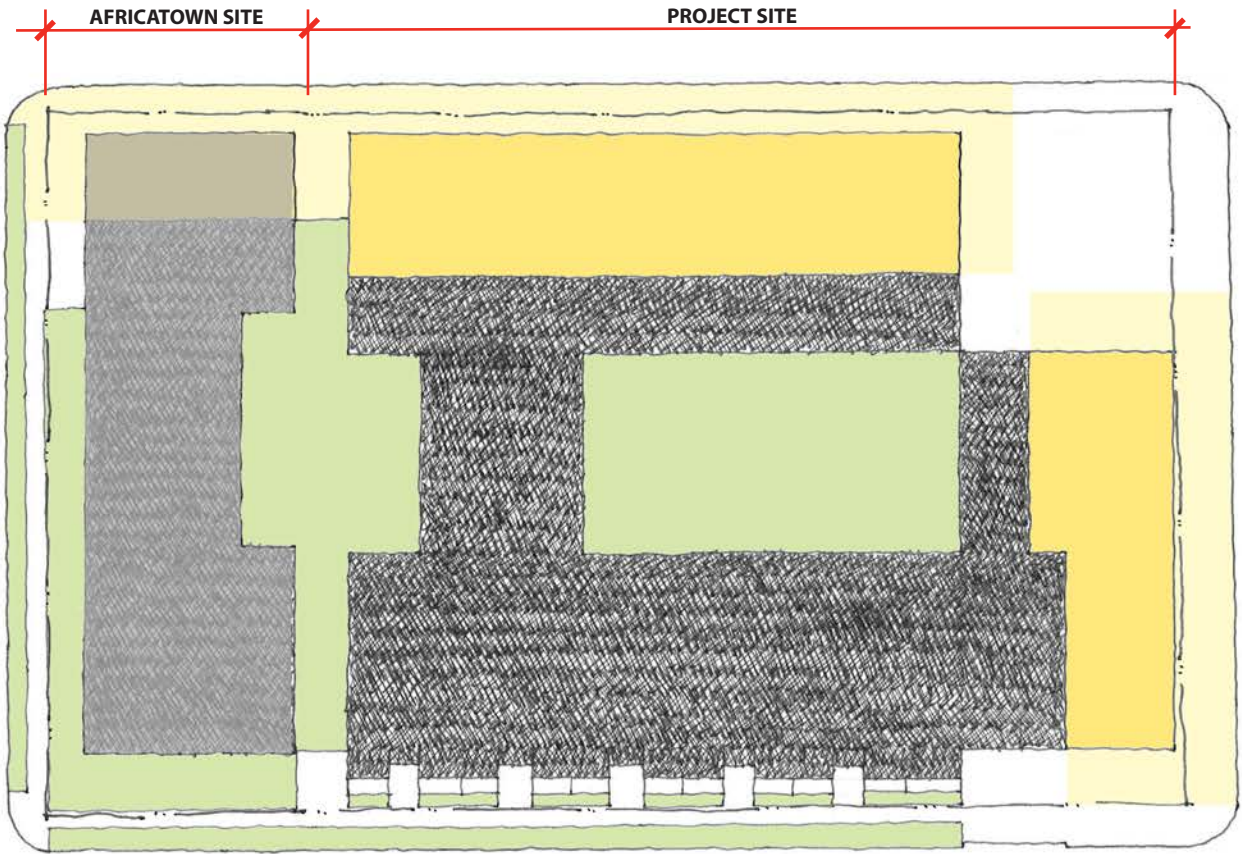
Shadow Study (noon on June 21st)



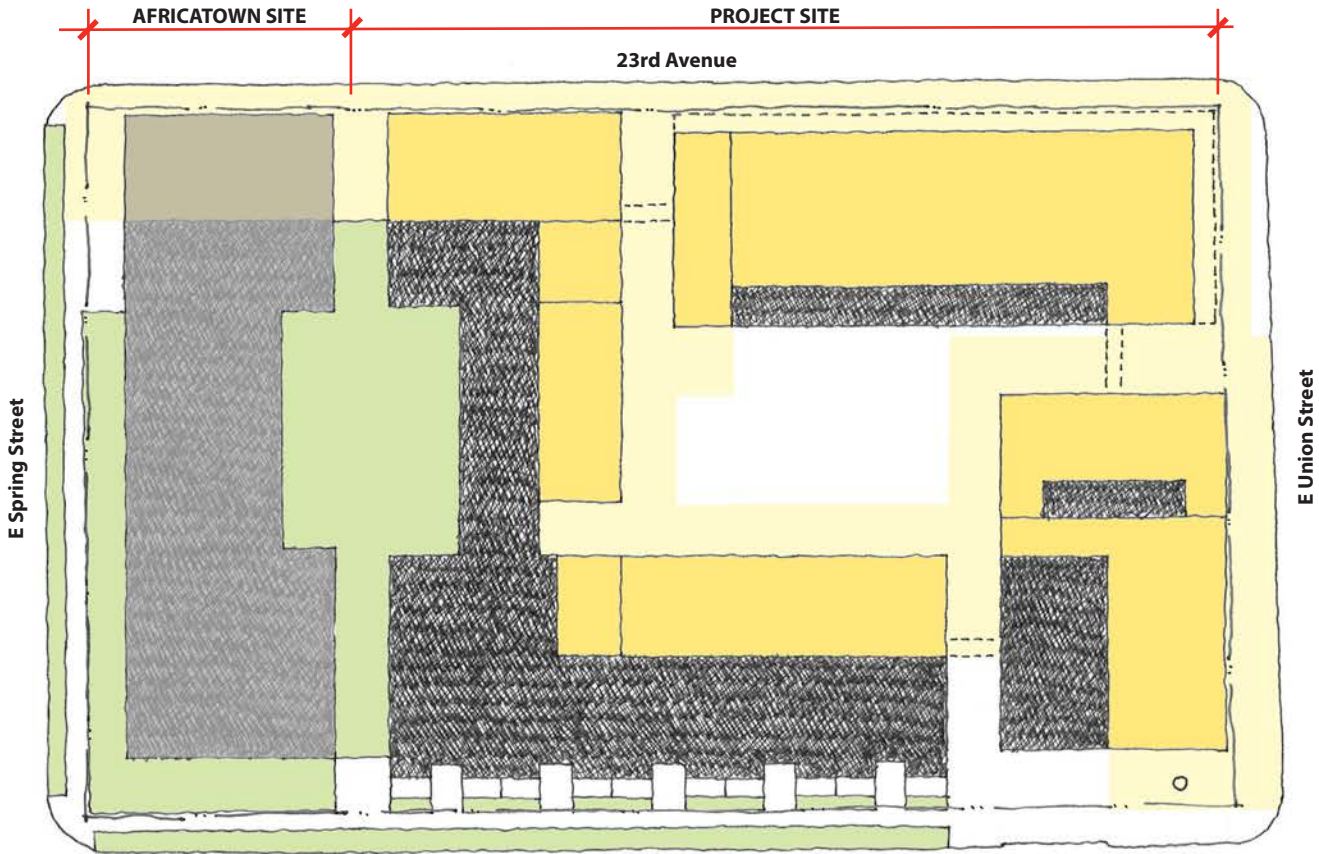
Shadow Study (noon on June 21st)

Legend

- Commercial Frontage
- Commercial Activation
- Multi Family Residential



Commercial Frontage = 558 Linear Feet



Commercial Frontage = 1,200 Linear Feet

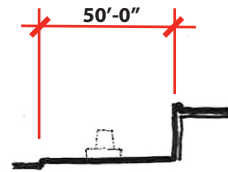
COURTYARD PRECEDENCE



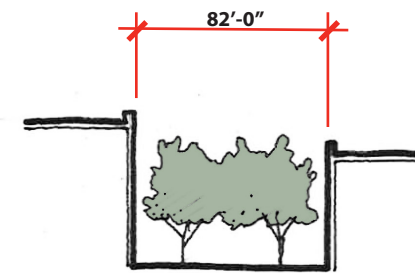
Photo of Current Plaza at Midtown



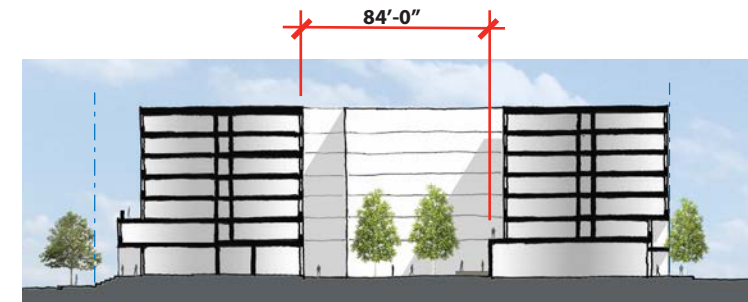
Photo of Occidental Mall



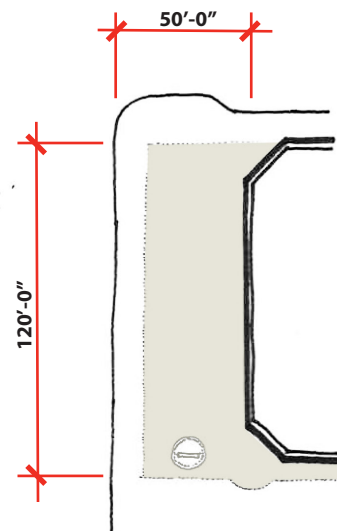
Section of Current Plaza at Midtown



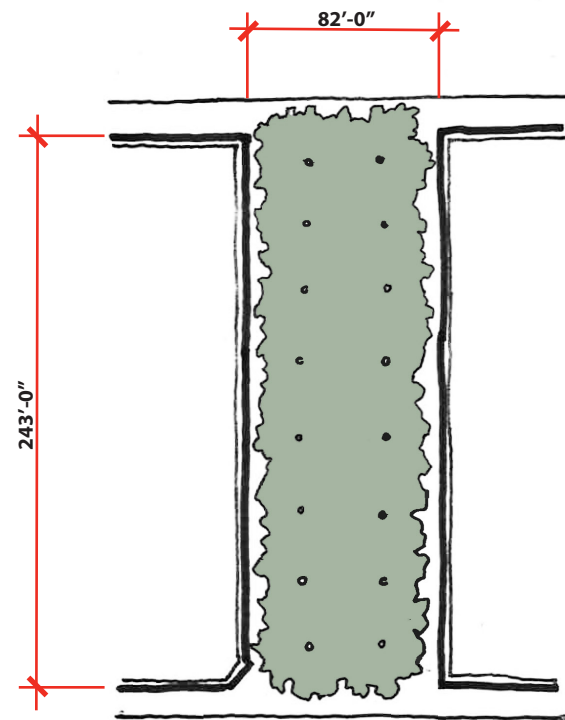
Section of Occidental Mall



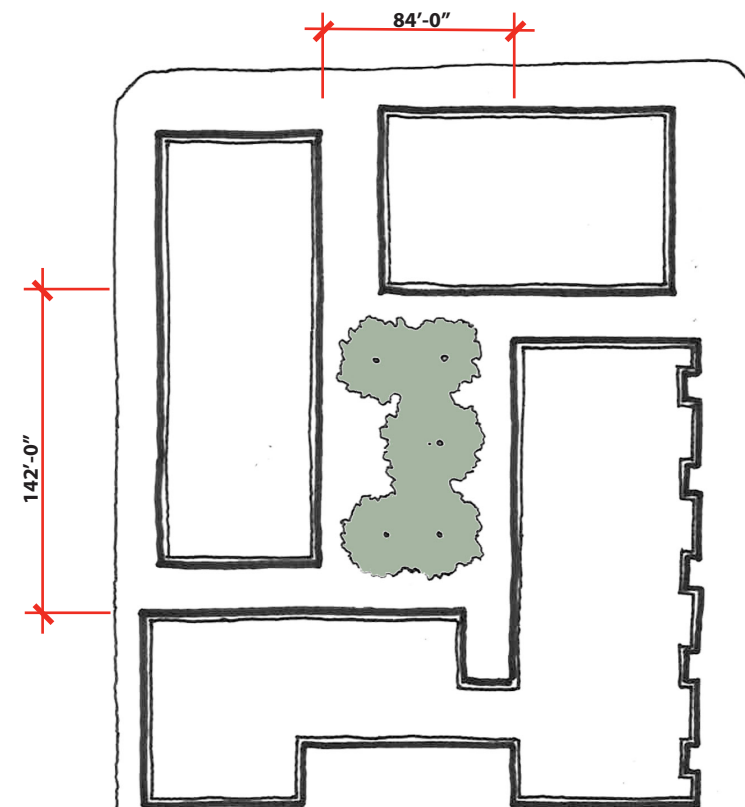
Section of Midtown Project



Plan of Current Plaza at Midtown Site



Plan of Occidental Mall



Plan of Midtown Project

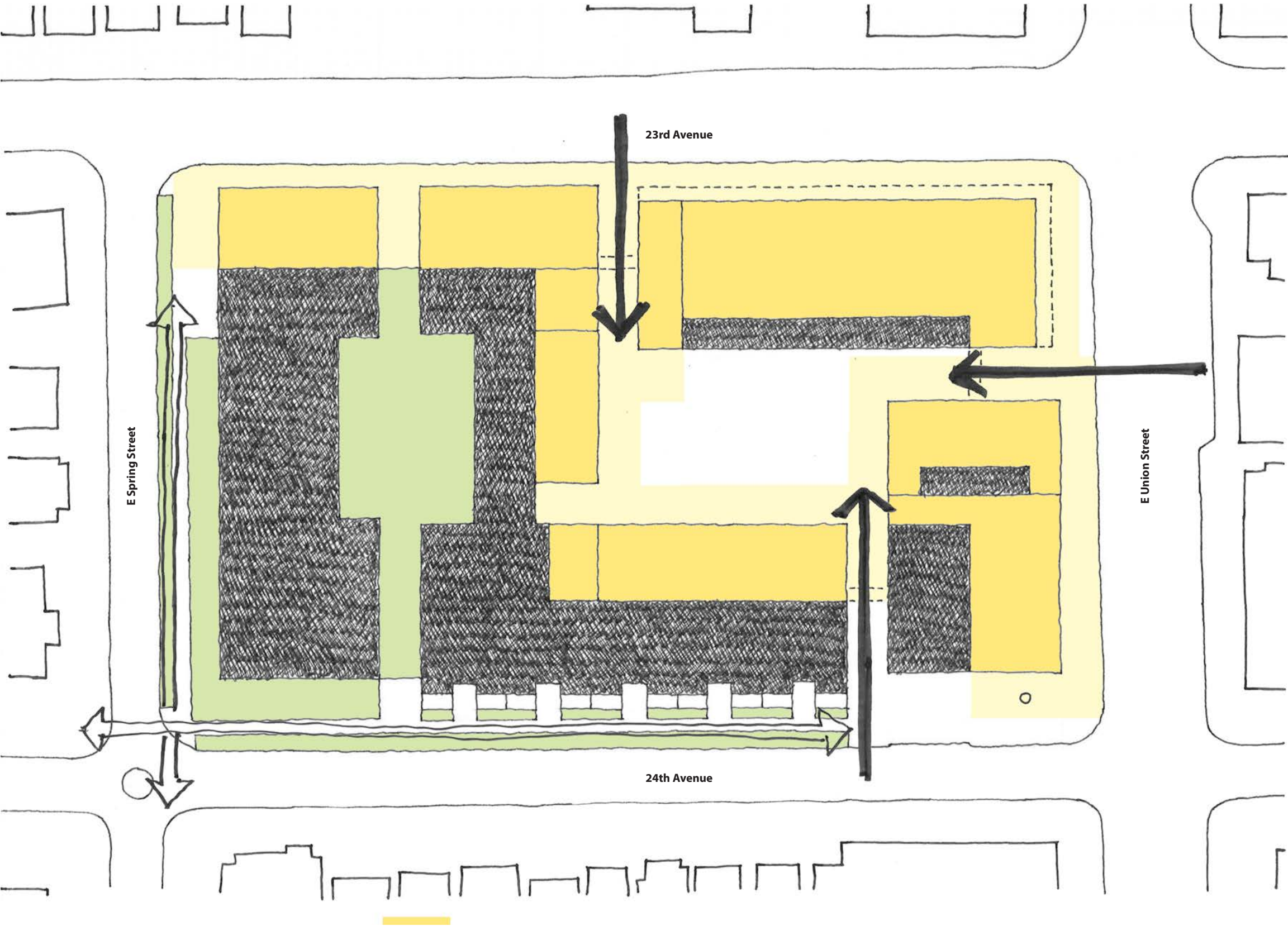
Summary of courtyard precedence:

- Public community gathering spaces at grade - provide sizable space for a variety of events similar to one held in Occidental Plaza; open markets, festivals, movies, small concerts and general relaxing. It would be a space protected from traffic but welcoming.
- Incubate small, local businesses to have prominence throughout the portals and surrounding the courtyard; similar to Occidental Plaza.
- Orientation of the long dimension in the North South direction affords access to sun and daylight at all times of the year, like both of the other examples.

PUBLIC ACCESS DIAGRAM

Summary of comments from board regarding previous schemes:
Provide a mixed-use, mixed income development that provides:

- Provide public community gathering spaces at grade
- Active street front and allow for connections (portals) through the block.
- Develop the generous portals to also become sites of intense activation to “invite” the public into the courtyard
- Using dynamic setbacks at the portals to further encourage public access to the project from the two main corners; 23rd and E Union and 24th and E Union
- Using the thru block connections to break down monolithic character of a full block development.



PORTAL STUDIES



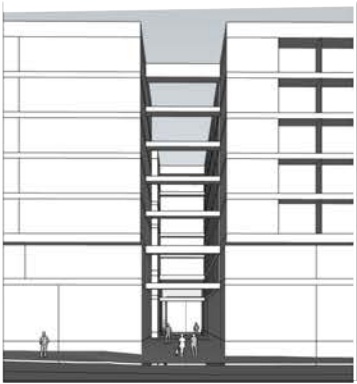
BELROY



CHOPHOUSE ROW



MIDTOWN E. UNION ENTRY

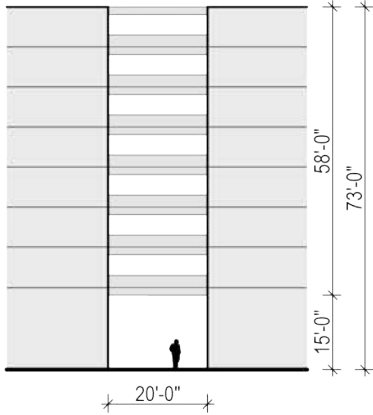
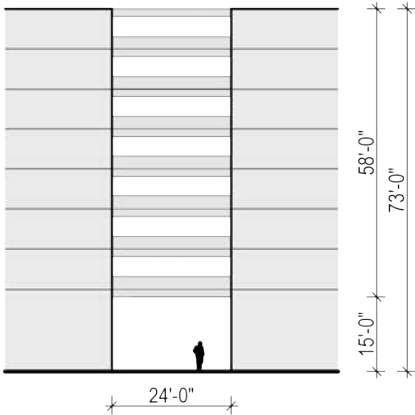
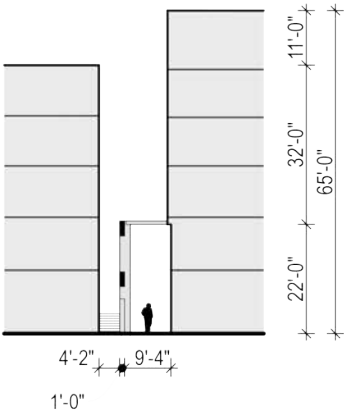
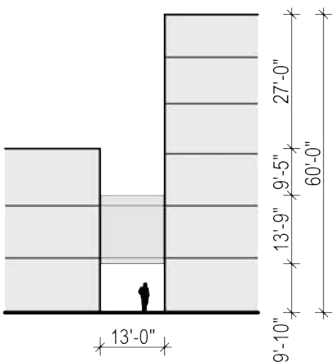


MIDTOWN 23RD & 24TH AVE. ENTRY

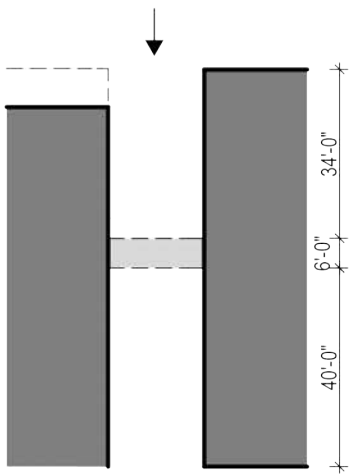
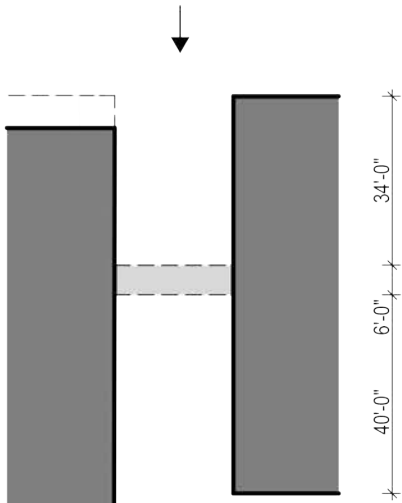
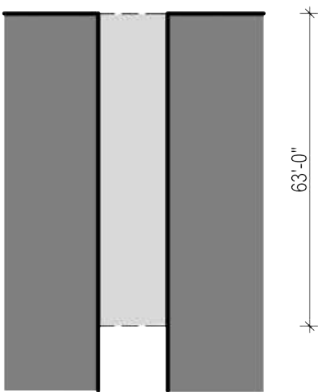
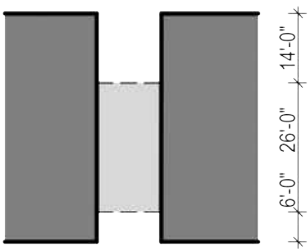
Local Comparative Portal Study

To better understand and study the dimensions of our portals, we compared nearby examples like the Belroy and Chophouse Row. Notice that the proposed portals are almost as high as the portal at Chophouse Row, but ours have almost twice its width. In addition, Midtown's proposed portals are less deep -- and somewhat transparent -- thus allowing more natural light.

