



**900, 912, 1130 RAINIER AVE. S.
SEATTLE, WA 98114**

ADMINISTRATIVE DESIGN REVIEW
SDCI # 3036456-EG
05/20/2020

APPLICANT AND ARCHITECT:
JACKSON MAIN ARCHITECTURE
311 1st Ave S
Seattle, WA 98104
Contact: Robin Murphy

OWNER:
1130 Rainier QOZB, LLC
159 S. Jackson St., Suite 300
Seattle, WA 98104
Contact: Lori McEwuen

LANDSCAPE ARCHITECT:
KKLA Landscape Architects Inc.
111 W John St
Seattle, WA 98119
Contact: Karen Kiest

SDCI CONTACT:
Greg Johnson
Greg.Johnson@seattle.gov

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EDG OPTIONS

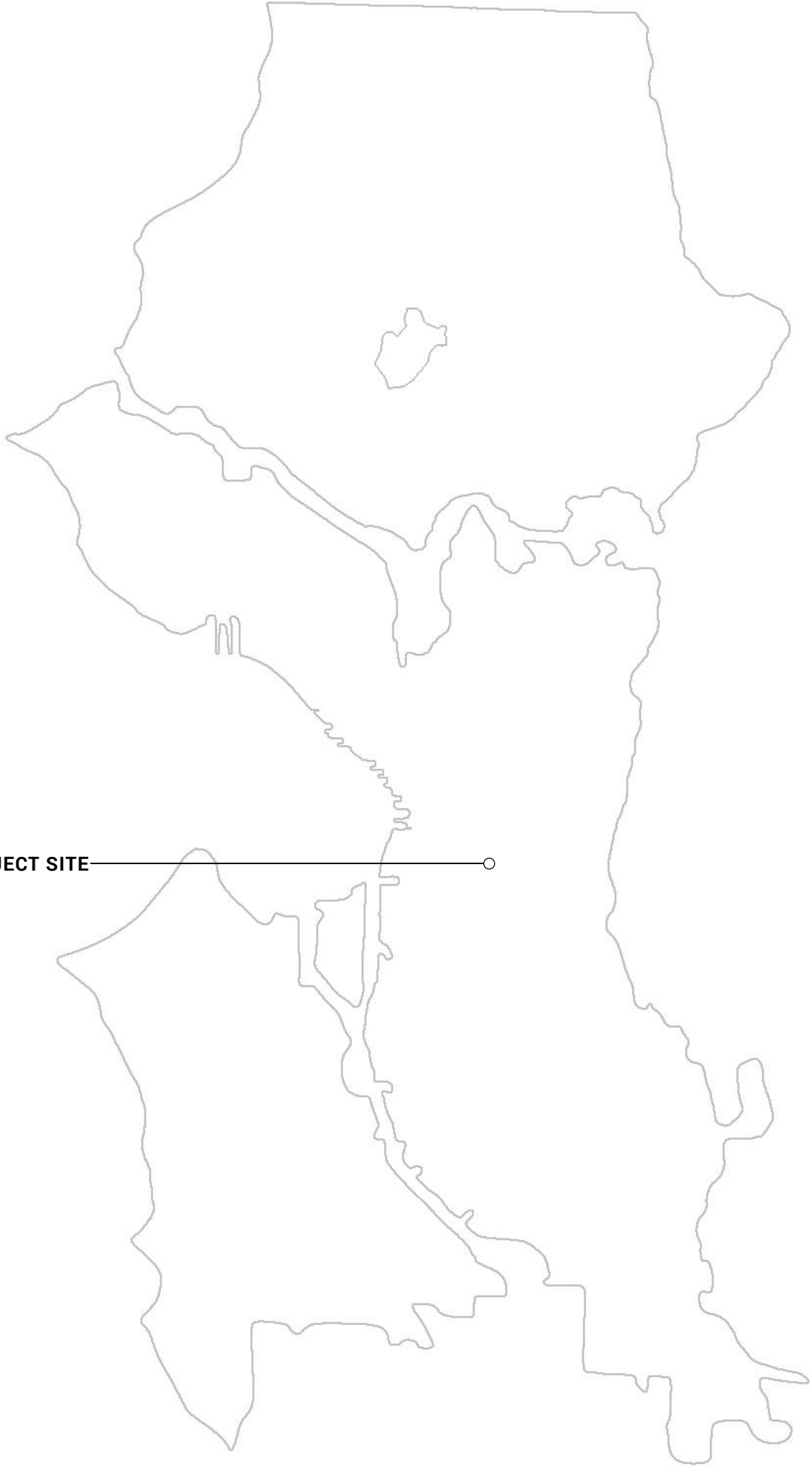
- OPTIONS OVERVIEW

EDG OPTION 1 – “TWO BUILDINGS”

EDG OPTION 2 – “FORTRESS”

EDG OPTION 3 – “UNFOLDED”

PROJECT SITE



PROJECT GOALS

Creating homes for under-served workforce renters who desire affordability, privacy and a walkable, transit-oriented urban lifestyle.

Revitalizing a community that is rich with historical significance, while respecting the history and future growth of the neighborhood.

Fostering an environment that encourages connections among residents, preserves historical structures, all while helping to respectfully contribute to Seattle's vibrancy.

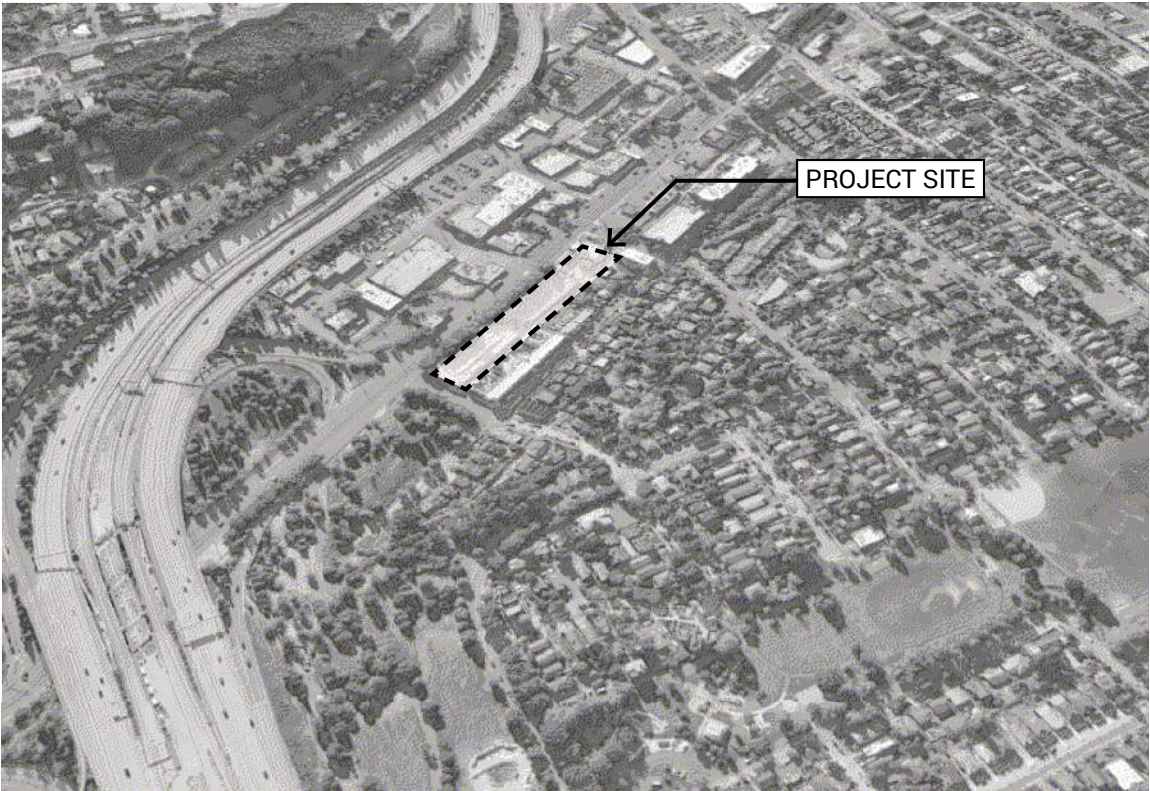
DEVELOPMENT OBJECTIVES:

The applicant proposes to build an eight story multi-family apartment building over a one-story parking garage. This multi-family development will support a total of 396 units, 3 ground floor retail spaces, 2,312 SF of a rooftop deck, and 8,091 SF of outdoor courtyard space on the 2nd floor. The garage level will be a total of 37,959 SF with double stacked parking. The total project will be approximately 257,112 SF.

EXISTING SITE:

The project site comprises of 3 parcels (APN's: 713230-0370 (49,000 SF), 713230-0435 (8,000 SF), 713230-0445 (8,000 SF)) with a total length of approximately 650' by 100' wide. The 3 parcels are located east of Rainier Ave S and between S. Bush Place to the south and S. Charles Street to the north, as well as an unnamed alley on the east side of the property. There is an existing office building - The Black Manufacturing Building - located on the 1130 parcel. It has a historic landmark status and will be preserved. There is a restaurant at 900 Rainier Ave, a 2-story commercial building at 912 Rainier Ave and a 2-story parking structure on northern portion of 1130- parcel, all of which will be demolished.

The approximate length of developable land of the 3 parcels is 410'-0" by 100'-0". There is an approximate 14'-0" grade change over this developable land with the lowest point being at the southeast corner and the highest being at the northeast corner. Power lines exist along the entire length of the alley, requiring a 14'-0" setback.

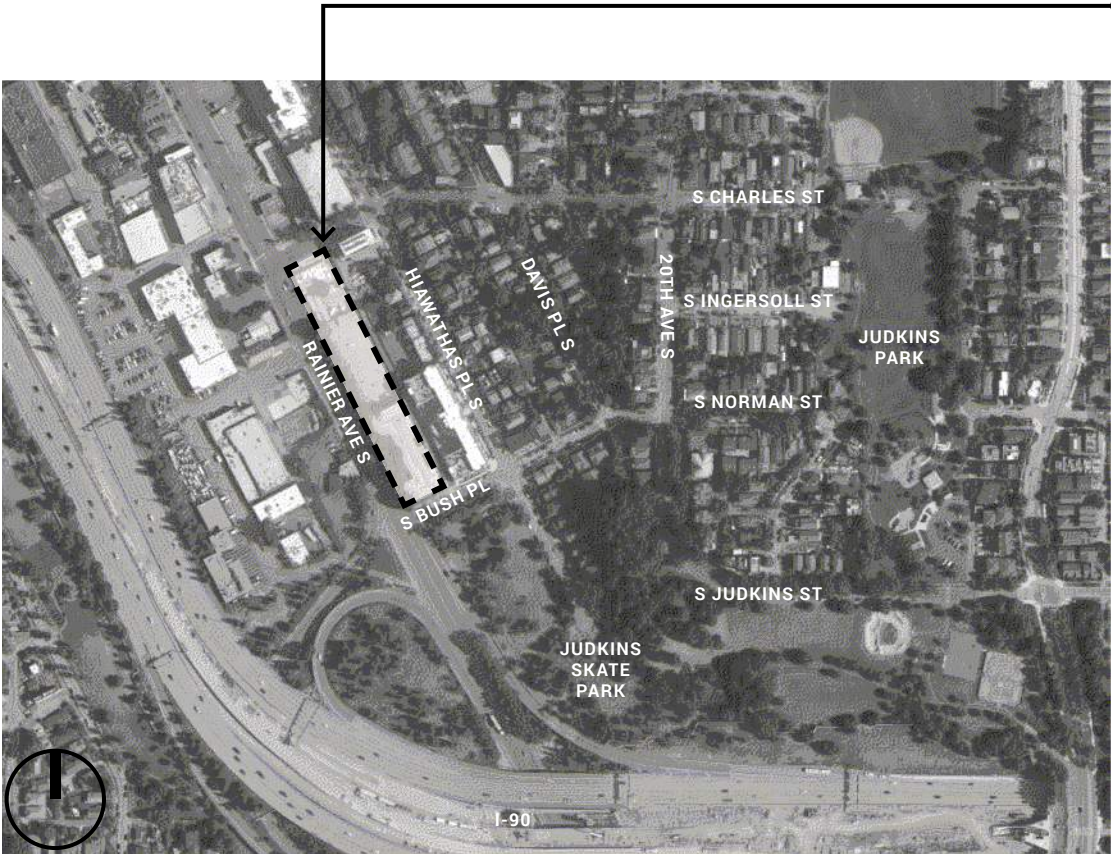


ZONING AND OVERLAY:

The project parcels are all located within the NC3-75 (M1) zone, indicating that the structure may go up to 75'-0" and contains a mandatory housing affordability requirements. It is located within the 23rd & Union-Jackson Residential Urban Village Overlay.

NEIGHBORHOOD DEVELOPMENT:

Surrounding the proposed project are a variety of project types, from small markets to apartments, connected by a number of various transportation modes, both existing and proposed. The neighborhood is within an opportunity zone with a strong emphasis on serving the community.



STREET ADDRESS:

900, 912, 1130 RAINIER AVE. S.
SEATTLE, WA 98114

PROJECT PROFILE:

SITE AREA:	64,995 SF
PROPOSED USE:	APARTMENTS + RETAIL
MAX. FAR:	75,600 SF
ZONING:	NC3-75 (M1)
OVERLAY:	23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE

DEVELOPMENT OBJECTIVES

SUMMARY OF OUTREACH

TBD

TBD

SITE PLAN

EXISTING SITE CONDITIONS

EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- 3 parcels are located east of Rainier Ave S and between S. Bush Place to the south and S. Charles Street
- Site Area = 64,995 SF and measures roughly 650'-0" by 100'-0".

TOPOGRAPHY

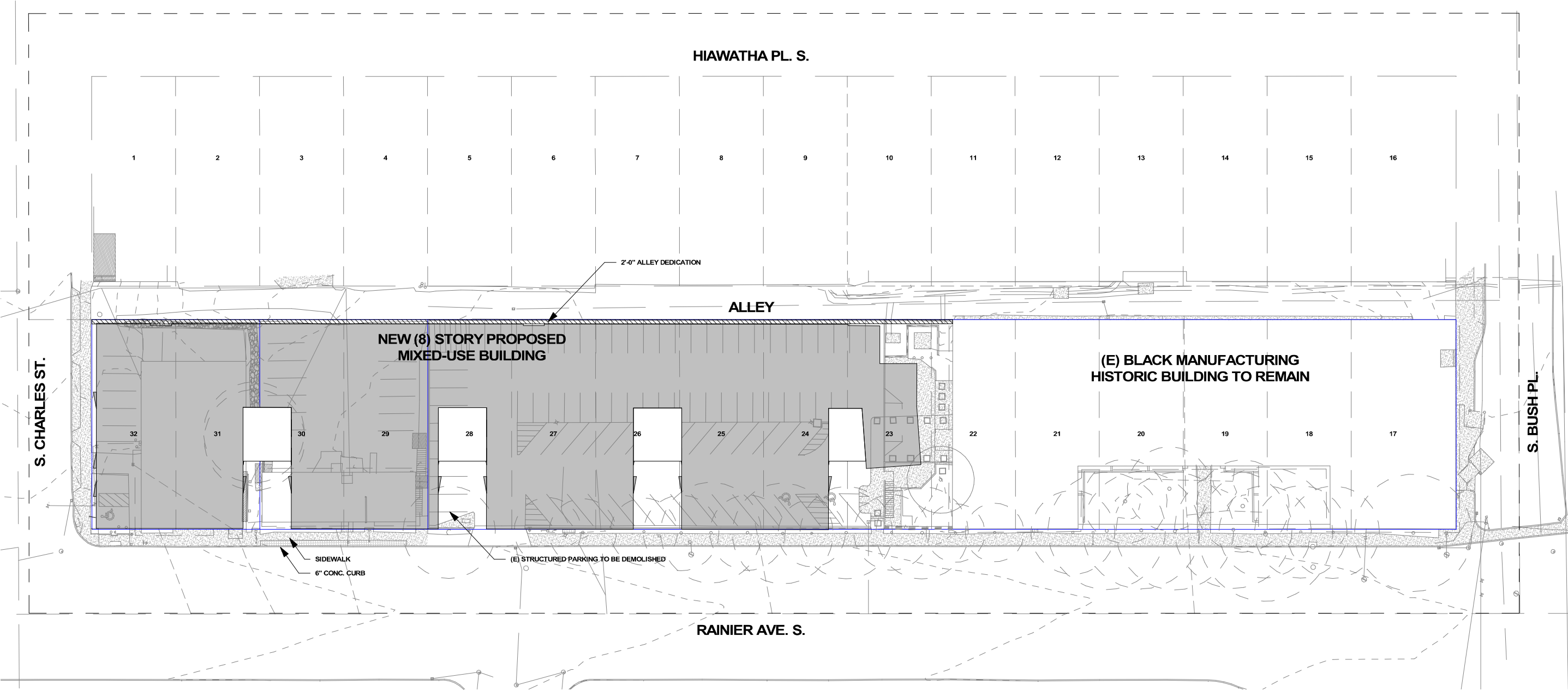
- There is an approximate 14'-0" grade change over this developable land with the lowest point being at the southeast corner and the highest being at the northeast corner.

ADJACENT BUILDINGS AND USES

- There is an existing office building - The Black Manufacturing Building - located on the 1130 parcel. It has a historic landmark status and will be preserved.
- There is a restaurant at 900 Rainier Ave, a 2-story commercial building at 912 Rainier Ave and a 2-story parking structure on northern portion of 1130- parcel, all of which will be demolished.

LEGAL DESCRIPTION

- RAINIER BOULEVARD ADD; Block: 4; Lots: 17 THRU 28



SITE ANALYSIS

HISTORICAL SIGNIFICANCE OF THE CENTRAL DISTRICT

NEIGHBORHOOD HISTORY:

One of the first settlers of Central Area, William Grose, was an African American who arrived in Seattle in 1861, and soon became a successful businessman. The area attracted other African Americans and became one of the first Black settlements in Seattle.

Other ethnic groups also settled in the Central Area, creating a vibrant and diverse community. However after WWII housing discrimination forced Seattle's growing Black population into the Central Area. This, along with movement of the Central Area's Jewish, European American, and Japanese American residents to other parts of the city made the Central Area a primarily Black neighborhood.

As a consequence of redlining, the neighborhood suffered from neglect in the form of discriminatory investment practices, and African Americans were frequently limited in their access to banking, healthcare, retail merchandise, and even groceries.

The inequalities endured by Seattle's Black residents during these times makes preserving African American culture and community a high priority in the Central Area, wherein much of this history, culture, and community are contained.

CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES.
CITY OF SEATTLE, OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT.
ADOPTED 2018.