SECTION VIEW



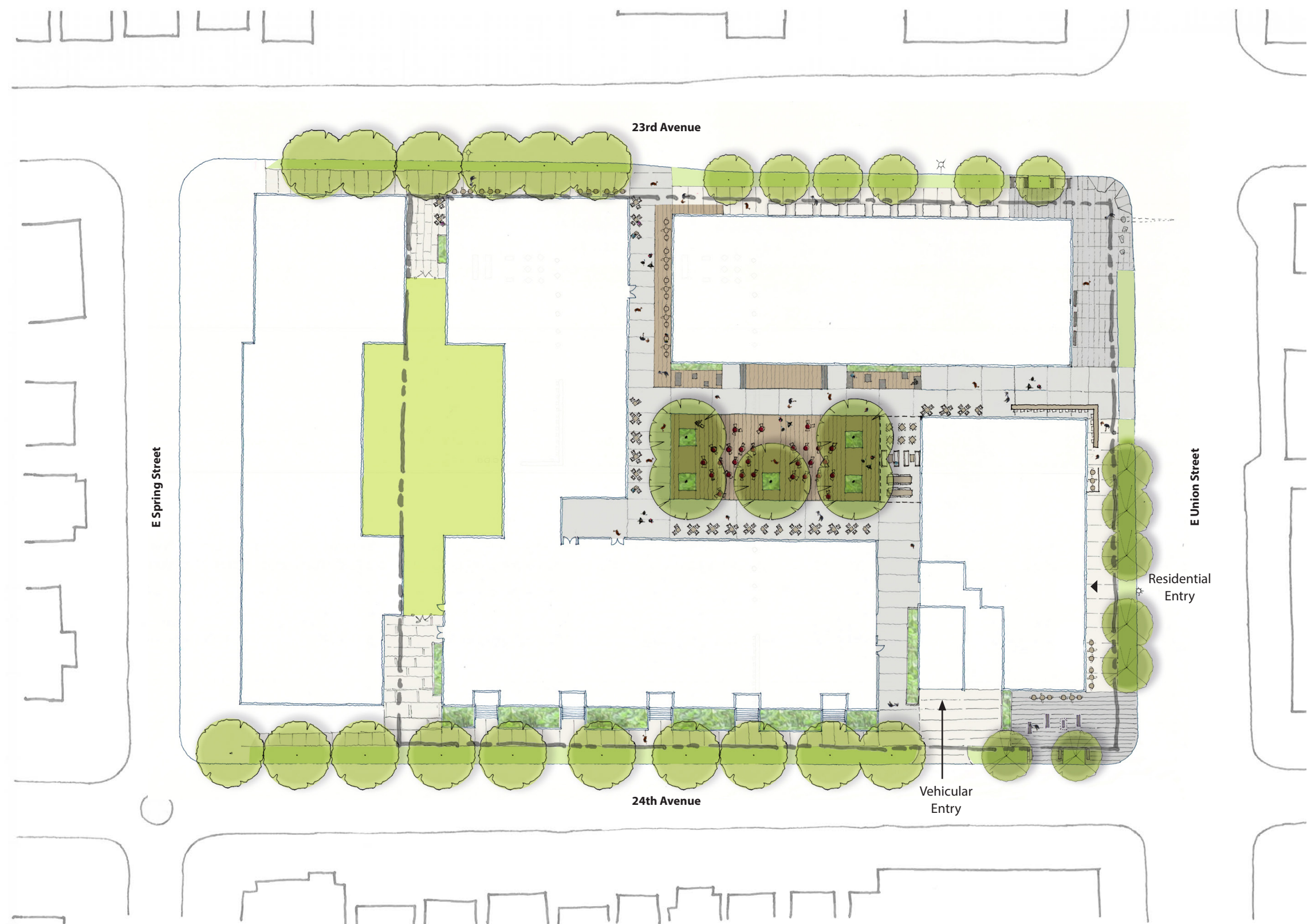
PLAN VIEW



PROPOSED SITE PLAN

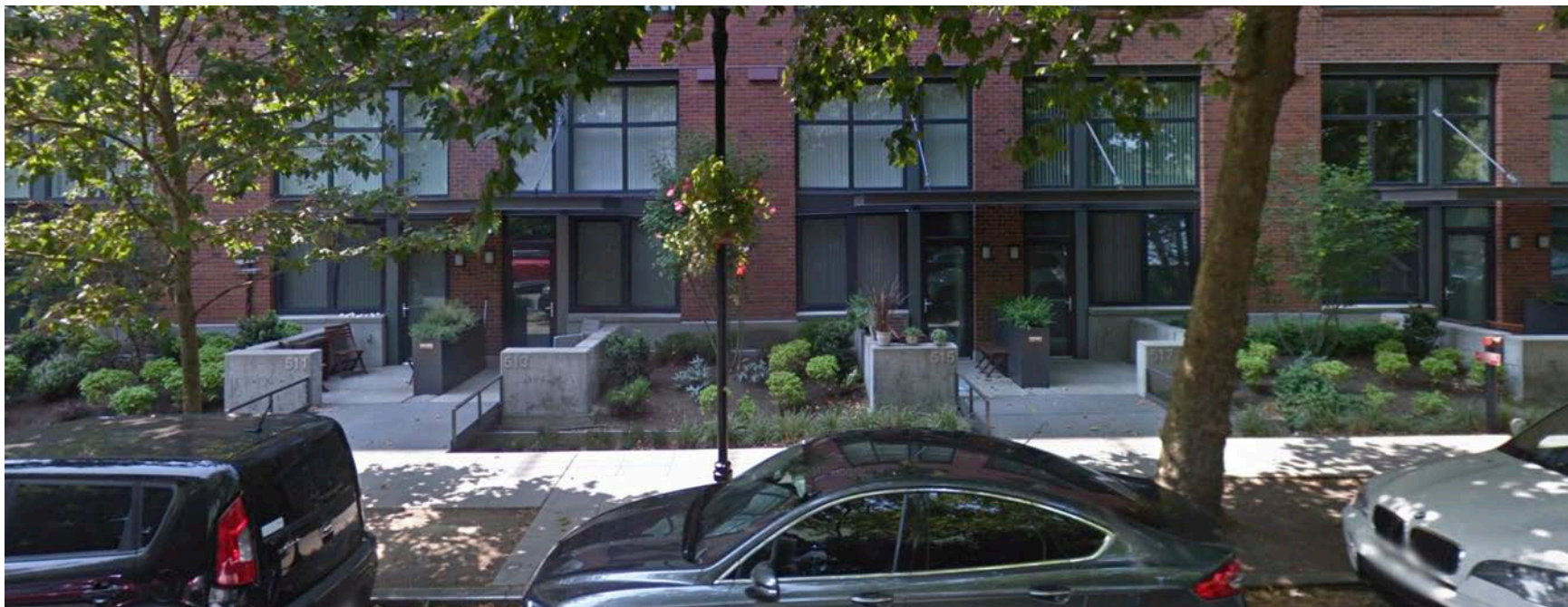
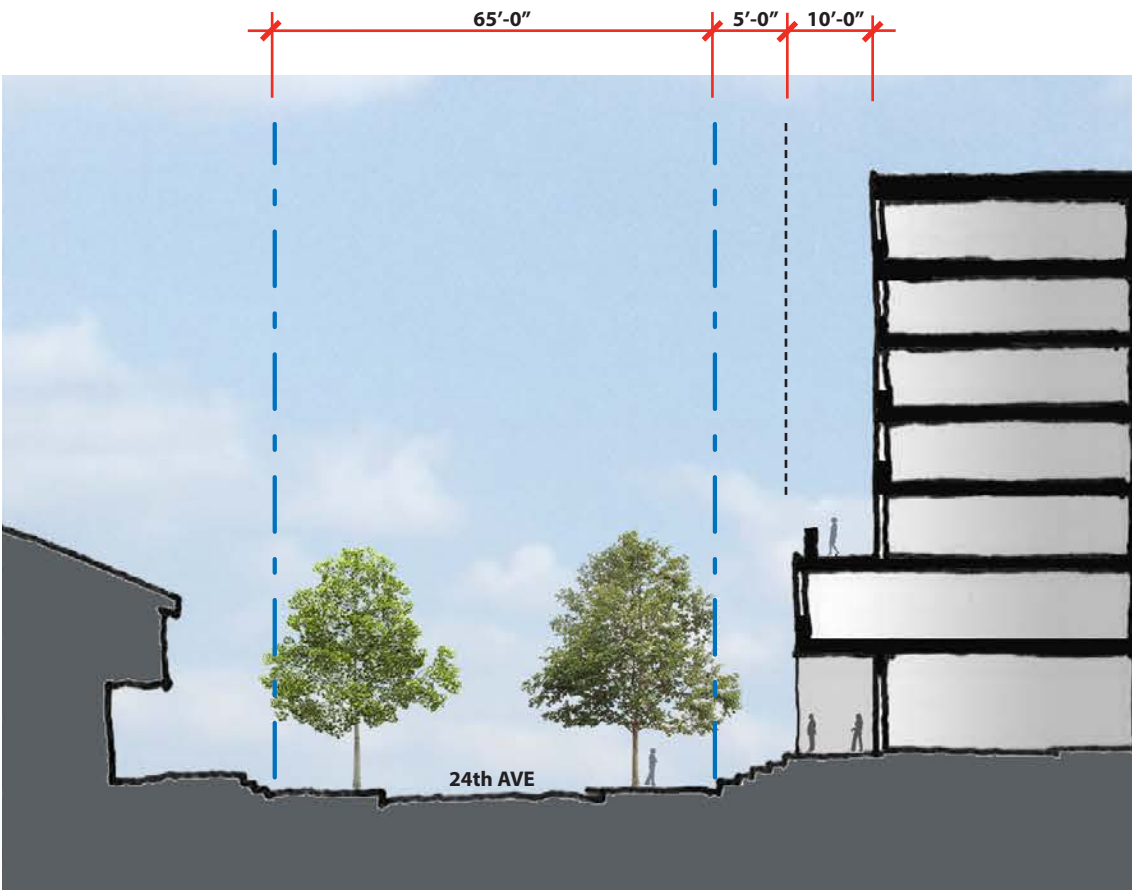
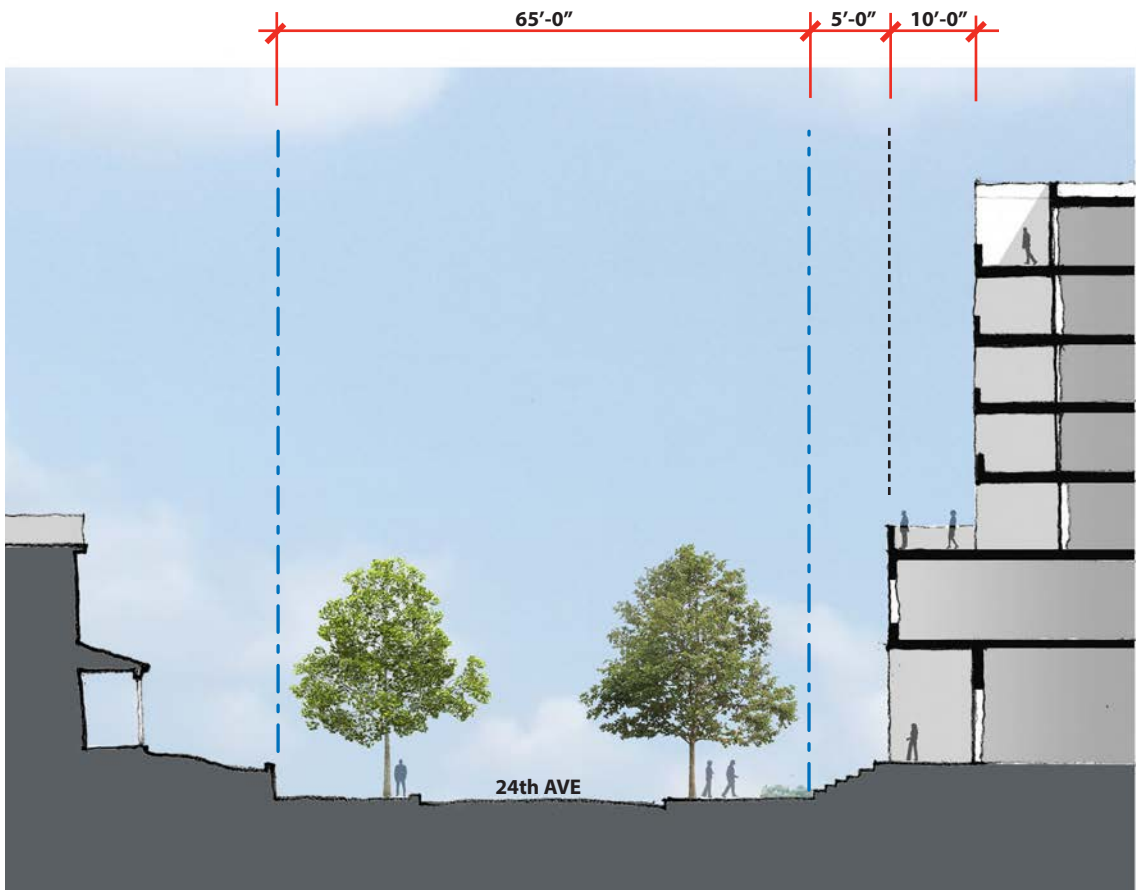
Summary of project's proposed siteplan:

- Provide a mixed-use, mixed income development that provides:
- Active street front with walkable shops that enrich the street experience
 - Affordable and mix of housing choices
 - Economic opportunity and diversity with opportunities for small business spaces by providing a variety of tpyes of commerical spaces. Lake Union Partners are excited about the partnership with Africatown to create an equitable and inclusive development.
 - Develop the generous portals (or gateways) become site of intense activation to "invite" the public into the courtyard.
 - Using dynamic setbacks at the portals to further encourage public access to the project from the two main corners; 23rd and E Union and 24th and E Union.
 - Using the thru block connections to break down monolithic character of a full block development.
 - Public community gathering spaces at grade
 - Parking and Loading access placed at north end of block; less than 120-0 from E Union and well within the Commerical zoned portion of 24th Avenue.
 - Transition between existing single family zone and higher density development

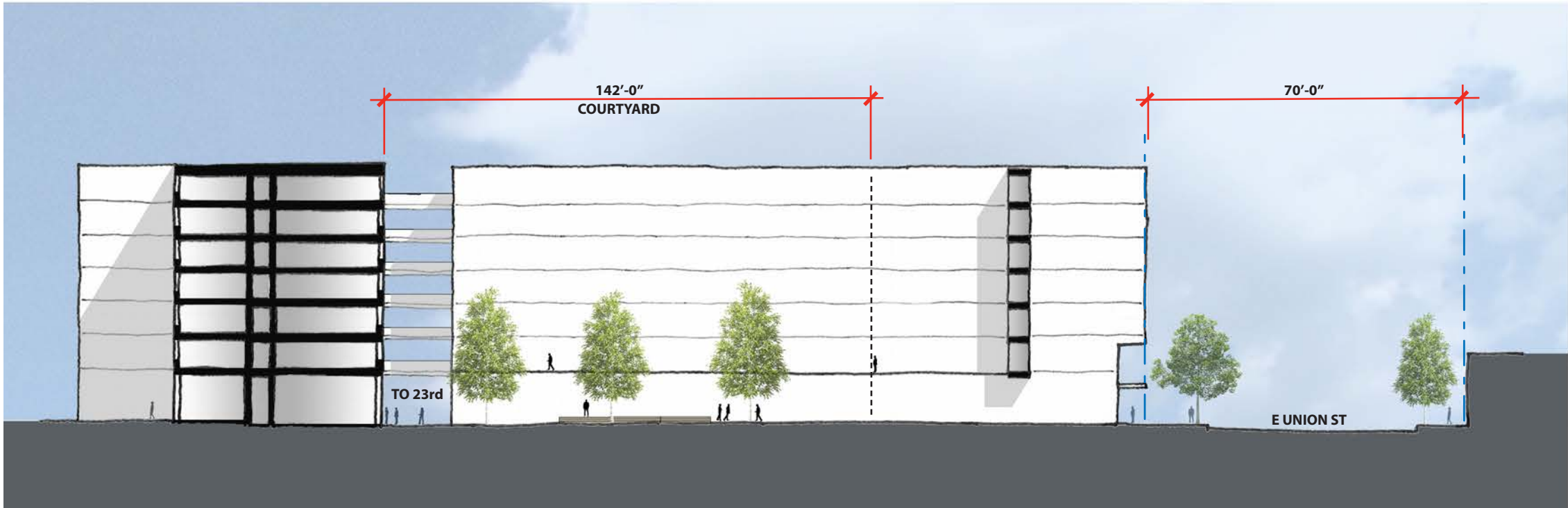


24TH AVENUE SCALE ADAPTATION

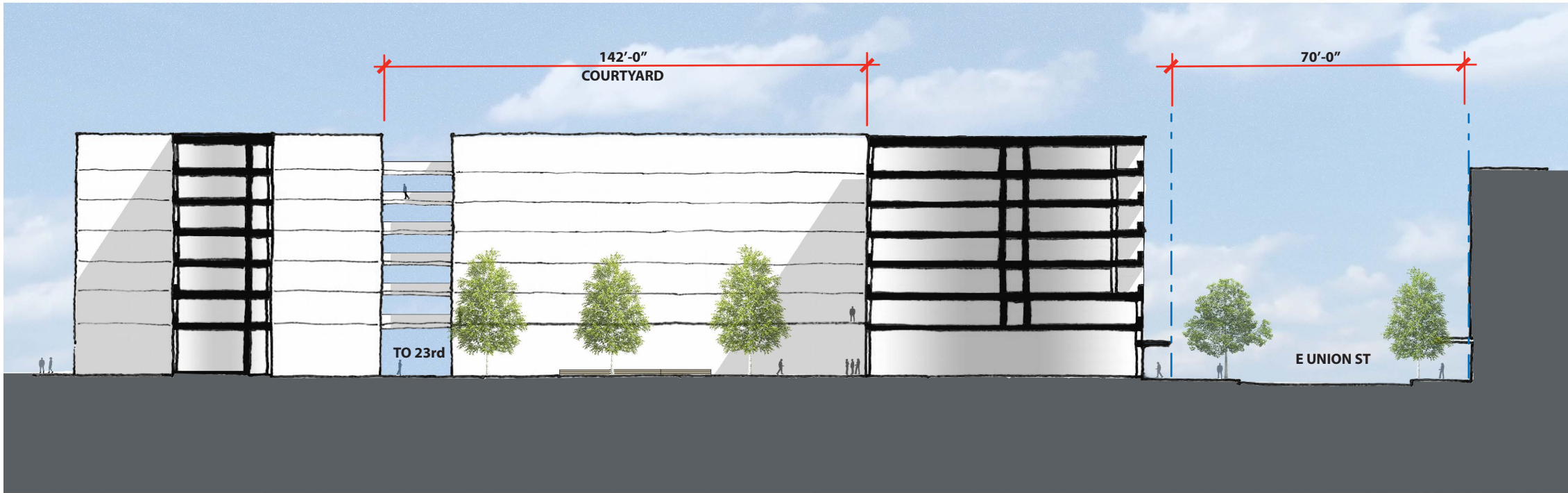
Summary of comments from board regarding previous schemes:
-Transition between existing single family zone and higher density development



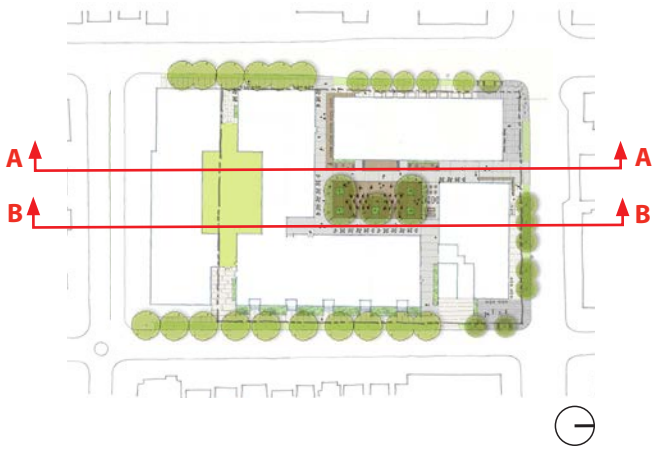
SECTION STUDIES

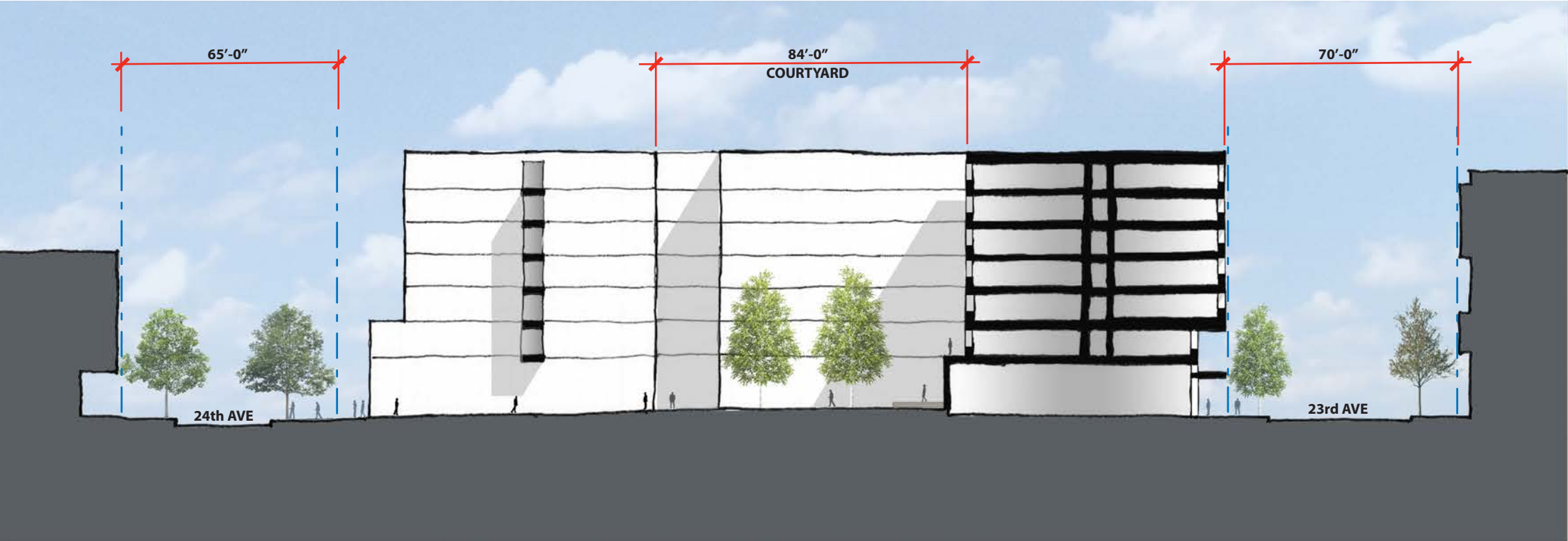


Section A

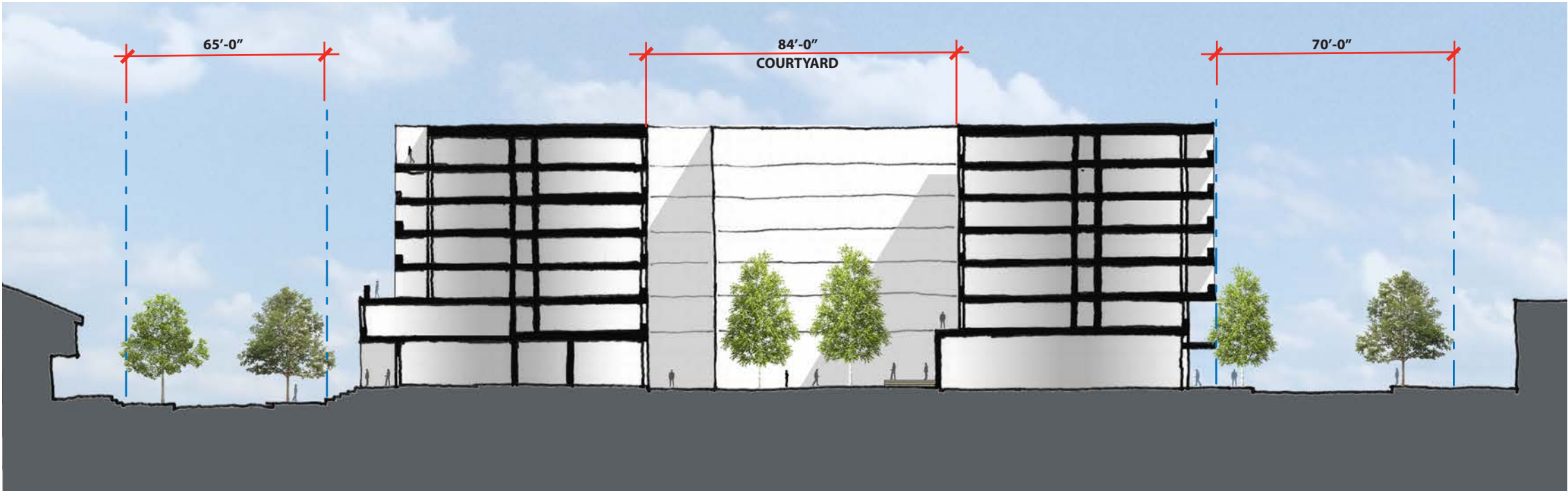


Section B

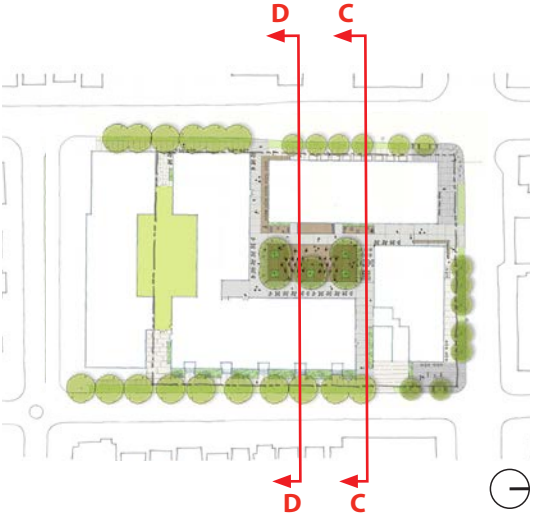




Section C



Section D



PRELIMINARY ZONING SUMMARY

PRELIMINARY SEATTLE ZONING CODE ANALYSIS		
PARCEL NOs	7228500162, 7228500170, 7228500175, 7217400750, 7217400760, 7217400772	
LOT AREA	82,860-SF (1.90-acres)	
ZONING	NC2P-75(M1) / NC2-75(M1)	
PERMITTED USES	<ul style="list-style-type: none">• Retail sales and services, Multi-purpose (Grocery Store) ≤50,000-SF• Restaurant, entertainment, offices ≤25,000-SF (as conditional use)• Residential uses permitted outright	23.47A.005.C
STREET LEVEL STANDARDS	<ul style="list-style-type: none">• Non-residential street level frontage to comply with blank façade provisions.• Transparency requirements modified to apply to façade between 2 and 8 feet above the sidewalk.• Street level nonresidential required to have 13-ft floor to ceiling height• Min of 80% of the width of street-level street-facing facade on principal pedestrian street shall be occupied by uses listed in 23.47A.005D.1• Width of driveway (not to exceed 25'; up to 30' when combined with loading berth) may be subtracted from the width of the street-facing facade.• At least one street-level street-facing facade containing residential use shall have a visually prominent pedestrian entry.• Dwelling units along the street-level street facing facade shall be min. 4' above or 4' below sidewalk grade, or set back min. 10' from sidewalk.	
STRUCTURE HEIGHT	<ul style="list-style-type: none">• 75' as zoned.• Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls permitted up to 4' above height limit• Mech. equipment, Stair and elevator penthouses allowed to extend up to 15' above height limit, total coverage of features 25% of roof area.	
FAR	<ul style="list-style-type: none">• Total FAR for any single use within a mixed-use building 5.0• Total FAR for mixed use building 5.5• Gross floor area below grade is not chargeable against allowable FAR• Portions of a story no more than 4' above existing or finished grade, whichever is lower, excluding access	414,300-sf Max. Area for Single-Use 455,730-sf Max. Area for Mixed-Use Below-Grade parking exempted
SETBACKS	<ul style="list-style-type: none">• No setbacks along 23rd Avenue and East Union Street• No setback along 24th Avenue for first 120-0 from East Union Street, the remainder of the block has the folowing setbacks:<ul style="list-style-type: none">- 5-0 setback at grade level-15-0 setback for portions of building above 35-0 above grade	
PARKING	<ul style="list-style-type: none">• No minimum parking required for Urban Center Village• Bike parking<ul style="list-style-type: none">- Eating and drinking: long term: 1 per 12,000 sf; short term: 1 per 4,000 sf- Sales and Service: long term: 1 per 12,000 sf; short term: 1 per 4,000 sf- Residential: long term: 1 per 4 dwelling units; short term: none	
AMENITY AREA	<ul style="list-style-type: none">• Amenity spaces equivalent to 5% of residential gross floor area required for residential uses<ul style="list-style-type: none">- Common amenity area: min area 250-sf; 10' min horizontal dimension- Private balconies: min area 60-sf; 6' min horizontal dimension- All residents must access at a common or private amenity area	
PARKING ACCESS	<ul style="list-style-type: none">• If no alley and lot abuts two or more streets, access permitted across one of the side street lot lines per 23.47A.032.C; curb cuts permitted per 23.54.030.F.2.A.1• Access to parking shall be from a street that is not a principal pedestrian street	24th Avenue is only street not designated a principal pedestrian street per 23.47A.005.D.2
LOADING	<ul style="list-style-type: none">• For uses with <16,000 sf that provides a loading space on a street or alley, the loading berth reqs. may be waived by director if SDOT finds that the street or alley berth is adequate.• Medium demand, 10,000 sf – 60,000 sf: 1 loading berth required<ul style="list-style-type: none">- Width and clearance: 10' wide and 4' vertical clearance- Minimum lenght: 35' long	

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for project design	B2 Sunlight & Natural Ventilation, 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 the site	The proposed design prioritizes natural light at interior spaces by providing ample windows within individual living spaces and at strategic moments in residential corridors to provide relief and views. At street level, the design of the commercial frontage emphasizes transparency and its greater than required floor-to-floor height admits light above the continuous overhead weather protection and deep into to the commercial spaces. The public courtyard has been oriented to maximize the days of natural light and sunshine.
	A1 Location in the City and Neighborhood, Sense of Place Emphasize attributes that give Seattle, the neighborhood, and/or the site its 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	The proposed development promotes activity along its 23rd Avenue and E Union Street frontages with greater than required transparency, continuous overhead weather protection and an integrated bus stop. The ground-related dwelling units along 24th Avenue respond to the residential character of the street through scale, additional landscaping, and stoops at each unit.
	A2 Location in the City and Neighborhood, Architectural Presence Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.	
	B1 Urban Pattern and Form, Adjacent Sites, Streets, and Open Spaces, 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.	23rd Avenue and E Union Street are both busy arterials with public transportation service making these logical locations for commercial activity. The building's corners have been identified as key locations for commercial space due to their prominent exposure, height, and high transparency. The building's location at the intersection of these arterials also supports the location of its main residential entry where it is visible and readily identifiable. The proximity of the building to the existing bus stop on E Union Street offers another opportunity for the building to actively engage its surrounding environs by integrating the stop into the building design. Conversely, 24th Avenue is a narrower and quieter residential street, more conducive to ground-related housing and a secondary residential entry. The reduced traffic volumes and speed encountered on 24th Avenue are a better location for the garage entry and loading berth. The location of the garage entry is supported by zoning code regulations SMC 23.47A.005.D.2 (which identifies 23rd Avenue and E Union Street as principal pedestrian streets), and SMC 23.47A.032.A.2a (which designates access to parking is to occur from streets not designated as principal pedestrian streets).
	B2 Location in the City and Neighborhood, Connection to the Street Identify opportunities for the project to make a strong connection to the street and public realm.	Please refer to the Design Response to CS2-B.1 above
	B3 Location in the City and Neighborhood, Character of Open Space Contribute to the character and proportion of surrounding open spaces.	Please refer to the Design Response to CS2-B.1 above

POTENTIAL DESIGN GUIDELINES

The citywide Seattle Design Guidelines guide the design and development of the project, along with the 23rd Avenue Urban Design Framework. The 23rd UDF does identify specific design considerations and ambitions for the site that should be taken into consideration. Potential applicable Design Guidelines have been identified to the right. Alignment with the ambitions expressed in the 23rd Avenue UDF are indicated with a Yes.

SEATTLE DESIGN GUIDELINES	DESIGN RESPONSE
C1 Urban Pattern and Form, Relationship to the Block, 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.	Please refer to the Design Response to CS2-B.1 above
D1 Urban Pattern and Form, Height Bulk and Scale, Existing Development & 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.	The project site is zoned NC2P-75 and NC2-75, which allows a 75’ height limit.
D3 Urban Pattern and Form , Height Bulk and Scale, 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.	The zoning changes to single family across the street from the project for all but 120-0 of the 24th Avenue facade. The project changes in bulk and scale after the portal at 120-0 to series of townhouses setback a min. of 5-0 from the propertyline. The levels above level 2 are setback over 15-0 from the propertyline to meet the UDF guidelines and provide relief from the larger scale of the higher density project. See page 62 for a description of the minimum required setbacks and the setbacks provided by the proposed project.
D4 Urban Pattern and Form, Height, Bulk, and Scale, Massing Choices Strive for a successful transition between zones where a project abuts a less intense zone.	Please refer to the Design Response to CS2-D.3 above
D5 Urban Pattern and Form, Height Bulk and Scale, Respect for Adjacent Sites Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings	A five-foot wide landscape buffer and a green wall structure are proposed between the driveway and adjacent walkway to clearly demarcate the drive lane for drivers and mitigate the presence of the driveway for pedestrians.

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS3 Architectural Context and Character Contribute to the architectural character of the neighborhood	A2 Architectural Context & Character, Emphasizing Positive Neighborhood Attributes, 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.	
	A4 Architectural Context & Character, Emphasizing Positive Neighborhood Attributes, 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.	
PL1 Connectivity Complement and contribute to the network of open spaces around the site and the connections among them	A2 Connectivity, Network of Open Spaces, 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.	Consistent with the goals of the 23rd Avenue Action Plan and the Urban Design Framework, the proposed design seeks to foster the types of activity and vitality desired at the intersection of 23rd Avenue and E Union Street. A continuous, tall, and highly transparent street level is patterned to provide logical locations for entries to accommodate a variety of business types and sizes along 23rd Avenue. The activation of the street level continues along E Union Street with an integrated bus stop, a clearly marked (and active) residential entry and leasing office, and a small commercial space with operable storefront that is sited to allow for sidewalk seating by a future tenant. These design considerations also contribute to Design Guidelines PL3-C.1, PL3-C.2, PL3-C.3
PL3 Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges	A1 Street-Level Interaction , Entries, Design Objectives Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The building's location at the intersection of 23rd Avenue and E Union Street supports the location of its main residential entry where it is visible and readily identifiable from both streets. The lobby will be highly transparent and programmed in ordre to contribute to the activation of the adjacent streetscape.
	A2 Street-Level Interaction , Entries, Common Entries Multi-story residential buildings need to provide privacy and security for residents, but also be welcoming and identifiable to visitors.	Please refer to the Design Response to PL3-A.1
	A3 Street-Level Interaction, Entries, Individual Entries Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.	The project proposes ground-related housing along 24th Avenue where this use is in keeping with the residential scale and character of the east side of the street. A landscaped setback provides separation and privacy between the dwelling units and the public realm by clearly articulating the boundary between public and private. The landscaped buffer maintains the privacy of the unit.
	A4 Street-Level Interaction, Entries, 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.	

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
	B2 Street-Level Interaction, Residential Edges, 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.	Please refer to the Design Response to PL3-A.3
	C1 Street-Level Interaction, Retail Edges, Porous Edges 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	Please refer to the Design Response to PL1-A.2
	C2 Street-Level Interaction, Retail Edges, 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	Please refer to the Design Response to PL1-A.2
	C3 Street-Level Interaction, Retail Edges, 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.	Please refer to the Design Response to PL1-A.2
PL4 Active Transportation Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit	A1 Active Transportation, Entry Locations and Relationships, Serving all Modes of Travel Provide safe and convenient access points for all modes of travel.	<p>The building design carefully considers the pedestrian environment at each of the building's frontages. Transparency and multiple openings along 23rd Avenue and E Union Street promote safety and imbue the streets with activity. New continuous planting strips along both frontages provide a buffer between the sidewalk and street traffic. The residential character of 24th Avenue is reinforced by the presence of ground-related units with stoops and landscaping. Vehicular access on 24th Avenue will be clearly indicated with a change in paving pattern.</p> <p>Bicyclists can access the building's bicycle facilities (a secured storage room, a repair room, and a washing room) at the secondary residential entry accessed off 24th Avenue. The bicycle facilities are located at street level and adjacent to the building's core.</p>
	B3 Active Transportation, Planning Ahead for Bicyclists, 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	
	B3 Active Transportation, Planning Ahead for Bicyclists, Bike Connections Facilitate connections to bicycle trails and infrastructure around and beyond the project.	