"The Fountain of Triumph", 23rd and Union
ARTIST: JAMES WASHINGTON, PHOTO: THE JAMES W. WASHINGTON, JR. & JANIE ROGELLA WASHINGTON



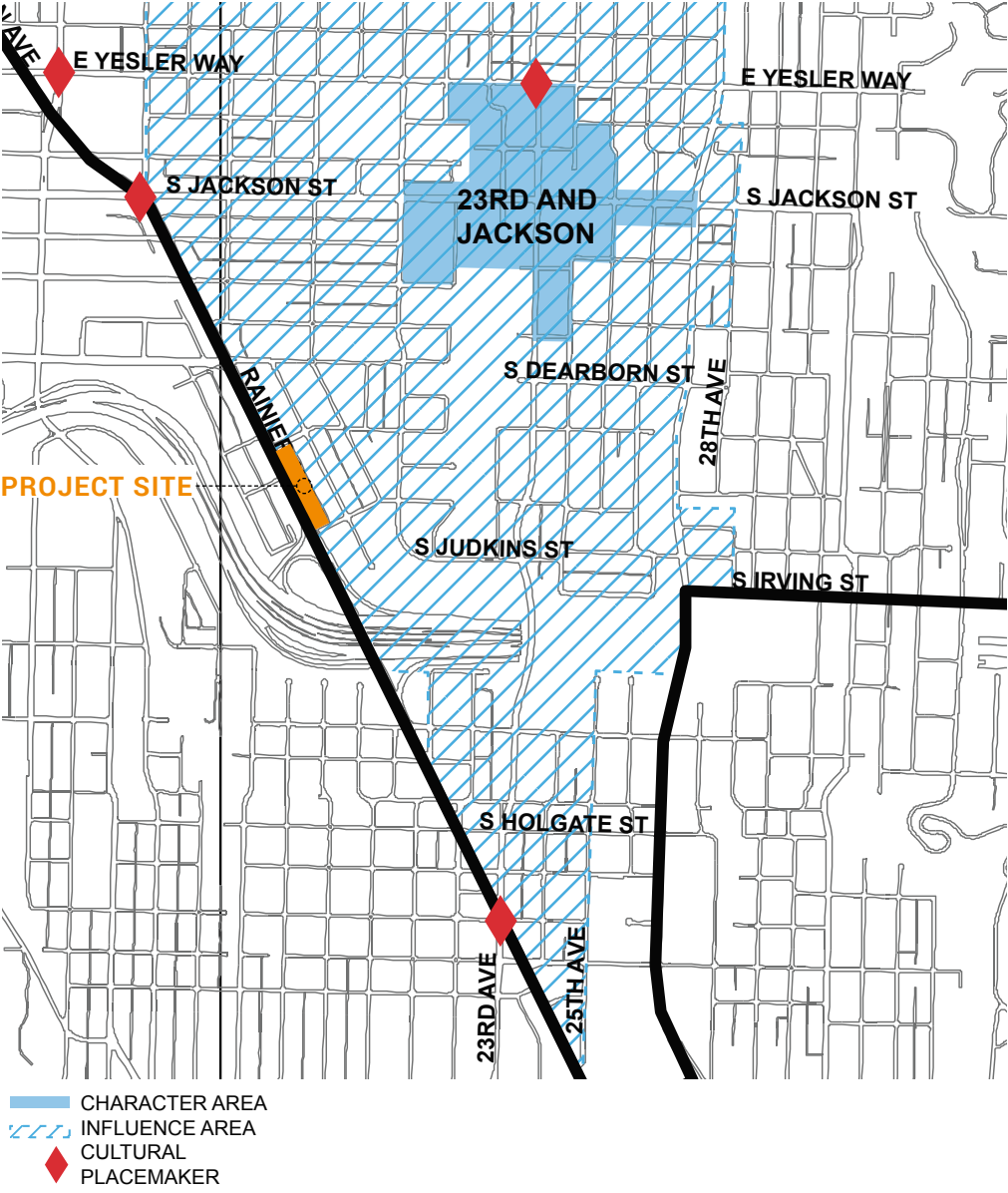
"Struggle Against The Current", Liberty Bank Building at 24th and Union
ARTIST: ESTHER ERVIN, PHOTO: "ART AND POLITICS NOW", SUSAN NOYES PLATT



Mural Mosaic at 25th and Cherry



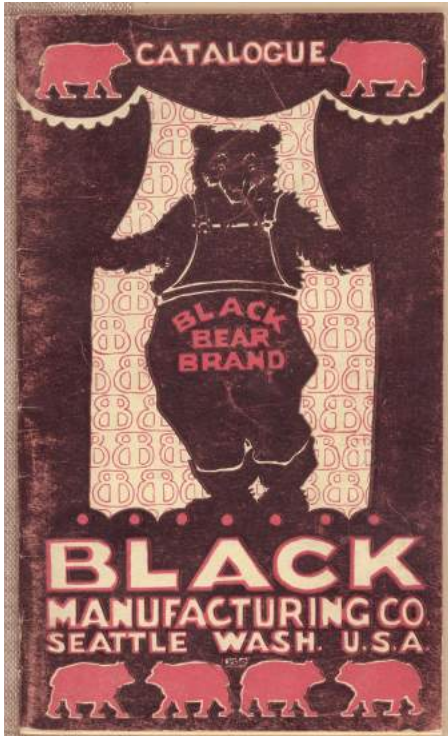
Pratt Fine Art Center



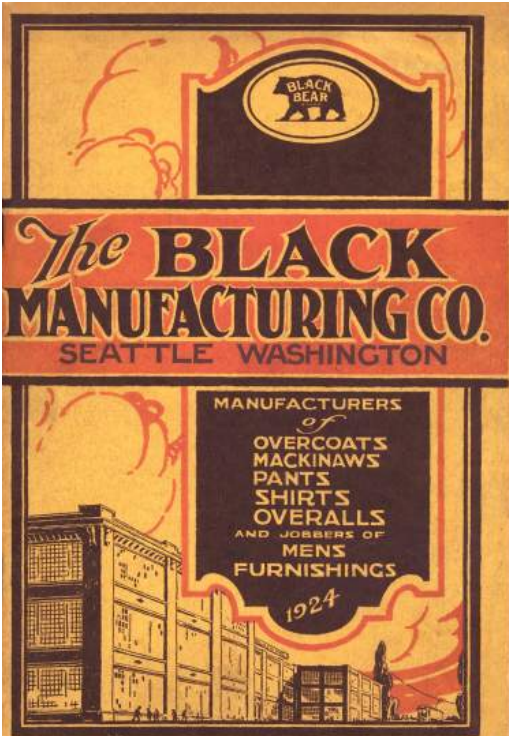
SITE ANALYSIS
BLACK MANUFACTURING CO.

HISTORY OF BUILDING:

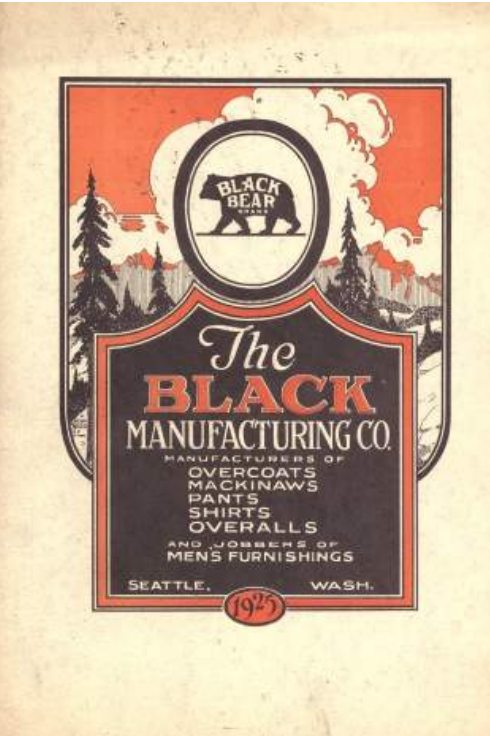
- A tract of land was secured on Rainier Boulevard, where the permanent factory was constructed during the year 1914, the equipment was moved in, and on **January 1, 1915**, the Black Manufacturing Company was established in a home of its own.
- When it was built, it was the largest overall factory west of Chicago.
- Architect **Andrew Willatsen**, who designed the building in 1914, was already established as an exceptionally talented residential architect after a number of years generating outstanding residential projects.
- The building featured more than 15,000 SF of windows and a shed roof skylight provided healthy daylight for the employees.
- The company continued its successful operation until 1981 when the company was disbanded. The building was vacant from 1981 until 1984, when it was extensively remodeled as corporate headquarters for Darigold LLC.
- On September 8, 1987, The Seattle City Council, by a 9-0 vote designated the building as a **Seattle landmark**.
- The building was renovated in 1999 and 2000 by CMGI. George Black was quite proud to be able to make the claim that his building was the most up-to-date factory building in America, built entirely of Washington-made materials and by Washington workers.



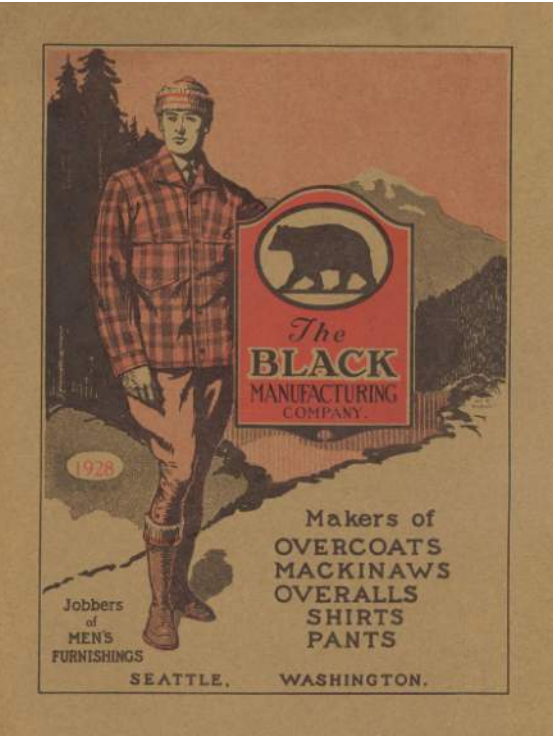
BLACK CATALOGUE - 1920



BLACK CATALOGUE - 1924



BLACK CATALOGUE - 1925



BLACK CATALOGUE - 1928

INFORMATION AND IMAGES COURTESY OF JOHN B. COLLINS "BLACK (BLACK BEAR) MANUFACTURING COMPANY HISTORICAL HIGHLIGHTS/TIMELINE" WRITTEN ON 12/21/2017.

WOMEN WANTED 481
**EXPERIENCED
WOMEN
OPERATORS
WANTED**
LIMITED OPENINGS
NOW
IN THE OVERALL, SHIRT
AND PANTS DEPARTMENT
BLACK BEAR
Manufacturing Co.
THESE ARE REGULAR, FULL-
TIME JOBS AVAILABLE ONLY
TO EXPERIENCED, RELIABLE
WORKERS. THEY OFFER
STEADY, PLEASANT AND
WELL-PAID POSITIONS WITH
ONE OF SEATTLE'S OLDEST
AND MOST RESPECTED CLOTH-
ING MANUFACTURING FIRMS.
In Addition
1—Large, pleasant dining room in
factory; hot meals available at
cost.
2—Modern, fully equipped hospital
room and medical facilities.
3—Large, airy, daylight working
rooms.
4—Latest up-to-date equipment and
modern working methods used
throughout the factory.
5—Free coffee at rest periods; smok-
ing permitted in lounges; sanitary
rest rooms.
6—Convenient hours, 7:30 to 4; reg-
ular city transit; busses pass fac-
tory every 3 minutes.
STEADY YEAR-ROUND EMPLOY-
MENT; PAID VACATIONS; FULL
SECURITY BENEFITS.
Please Apply in Person
Black Manufacturing Co.
1130 RAINIER AVENUE

1951 ADVERTISEMENT FOR
BLACK BEAR/BLACK MANF. CO.



ROOF GARDEN



CAFETERIA

HISTORY OF BUILDING:

- The building was renovated in 1999 and 2000 by CMGI. George Black was quite proud to be able to make the claim that his building was the most up-to-date factory building in America, built entirely of Washington-made materials and by Washington workers.

INFORMATION AND IMAGES COURTESY OF JOHN B. COLLINS "BLACK (BLACK BEAR) MANUFACTURING COMPANY HISTORICAL HIGHLIGHTS/TIMELINE" WRITTEN ON 12/21/2017.



CURRENT BUILDING



URBAN DESIGN ANALYSIS

VICINITY MAP

KEY:

- PRIMARY ACCESS ROAD
- PRIMARY BICYCLE/ PEDESTRIAN ROUTE
- POINT OF INTEREST
- WALKSHED
- PROJECT SITE
- BUS STOP
- SF 5000 ZONE
- RSL ZONE
- NC ZONE
- LR ZONE
- DOWNTOWN ZONE
- MIXED USE ZONE
- INDUSTRIAL ZONE

POINTS OF INTEREST

- 1

BLACK MANUFACTURING BUILDING
- 2

JUDKINS PLAYGROUND
- 3

LEWIS PARK
- 4

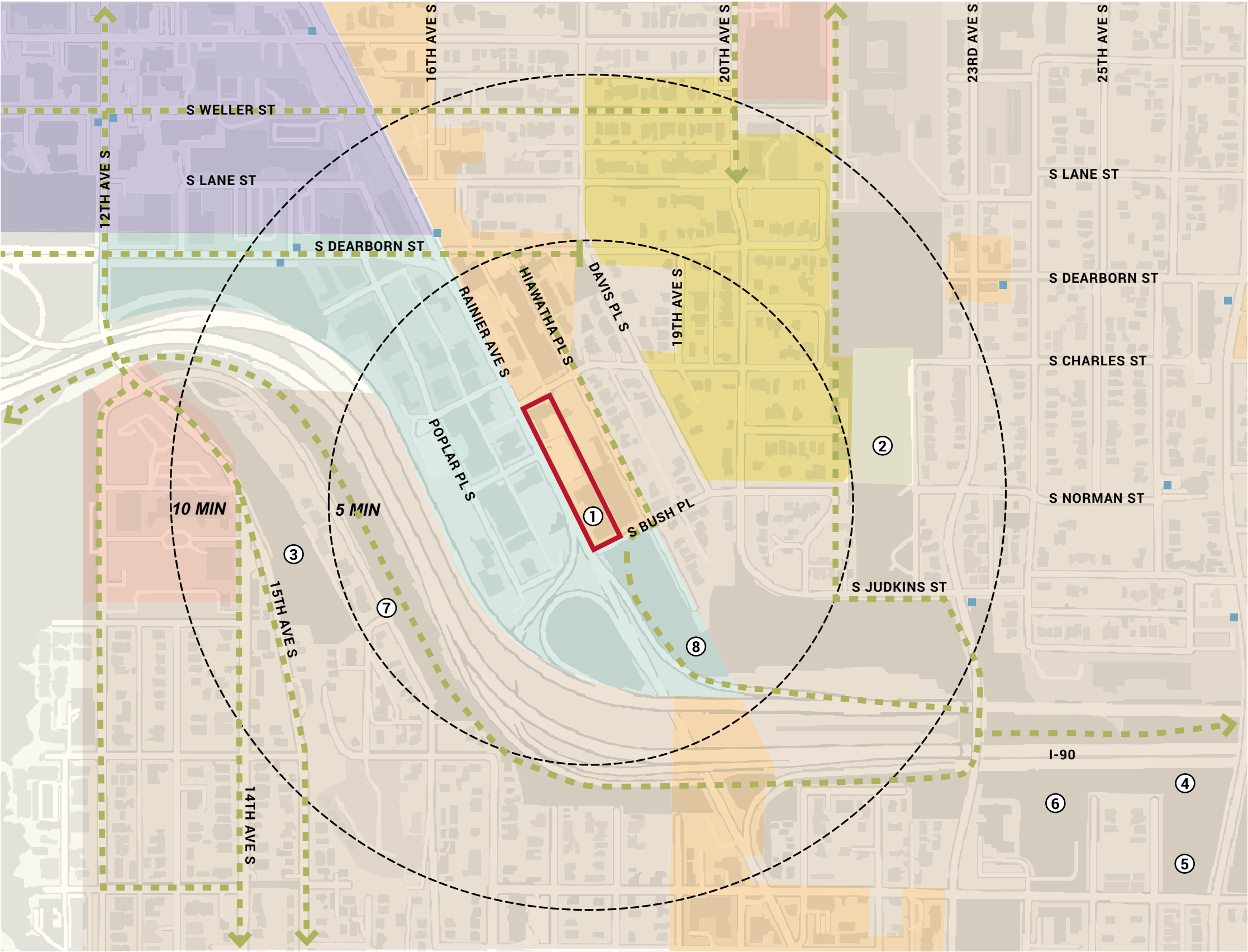
SAM SMITH PARK
- 5

BLUE DOG POND
- 6

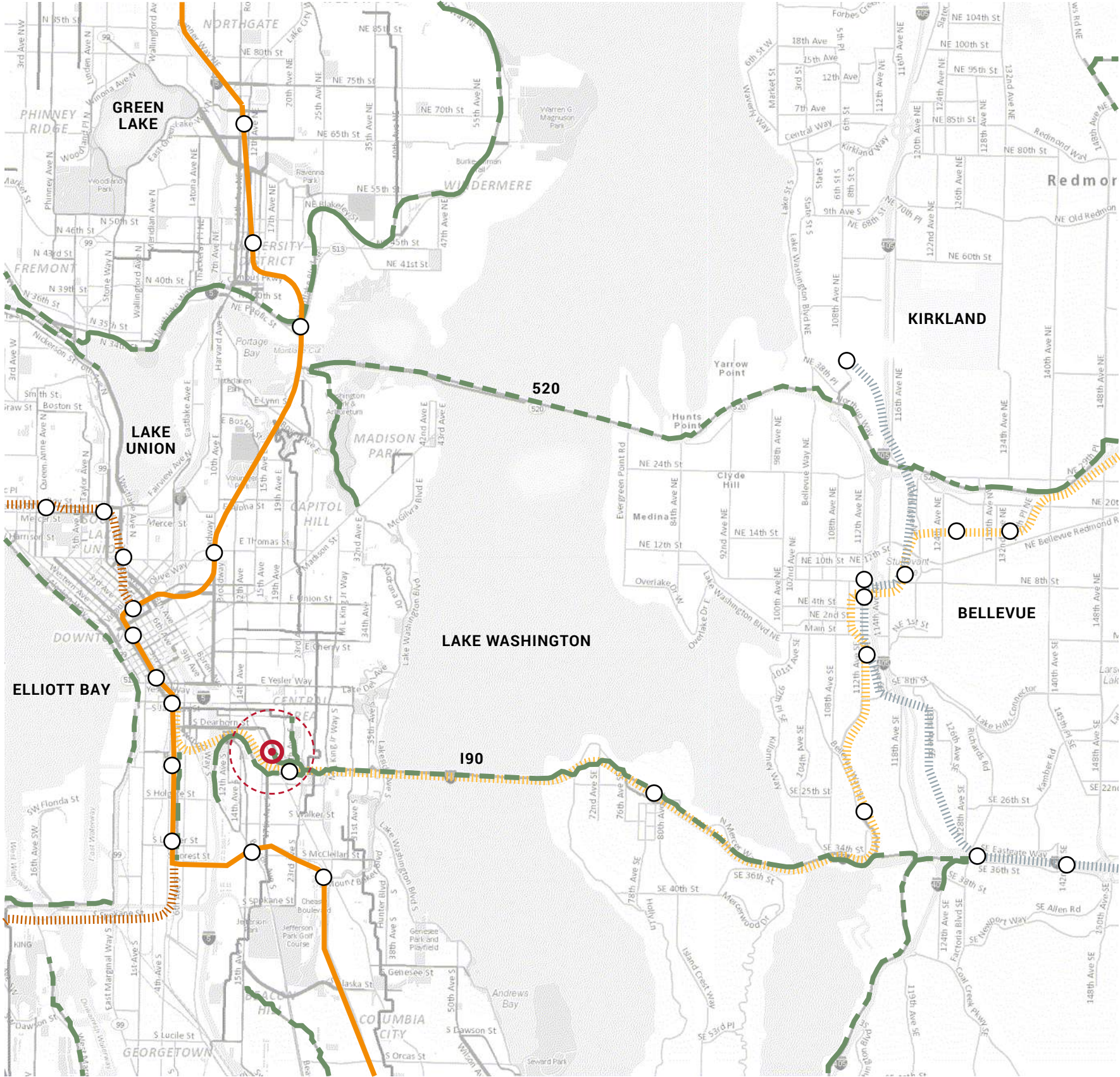
JIMI HENDRIX PARK
- 7

DAEJEON PARK
- 8

JUDGE CHARLES M. STOKES OVERLOOK



- KEY:
- PROJECT SITE
 - PAVED REGIONAL TRAILS
 - LINK LIGHT RAIL
 - LINK LIGHT RAIL EXPANSION - WEST SEATTLE AND BALLARD
 - LINK LIGHT RAIL EXPANSION - ISSAQUAH
 - LINK LIGHT RAIL EXPANSION - DOWNTOWN REDMOND