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
DC1 Project Uses and Activities Optimize the arrangement of uses and activities on site	B1 Project Uses and Activities, Vehicular Access and Circulation, 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.	<p>Pedestrian activity is encouraged along all three building frontages, but 23rd Avenue and E Union Street are both identified as principal pedestrian streets thus requiring to be parking accessed from 24th Avenue (refer to SMC 23.47A.005.D.2 & 23.47A.032.A.2a). To accommodate vehicle circulation while safeguarding pedestrian, the design provides parking users with a landscape strip of approximately 6’ between the edge of ramp and the sidewalk as a buffer before crossing the sidewalk. An adjacent loading berth has also been sized and configured to accommodate delivery vehicles internal to the building and utilize the same curb cut and sidewalk crossing.</p> <p>To minimize the outward appearance of the garage entry and loading berth the widths of both have been minimized. The project proposes the use of carefully located landscaping, narrow drive lines, and textured pavement to mitigate potential pedestrian-automobile conflicts.</p> <p>Trash and recycling collection and storage for commercial and residential uses occur internal to the building. Commercial trash and recycling storage is located adjacent to the portal connecting to 24th Avenue. Residential trash and recycling storage occurs in the below-grade parking level. Building management will move trash and recycling containers for curbside pick-up on collections days.</p>
	C1 Project Uses and Activities, Parking and Service Uses, 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.	<p>A single below-grade parking level is proposed with separate accommodations for commercial and residential users.</p>
	C2 Parking and Service Uses, Visual Impacts Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	<p>Please refer to the Design Response to DC1-C.1.</p>
	C3 Project Uses and Activities, Parking and Service Uses, 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.	<p>The proposed parking is internal to the building and is nearly exclusively parking (mechanical, utility, and trash storage uses are co-located with the parking). The appearance of the parking garage entry is minimized at street level. Please refer to the Design Response to DC1-B.1.</p>
	C4 Parking and Service Uses, 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.	<p>Please refer to the Design Response to DC1-B.</p>
DC2 Architectural Concept Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings	A1 Massing, 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.	<p>Please refer to the Design Responses to CS1-B.2 and CS2-D.3</p>

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
	A2 Architectural Concept, massing, Reducing Perceived Mass Use secondary architectural elements to reduce the perceived mass of larger projects.	<p>The proposed design employs a number of strategies to imbue the building's massing with a relatable, human scale. The strategies employed are a result of the building's underlying organization. The monolithic proportions of a full block development have been broken down into 4 "buildings" by providing generous portals or gateways to the at-grade public courtyard. A tall, glassy street level along 23rd Avenue and E Union Street establishes a distinctly different order at the base of the building that distinguishes the commercial uses from the residential levels above. A continuous undercut at the corner "building" along 23rd Avenue and E Union serves to further articulate the base, while providing overhead weather protection and an opportunity for signage. The two 'building' on either side of the portals framing the corner building have been brought out to the property line to provide dynamic change in the setback to cue pedestrians to the upcoming portal. The tall base transforms along 24th Avenue into two-story ground-related dwelling units evoking the townhouse form.</p> <p>At the residential levels, inset decks are used along the 23rd Avenue, E Union Street, and 24th Avenue frontages to provide intrinsic modulation that creates a multi-layered façade and embeds directionality to the units and the façade's ordering. Where inset decks would result in impractically sized residential units, railings are employed to maintain a relationship to the exterior as well as continue the layered façade organization.</p>
	D1 Scale and Texture, 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.	Please refer to the Design Response to DC2-A.2

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
CS1 Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for project design	I Local Topography <ul style="list-style-type: none">i. 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.ii. If fencing or screening is included in the design, it should step along with the topography.	Yes

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
	II Connection to Nature <ul style="list-style-type: none"> i. 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. ii. Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds. iii. Incorporate edible gardens and urban farming opportunities within the design, both at grade, and on the roof for larger buildings. iv. Unify streets through street trees and landscaping. <ul style="list-style-type: none"> 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. v. Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a “room” between the street and the building. 	Yes
CS2 Urban Pattern and Form Strengthen the most desirable forms, characteristics, & patterns of the streets, block faces, & open spaces in the surrounding area	I. Transition and Delineation of Zones <ul style="list-style-type: none"> i. Where denser zones transition to lower density residential zones, provide adequate grade separation for ground related entrances, porches, and stoops on façades facing the less dense residential zone. ii. 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. iii. 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. iv. 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. 	The project will be considering these items as it develops the design; in particular along 24th where development is across the street from single family zoning.
	A2 Location in the City and Neighborhood, Architectural Presence Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials	

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
PL1 Connectivity Complement and contribute to the network of open spaces around the site and the connections among them	I. Publicly Accessible Open Space <ul style="list-style-type: none">i. Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects and public spaces. Use linkages to create and contribute to an active and well- connected open space network.ii. Larger projects around important neighborhood nodes should dedicate more public open space, while projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel (see Cultural Placemaker map on page 17 for node locations).iii. 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 in to or out of the space.	Yes, wherever possible
	II. Connection Back to the Community <ul style="list-style-type: none">i. Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.ii. When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.iii. Enhance gathering places so that the scale of the art and special features are commensurate with the scale of the new development.iv. Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize publicly accessible, ground level open space at the building street fronts and/ or with courtyards that are not restricted or hidden from public view.v. 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 public use. These spaces are especially important close to prominent intersections, streets, and Cultural Placemaker locations (shown on page 17). In areas where it is not feasible to be open to physical pedestrian access, visual openness should be provided.vi. When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof as a means to provide residents access to fresh produce.	Yes, wherever possible
	III. Livability for Families and Elderly <ul style="list-style-type: none">i. 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.ii. Consider utilizing building rooftops as an opportunity for family gathering and gardening.iii. Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency and entrances to ensure active usage.iv. Provide multi-generational public gathering spaces for young and old to recreate and converse together.	Yes, wherever possible

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
PL3 Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges	I. Frontages <div><div>i.</div><div>Encourage color, material, and signage variation in storefront design.</div></div> <div><div>ii.</div><div>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.</div></div> <div><div>iii.</div><div>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.</div></div> <div><div>iv.</div><div>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.</div></div> <div><div>v.</div><div>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.</div></div> <div><div>vi.</div><div>Live/work spaces should be designed in a way that clearly defines which spaces are conducive to working versus living.</div></div> <div><div>vii.</div><div>At residential projects, provide coupled entries where possible to foster a sense of community and interest in building entryways. Provide large enough porches at these entries to encourage sitting and watching the street.</div></div> <div><div>viii.</div><div>Provide exterior access to ground floor residential units. This interior/ exterior connection should occur frequently with entrances placed at a regular interval.</div></div>	Yes, wherever possible

Yes, wherever possible

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
	<p>II. Streetscape Treatment</p> <p>i. Pay close attention to 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.</p> <p>ii. Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.</p> <p>iii. 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.</p> <p>iv. Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflects the existing character of the building fabric.</p> <p>v. Encourage activation of the planter zone to include community gardens, as well as street trees and pedestrian furniture.</p> <p>vi. Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.</p> <p>vii. Provide space abutting the sidewalk right-of-way for businesses to utilize (ex: cafes, produce markets, street markets, fish vendors, buskers, pop-up shops, etc.).</p> <p>viii. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, buildings setback to allow for usable porches, stoops, and outdoor seating).</p> <p>ix. 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.</p> <p>x. 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.</p> <p>xi. 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, ideally with universal access to the unit included elsewhere.</p> <p>xii. 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.</p>	<p>Yes, wherever possible</p>

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
DC2 Architectural Concept Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings	<div><div>I.</div><div>Building Layout and Massing</div></div> <div><div>i.</div><div>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.</div></div> <div><div>ii.</div><div>Building design should relate to the earth in grounded form and massing.</div></div> <div><div>iii.</div><div>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 respectful of the finer-grain fabric. Projects should use 50’ – 75’ massing widths as a guide for modulation.</div></div> <div><div>iv.</div><div>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).</div></div> <div><div>v.</div><div>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.</div></div> <div><div>vi.</div><div>Consider how each façade may respond to climate conditions such as solar shading and prevailing winds.</div></div> <div><div>vii.</div><div>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.</div></div> <div><div>viii.</div><div>Where compatible with the surrounding streetscape, family sized, ground related apartment units (2 and 3 bedrooms) with meaningful adjacent open spaces are encouraged.</div></div> <div><div>ix.</div><div>Encourage clusters of local businesses together.<div><div>a.</div><div>Reduce the scale of commercial façades so that they are conducive to small business tenants.</div></div><div><div>b.</div><div>Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.</div></div><div><div>c.</div><div>Set the maximum length of street frontage for individual businesses to be consistent with the existing business character of the area.</div></div><div><div>d.</div><div>Where there is not a strong existing character for the area, follow guidance provided in frontage section (PL3-I).</div></div></div></div>	Yes, wherever possible

Yes, wherever possible

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
DC3 Open Space Concept Integrate open space design with the design of the building so that each complements the other	I. Semi-public Spaces <div><div>i.</div><div>Where possible, provide semi-public courtyards and spaces 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 public realm.</div><div>ii.</div><div>Encourage courtyard housing and bungalow courts which use landscaping as the delineation between public and private spaces, instead of fencing.</div><div>iii.</div><div>Increase common, open space above minimum code requirements to include semi-public courtyards and yards as extensions of the public realm.</div></div>	Yes, wherever possible
DC4 Exterior Elements and Finishes Use appropriate and high-quality elements and finishes for the building and its open spaces	<div><div>I. Screening</div><div><div>i.</div><div>When screening or fencing is used, it should be viewed as an artistic opportunity.</div><div>ii.</div><div>Design screening height, porosity, and materials to allow for views in and out of the site, and visual interaction with the public realm.</div></div></div>	Yes, wherever possible
	<div><div>II. Building Materials</div><div><div>i.</div><div>Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.</div><div>ii.</div><div>Encourage variation in building materials with an emphasis on high quality materials.</div><div>iii.</div><div>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.</div></div></div>	Yes, wherever possible
	<div><div>III. Building Details and Elements</div><div><div>i.</div><div>Provide operable windows in a way that promotes natural ventilation.</div><div>ii.</div><div>Relate building details to the human scale and the human role of the building process (ex: use of brick or wood for exterior cladding).</div><div>iii.</div><div>Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.</div><div>iv.</div><div>Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.</div></div></div>	Yes, wherever possible

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
A1 Additional Guidance Citywide Guidance CS. B: Contribute to architectural and placemaking character with local history and cultural references	I. History and Heritage i. Provide opportunities to honor 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. ii. 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. iii. Use any resulting blank walls and surfaces for public expression of art that references the history, heritage, and culture of the community. iv. Include interpretive opportunities (through visual art, signage, markers, etc.) that tell the story of the neighborhood's history in engaging ways. v. Encourage the building design to reflect the racial, economical, and multi-generational character of the community. vi. Provide amenities appropriate to the community, such as basketball hoops, chess boards, or other family oriented activities. When other amenities such as bicycle parking are required, they should be viewed as a placemaking opportunity while ensuring basic design requirements for security and usability are being met.	Yes, wherever possible
	II. For 23rd and Union Character Area i. Community characteristics that are unique to this area include: a. A cohesive neighborhood feel with historic character that establishes the area as a destination for the surrounding community. b. An established, pedestrian-focused neighborhood- commerical area, with a mix of both commercial and residential uses, grounded by locally-owned businesses and institutions. c. Hub of the African and Black American community. d. Diverse range of shops, restaurants, entertainment, and places of worship. Specific buildings to note are: • Central Cinema (1411 21st Ave) • Katy's Cafe (2000 E Union St) ii. In this area it is especially important to provide additional open space and community gathering opportunities.	Yes, wherever possible
	II. For 23rd and Cherry Character Area i. Community characteristics that are unique to this area include: a. Smaller-scaled fabric with many culturally specific restaurants, as well as community and youth-centered resources. b. 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) • Eritrean Community Center (2402 E Spruce St)	NA

SEATTLE DESIGN GUIDELINES	CENTRAL AREA SUPPLEMENTAL GUIDANCE	DESIGN RESPONSE
	III. For 23rd and Jackson Character Area i. Community characteristics that are unique to this area include: a. Larger-scale, mixed-use commercial district with opportunities for startups, and both large and small scaled businesses. b. Both a local and regional destination due to its commercial developments, social services, community assets, and shops for daily household needs. c. Specific places to note are; • Pratt Fine Arts Center (1902 S Main St) • Wood Technology Center (2310 S Lane St) • Seattle Vocational Institute (2120 S Jackson St) • Langston Hughes Perming Arts Institute (104 17th Ave S) • Douglass Truth Library (2300 E Yesler Way)	NA
A2 Additional Guidance Citywide Guideline CS. B: Contribute to architectural and placemaking character with local history and cultural references	I. Central Area Supplemental Guidance: Cultural Placemakers i. Celebrate Cultural Placemakers within the community. The Cultural Placemaker map identifies several locations throughout the Central Area that serve as cultural anchors for their surrounding areas. Projects at these locations should create activities and visual interest to enhance the Central Area’s identity and a sense of arrival, such as: a. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc. b. Creating façade enhancements at prominent building corners. c. Creating a building layout and setbacks that provide opportunities for open space that expand the width of the right-of-way. d. Providing larger landscape buffers at placemakers along heavier trafficked streets.	Yes, wherever possible

DESIGN PROPOSAL: ALTERNATE 1

Design Alternate 1 arranges commercial street-level uses along 23rd Ave and E Union Street, and the ground related residential units along 24th Avenue.

This proposal requires no departures from Development Standards, however, has a few key disadvantages

Summary

Stories:	7 (5-over-2 + 1 below grade)
Unit Count:	455
Floor Area:	289,533-sf Residential 78,312-sf Parking
Parking:	258 stalls

Potential Departures

- No departures

Primary Advantages/Disadvantages

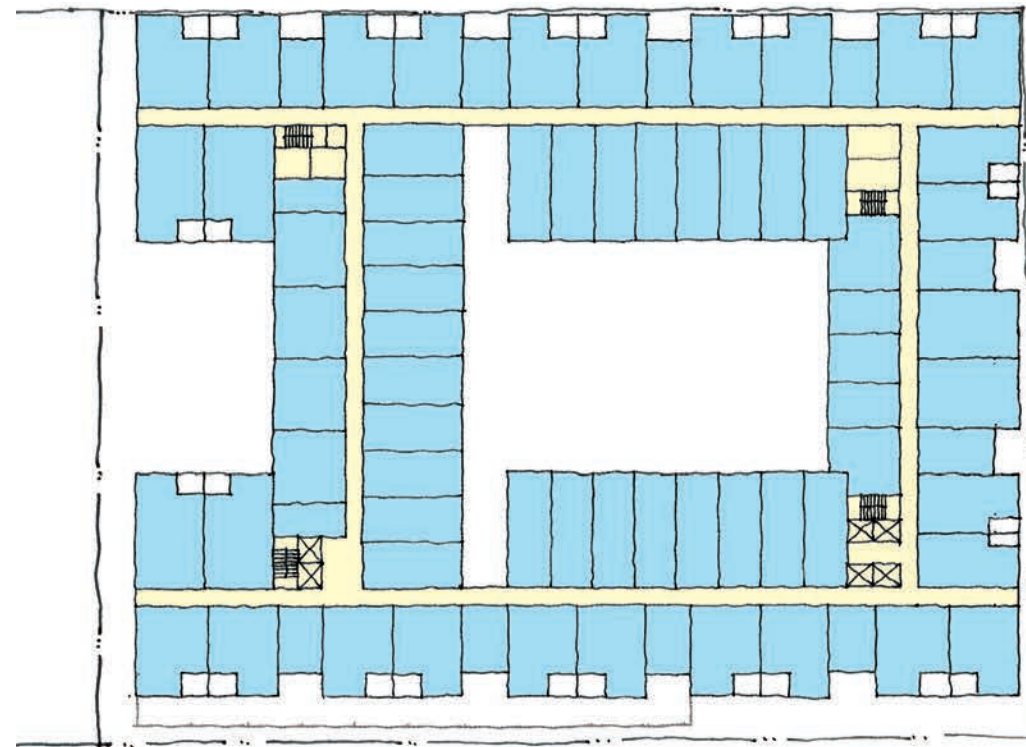
- Provides series of private decks to create modulation
- Vehicular (including loading/trash/recycling) access limited to 1 curbcut.
- Vehicular access provided within commerical zoning on 24th Avenue; creating safe and open pedestrian sidewalks along 23rd and E Union.
- Little to no public spaces, courtyard shown is for residents only.
- Scale of building is monolithic; does not take into consideration scale of it's neighbors.
- Maximizes the development potential for the developer; highest unit count and rentable area of all the alternates.



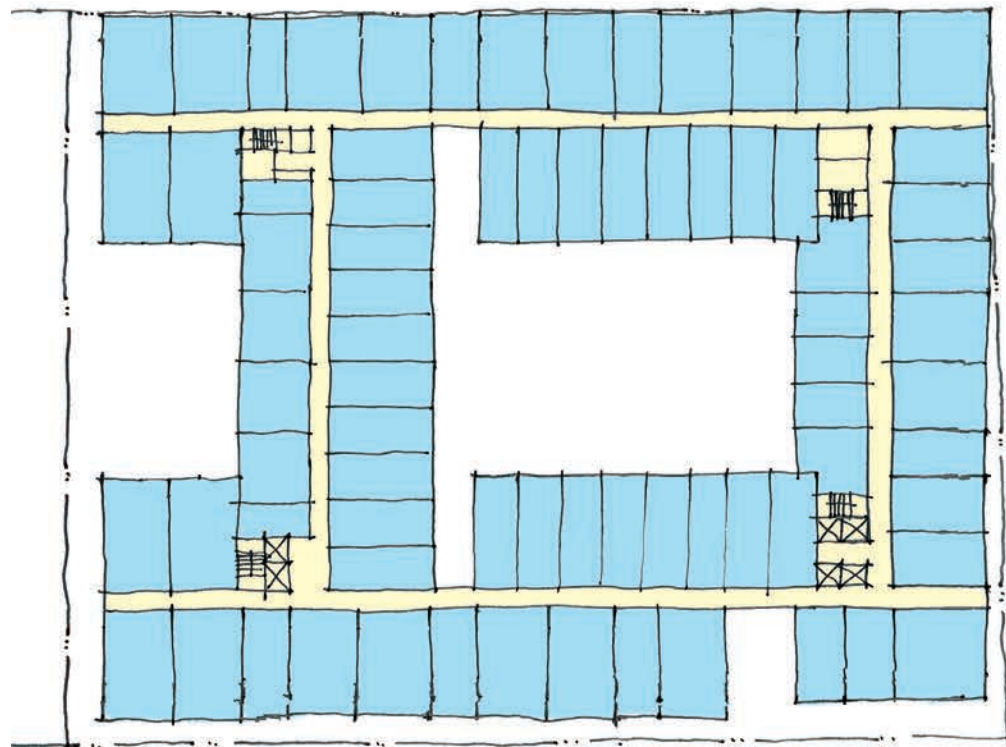
ALTERNATE 1 - Birds Eye view looking Southwest



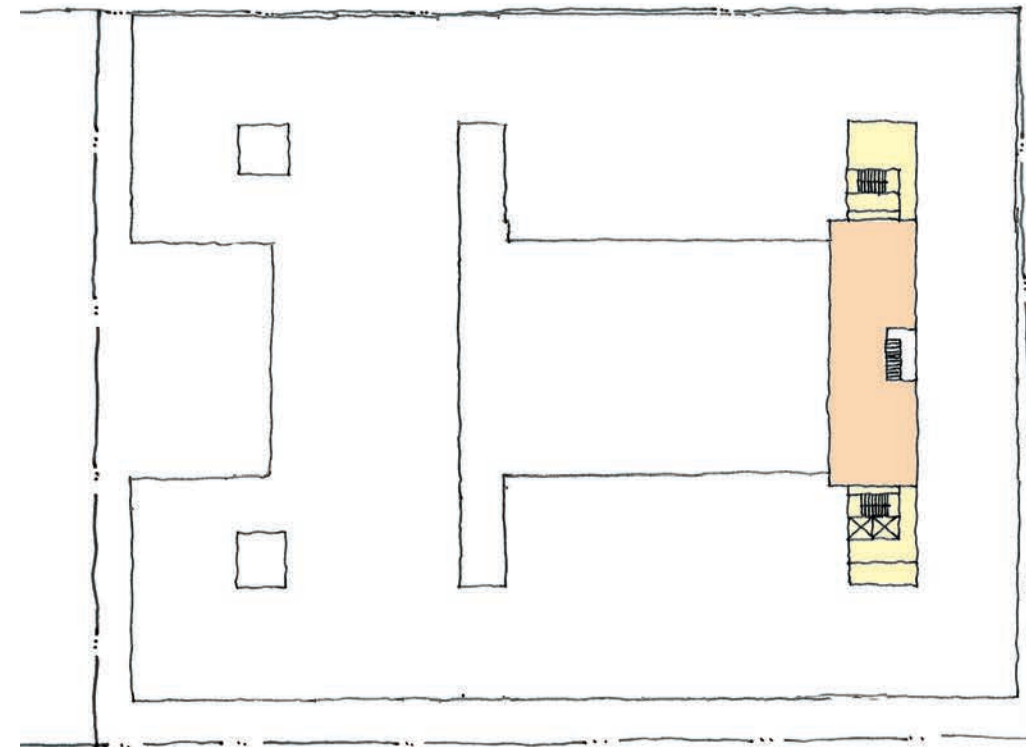
Level 1 : ALTERNATE 1 (No Departures)



Level 3-6 : ALTERNATE 1 (No Departures)



Level 2 : ALTERNATE 1 (No Departures)



Roof Level : ALTERNATE 1 (No Departures)

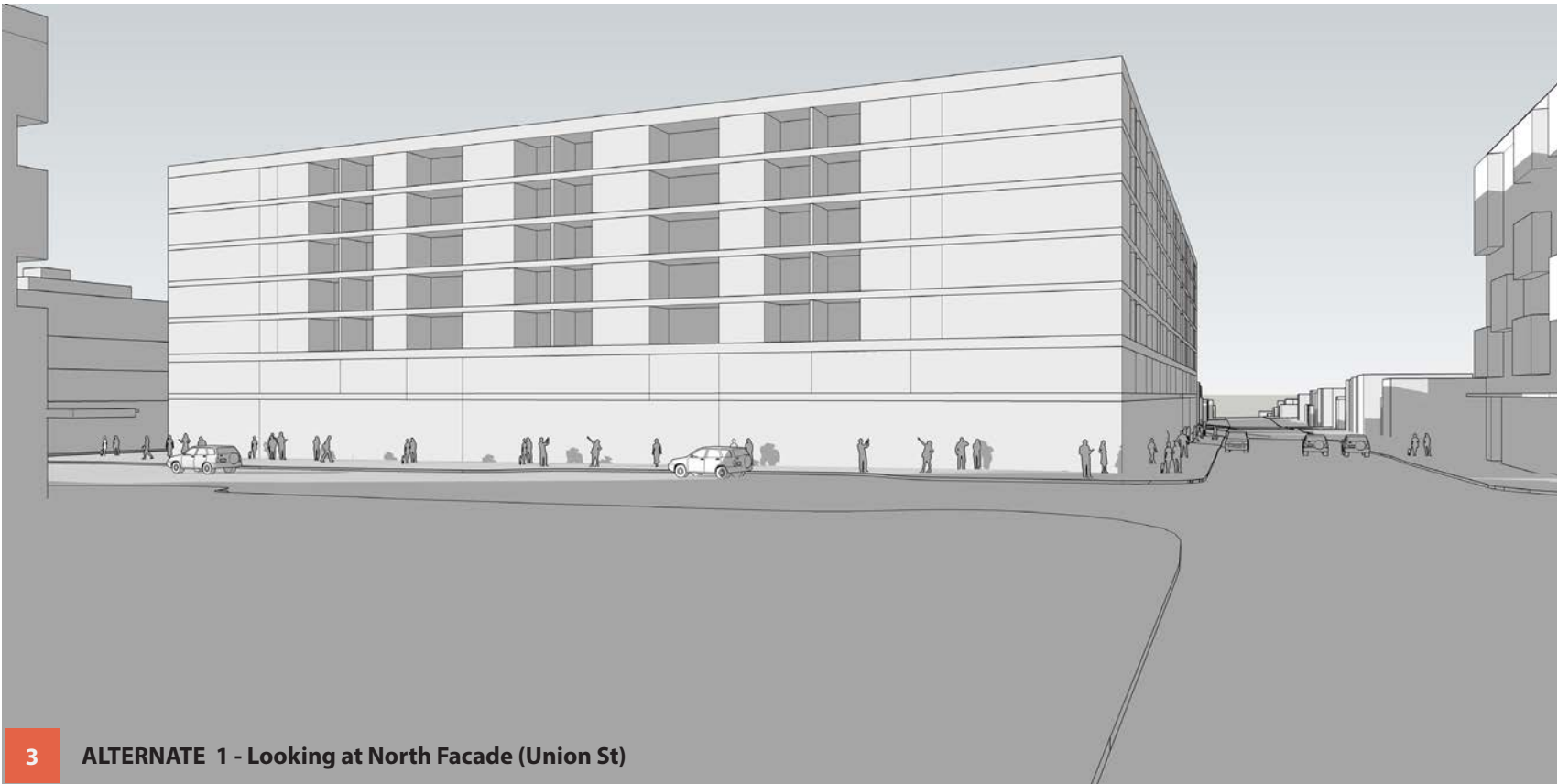
Program Legend

Residential	■
Commercial	■
Circulation	■
Green Space	■
Rooftop	■

DESIGN PROPOSAL: ALTERNATE 1



1 ALTERNATE 1 - Looking at North facade (Union St)



3 ALTERNATE 1 - Looking at North Facade (Union St)





2 ALTERNATE 1 - Looking at East facade (24th avenue) from East Union Street



4 ALTERNATE 1 - Looking at East Facade (24th avenue) from East Spring Street

DESIGN PROPOSAL: ALTERNATE 2

Design Alternate 2 arranges commercial street-level uses along 23rd Ave and E Union Street, and the ground related residential units along 24th Avenue. This proposal provides large public courtyard at grade with a series of portals or gateways to the courtyard and through the project.

This proposal requires several departures from Development Standards, however, has a few key disadvantages

Summary

Stories:	7 (5-over-2 + 1 below grade)
Unit Count:	432
Floor Area:	274,898-sf Residential 78,312-sf Parking
Parking:	258 stalls

Potential Departures

- Street Level Facades
- Driveway Slope and Width
- Curb Cut width

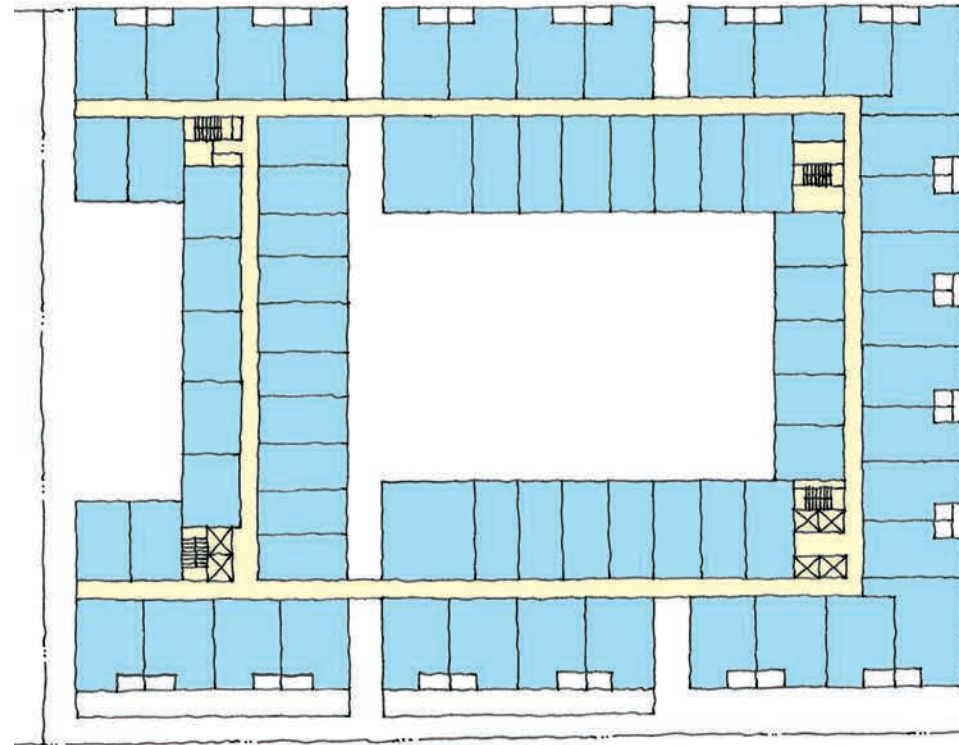
Primary Advantages/Disadvantages

- Provides series of private decks to create modulation
- Vehicular (including loading/trash/recycling) access limited to 1 curbcut.
- Vehicular access provided within commerical zoning on 24th Avenue; creating safe and open pedestrian sidewalks along 23rd and E Union.
- Provides public access courtyard in center with series of street level portals.
- Scale of building is broken down into 3 parts along longer facades to respond to the scale of it's neighbors.

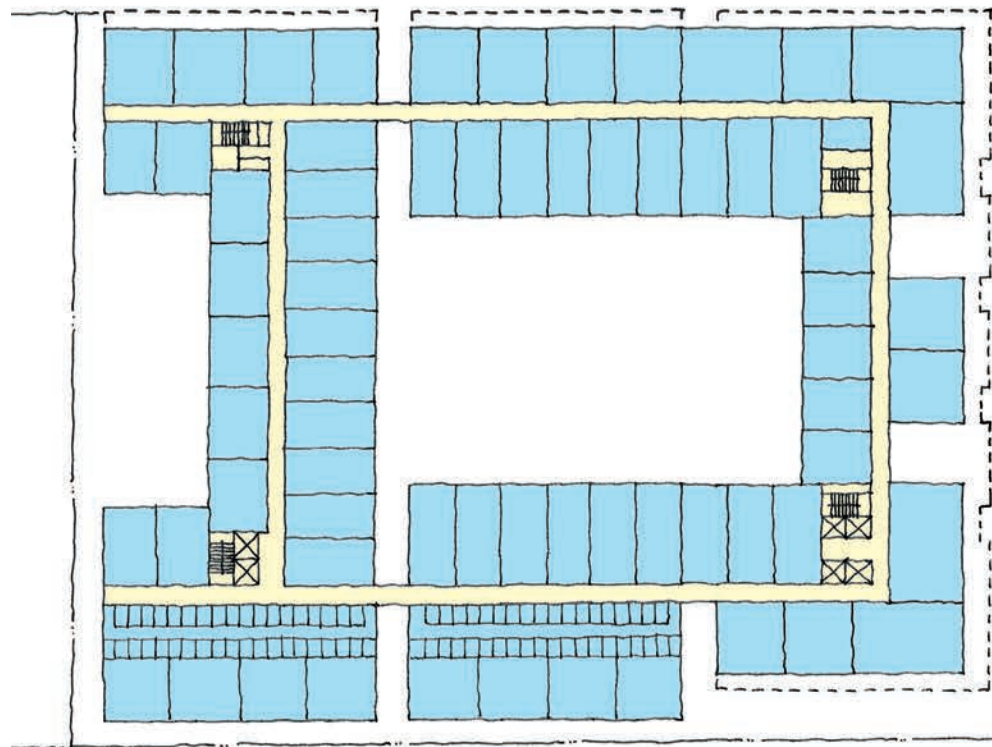




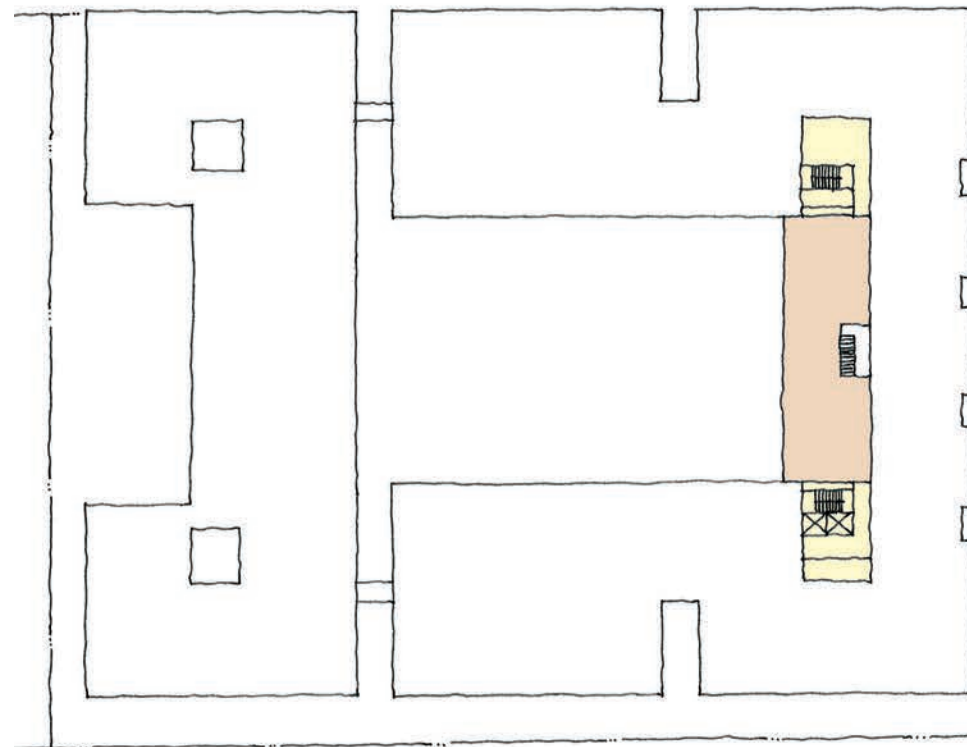
Level 1 : ALTERNATE 2



Level 3-6 : ALTERNATE 2



Level 2 : ALTERNATE 2



Roof Level : ALTERNATE 2

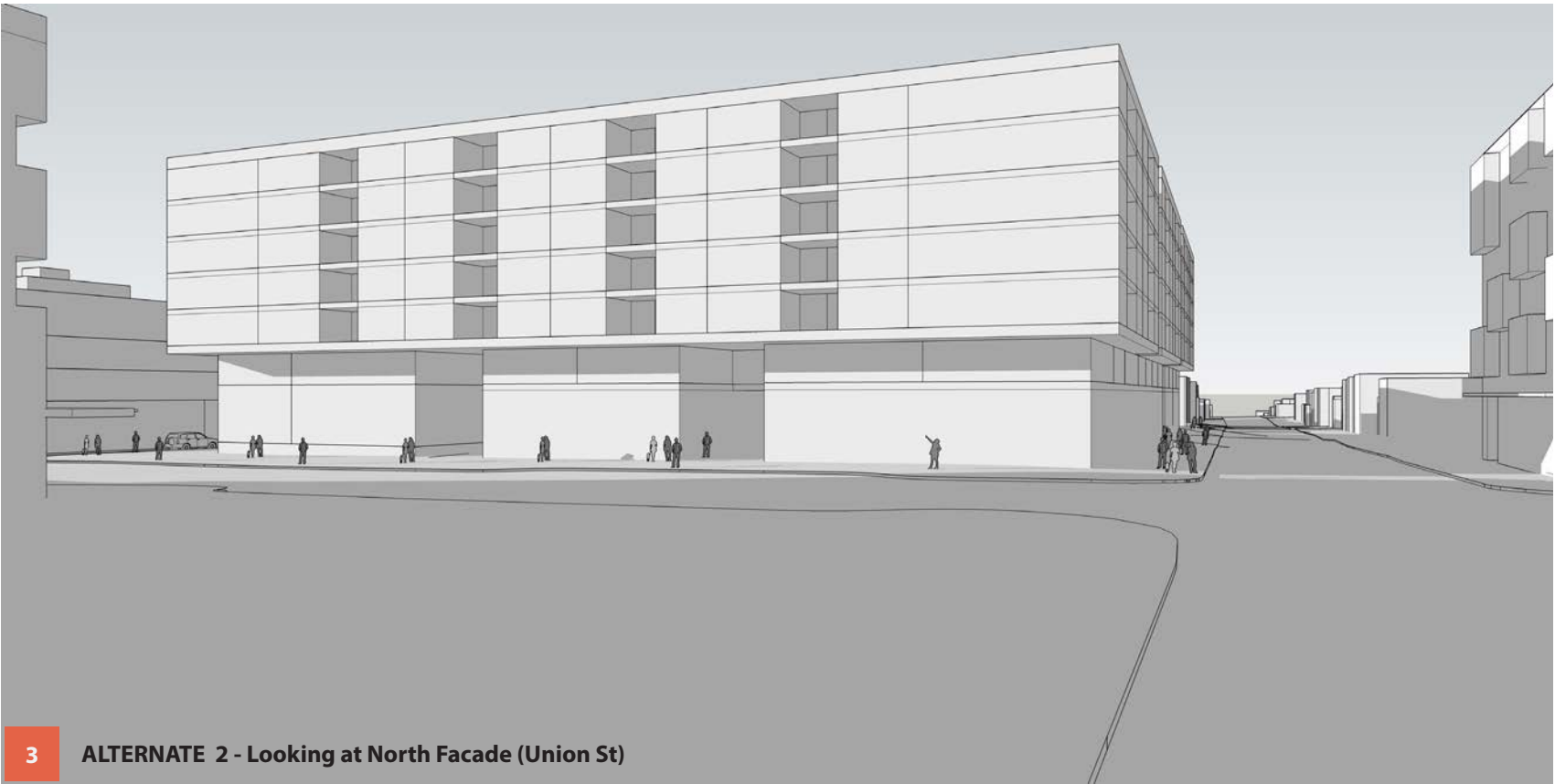
Program Legend

Residential	■
Commercial	■
Circulation	■
Green Space	■
Rooftop	■

DESIGN PROPOSAL: ALTERNATE 2

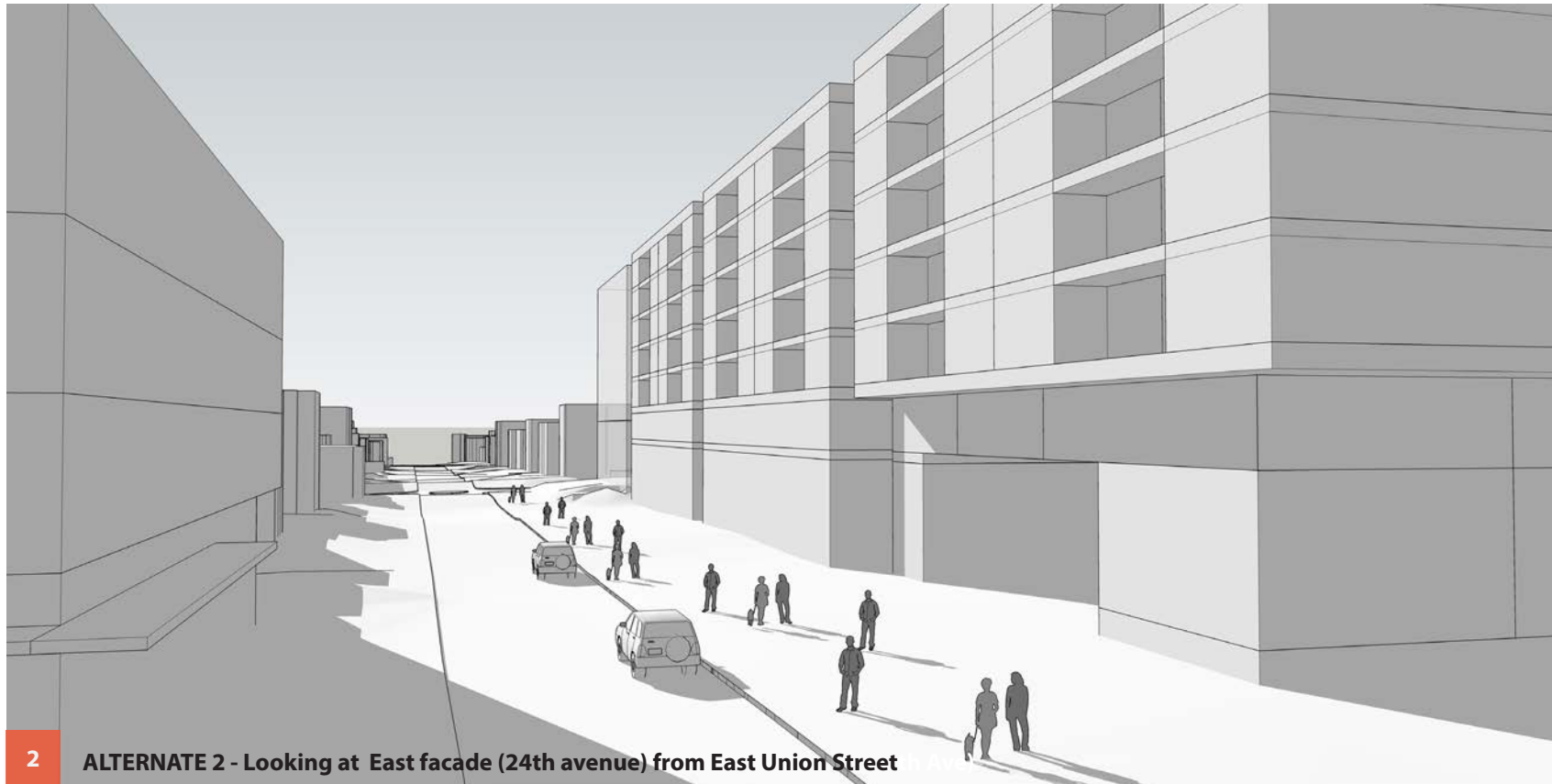


1 ALTERNATE 2 - Looking at North facade (Union St)



3 ALTERNATE 2 - Looking at North Facade (Union St)





DESIGN PROPOSAL: ALTERNATE 3 (PREFERRED)

Design Alternate 3 arranges commercial street-level uses along 23rd Ave and E Union Street, and the ground related residential units along 24th Avenue. This proposal provides large public courtyard at grade with a series of generous, activated portals or gateways to the courtyard and through the project.