URBAN DESIGN ANALYSIS
NEIGHBORHOOD CONTEXT



① JUDKINS PARK



② JUDKINS SKATE PARK



③ THE BORO SCHOOL



④ GOODWILL TRAINING AND EDUCATION CENTER



⑤ SEA SELF STORAGE II



⑥ THE PONDETERA CONDO COMPLEX



⑦ SEATTLE BOULDERING PROJECT



⑧ GOODWILL SEATTLE





① RAINIER APARTMENTS - 622 RAINIER AVE S



② MUIR APARTMENTS - 718 RAINIER AVE S



③ HIAWATHA APARTMENTS - 999 HIAWATHA PL S



④ PLYMOUTH APARTMENTS - 501 RAINIER AVE S

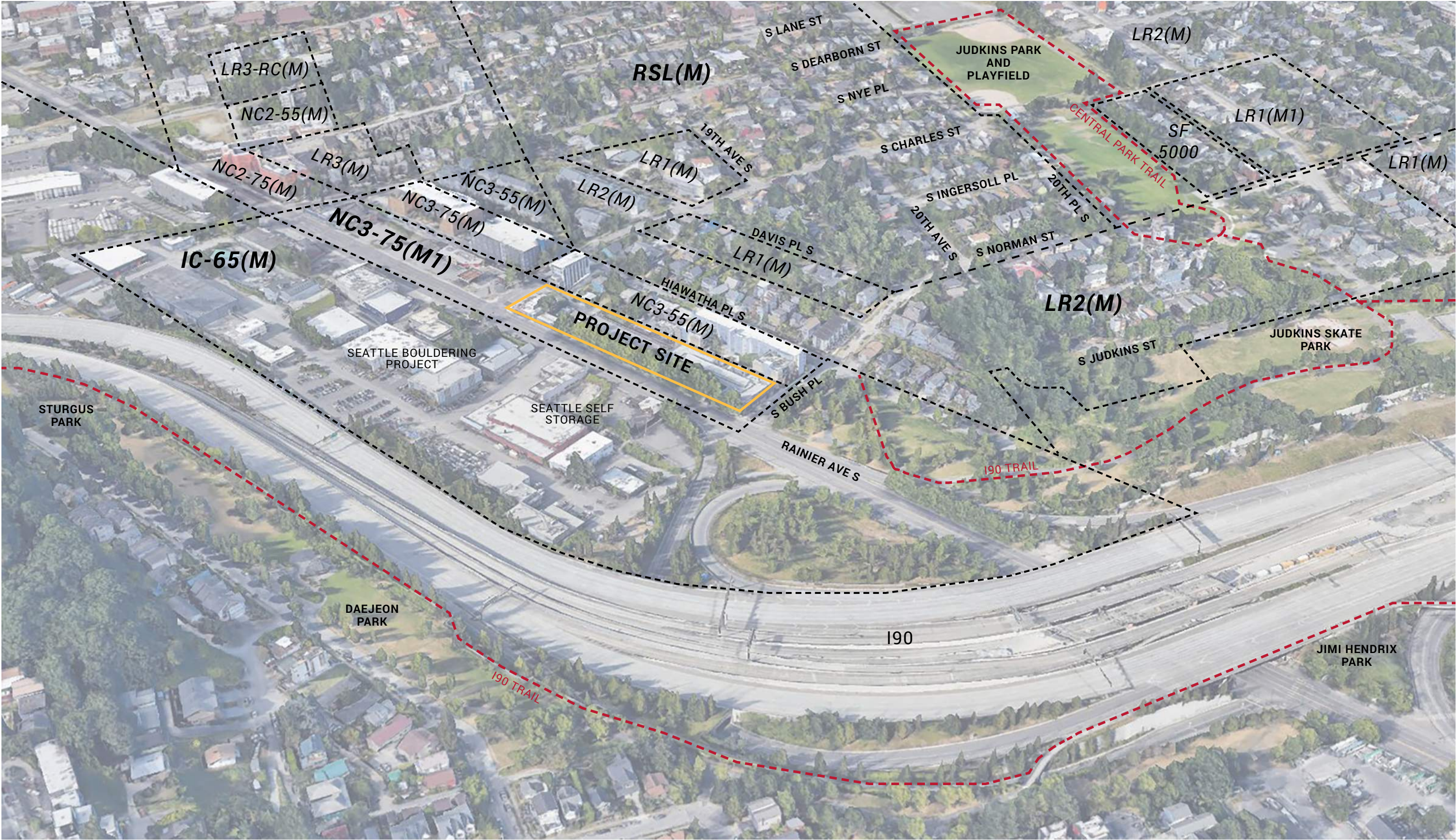


⑤ PRATT PARK APARTMENTS - 1800 S JACKSON ST



⑥ MODERA JACKSON - 1801 S JACKSON S







SITE

S BUSH PL LOOKING NORTHWEST



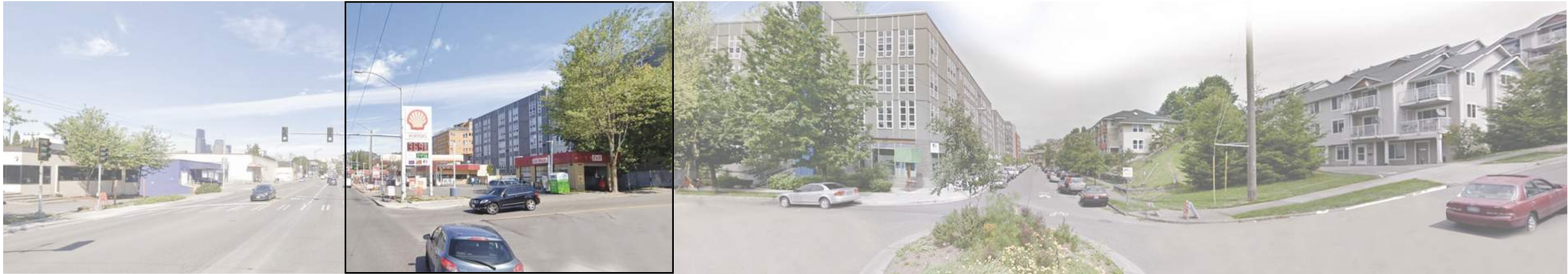
ACROSS FROM SITE

S BUSH PL LOOKING SOUTHEAST



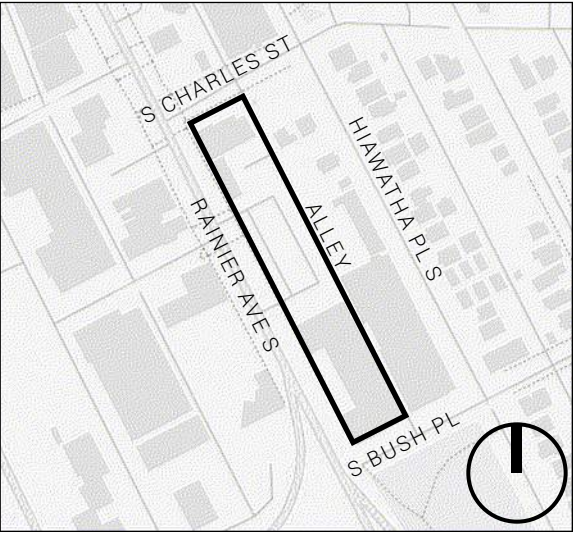
SITE

S CHARLES ST LOOKING NORTHWEST



ACROSS FROM SITE

S CHARLES ST LOOKING SOUTHEAST



URBAN DESIGN ANALYSIS
STREET VIEWS



SITE

RAINIER AVE S LOOKING NORTHEAST



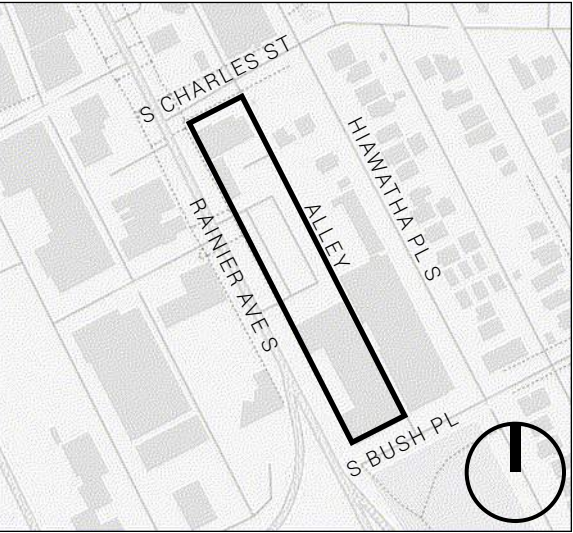
ACROSS FROM SITE

RAINIER AVE S LOOKING SOUTHWEST



ACROSS FROM SITE

LOOKING NORTHEAST TO ALLEY





① LOOKING NORTH ADJACENT TO SITE ON ALLEY SIDE



② LOOKING SOUTH ADJACENT TO SITE IN ALLEY



③ LOOKING SOUTHEAST IN BLACK MANUFACTURING BUILDING COURTYARD



④ LOOKING SE ADJACENT TO SITE ON ALLEY SIDE



⑤ LOOKING SOUTH ADJACENT TO SITE IN ALLEY



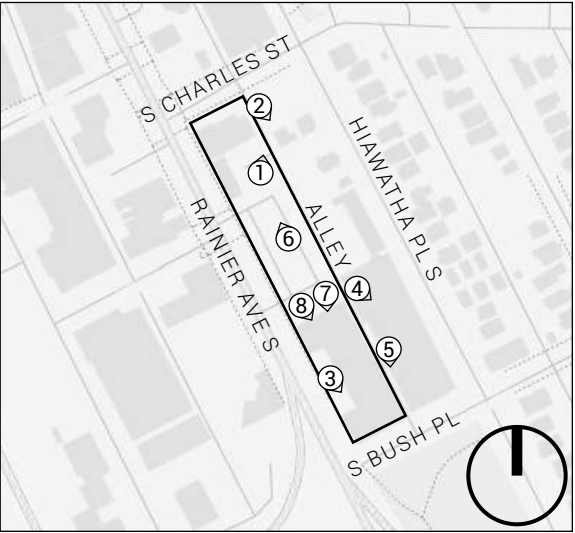
⑥ LOOKING NW FROM PARKING LOT



⑦ LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING



⑧ LOOKING SE FROM PARKING LOT TOWARDS BLACK MANUFACTURING BUILDING



ZONING DATA

ADDRESS: 900, 912, 1130 RAINIER AVE. S. SEATTLE, WA 98114
PARCEL #'S: 713230-0370 (49,000 SF); 713230-0435 (8,000 SF); 713230-0445 (8,000 SF)
ZONING: NC3-75 (M1)
OVERLAY: 23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE
SITE AREA: 64,995 SF

[SMC 23.47A.004] PERMITTED USES	<ul style="list-style-type: none">PERMITTED OUTRIGHT: RESIDENTIAL
[SMC 23.47A.005] STREET LEVEL USES	<ul style="list-style-type: none">RESIDENTIAL USES MAY OCCUPY, IN THE AGGREGATE, NO MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET-FACING FACADE IN THE FOLLOWING CIRCUMSTANCES OR LOCATIONS: A. IN A PEDESTRIAN-DESIGNATED ZONE, FACING A DESIGNATED PRINCIPAL PEDESTRIAN STREET (RAINIER AVENUE SOUTH)
[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS	<p>STREET-LEVEL DEVELOPMENT STANDARDS</p> <p>BLANK FACADES</p> <ul style="list-style-type: none">FOR PURPOSES OF THIS SECTION 23.47A.008, FACADE SEGMENTS ARE CONSIDERED BLANK IF THEY DO NOT INCLUDE AT LEAST ONE OF THE FOLLOWING: WINDOWS; ENTRYWAYS OR DOORWAYS; STAIRS, STOOPS, OR PORTICOS; DECKS OR BALCONIES; OR SCREENING AND LANDSCAPING ON THE FACADE ITSELF.BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.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>NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS</p> <ul style="list-style-type: none">IN ADDITION TO THE PROVISIONS OF SUBSECTION 23.47A.008.A, THE PROVISIONS OF THIS SUBSECTION 23.47A.008.B APPLY TO:<ul style="list-style-type: none">STRUCTURES WITH STREET-LEVEL NON-RESIDENTIAL USES IN NC ZONES;TRANSPARENCY<ul style="list-style-type: none">SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT. FOR PURPOSES OF CALCULATING THE 60 PERCENT OF A STRUCTURE'S STREET-FACING FACADE, THE WIDTH OF A DRIVEWAY AT STREET LEVEL, NOT TO EXCEED 22 FEET, MAY BE SUBTRACTED FROM THE WIDTH OF THE STREET-FACING FACADE IF THE ACCESS CANNOT BE PROVIDED FROM AN ALLEY OR FROM A STREET THAT IS NOT A DESIGNATED PRINCIPAL PEDESTRIAN STREET.-TRANSPARENT AREAS OF FACADES SHALL BE DESIGNED AND MAINTAINED TO PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE. EXCEPT FOR INSTITUTIONAL USES, NO PERMANENT SIGNAGE, WINDOW TINTING OR TREATMENTS, SHELIVING, OTHER FURNISHINGS, FIXTURES, EQUIPMENT, OR STORED ITEMS SHALL COMPLETELY BLOCK VIEWS INTO AND OUT OF THE STRUCTURE BETWEEN 4 FEET AND 7 FEET ABOVE ADJACENT GRADE. THE INSTALLATION OF TEMPORARY SIGNS OR DISPLAYS THAT COMPLETELY BLOCK VIEWS MAY BE ALLOWED IF SUCH TEMPORARY SIGN COMPLIES WITH SUBSECTION 23.55.012.B.DEPTH PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES<ul style="list-style-type: none">NON-RESIDENTIAL USES GREATER THAN 600 SQUARE FEET SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE.IN PEDESTRIAN DESIGNATED ZONES, NON-RESIDENTIAL USES LESS THAN 600 SQUARE FEET IN SIZE SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 20 FEET AND A MINIMUM DEPTH OF 10 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE.IF THE COMBINATION OF THE REQUIREMENTS OF SECTIONS 23.47A.005 OR 23.47A.008 AND THESE DEPTH REQUIREMENTS WOULD RESULT IN A REQUIREMENT THAT AN AREA GREATER THAN 50 PERCENT OF THE STRUCTURE'S FOOTPRINT BE DEDICATED TO NON-RESIDENTIAL USE, THE DIRECTOR MAY MODIFY THE STREET-FACING FACADE OR DEPTH REQUIREMENTS, OR BOTH, SO THAT NO MORE THAN 50 PERCENT OF THE STRUCTURE'S FOOTPRINT IS REQUIRED TO BE NON-RESIDENTIAL.HEIGHT PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES. NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.MAX. WIDTH = 250' (EXCLUSIVE OF LANDMARK STRUCTURE(S) PER 23.47A.008.C.5.C.1); OTHER EXCLUSIONS AVAILABLE BUT LIKELY NOT APPLICABLEFACADE MODULATION: FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, AT LEAST ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. FOR STRUCTURES WITH A WIDTH OF MORE THAN 500 FEET, AT LEAST TWO PORTIONS OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH AND SEPARATED BY AT LEAST 100 FEET MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE.
[SMC 23.58C] MANDATORY HOUSING AFFORDABILITY (MHA)	<ul style="list-style-type: none">PERFORMANCE OR PAYMENT OPTIONS. ADR IS ONLY AVAILABLE WITH THE PERFORMANCE OPTION AND, ONCE ADR IS SELECTED THE APPLICANT CAN NOT OPT OUT OF PERFORMANCE OPTION (FOR PAYMENT OPTION) LATER.MHA “HIGH” PERFORMANCE/PAYMENT AREA PER MAP A 23.58.C.050PER 23.58.C.050 TABLE B AND M-1 SUFFIX AND HIGH-PERFORMANCE AREA MHA REQUIRES (MIN.) 10% OF TOTAL UNITS SET-ASIDE TO BE DEVELOPED IN (EACH) STRUCTURE:<ul style="list-style-type: none">GENERALLY DISTRIBUTED THROUGHOUT (EACH) STRUCTURESHALL BE COMPARABLE TO OTHER UNITS IN TERMS OF:<ul style="list-style-type: none">STATUS AS A DWELLING UNIT, LIVE-WORK UNIT, OR CONGREGATE RESIDENCE SLEEPING ROOM; NUMBER AND SIZE OF BEDROOMS AND BATHROOMS; NET UNIT AREA MEASURED BY SQUARE FEET; ACCESS TO AMENITY AREAS; FUNCTIONALITY; AND TERM OF THE LEASE.EXTENSIVE OTHER REQ'S RELATED TO RENTAL RATES, DURATION, MARKETING, ELIGIBILITY, ETC.

[SMC 23.58B] MANDATORY HOUSING AFFORDABILITY (MHA) FOR COMMERCIAL DEVELOPMENT

ADDITIONAL 8% OF COMMERCIAL ‘CHARGEABLE AREA’ SF (BEYOND FIRST 4,000 GSF OF STREET LEVEL COMMERCIAL USES) SHALL BE PROVIDED IN THE FORM OF HOUSING UNIT(S) WITH SAME REQUIREMENTS RE: COMPARABILITY AS ABOVE.