This proposal requires several departures from Development Standards, however, has a few key advantages.

Summary

Stories:	7 (5-over-2 + 1 below grade)
Unit Count:	429
Floor Area:	272,989-sf Residential 78,312-sf Parking
Parking:	258 stalls

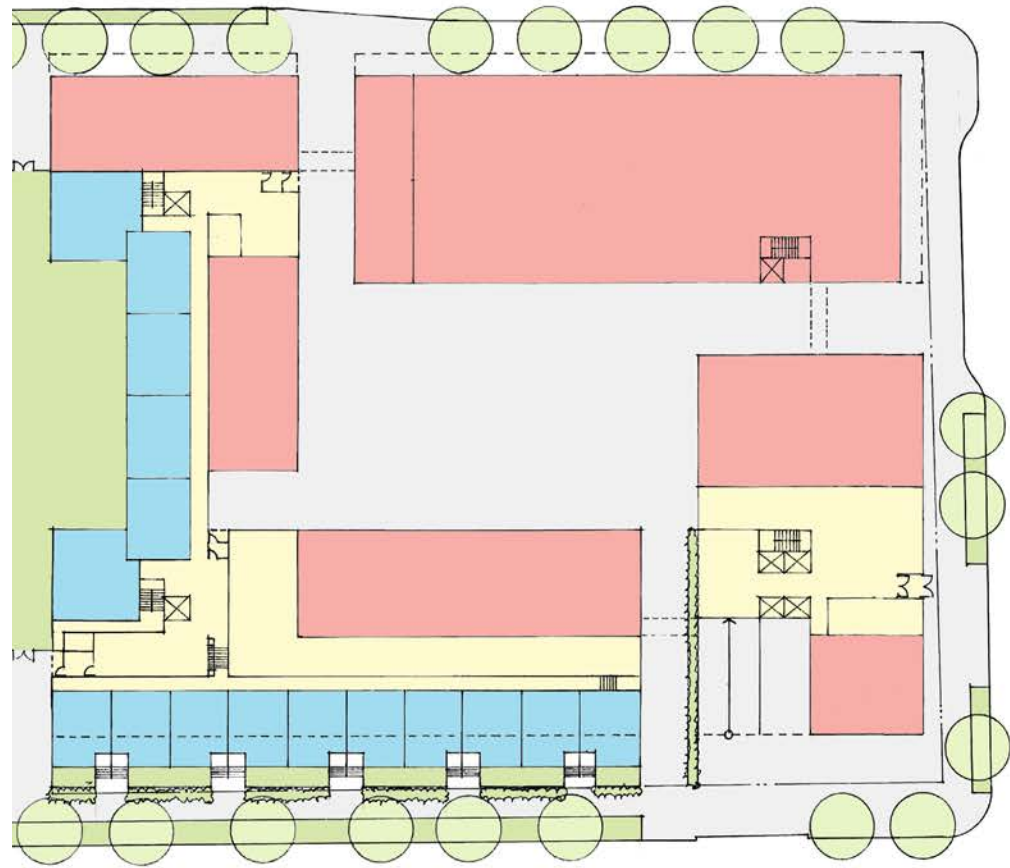
Potential Departures

- Street Level Facades
- Driveway Slope and Width
- Curb Cut width

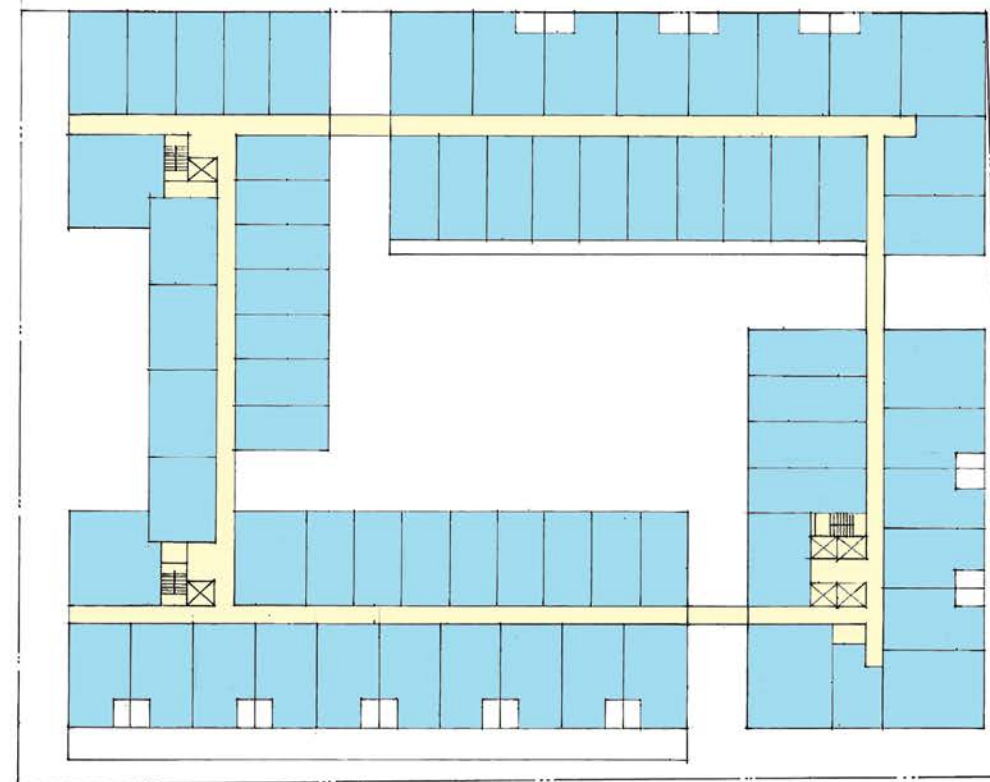
Primary Advantages/Disadvantages

- Provides series of private decks to create modulation
- Vehicular (including loading/trash/recycling) access limited to 1 curbcut.
- Vehicular access provided within commerical zoning on 24th Avenue; creating safe and open pedestrian sidewalks along 23rd and E Union.
- The monolithic porportions of a full block development have been broken down into 4 "buildings" by providing generous, open to the sky portals or gateways to the at grade public courtyard.
- A continuous undercut at the corner "building" along 23rd Avenue and E Union serves to further articulate the base, while providing overhead weather protection and an opportunity for signage. The two 'building' on either side of the portals framing the corner building have been brought out to the propertyline to provide dynamic change in the setback to cue pedestrians to the upcoming portal.
- The tall base transforms along 24th Avenue into two-story ground-related dwelling units evoking the townhouse form.

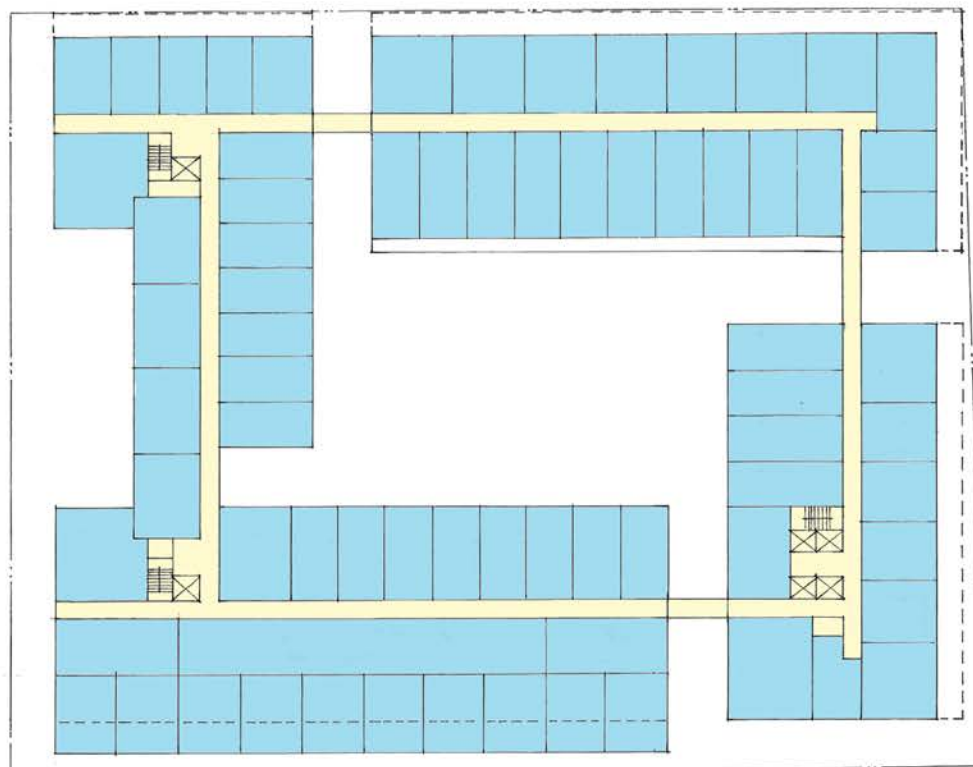




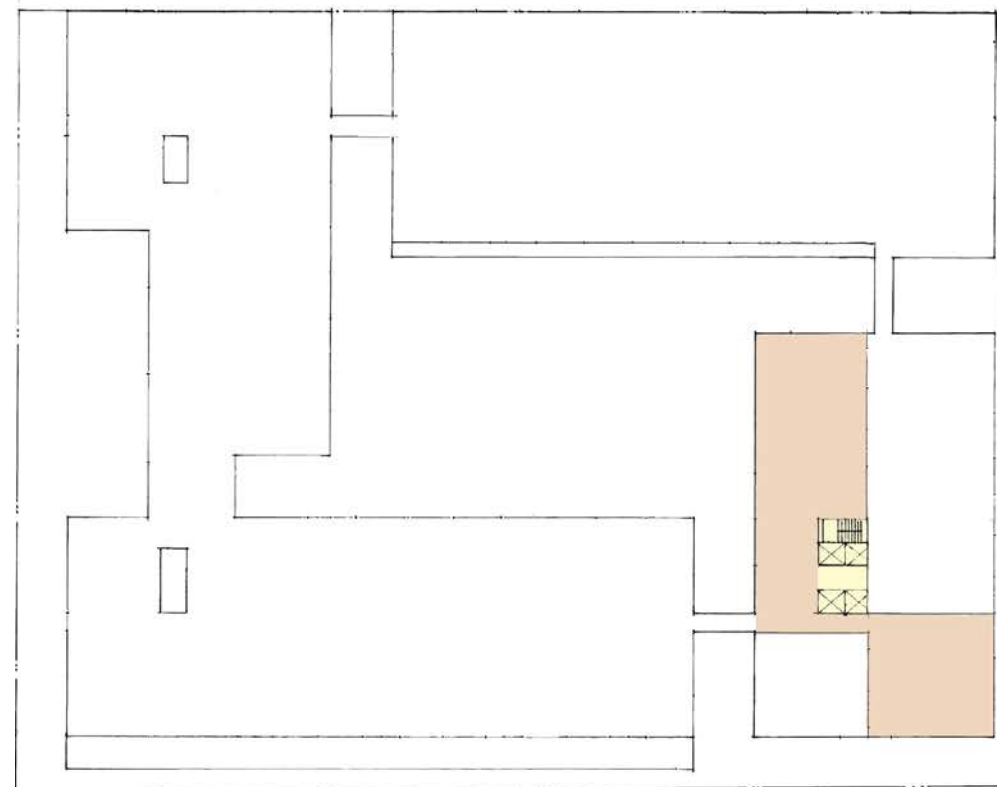
Level 1 : ALTERNATE 3 (Preferred)



Level 3-6 : ALTERNATE 3 (Preferred)



Level 2 : ALTERNATE 3 (Preferred)

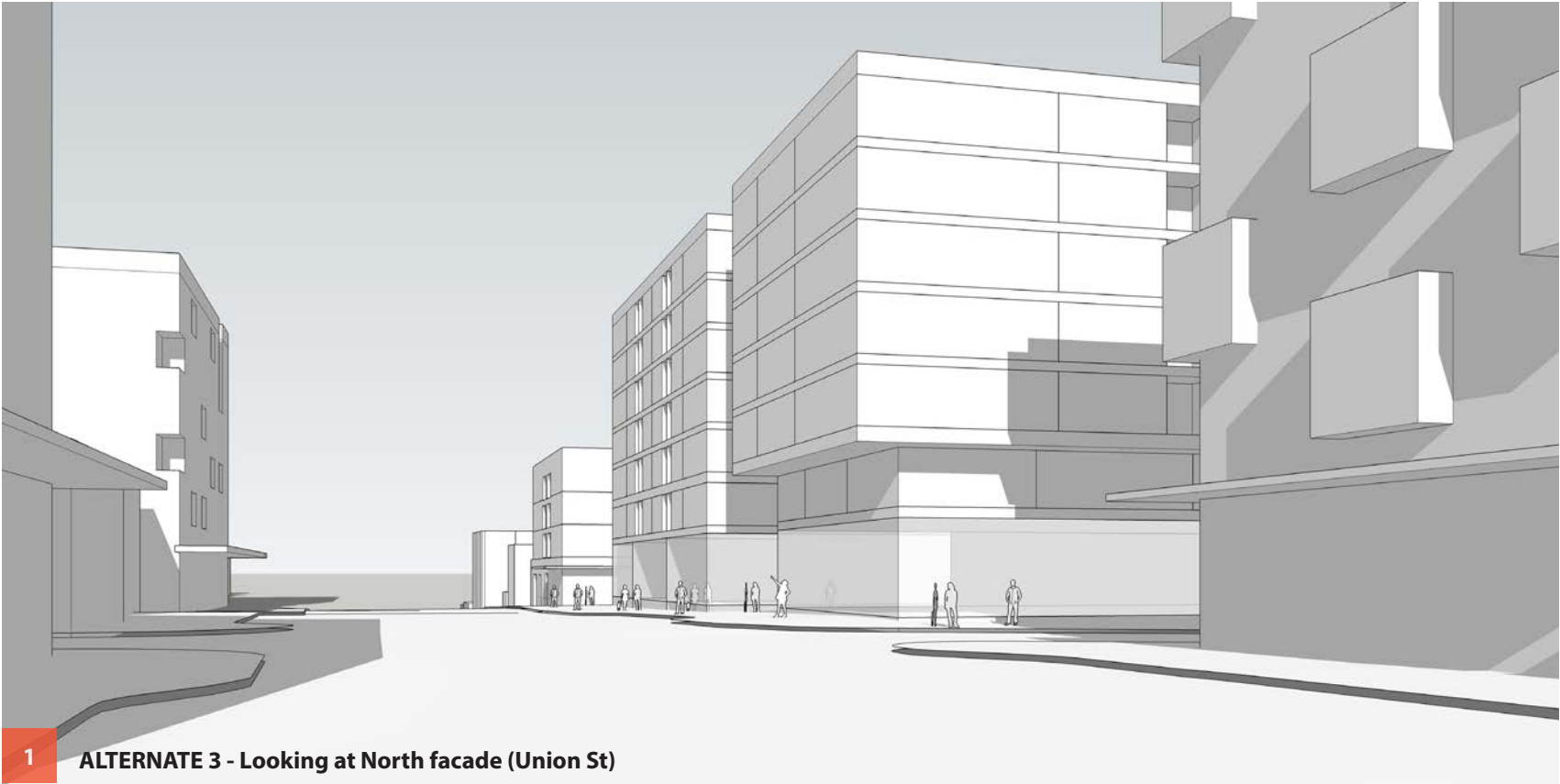


Roof Level : ALTERNATE 3 (Preferred)

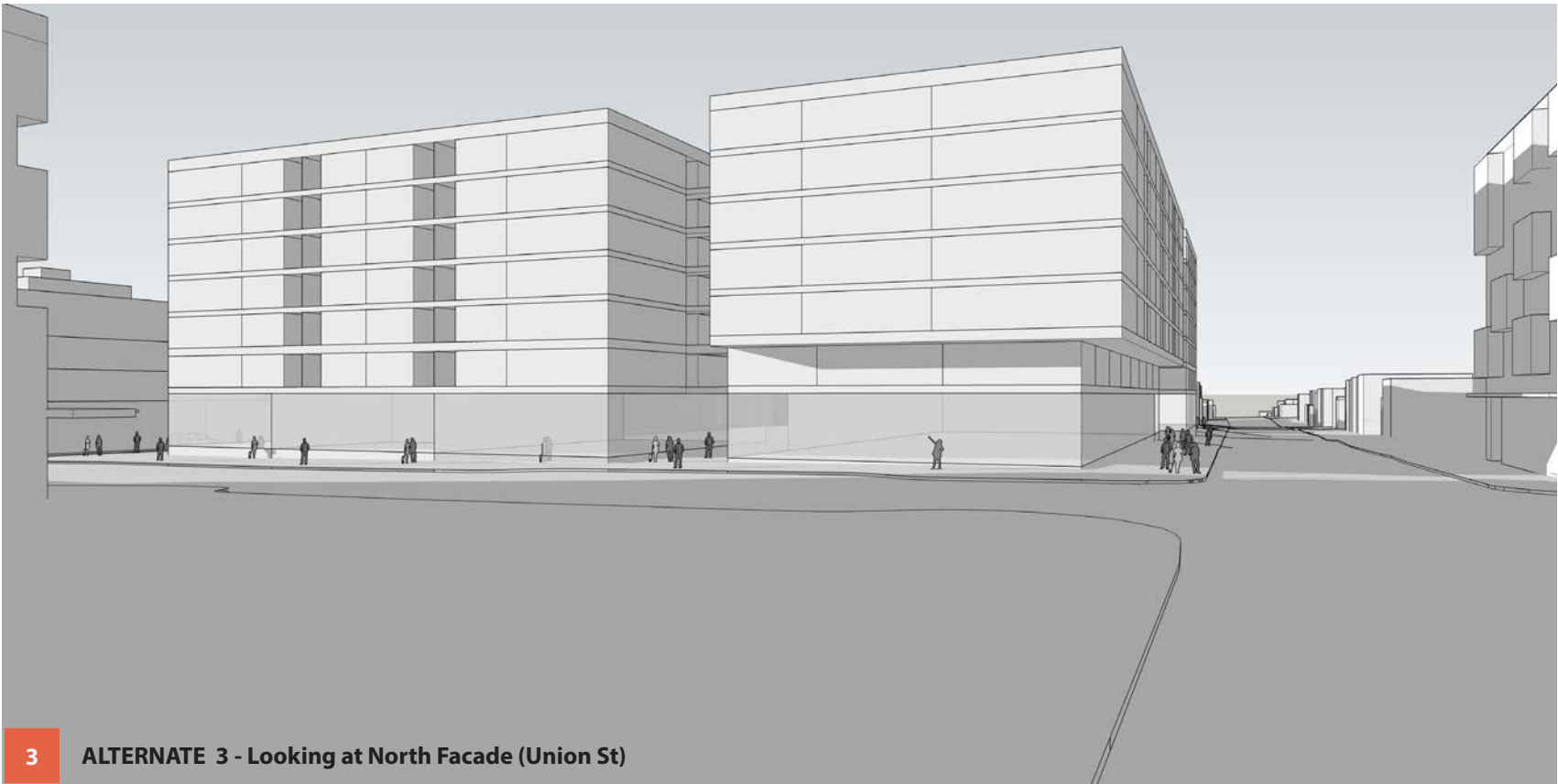
Program Legend

Residential	■
Commercial	■
Circulation	■
Green Space	■
Rooftop	■

DESIGN PROPOSAL: ALTERNATE 3 (PREFERRED)



ALTERNATE 3 - Looking at North facade (Union St)



ALTERNATE 3 - Looking at North Facade (Union St)





2 ALTERNATE 3 - Looking at East facade (24th avenue) from East Union Street



4 ALTERNATE 3 - Looking at East Facade (24th avenue) from East Spring Street

SHADOW STUDY: ALTERNATE 3 (PREFERRED)





Alternate 1 (No Departures)

Summary

Stories:	7 (5-over-2 + 1 below grade)
Unit Count:	455
Floor Area:	289,533-sf Residential 78,312-sf Parking
Parking:	258 stalls

Potential Departures

- No departures

Primary Advantages/Disadvantages

- Provides series of private decks to create modulation
- Single Vehicular Access off 24th within Commerical zoning
- Little to no public spaces, courtyard shown is for residents only.
- Scale of building is monolithic; does not take into consideration scale of it's neighbors.
- Maximizes the development potential of the site for the developer.
- The tall base transforms along 24th Avenue into two-story ground-related dwelling units evoking the townhouse form.



Alternate 2

Summary

Stories:	7 (5-over-2 + 1 below grade)
Unit Count:	432
Floor Area:	274,898-sf Residential 78,312-sf Parking
Parking:	258 stalls

Potential Departures

- Street Level Facades
- Driveway Slope and Width
- Curb Cut width

Primary Advantages/Disadvantages

- Single Vehicular Access off 24th within Commerical zoning
- Public Courtyard with public access from all three streets
- Full block development broken down with series of private decks and notches
- The tall base transforms along 24th Avenue into two-story ground-related dwelling units evoking the townhouse form.



Alternate 3 (Preferred)

Summary

Stories:	7 (5-over-2 + 1 below grade)
Unit Count:	429
Floor Area:	272,989-sf Residential 78,312-sf Parking
Parking:	258 stalls

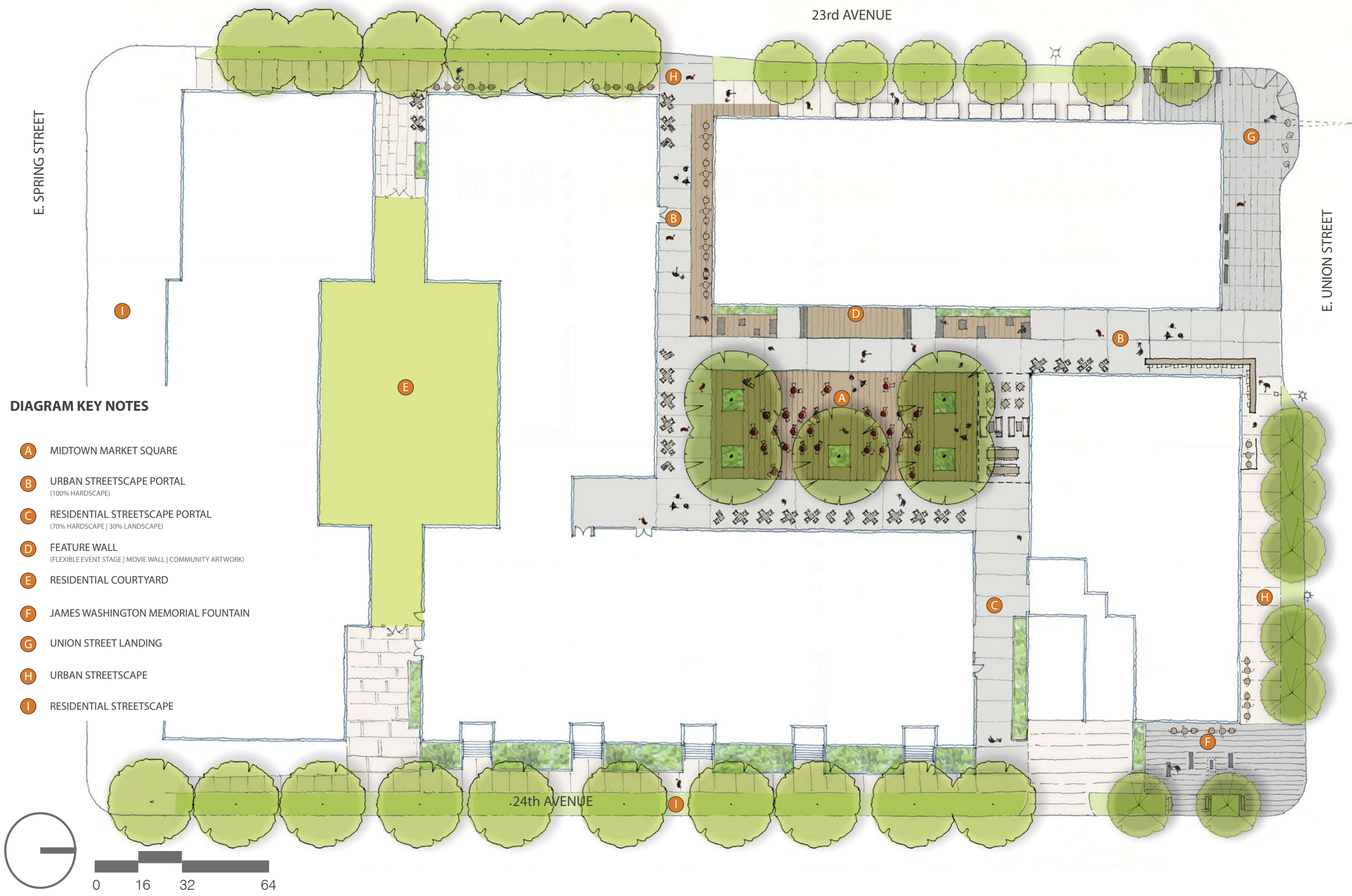
Potential Departures

- Street Level Facades
- Driveway Slope and Width
- Curb Cut width

Primary Advantages/Disadvantages

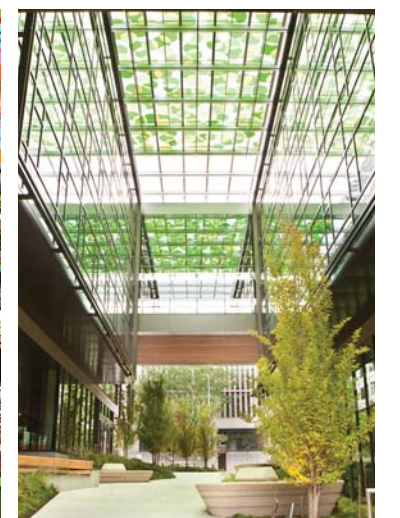
- Single Vehicular Access off 24th within Commerical zoning
- The monolithic proportions of a full block development have been broken down into 4 "buildings" by providing portals or gateways to the at grade public courtyard.
- The portals are accented with change in setbacks along sidewalk.
- The tall base transforms along 24th Avenue into two-story ground-related dwelling units evoking the townhouse form.

STREET PLAN, SECTION AND PERSPECTIVES





A Midtown Market Square



D Feature Wall | Event Backdrop

Above | Ceiling



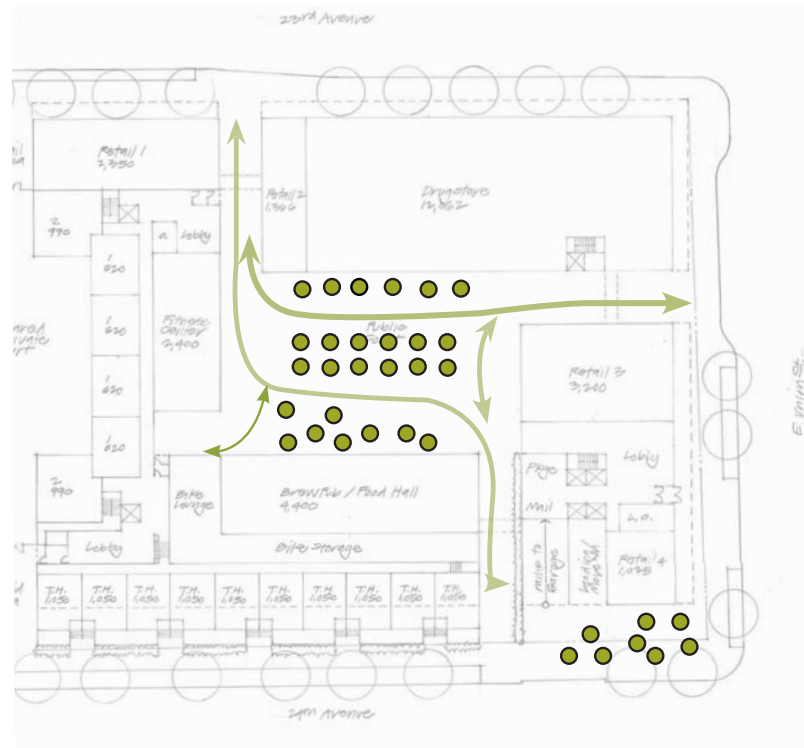
F James Washington Fountain Plaza



G Urban Streetscape



H Residential Streetscape



Daily Users (typical courtyard use)



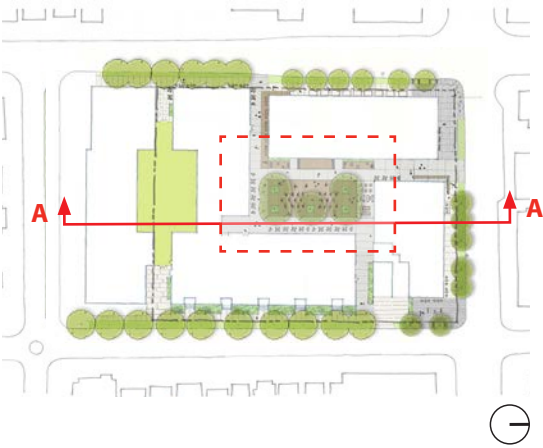
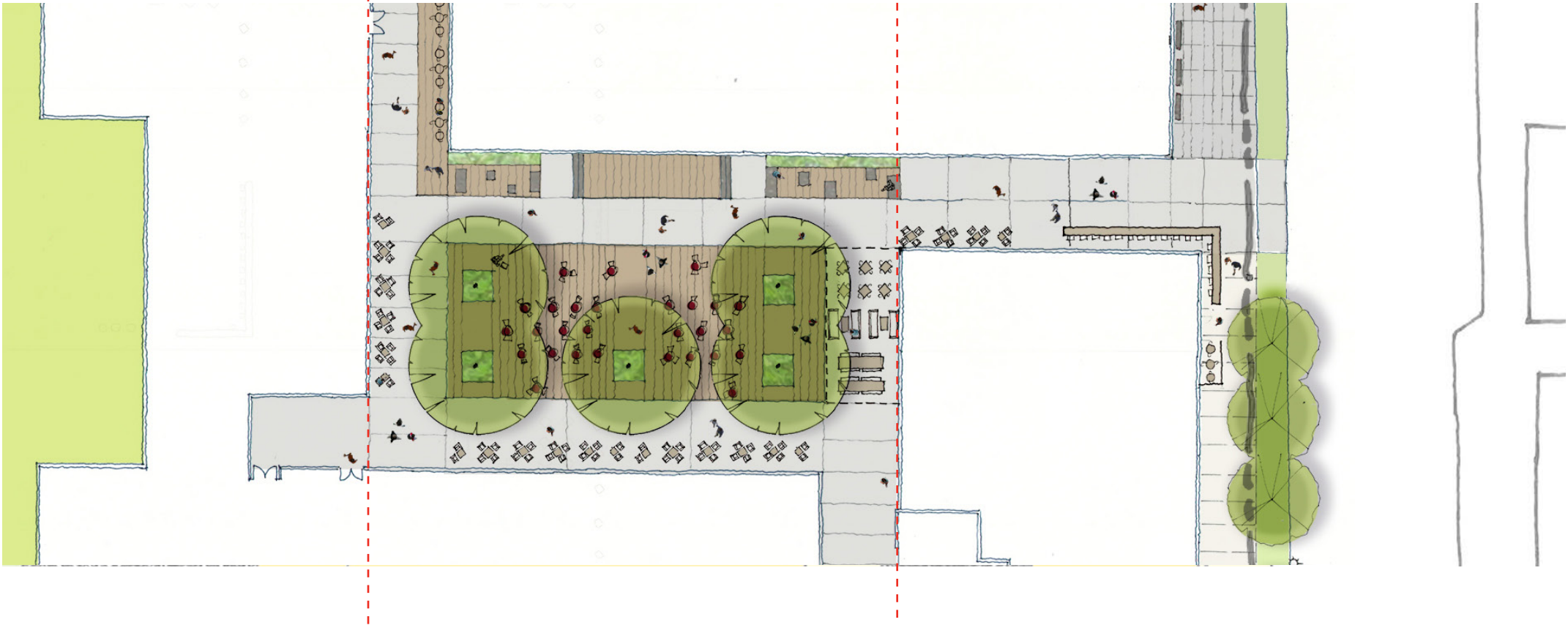
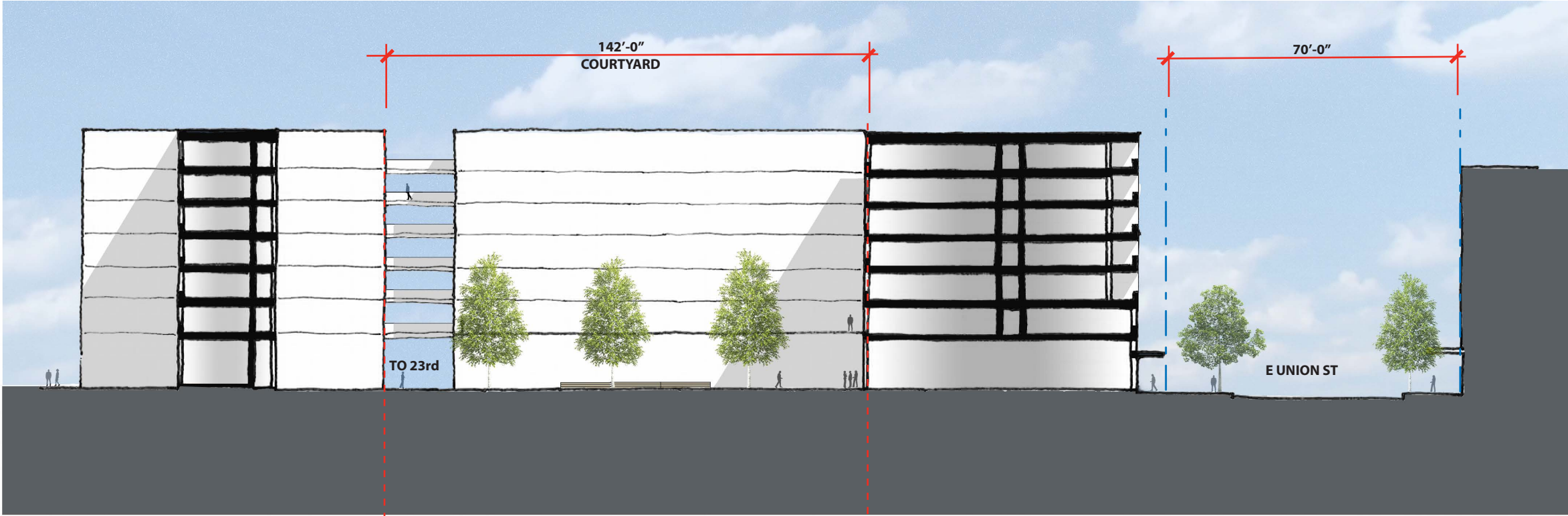
Night Use (max retail use)



Event Use (Market | Concert | Etc.)