[23.47A.012] STRUCTURE HEIGHT

ZONE:
ALLOWED MAXIMUM BASE HEIGHT:
15’ ADDITIONAL ALLOWED FOR STAIR AND ELEVATOR PENTHOUSES:

NC3-75 (M1)
75’-0”
90’-0”

[SMC 23.47A.013] FLOOR AREA RATIO (FAR)

- BASE FAR: 5.50
- (5.50)(64,175 SF POST-ALLEY DEDICATION) = **352,962 SF**

[SMC 23.47.A.014] SETBACK REQUIREMENTS

UPPER-LEVEL SETBACKS FOR STREET-FACING FACADES. FOR ZONES WITH A HEIGHT LIMIT OF 75 FEET, 85 FEET, OR 95 FEET, THE STREET-FACING FACADE SHALL BE SET BACK AS FOLLOWS:

- FOR ZONES WITH A HEIGHT LIMIT OF 75 FEET, PORTIONS OF STRUCTURES ABOVE 65 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.
- FOR ZONES WITH A HEIGHT LIMIT OF 85 FEET OR 95 FEET, PORTIONS OF STRUCTURES ABOVE 75 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.
- WHERE A PORTION OF THE FACADE IS SET BACK MORE THAN 15 FEET, THE SETBACK DEPTH FOR THAT PORTION OF THE FACADE SHALL BE CONSIDERED 15 FEET FOR PURPOSES OF CALCULATING THE AVERAGE SETBACK. NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

- STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS:**
- DECKS AND BALCONIES
 - DECKS WITH OPEN RAILINGS MAY EXTEND INTO THE REQUIRED SETBACK, BUT ARE NOT PERMITTED WITHIN 5 FEET OF A LOT IN A RESIDENTIAL ZONE, EXCEPT AS PROVIDED IN SUBSECTION 23.47A.014.G.1.B.
 - DECKS THAT ARE ACCESSORY TO RESIDENTIAL USES AND ARE NO MORE THAN 18 INCHES ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, ARE PERMITTED WITHIN 5 FEET OF A LOT IN A RESIDENTIAL ZONE.
 - EAVES, CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN REQUIRED SETBACKS.
 - RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY, WHICH MEET SEATTLE BUILDING CODE, CHAPTER 11, ARE PERMITTED IN REQUIRED SETBACKS.
 - UNCOVERED, UNENCLOSED PEDESTRIAN BRIDGES, NECESSARY FOR ACCESS AND LESS THAN 5 FEET IN WIDTH, ARE PERMITTED IN REQUIRED SETBACKS.
 - FENCES, BULKHEADS, FREESTANDING WALLS, AND OTHER SIMILAR STRUCTURES
 - FENCES, FREESTANDING WALLS, AND OTHER SIMILAR STRUCTURES 6 FEET OR LESS IN HEIGHT ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, ARE PERMITTED IN REQUIRED SETBACKS. THE 6-FOOT HEIGHT MAY BE AVERAGED ALONG SLOPING GRADE FOR EACH 6-FOOT-LONG SEGMENT OF THE FENCE, BUT IN NO CASE MAY ANY PORTION OF THE FENCE EXCEED 8 FEET.
 - BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN ANY REQUIRED SETBACK WHEN LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF SEPTEMBER 30, 1994. IF A FENCE IS PLACED ON TOP OF A NEW BULKHEAD OR RETAINING WALL, THE MAXIMUM COMBINED HEIGHT IS LIMITED TO 9.5 FEET.
 - BULKHEADS AND RETAINING WALLS USED TO PROTECT A CUT INTO EXISTING GRADE MAY NOT EXCEED THE MINIMUM HEIGHT NECESSARY TO SUPPORT THE CUT OR 6 FEET, WHICHEVER IS GREATER. WHEN THE BULKHEAD IS MEASURED FROM THE LOW SIDE AND IT EXCEEDS 6 FEET, AN OPEN GUARDRAIL OF NO MORE THAN 42 INCHES MEETING BUILDING CODE REQUIREMENTS MAY BE PLACED ON TOP OF THE BULKHEAD OR RETAINING WALL. A FENCE MUST BE SET BACK A MINIMUM OF 3 FT. FROM SUCH A BULKHEAD OR RETAINING WALL.
 - SETBACK REQUIREMENTS DO NOT LIMIT UNDERGROUND STRUCTURES.
 - DETACHED SOLAR COLLECTORS ARE PERMITTED IN REQUIRED SETBACKS. SUCH COLLECTORS MAY BE NO CLOSER THAN 5 FEET TO ANY OTHER PRINCIPAL OR ACCESSORY STRUCTURE, AND NO CLOSER THAN 3 FEET TO ANY LOT LINE THAT ABUTS A RESIDENTIALLY ZONED LOT.
 - DUMPSTERS AND OTHER TRASH RECEPTACLES, EXCEPT FOR TRASH COMPACTORS, LOCATED OUTSIDE OF STRUCTURES ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RESIDENTIAL ZONE AND MUST BE SCREENED PER THE PROVISIONS OF SECTION 23.47A.016.
 - GREEN STORMWATER INFRASTRUCTURE (GSI) FEATURES ARE ALLOWED WITHOUT SETBACK RESTRICTIONS IF:
 - EACH ABOVE-GRADE GSI FEATURE IS LESS THAN 4.5 FEET TALL, EXCLUDING PIPING;
 - EACH ABOVE-GRADE GSI FEATURE IS LESS THAN 4 FEET WIDE; AND
 - THE TOTAL STORAGE CAPACITY OF ALL ABOVE-GRADE GSI FEATURES IS NO GREATER THAN 600 GALLONS.
 - ABOVE-GRADE GSI FEATURES LARGER THAN WHAT IS ALLOWED IN SUBSECTION 23.47A.014.G.9 ARE ALLOWED WITHIN A REQUIRED SETBACK IF:
 - ABOVE-GRADE GSI FEATURES DO NOT EXCEED TEN PERCENT COVERAGE OF ANY ONE SETBACK AREA;
 - NO PORTION OF AN ABOVE-GRADE GSI FEATURE IS LOCATED CLOSER THAN 2.5 FEET FROM A SIDE LOT LINE;
 - NO PORTION OF AN ABOVE-GRADE GSI FEATURE PROJECTS MORE THAN 5 FEET INTO A FRONT OR REAR SETBACK AREA; AND
 - ABOVE-GRADE GSI FEATURES MEET ALL APPLICABLE BUILDING CODE AND PLUMBING CODE REQUIREMENTS.
 - SETBACK REQUIREMENT FOR LOADING ADJACENT TO AN ALLEY. WHERE ACCESS TO A LOADING BERTH IS FROM THE ALLEY, AND TRUCK LOADING IS PARALLEL TO THE ALLEY, A SETBACK OF 12 FT. IS REQ. FOR THE LOADING BERTH, MEASURED FROM THE CENTERLINE OF THE ALLEY (EXHIBIT D FOR 23.47A.014). THIS SETBACK MUST BE MAINTAINED UP TO A HEIGHT OF 12 FT.

ZONING DATA

[23.47A.016] LANDSCAPING AND SCREENING STANDARDS

- LANDSCAPING REQUIREMENTS**
- LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER, PURSUANT TO SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITH:
 - DEVELOPMENT CONTAINING MORE THAN FOUR NEW DWELLING UNITS OR A CONGREGATE RESIDENCE; OR
 - DEVELOPMENT, EITHER A NEW STRUCTURE OR AN ADDITION TO AN EXISTING STRUCTURE, CONTAINING MORE THAN 4,000 NEW SQUARE FEET OF NON-RESIDENTIAL USES; OR
 - ANY PARKING LOT CONTAINING MORE THAN 20 NEW PARKING SPACES FOR AUTOMOBILES.
- STREET TREE REQUIREMENTS**
- STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL. THE DIRECTOR, IN CONSULTATION WITH THE DIRECTOR OF TRANSPORTATION, WILL DETERMINE THE NUMBER, TYPE AND PLACEMENT OF STREET TREES TO BE PROVIDED
 - IF IT IS NOT FEASIBLE TO PLANT STREET TREES IN A RIGHT-OF-WAY PLANTING STRIP, A 5-FOOT SETBACK SHALL BE PLANTED WITH STREET TREES ALONG THE STREET PROPERTY LINE OR LANDSCAPING OTHER THAN TREES SHALL BE PROVIDED IN THE PLANTING STRIP, SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION. IF, ACCORDING TO THE DIRECTOR OF TRANSPORTATION, A 5-FOOT SETBACK OR LANDSCAPED PLANTING STRIP IS NOT FEASIBLE, THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MAY REDUCE OR WAIVE THIS REQUIREMENT
- GENERAL STANDARDS FOR SCREENING AND LANDSCAPING WHERE REQUIRED FOR SPECIFIC USES**
- SCREENING SHALL CONSIST OF FENCES, WALLS, OR LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS. ANY TYPE OF SCREENING SHALL BE AT LEAST AS TALL AS THE HEIGHT SPECIFIED IN SUBSECTION 23.47A.016.D.
 - LANDSCAPED AREAS REQUIRED UNDER SUBSECTION 23.47A.016.D MUST MEET RULES PROMULGATED BY THE DIRECTOR PURSUANT TO SUBSECTION 23.47A.016.A.1. DECORATIVE FEATURES SUCH AS DECORATIVE PAVERS, SCULPTURES OR FOUNTAINS, OR PEDESTRIAN ACCESS MEETING THE SEATTLE BUILDING CODE, CHAPTER 11, MAY COVER A MAXIMUM OF 30 PERCENT OF EACH LANDSCAPED AREA USED TO SATISFY REQUIREMENTS UNDER SUBSECTION 23.47A.016.D.
 - EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.
- OTHER USES OR CIRCUMSTANCES. SCREENING AND LANDSCAPING IS REQUIRED ACCORDING TO TABLE B FOR 23.47A.016:**
- GARBAGE DUMPSTERS IN NC1, NC2, OR NC3 ZONES, OR ASSOCIATED WITH STRUCTURES CONTAINING A RESIDENTIAL USE IN C1 OR C2 ZONES REQUIRE A MINIMUM 6' HIGH SCREENING

[SMC 23.47A.022] LIGHT AND GLARE STANDARDS

- INTERIOR LIGHTING IN PARKING GARAGES MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE AFFECTING NEARBY USES.
- TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE (5) FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAYS OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY SUBSTITUTE FOR A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF THREE (3) FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.

[SMC23.47A.024] AMENITY AREA

MIN. 5% TOTAL GFA IN RESIDENTIAL USE; BIORETENTION DOES QUALIFY AS AMENITY AREA; ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA; SHALL NOT BE ENCLOSED; COMMON AMENITY AREAS = MIN. HORIZ. DIM OF 10-FEET AND NO LESS THAN 250 SF; PRIVATE AMENITY AREAS = MIN. 60 SF AND MIN. HORIZ. DIM OF 6-FEET

[SMC 23.47A.032] PARKING LOCATION AND ACCESS

- ACCESS SHALL BE FROM ALLEY (INCLUDING SOLID WASTE/TRASH ACCESS)
- ACCESS SHALL BE FROM ALLEY;
- BERTH(S): 10-FT WIDE X 14-FT CLEAR HEIGHT X 35-FT LENGTH (POTENTIAL REDUCTION TO 25-FT LENGTH WITH DIRECTOR'S APPROVAL);
 - "LOW DEMAND": 160K TO 264K SF (EXCLUSIVE OF PARKING AREAS) = 3 BERTHS
 - 264K TO 388K SF = 4 BERTHS

- [SMC 23.54.015] PARKING RATIOS

VEHICLES:

 - SITE IS WITHIN CURRENT FREQUENT TRANSIT SERVICE AREA: NO PARKING REQUIRED.

BICYCLES:

 - MULTIFAMILY:
 - 1/DU + 1/SEDU LONG TERM; 1/20 DU SHORT TERM
 - NON-RESIDENTIAL:
 - OFFICE: 1/2,000 SF GFA LONG TERM; 1/10,000 SF GFA SHORT TERM
 - GENERAL SALES/SERVICE, MEDICAL SERVICES: 1/4,000 SF LONG TERM; 1/2,000 SF SHORT TERM
 - EATING/DRINKING ESTAB.: 1/5,000 SF LONG TERM; 1/1,000 SF SHORT TERM

- [SMC 23.54.030.L.] ELECTRIC PARKING, CARPOOLING OR OTHER DEDICATED PARKING

- RESIDENTIAL:
 - MIN. 20% OF SPACES IN STRUCTURED PARKING SHALL BE EV-READY
 - NON-RESIDENTIAL USES:
 - MIN. 10% OF SPACES SHALL BE EV-READY

- [SMC 23.54.030] PARKING LAYOUT AND DRIVE AISLES

- RESIDENTIAL USES:
 - MIN. 60% MEDIUM
 - 40% ANY SIZE BUT IF STRIPED FOR LARGE THAN MIN. AISLE WIDTH SHALL BE PER MEDIUM STALLS
 - NON-RESIDENTIAL USES:
 - LESS THAN 10 SPACES: SMALL = MAX. 25%; LARGE = MIN. 75%
 - 11 TO 19 SPACES: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
 - 20 OR MORE: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
 - FOR ALL:
 - MAX. 50-FOOT BACKING DISTANCE
 - NO TANDEM PARKING

	WIDTH	LENGTH	AISLE WIDTH @90 DEG.
"LARGE" VEHICLE SPACE	8.5'	19.0'	24.0'
"MEDIUM" VEHICLE SPACE	8.0'	16.0'	22.0'
"SMALL" VEHICLE SPACE	7.5'	15.0'	20.0'
ADA/ BARRIER FREE	8.0' + ACCESS AISLE	19.0'	22.0'

- [SMC 23.54.040] SOLID WASTE AND RECYCLABLE MATERIALS STORAGE

- 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100
 - NONRESIDENTIAL, 0-5,000 SQUARE FEET: 82 SF

CS1. NATURAL SYSTEMS & SITE FEATURES

SDG: USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

1. LOCAL TOPOGRAPHY
- Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rookeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.
 - If fencing or screening is included in the design, it should step along with the topography.
2. CONNECTION TO NATURE
- 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.
 - Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.
 - Incorporate edible gardens and urban farming opportunities within the design, both at grade, and on the roof for larger buildings.
 - Unify streets through street trees and landscaping.
 - Consider tree species as a unifying feature to provide identifiable character to a street or project.
 - Incorporate an irrigation plan for the trees and other landscaping proposed to ensure maintainability of the plants, or include low-maintenance,drought-resistant species.
 - Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.



CS2. URBAN PATTERN & FORM

SDG: STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

1. TRANSITION AND DELINEATION OF ZONES
- Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on façades facing the less dense residential zone.
 - 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.
 - 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.
 - Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways.

CS3. ARCHITECTURAL CONTEXT & CHARACTER

SDG: CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

1. NEIGHBORHOOD CONTEXT
- Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.
 - Where appropriate, encourage the preservation, rehabilitation, adaptive reuse, and/or addition to existing structures as a way to continue the existing neighborhood fabric.
 - Include high ceilings in ground floor spaces of new structures consistent with older character structures in the vicinity. Floor to ceiling heights of at least 15 feet with clerestory windows are encouraged for commercial ground floors.



PL1. CONNECTIVITY

SDG: COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

UDG SUPPLEMENTAL GUIDANCE:**1. ACCESSIBLE OPEN SPACE**

- Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space and public spaces such as streets. Use linkages to create and contribute to an active and well-connected open space network.
- Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall dentition contributing to the area's urban feel (see Cultural Placemaker map on page 17 for node locations).
- Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.

2. CONNECTION BACK TO THE COMMUNITY

- Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.
- When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.
- Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.
- Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.
- Not all open spaces need to be landscaped; hardscapes are encouraged when sized and designed to encourage active usage. At these locations, building edges should be inviting while creating well defined open spaces for common use. These spaces are especially important close to prominent intersections, streets, and Cultural Placemaker locations (shown on page 17). In areas where it is not feasible to be open to physical pedestrian access, visual openness should be provided.
- When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.

3. LIVABILITY FOR FAMILIES AND ELDERLY

- 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.
- Consider utilizing building rooftops as an opportunity for family gathering and gardening.
- Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency and entrances to ensure active usage.
- Provide multi-generational community gathering spaces for young and old to recreate and converse together.

PL3. STREET- LEVEL INTERACTION

SDG: ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

1. FRONTAGES
- Encourage color, material, and signage variation in storefront design.
 - 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.
 - 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.
 - 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.
 - 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.
 - Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.
 - At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entry ways. Provide generous porches at these entries to encourage sitting and watching the street.
 - Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.
2. STREETScape TREATMENT
- Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through paving or building materials to highlight each business’s presence along the street.
 - Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.
 - To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6’. Larger commercial projects should have deeper coverage, with a minimum depth of 8’ at all street frontages, especially street corners.
 - Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflect the existing character of the building fabric.
 - Encourage activation of the planter zone to include community gardens, as well as street trees and pedestrian furniture (with SDOT concurrence).
 - Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.
 - Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize (ex: cafes, produce markets, street markets, fish vendors, buskers, pop-up shops, etc.).
 - Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).design guideline does not apply to designated ADA accessible units.
 - 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.
 - 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.
 - If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.
 - 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.

DC2. ARCHITECTURAL CONCEPT

SDG: DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:**1. BUILDING LAYOUT AND MASSING**

- 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.
- Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'. Ground level transparency should still occur on major pedestrian and commercial streets.
- Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how to articulate and break down the overall massing. Modulated façades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood. As such, projects should use 50' – 75' massing widths as a guide for modulation.
- 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).
- 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.
- Consider how each façade may respond to climate conditions such as solar shading and prevailing winds.
- 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, the details, and accented knee walls, as demonstrated by the businesses along Union St, west of 23rd Avenue.
- Where compatible with the surrounding streetscape, family sized, ground related apartment units (2 and 3 bedrooms) with usable adjacent open spaces are encouraged.
- Encourage clusters of small and local businesses together.
 1. Reduce the scale of commercial façades so that they are conducive to small business tenants.
 2. Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.
 3. Set the maximum length of street frontage for individual businesses to be consistent with the existing business character of the area.
 4. Where there is not a strong existing character for the area, follow guidance provided in frontage section (PL3-I).

DC4. EXTERIOR ELEMENTS & FINISHES

SDG: USE APPROPRIATE AND HIGH-QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND OPEN SPACES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE:

1. SCREENING
- When screening or fencing is used, it should be designed as an artistic opportunity.
 - Design screening height, porosity, and materials to allow for views in and out of the site, and visual interaction with the public realm.
2. BUILDING MATERIALS
- Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.
 - Encourage variation in building materials and employ high quality materials.
 - Salvage building materials from the site when possible. If reusable materials, such as brick, are removed from demolished buildings, use them in the new development as visible building components.
3. BUILDING DETAILS AND ELEMENTS
- Provide operable windows in a way that promotes natural ventilation.
 - Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).
 - Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.
 - Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.

A2. CULTURAL PLACEMAKERS

SDG: CONTRIBUTE TO ARCHITECTURAL AND PLACEMAKING CHARACTER WITH LOCAL HISTORY AND CULTURAL REFERENCES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE: CULTURAL PLACEMAKERS

The following additional guidance applies to all projects with street frontage within 200 feet of the street corner, in any direction, at the designated Cultural Placemaker locations as identified in image below.