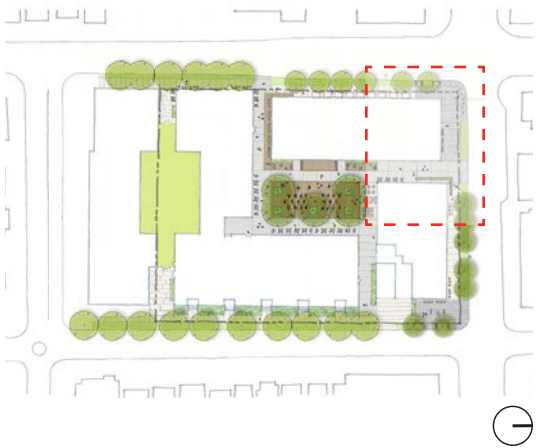


COURTYARD SECTION



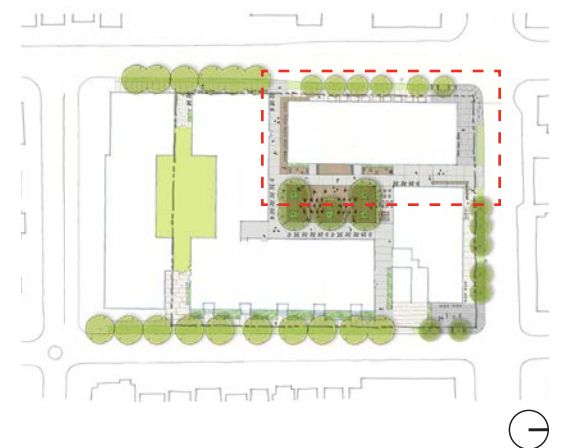
CORNER OF 23RD AVENUE AND UNION STREET





23RD AVENUE ACTIVATION AND PORTAL TO THE COURTYARD





SECTION AND PLAN THROUGH COURTYARD

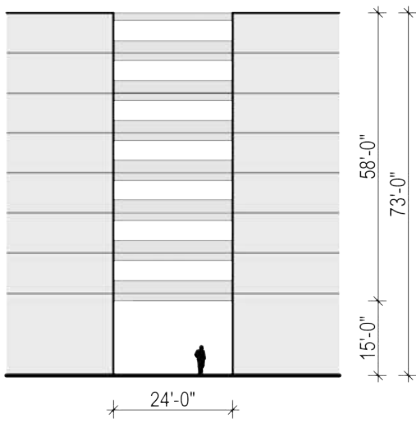
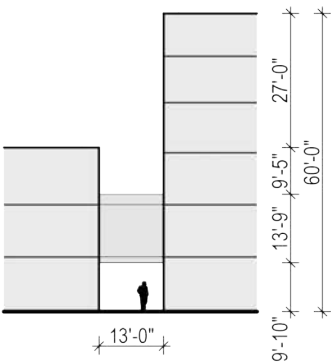


BELROY

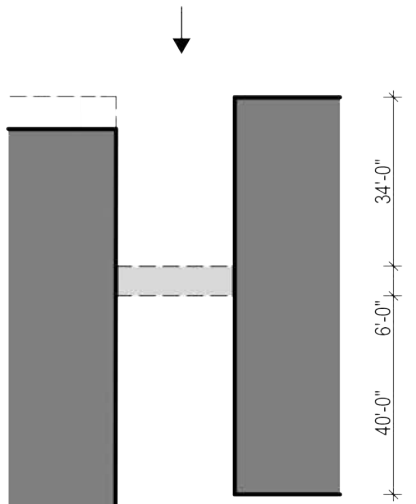
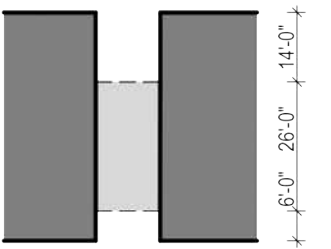


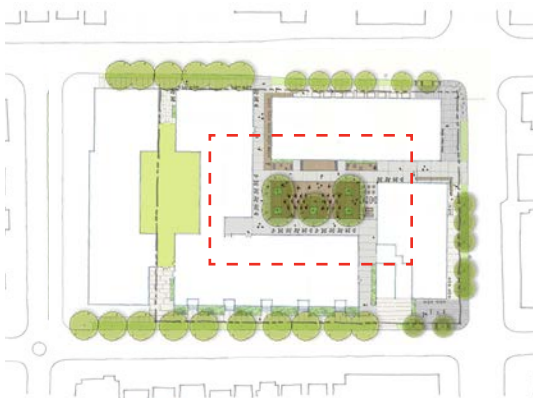
MIDTOWN E. UNION ENTRY

SECTION VIEW

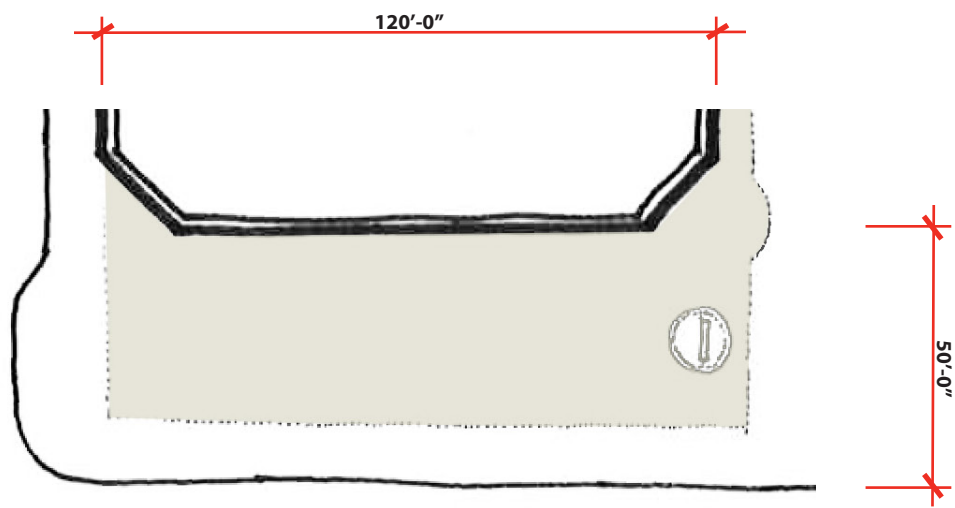


PLAN VIEW

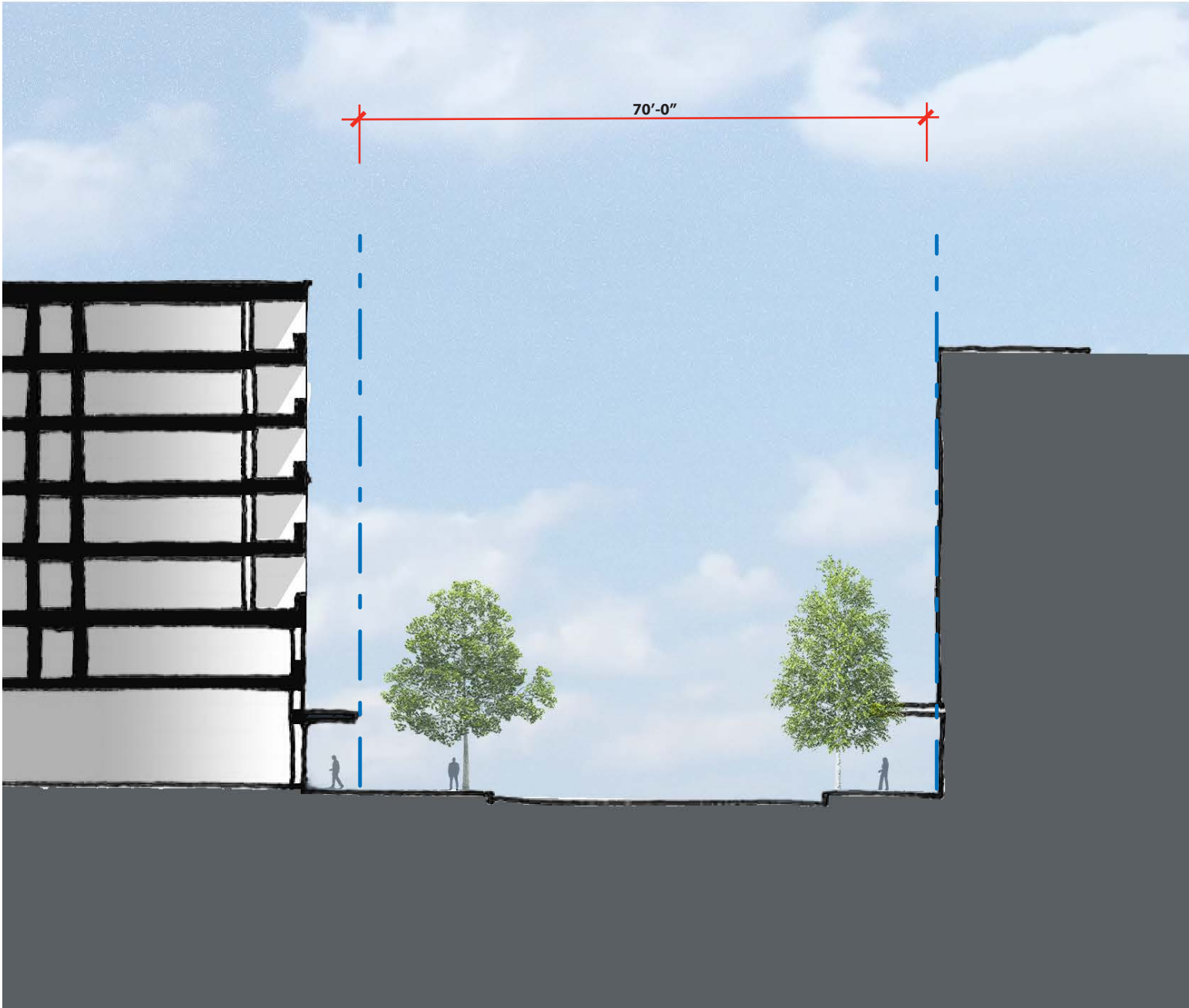
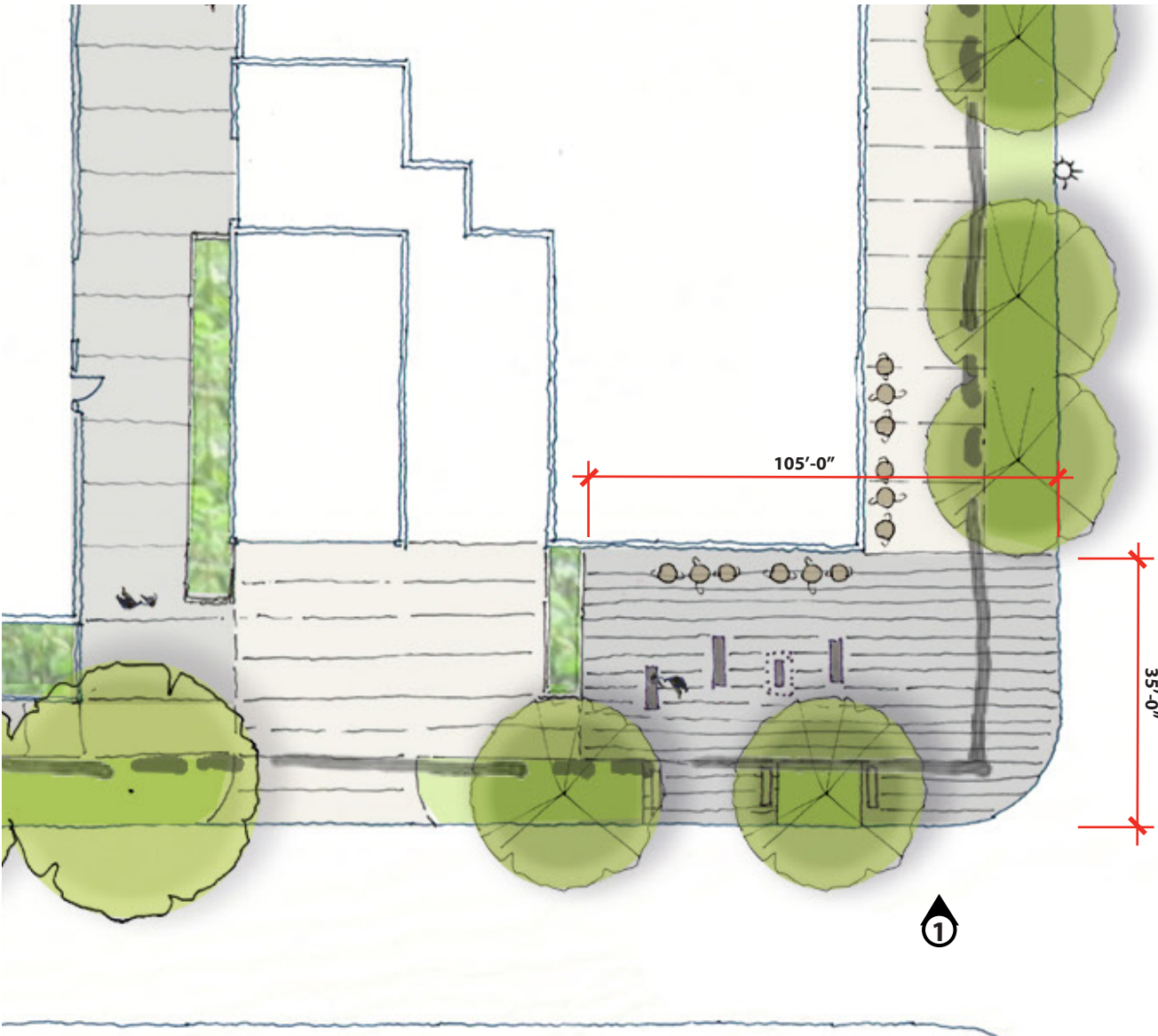


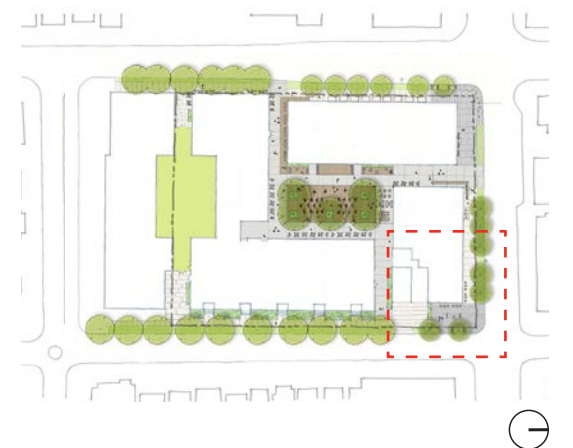


CORNER OF 24TH AVE AND E UNION ST

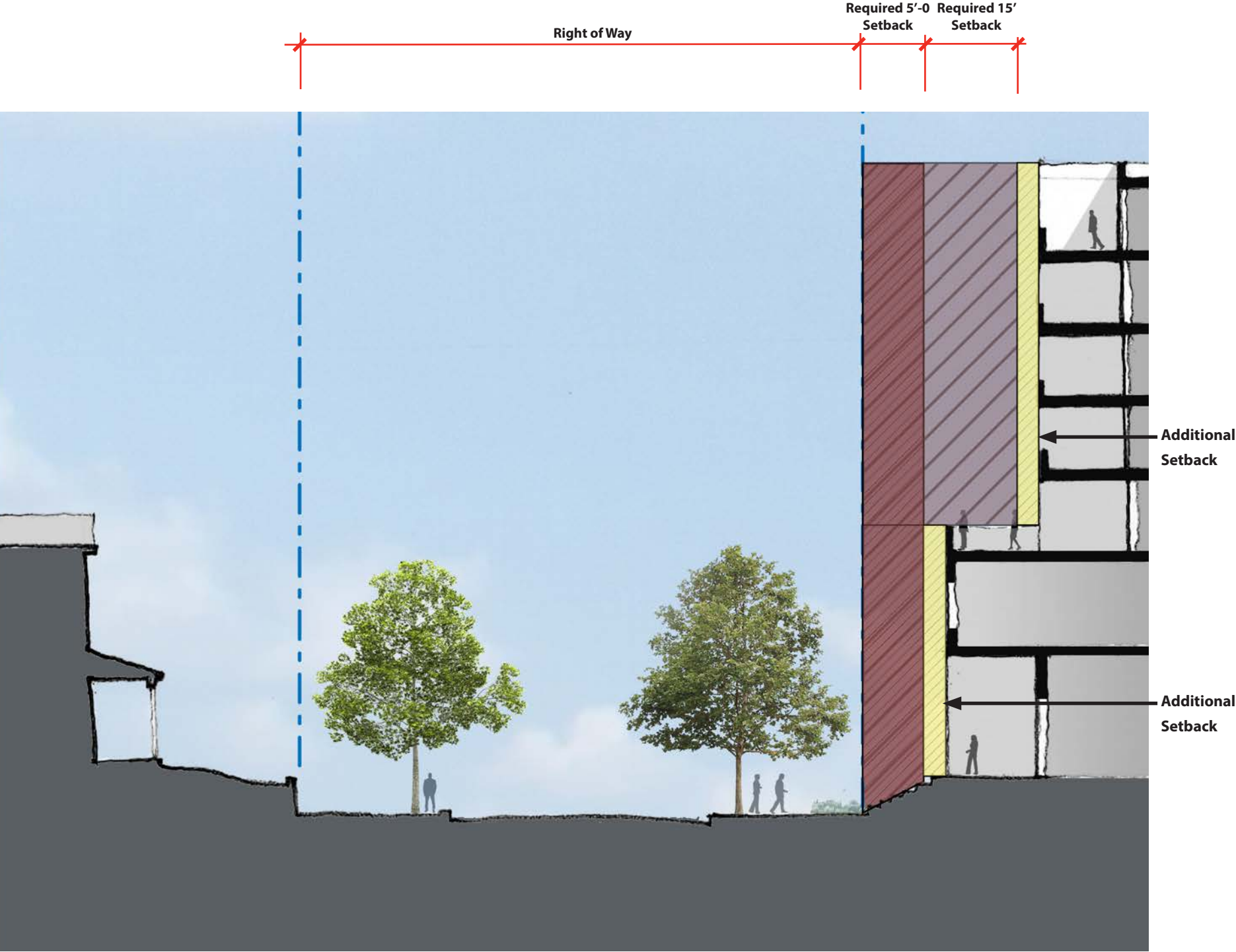


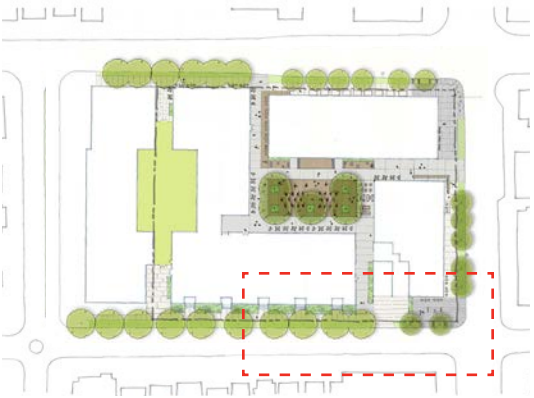
Plan of Current Plaza at Midtown Site





GROUND RELATED RESIDENTIAL ALONG 24TH AVE





REQUESTED DEVELOPMENT STANDARD DEPARTURES

The following Development Standard Departures have been identified as potentially necessary to achieve the preferred design alternate. If the Design Reveiw Board indicates a willingness to consider the identified departures the design team will prepare additional information illustrating how the requested departures make for a better design, increase functionality, and successfully meet the intent of the design guidelines for the Design Recommendation Meeting.

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
1 <u>SMC 23.47A.008.A.3 Street Level Facades</u> Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.		<p>This a Type I Administrative Decision presented to the Design Review Board for guidance.</p> <p>The portals are integral part of the public access to the courtyard. They will to be inviting to the public through lighting, plantings and lined with retail spaces.</p> <p>(Design Guidelines PL1-I/II: Publicaly Assessible Open Space/Connection Back to the Community, CS2-iv: Add Portals, CS2-B2: Strong Connection to the Street, DC1-B1: Pedestrian Activity)</p>
2 <u>SMC 23.54.030.D.3 Driveway Slope</u> Maximum slope for driveway is 15%.	Allow a shared driveway with a slope up to 20%.	<p>This a Type I Administrative Decision presented to the Design Review Board for guidance.</p> <p>(Design Guidelines DCI--C.1 Below Grade Parking, DC1-C.2 Visual Impacts)</p>
3 <u>SMC 23.54.030.D.2 Driveways</u> For non-residential uses, the minimum width of driveways for two-way traffic shall be 22-feet	Allow non-residential driveway width of 20’	<p>The proposed driveway width is 2-feet narrower than the minimum required to minimize the presence of the driveway and serve as a traffic calming measure. This is also to slow down the vehicles as they cross to 24th Avenue to the benefit the pedestrian environment that includes a new pedestrian plaza at the corner of East Union and 24th.</p> <p>(Design Guidelines CS2-B.1 Access Location, DC1-C.2 Visual Impacts)</p>
4 <u>SMC 23.54.030.F.2.b Curb cut widths</u> The maximum curb cut width for two-way traffic is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.	Allow a single 35-foot wide curb cut to serve the parking garage entry and loading berth.	<p>Per 23.54.030 Table A, the project’s street frontage would allow up to 4 curb cuts. The projecg will be eliminating the existing 5 curbuts along 24th Avenue (total width of 128-0 linear feet). The project will only need one of 4 allowed to provide access for all vehicles (including residential and commerical parking, trash/recycling and loading).</p> <p>(Design Guidelines DC1-C.4 Parking and Service Uses, Service Uses)</p>

REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably within their established neighborhoods, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead, we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is further informed by site organization and orientation.
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



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- 1 Agnes Lofts, 1433 12th Avenue
- 2 19th and Mercer Mixed-Use Building, 526 19th Avenue E
- 3 2026 E Madison Mixed-Use Building, (unbuilt)
- 4 The Rooster Mixed-Use Building, 900 NE 65th Street (under construction)
- 5 Ventana at the Market, 2100 Western Ave
- 6 SCCA Patient House, 207 Pontius Ave N
- 7 Compass Center Housing, 1753 NW 56th Street
- 8 Belroy Apartments, 703 Bellevue Ave E
- 9 Banner Building, 2600 Western Avenue