1. CULTURAL PLACEMAKERS

- Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas. Projects at these corner locations should stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival, such as:
 2. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
 3. Creating façade enhancements at prominent building corners.
 4. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
 5. Providing larger landscape buffers at placemakers along heavier trafficked streets.

A1. CHARACTER AREAS

SDG: CONTRIBUTE TO ARCHITECTURAL AND PLACEMAKING CHARACTER WITH LOCAL HISTORY AND CULTURAL REFERENCES.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE: CHARACTER AREAS

1. HISTORY AND HERITAGE

- Provide design features to express the African and Black American presence within the neighborhood. Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.
- 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.
- Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community.
- Include interpretive opportunities (through visual art, signage, markers, etc.) that tell the story of the neighborhood's history in engaging ways.
- Encourage the building design to reflect the racial, economical, and multi-generational character of the community.
- Developments are encouraged to provide housing and/or amenities for the Black Veteran community.
- Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.
- Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within the Central District or having distinctive place-names designed into the racks.

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NIWA, LOWER QUEEN ANNE, SEATTLE, WA



ROYSTONE, LOWER QUEEN ANNE, SEATTLE, WA



MARYMOOR, REDMOND, WA



LOFTS AT SECOND AND MAIN, RENTON, WA



REDMOND SQUARE, REDMOND, WA



ALEXAN CENTRAL PARK, PORTLAND, OR



ALEXAN CENTRAL PARK



City Center Redmond – Redmond, Washington

This urban renewal mixed-use development includes a residential tower and a residential/office tower, and sits atop a retail podium with pedestrian linkages to neighboring sites. The podium is a public plaza with graceful connections to the skate park, transit center, and integrates into the urban fabric of the area.



OPTION ONE - "TWO BUILDINGS"

- DISTINGUISHING FEATURES:**
- Two 8-Story buildings with 1 level of parking below grade

- PROS:**
- No departures requested

- CONS:**
- Courtyards facing NE
 - Lack of connection to Black Manufacturing Building
 - Lack of modulation along Rainier Ave S
 - Narrow separation between two buildings
 - No podium creates 2 separate buildings that are inefficient in terms of parking and vertical circulation
 - This option will throw the Black Manufacturing Building current north openings into non-compliance requiring removal of several existing windows on the north facade.
 - Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade.

APPROXIMATE GSF:

- L0: 36,350 SF
 - L1: 35,450 SF
 - L2 - L7: 29,000 SF
 - L8: 26,000 SF
-
- TOTAL: 271,800 SF

DEPARTURES:

- None requested.



OPTION TWO - "FORTRESS"

- DISTINGUISHING FEATURES:**
- 8-Story building with 1 level of parking below grade

- PROS:**
- Courtyards facing SW
 - Some modulation along Rainier Ave S
 - No operable window reduction on Black Manufacturing's northern facade

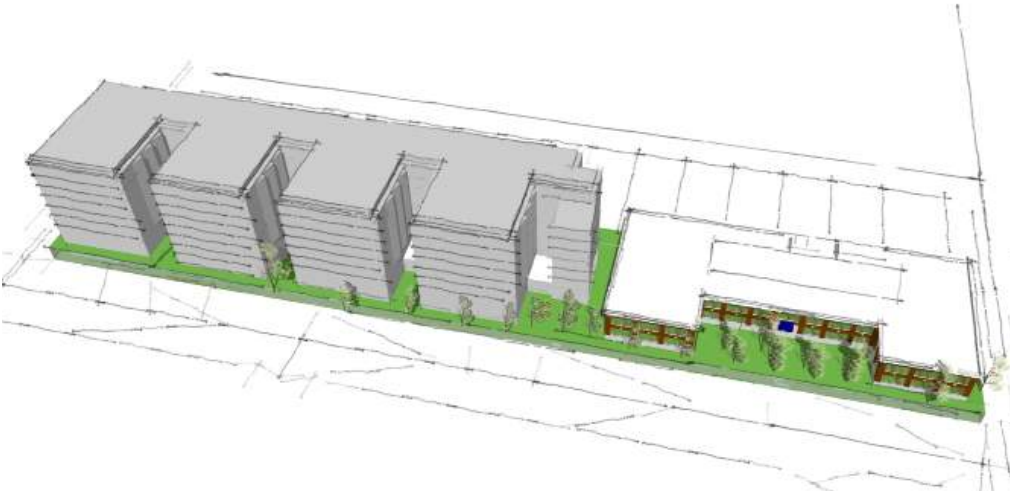
- CONS:**
- Built up right to the Black Manufacturing Building
 - Departure requested
 - Most massive out of the 3 options
 - Narrow separation between two buildings
 - Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade. No openings will be allowed on this facade.

APPROXIMATE GSF:

- L0 - L1: 36,150 SF
 - L2 - L7: 31,450 SF
 - L8: 29,780 SF
-
- TOTAL: 290,780 SF

DEPARTURES:

- [SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS**
- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)



OPTION THREE (PREFERRED) - "UNFOLDED"

- DISTINGUISHING FEATURES:**
- 8-Story building with 1 level of parking below grade

- PROS:**
- Modulation on all 4 sides of building
 - Maximizing light and views with 'fins' extruding from building
 - Open plaza connecting proposed building to Black Manufacturing Building
 - Courtyards facing SW
 - No operable window reduction on Black Manufacturing's northern facade
 - Building mass steps down adjacent to the Black Manufacturing Building
 - Varied facade depths on southern side of proposed building will allow for openings

- CONS:**
- 2 departures requested

APPROXIMATE GSF:

- L0 - L1: 34,400 SF
 - L2 - L7: 31,000 SF
 - L8: 30,000 SF
-
- TOTAL: 284,800 SF

DEPARTURES:

- [SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS**
- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)

- [SMC 23.47.A.014] SETBACK REQUIREMENTS**
- For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

PROPERTY LINE AT 10' NORTH OF BLACK MANUFACTURING BUILDING - 45% ALLOWABLE OPENINGS				
LEVEL	FACADE AREA OF BLACK MANUFACTURING BUILDING NORTH FAÇADE (SF)	GLAZING AREA OF BLACK MANUFACTURING BUILDING (SF)	ALLOWABLE OPENINGS ON BLACK MANUFACTURING BUILDING (45%)	AREA OVER MAX. ALLOWABLE OPENINGS (SF)
L1	1,223	633.77	550.35	83.42
L2	1,453	663.76	653.85	9.91

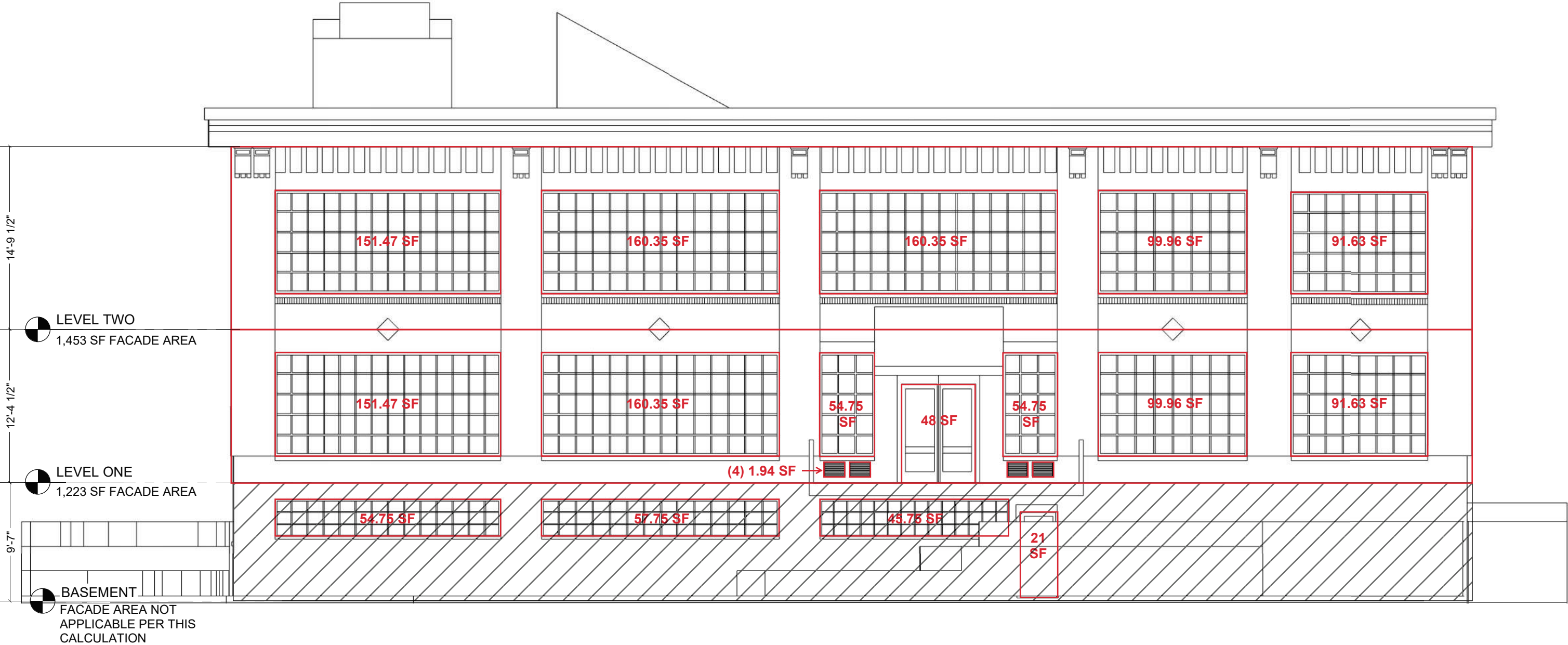
PROPERTY LINE AT 15' NORTH OF BLACK MANUFACTURING BUILDING - 75% ALLOWABLE OPENINGS				
LEVEL	FACADE AREA OF BLACK MANUFACTURING BUILDING NORTH FAÇADE (SF)	GLAZING AREA OF BLACK MANUFACTURING BUILDING (SF)	ALLOWABLE OPENINGS ON BLACK MANUFACTURING BUILDING (75%)	AREA OVER MAX. ALLOWABLE OPENINGS (SF)
L1	1,223	633.77	917.25	0
L2	1,453	663.76	1089.75	0

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet) ¹	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ¹	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) ¹	15%
	Protected (P)	15%
5 to less than 10 ^{f, i, j}	Unprotected, Nonsprinklered (UP, NS)	10% ^b
	Unprotected, Sprinklered (UP, S) ¹	25%
	Protected (P)	25%
10 to less than 15 ^{e, i, g, j}	Unprotected, Nonsprinklered (UP, NS)	15% ^b
	Unprotected, Sprinklered (UP, S) ¹	45%
	Protected (P)	45%
15 to less than 20 ^{f, g, j}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) ¹	75%
	Protected (P)	75%

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2015 SEATTLE BUILDING CODE

EDG OPTIONS
ALLOWABLE OPENINGS



BLACK MANUFACTURING ALLOWABLE OPENINGS NORTH ELEVATION @ 15' ASSUMED PROPERTY LINE

EDG OPTION 1
GENERATIVE DIAGRAMS

- DISTINGUISHING FEATURES:**
- Two 8-Story buildings with 1 level of parking below grade

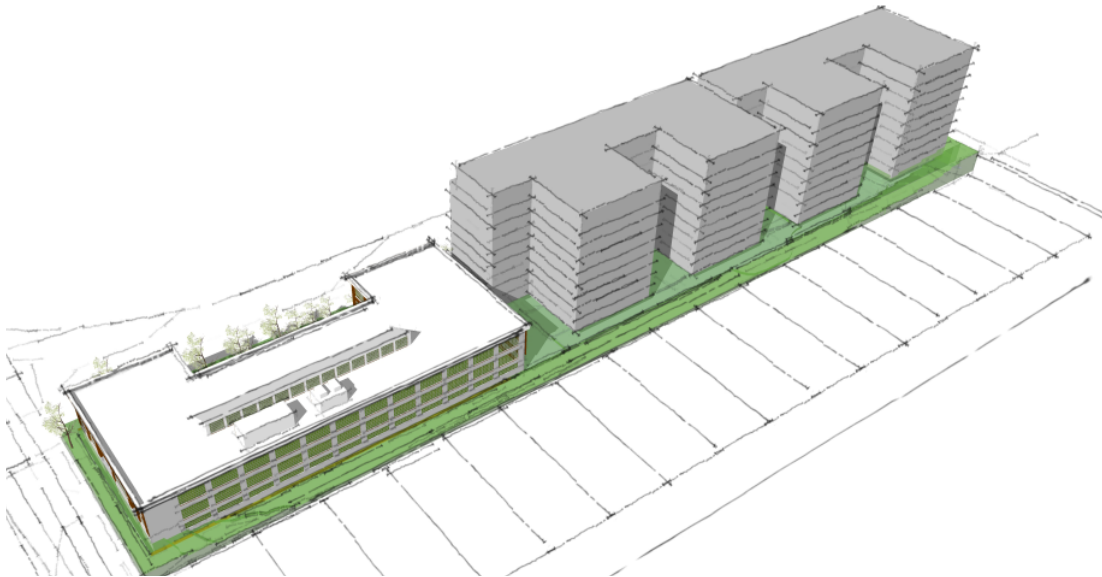
- PROS:**
- No departures requested

- CONS:**
- Courtyards facing NE
 - Lack of connection to Black Manufacturing Building
 - Lack of modulation along Rainier Ave S
 - Narrow separation between two buildings
 - No podium creates 2 separate buildings that are inefficient in terms of parking and vertical circulation
 - This option will throw the Black Manufacturing Building current north openings into non-compliance requiring removal of several existing windows on the north facade.
 - Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade.

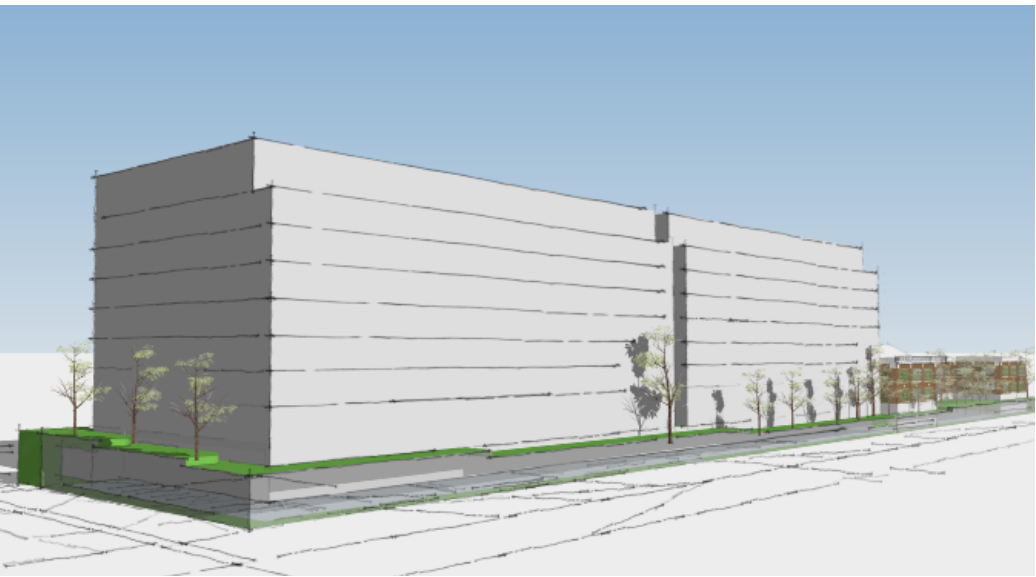
APPROXIMATE GSF:

- L0: 36,350 SF
 - L1: 35,450 SF
 - L2 - L7: 29,000 SF
 - L8: 26,000 SF
-
- TOTAL: 271,800 SF

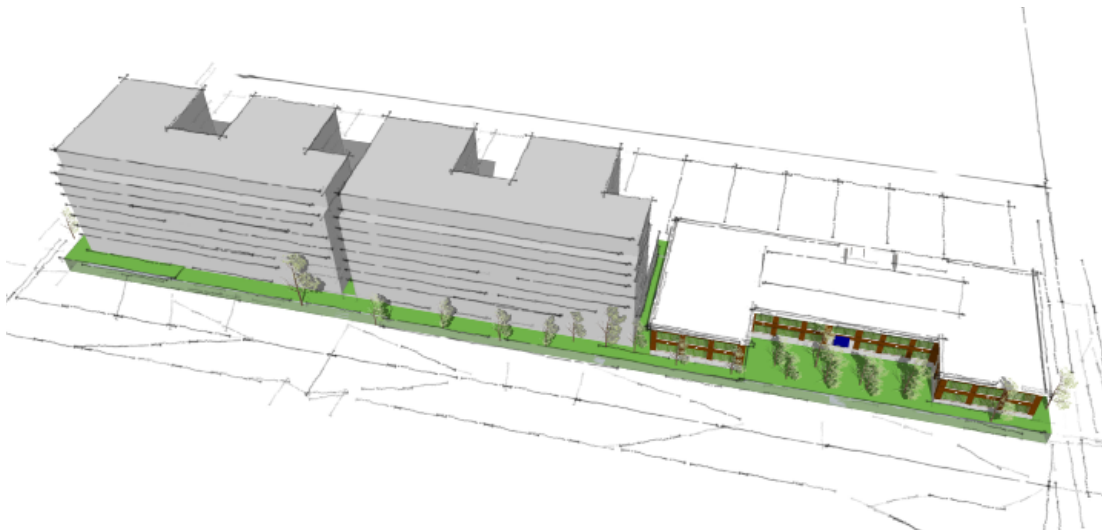
- DEPARTURES:**
- None requested.



PERSPECTIVE LOOKING NORTHWEST FROM HIAWATHA PL S



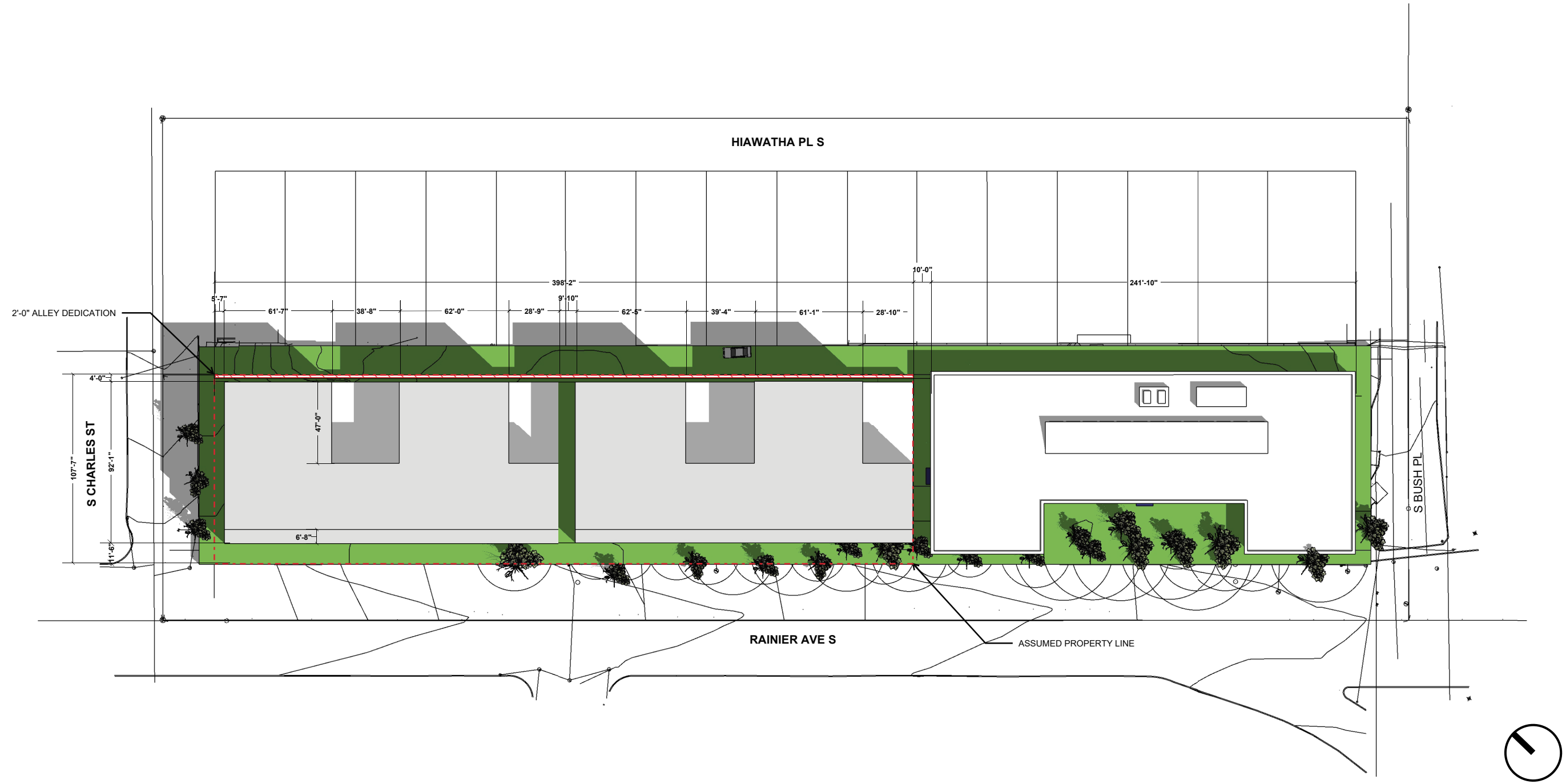
EYE LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



PERSPECTIVE LOOKING NORTHEAST FROM RAINIER AVE S

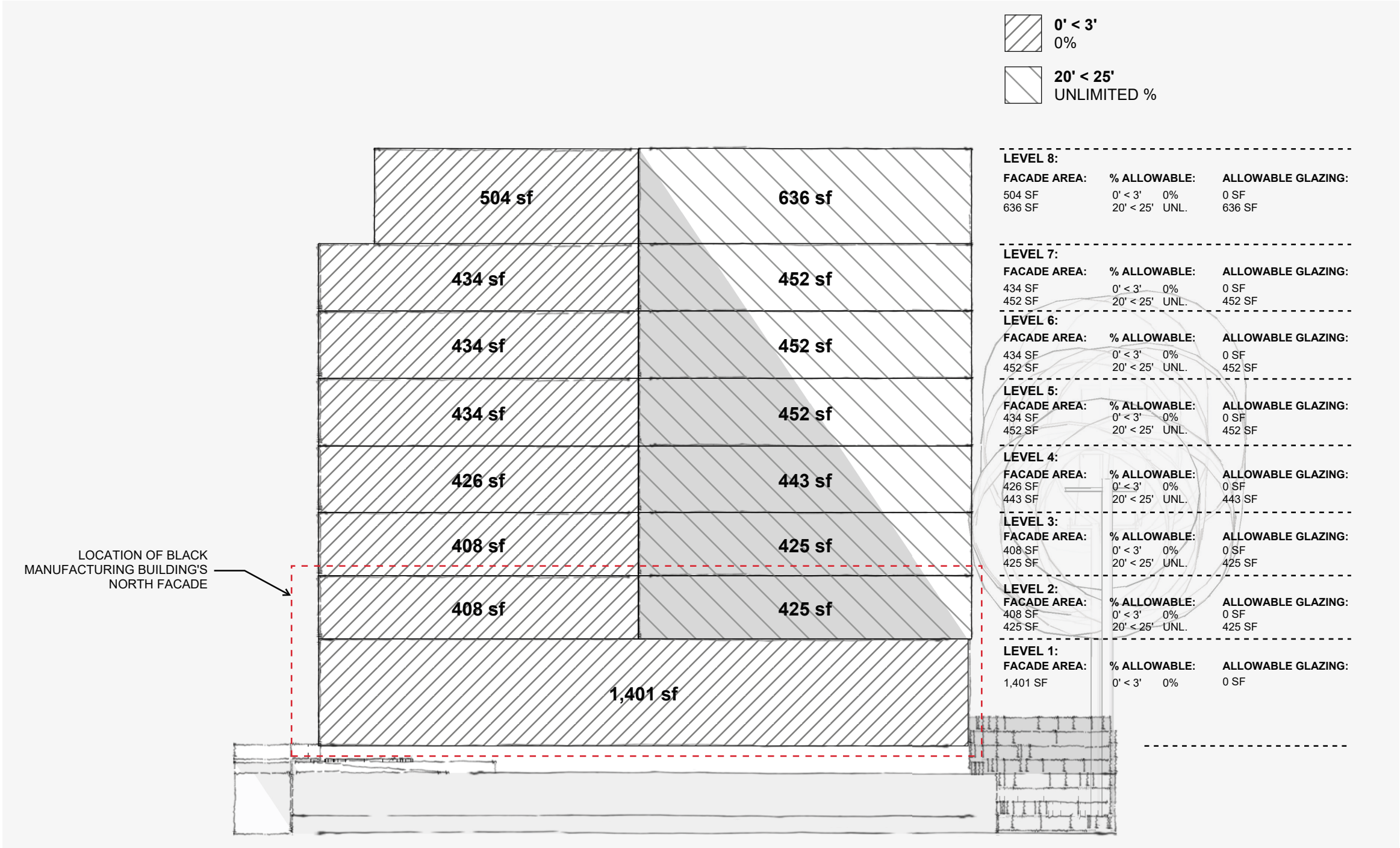


EYE LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S



OPTION 1 SITE PLAN

TBD



OPTION 1 ALLOWABLE OPENINGS SOUTH ELEVATION

EDG OPTION 2

GENERATIVE DIAGRAMS

- DISTINGUISHING FEATURES:
- 8-Story building with 1 level of parking below grade

- PROS:
- Courtyards facing SW
 - Some modulation along Rainier Ave S
 - No operable window reduction on Black Manufacturing's northern facade

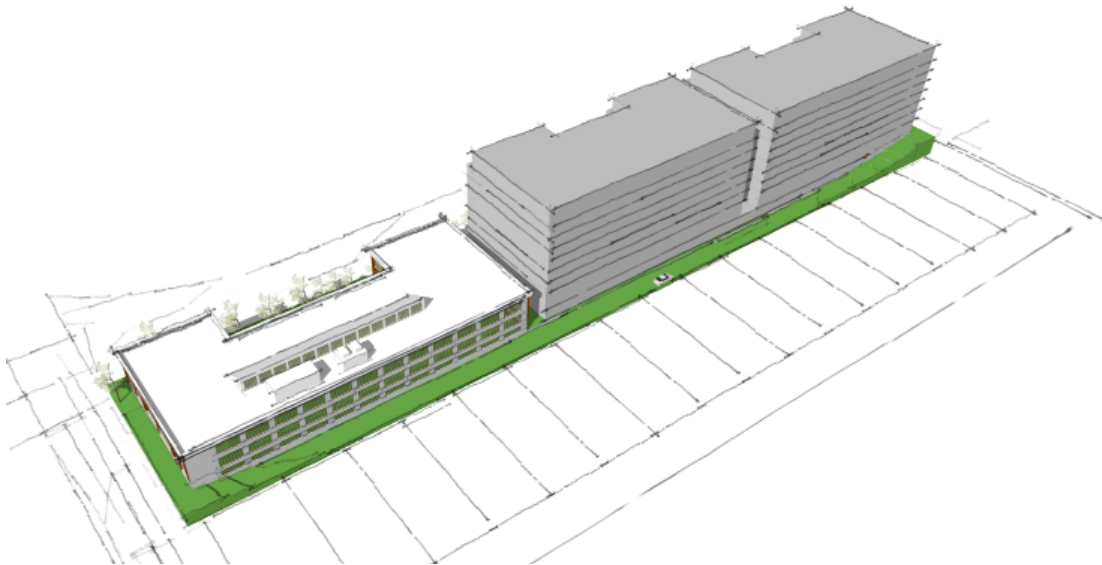
- CONS:
- Built up right to the Black Manufacturing Building
 - Departure requested
 - Most massive out of the 3 options
 - Narrow separation between two buildings
 - Proximity of Black Manufacturing Building has significant impacts on the proposed building's south facade. No openings will be allowed on this facade.

APPROXIMATE GSF:

- L0 - L1: 36,150 SF
 - L2 - L7: 31,450 SF
 - L8: 29,780 SF
-
- TOTAL: 290,780 SF

DEPARTURES:

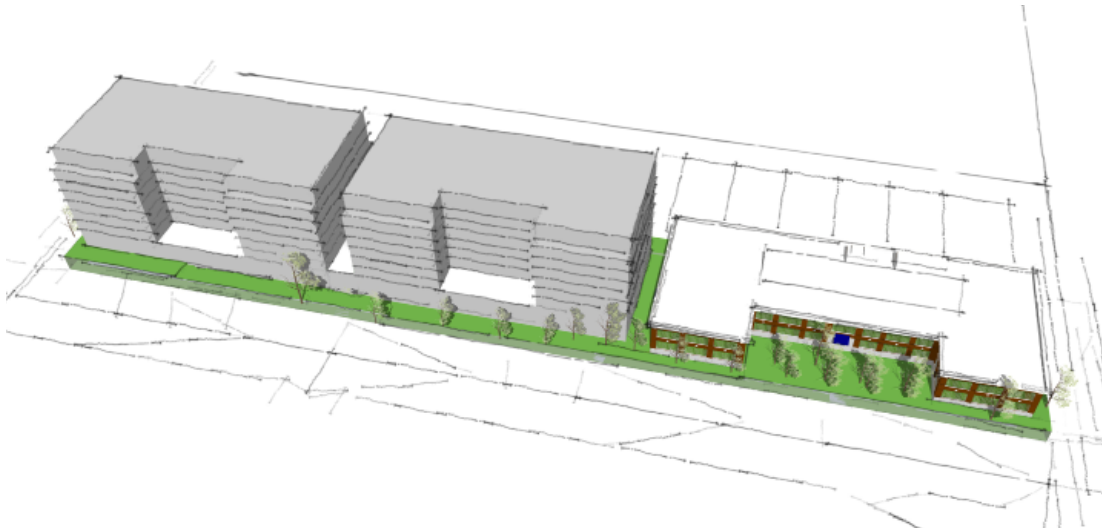
- [SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS
- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)



PERSPECTIVE LOOKING NORTHWEST FROM HIAWATHA PL S



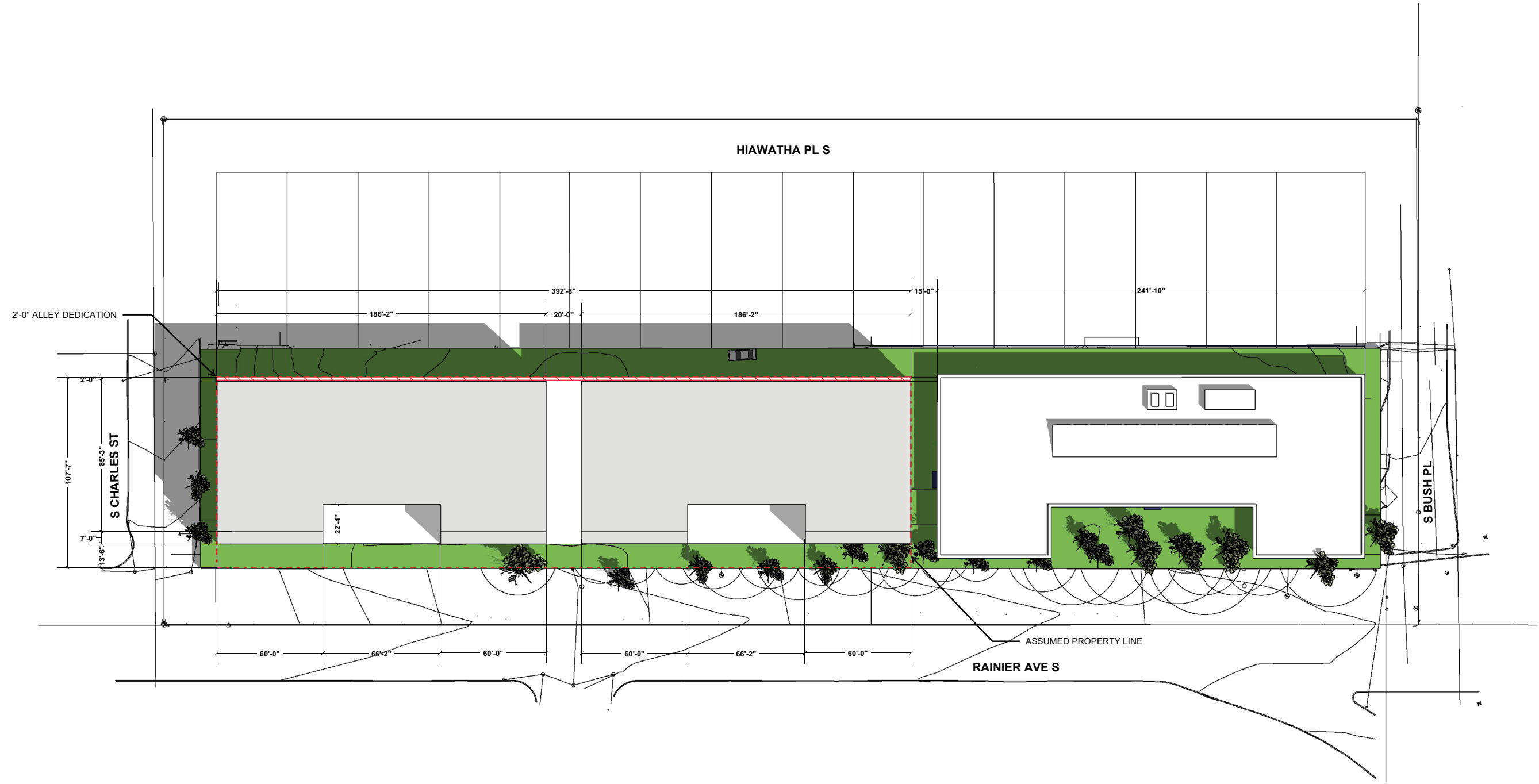
EYE LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



PERSPECTIVE LOOKING NORTHEAST FROM RAINIER AVE S



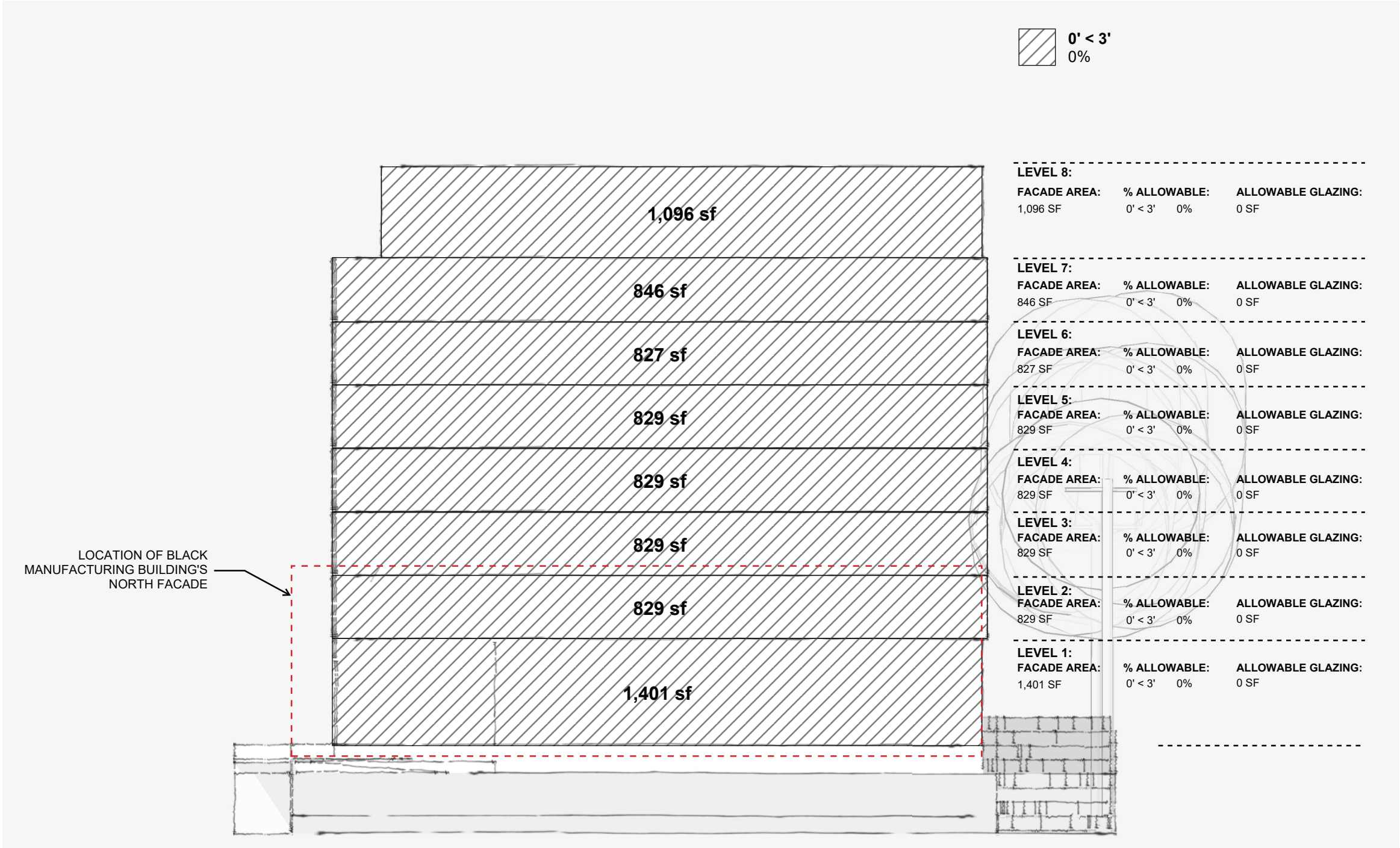
EYE LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S



OPTION 2 SITE PLAN



TBD



OPTION 2 ALLOWABLE OPENINGS SOUTH ELEVATION

EDG OPTION 3 (PREFERRED)

GENERATIVE DIAGRAMS

DISTINGUISHING FEATURES:

- 8-Story building with 1 level of parking below grade

PROS:

- Maximizing light and views with 'fins' extruding from building
- Open plaza connecting proposed building to Black Manufacturing Building
- Courtyards facing SW
- No operable window reduction on Black Manufacturing's northern facade
- Building mass steps down adjacent to the Black Manufacturing Building
- Varied facade depths on southern side of proposed building will allow for openings

CONS:

- 2 departures requested

APPROXIMATE GSF:

- L0 - L1: 34,400 SF
- L2 - L7: 31,000 SF
- L8: 30,000 SF

- TOTAL: 284,800 SF

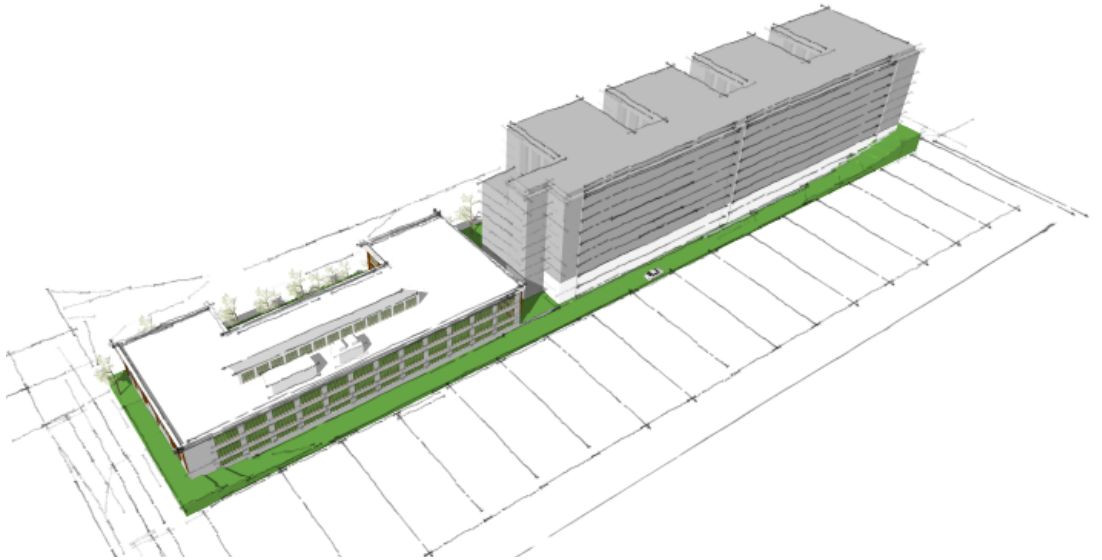
DEPARTURES:

[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS

- Facade modulation: For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. (exclusive of Landmark structure(s) per 23.47A.008.C.5.c.1)

[SMC 23.47.A.014] SETBACK REQUIREMENTS

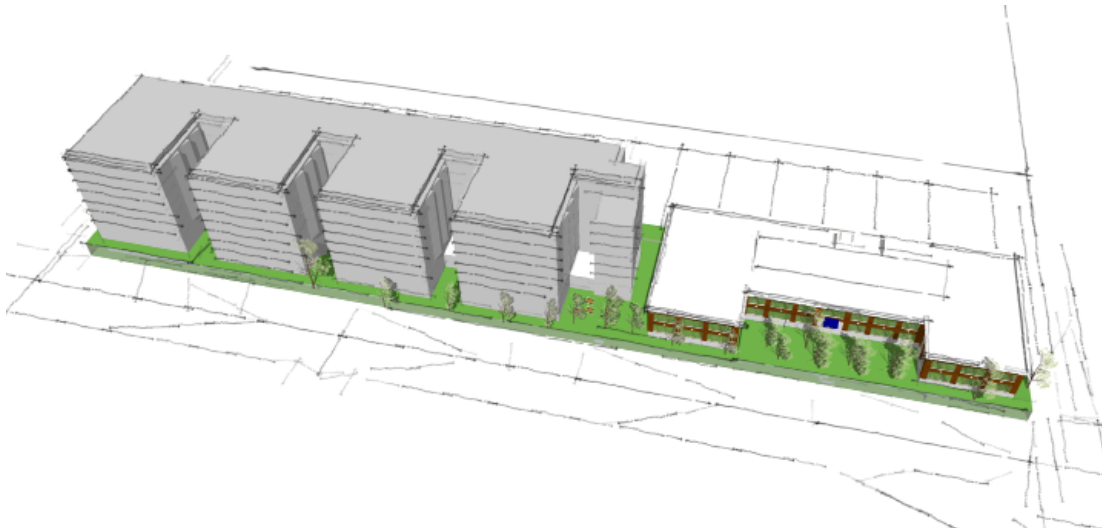
- For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.



PERSPECTIVE LOOKING NORTHWEST FROM HIAWATHA PL S



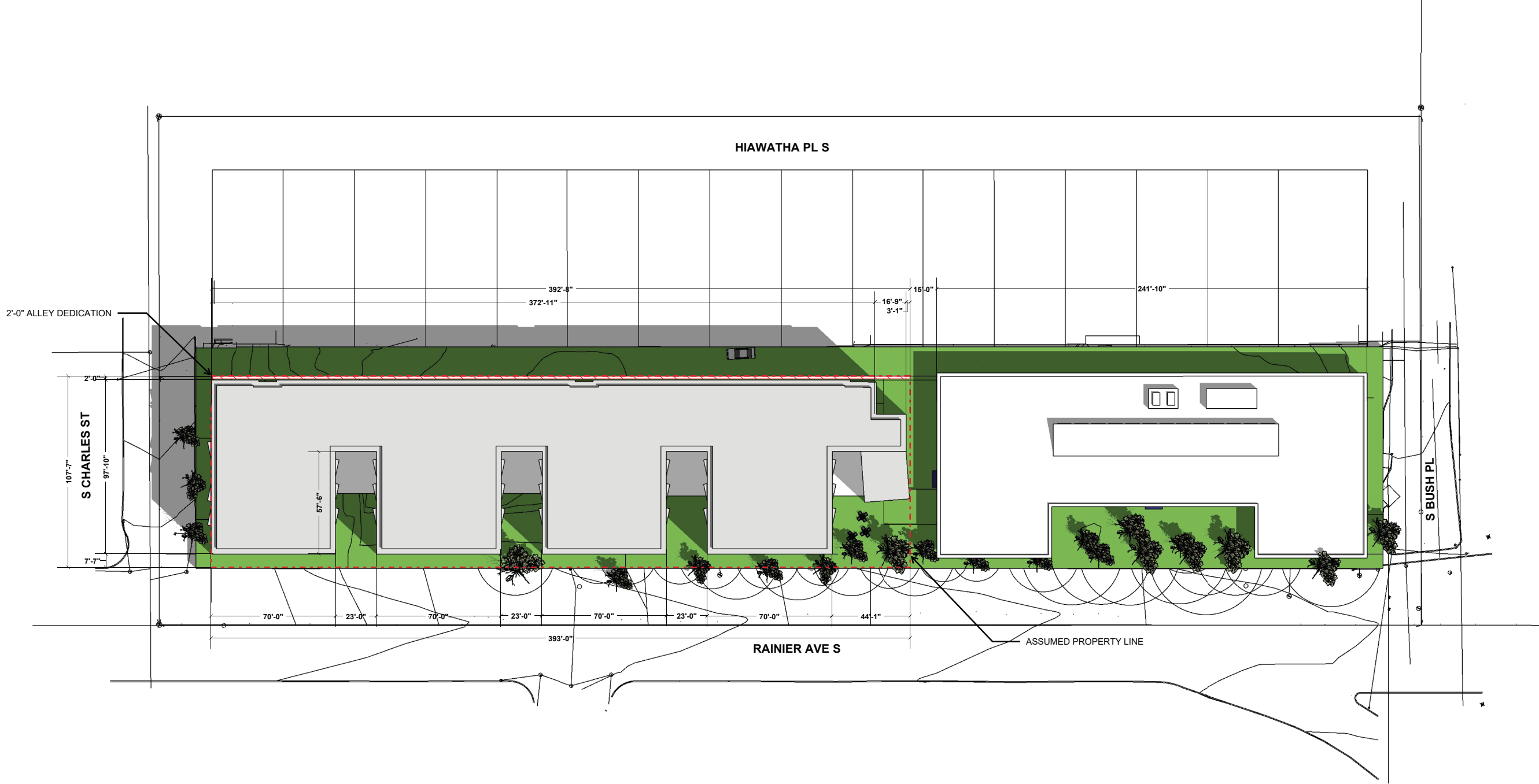
EYE LEVEL PERSPECTIVE LOOKING SOUTHEAST FROM RAINIER AVE S



PERSPECTIVE LOOKING NORTHEAST FROM RAINIER AVE S



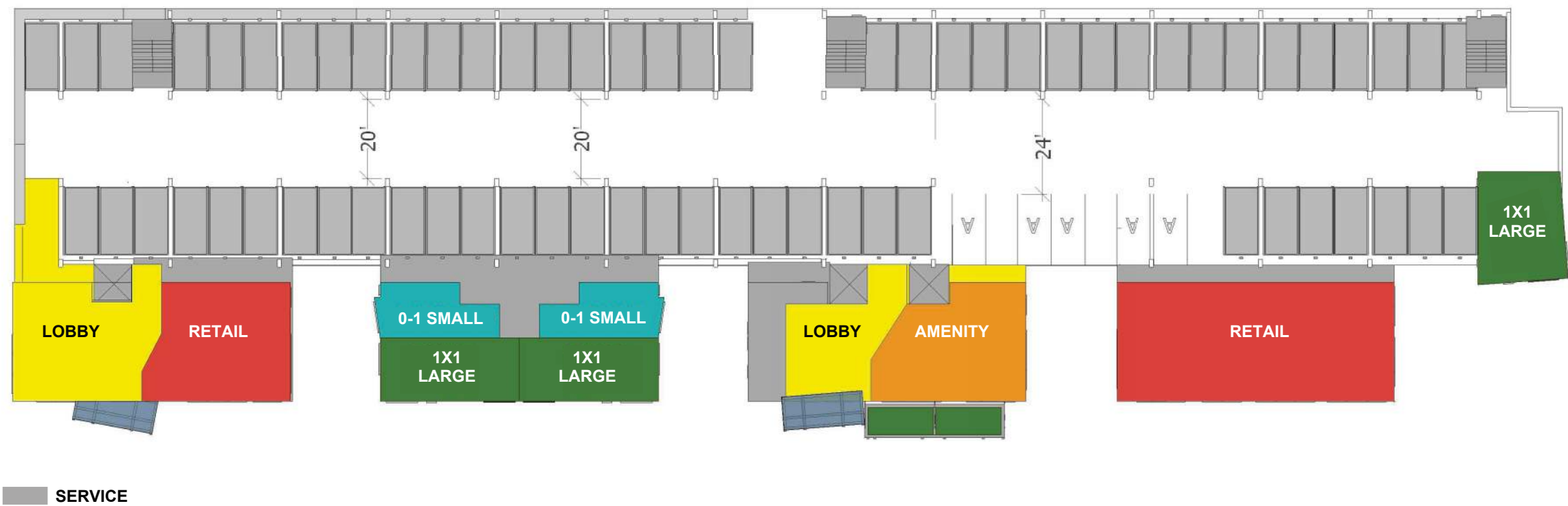
EYE LEVEL PERSPECTIVE LOOKING NORTH FROM RAINIER AVE S



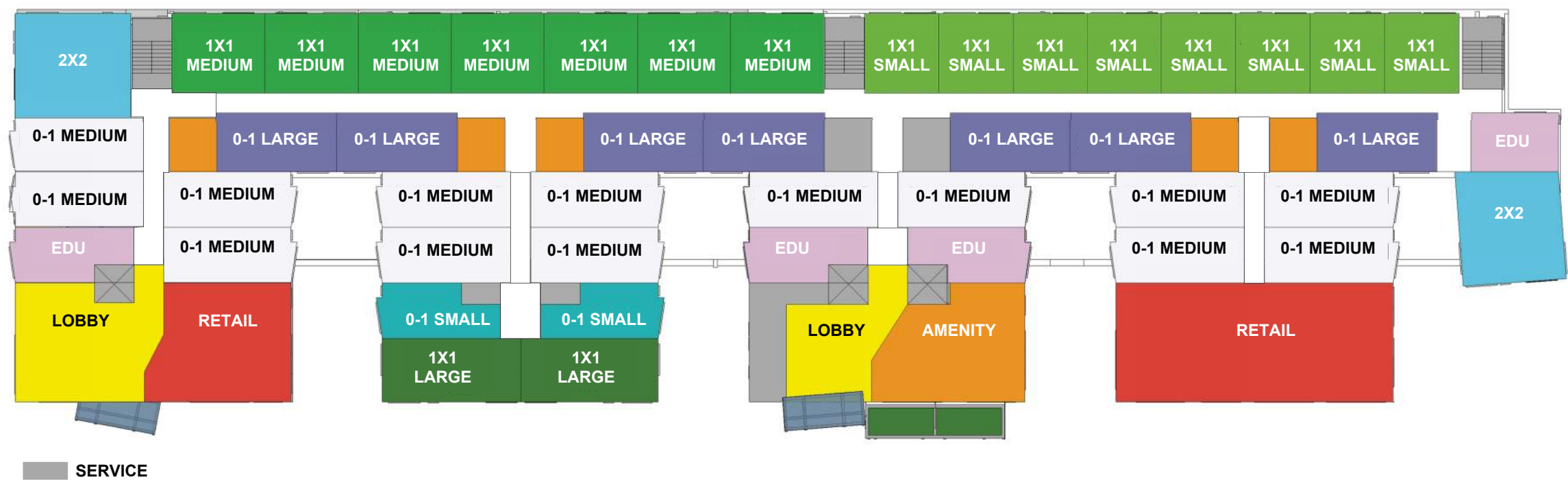
OPTION 3 SITE PLAN



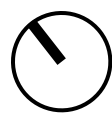
EDG OPTION 3 (PREFERRED)
FLOOR PLANS

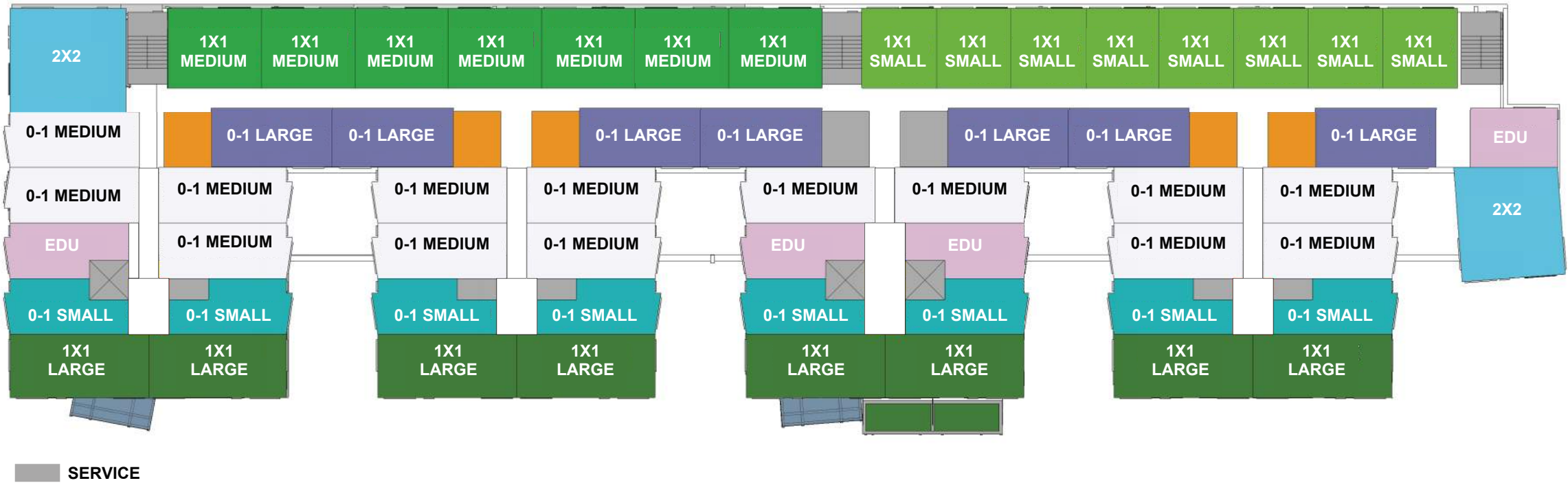


BASEMENT / L1 FLOOR PLAN

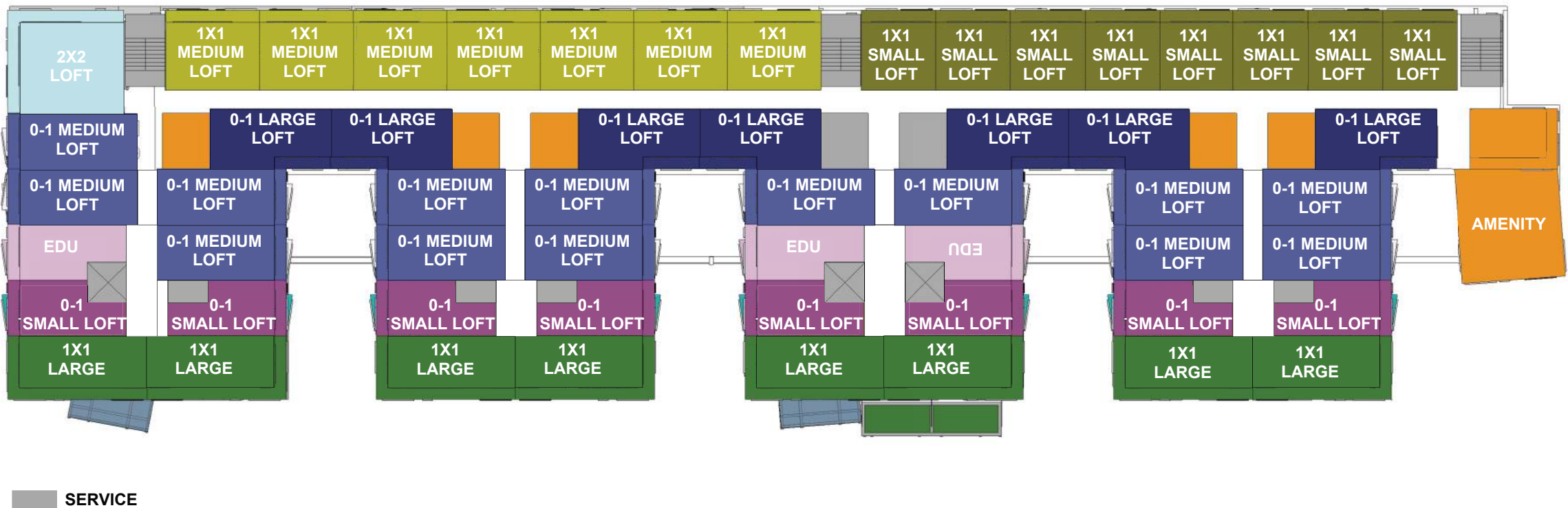


LEVEL 2 FLOOR PLAN





LEVELS 3-7 FLOOR PLAN



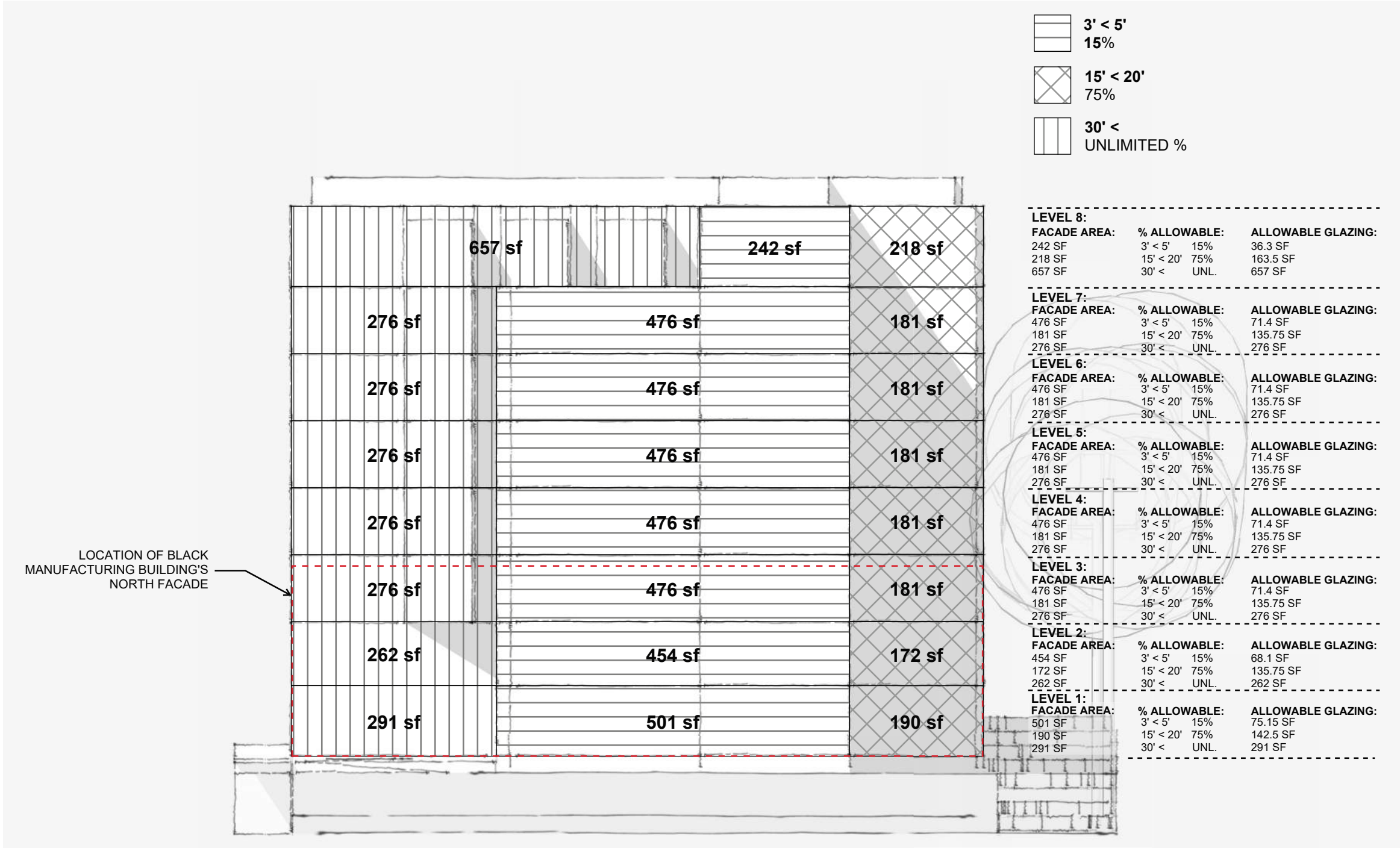
LEVEL 8 FLOOR PLAN



EDG OPTION 3 (PREFERRED)

SHADOW STUDIES

TBD

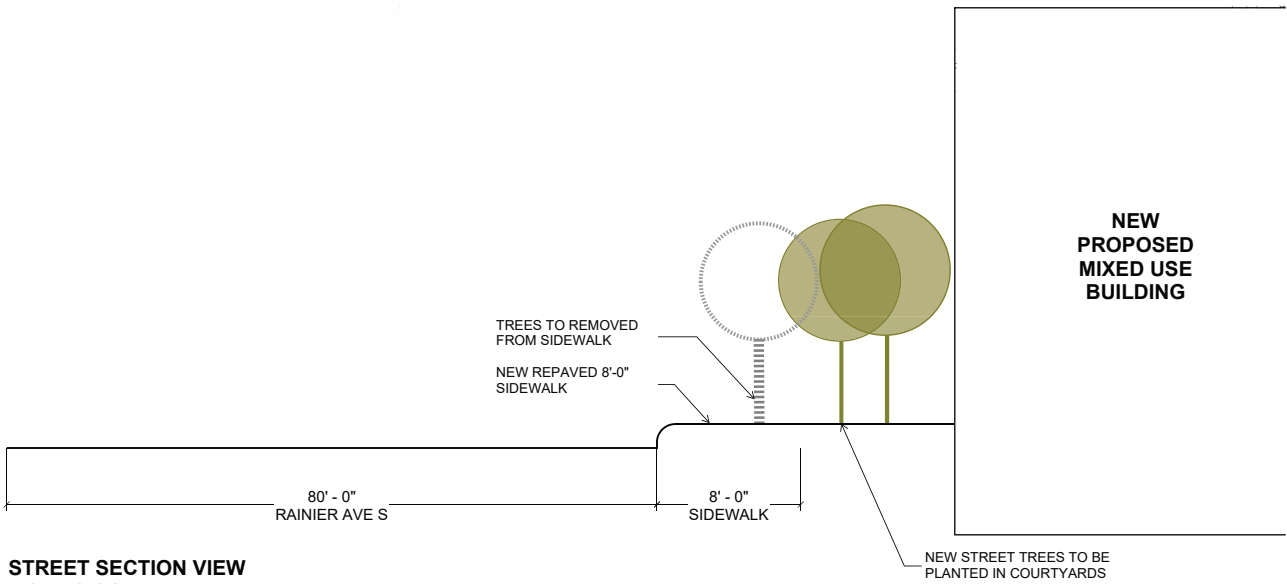


OPTION 3 ALLOWABLE OPENINGS SOUTH ELEVATION

EDG OPTION 3 (PREFERRED)

SDOT STREET TREE OPTION A

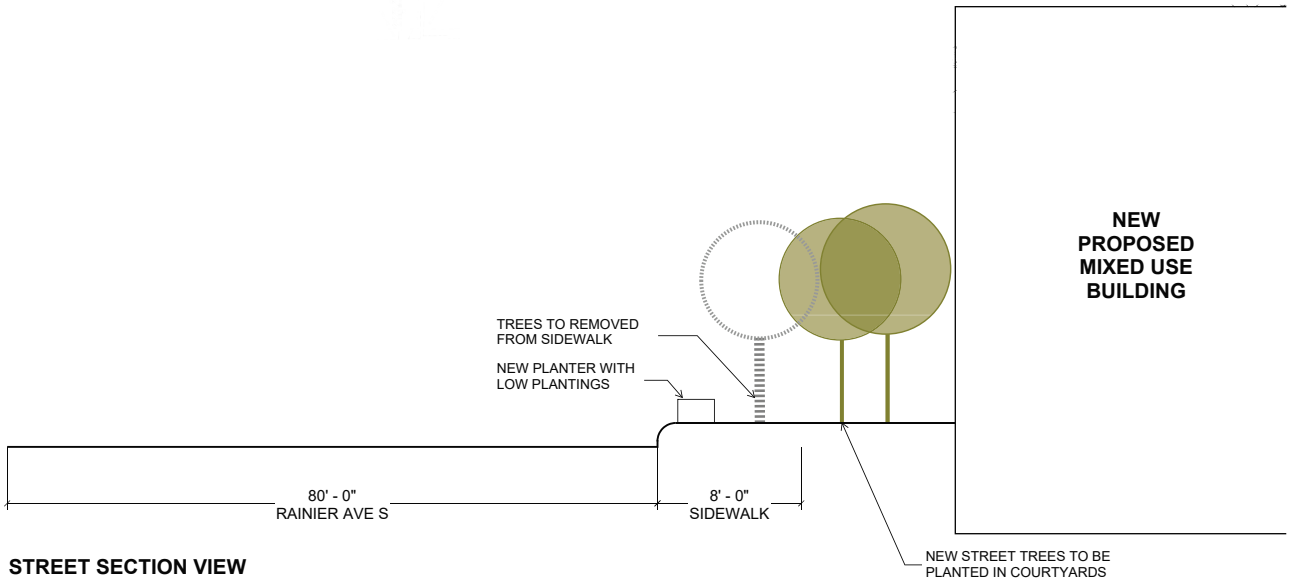
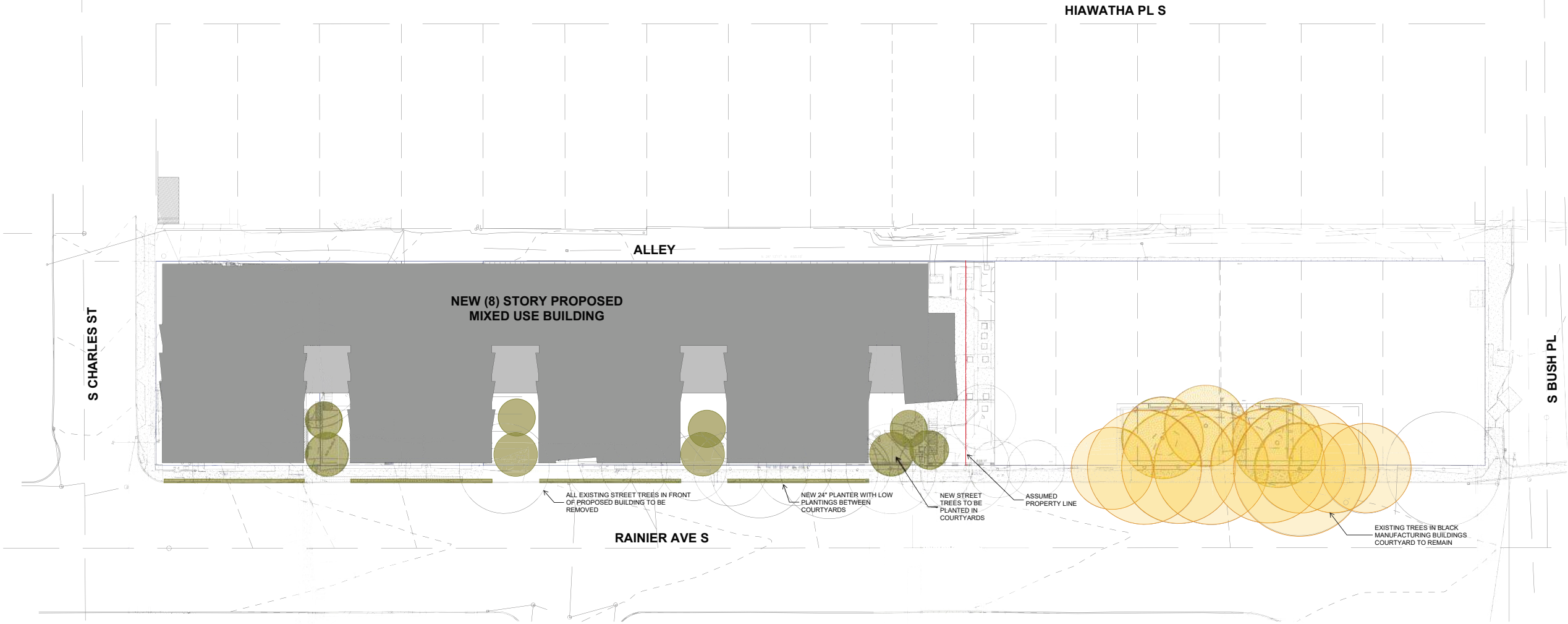
- REMOVE ALL TREES IN SIDEWALK
- REMOVE TREES ON PROPERTY NORTH OF THE BLACK MANUFACTURING
- REPAVE SIDEWALK TO FULL 8' WIDTH
- PLANT NEW TREES IN COURTYARD AS SHOWN



KEY:

- EXISTING STREET TREES TO REMAIN
- NEW STREET TREES
- EXISTING STREET TREES TO BE REMOVED

- REMOVE TREES IN SIDEWALK IN FRONT OF PROPOSED BUILDING
- RETAIN TREES IN FRONT OF BLACK MANUFACTURING
- PLANT NEW TREES IN COURTYARD AREAS
- LOW PLANTINGS 24" WIDE AT CURB EDGE BETWEEN COURTYARDS



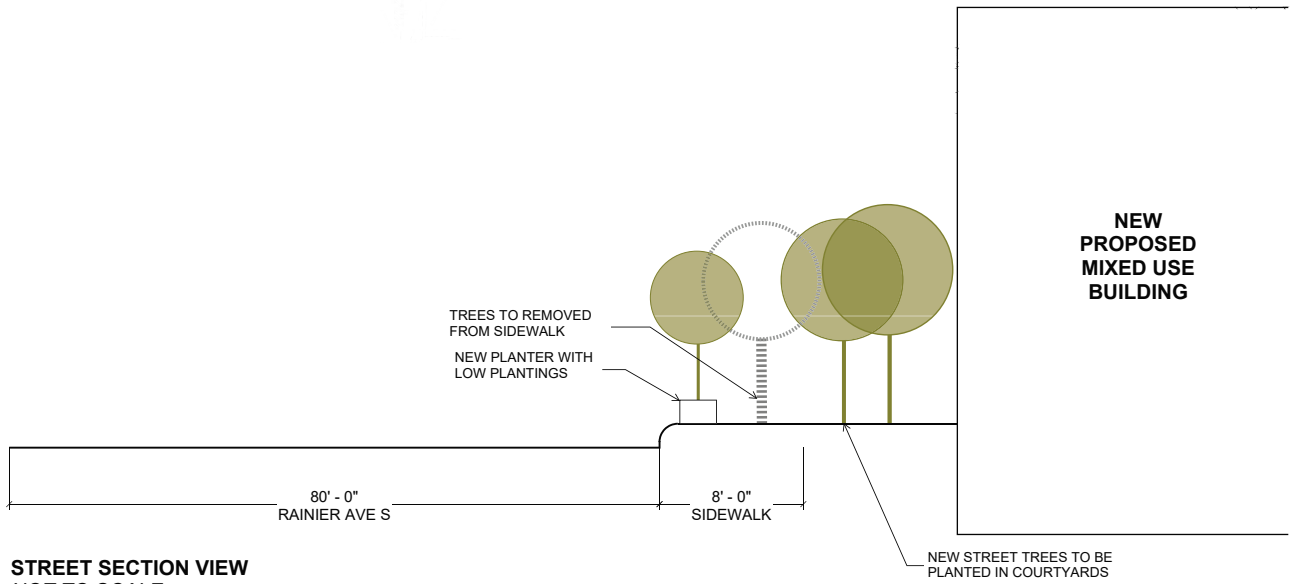
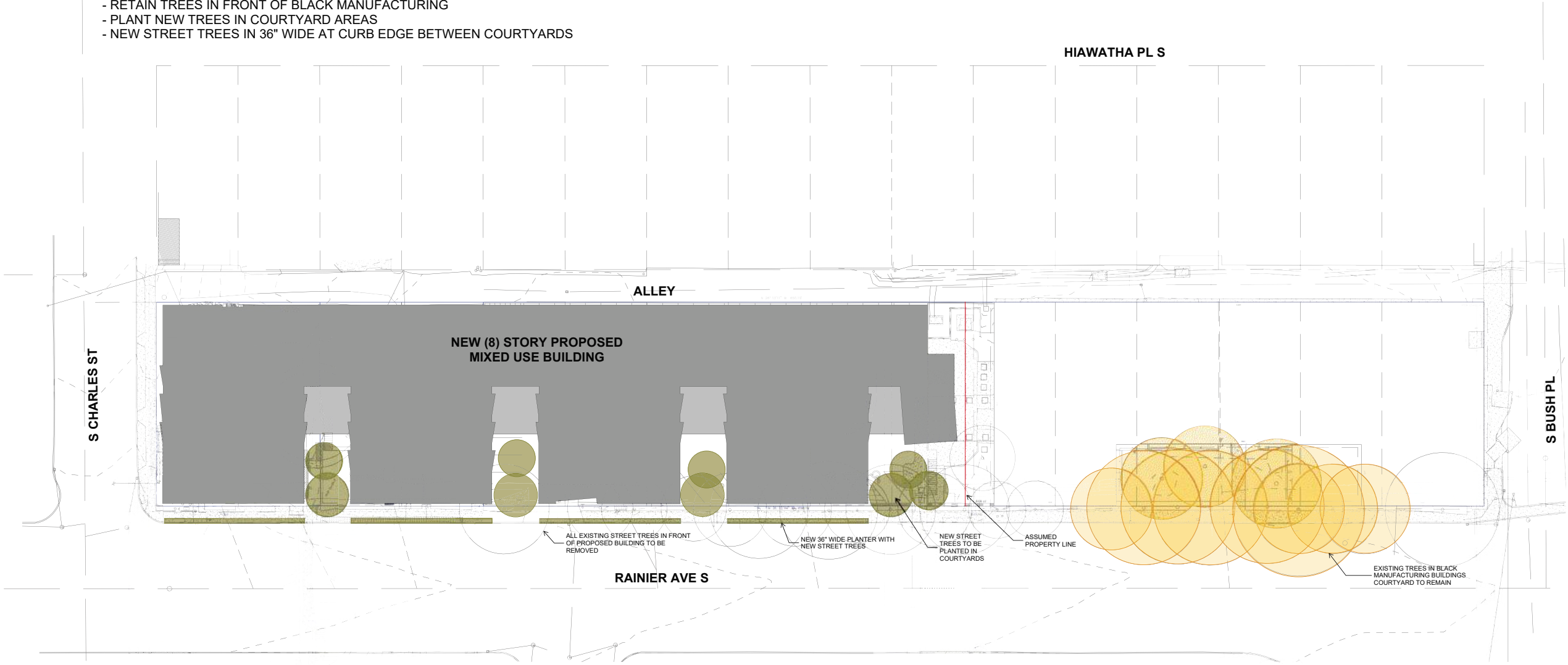
KEY:

- EXISTING STREET TREES TO REMAIN
- NEW STREET TREES
- EXISTING STREET TREES TO BE REMOVED

EDG OPTION 3 (PREFERRED)

SDOT STREET TREE OPTION C

- REMOVE TREES IN SIDEWALK IN FRONT OF BOTH BUILDINGS
- RETAIN TREES IN FRONT OF BLACK MANUFACTURING
- PLANT NEW TREES IN COURTYARD AREAS
- NEW STREET TREES IN 36" WIDE AT CURB EDGE BETWEEN COURTYARDS



KEY:

- EXISTING STREET TREES TO REMAIN
- NEW STREET TREES
- EXISTING STREET TREES TO BE REMOVED