

VACATION PETITION TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE

The undersigned, Grand Street Commons LLC ("Petitioner"), owns more than two-thirds of the property abutting that certain right-of-way located within the block bounded by 22nd Avenue S, S Grand Street, 23rd Avenue S, and S Holgate Street (the "Alley").

Petitioner petitions the City of Seattle to vacate the Alley, which is described more particularly as:

That certain alleyway, being 16 feet in width, create by Plat, between South Grand Street and South Holgate Street and lying between Lots 1, 2, and 3, and Lots 4, 5, and 6, Block 14, Jos C. Kinnear's Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington.

OR in the alternative, to vacate any portion of the above-described right of way;

RESERVING to the City of Seattle after vacation all necessary slope rights including cuts or fills on the former Alley for the protection of the reasonable original grading of right-of-way abutting on the property after the vacation.

SIGNATURE OF PETITIONER:

I declare that I am the owner of property that abuts the Alley described in the petition to the City Council for the above-noted right-of-way vacation. I understand the discretionary nature of the City Council decision and I have been informed of the vacation review process and all fees and costs and time frame involved. **For corporately held property, provide documentation of signatory authority.**

Grand Street Commons LLC

PROPERTY King County Parcels

4AC8D1CB13184A6...
Joe Ferguson
DocuSigned By: Joe Ferguson

388190-0515, 388190-0540, 388190-0550,
388190-0560

Signature: _____
Date: 7/23/2020

Petition Fee:

Grand Street Commons LLC and the owners of the Dere Auto Property have a signed agreement under which Dere agrees to pay for the 1/2 portion of the alley abutting and to be vacated to the Dere Property. Grand Street Commons LLC will pay for the rest of the alley, all of which abuts the GSC South property

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I Grand Street Commons, LLC acknowledge that:

Any expense that may be incurred in preparing, applying or obtaining any land use or construction permits in contemplation of such vacation is the sole risk of the petitioners;

The City Council decision is at the end of the review process;

The City Council decision on the vacation is discretionary, and will be based on the City's Street Vacation Policies contained in Resolution 31809 and other adopted policies;

A Council decision to grant the vacation request does not exempt the property from the requirements of the City's Land Use Code or from conditioning of development pursuant to the State Environmental Policy Act (SEPA);

I/we have been informed of the cost, obligations, petition requirements, Street Vacation Policies, the time frame involved in the review of vacation petition; and

I/we understand that property owners abutting the vacation area are obligated to pay a vacation fee in the amount of the appraised value of the right-of-way. State, federal or city agencies are not required to pay a vacation fee but are required to pay for all other fees

4AC8D1CB13184A6...
Joe Ferguson
DocuSigned By: Joe Ferguson _____ Petitioner 7/23/2020 _____ Date

CONTACT INFORMATION:

Petitioner:
Grand Street Commons LLC
401 N 36th Street, Suite 104
Seattle, WA 98103
joe@lakeunionpartners.com

Abutting Property Owners*:
Suey Lung Dere and Ling Ngar Dere
1818 Rainier Avenue S., Seattle, WA 98144
Grand Street Commons LLC
2030 Dexter Ave. N, Suite 100, Seattle, WA
*See attached Ex. A titled "Consent and Support for Alley Vacation"

Contact:
Randall Olsen, Cairncross & Hempelmann
ROlsen@Cairncross.com

Barry Baker, Mt. Baker Housing Association
barry@mtbakerhousing.org

MAP OF PROPOSED VACATION

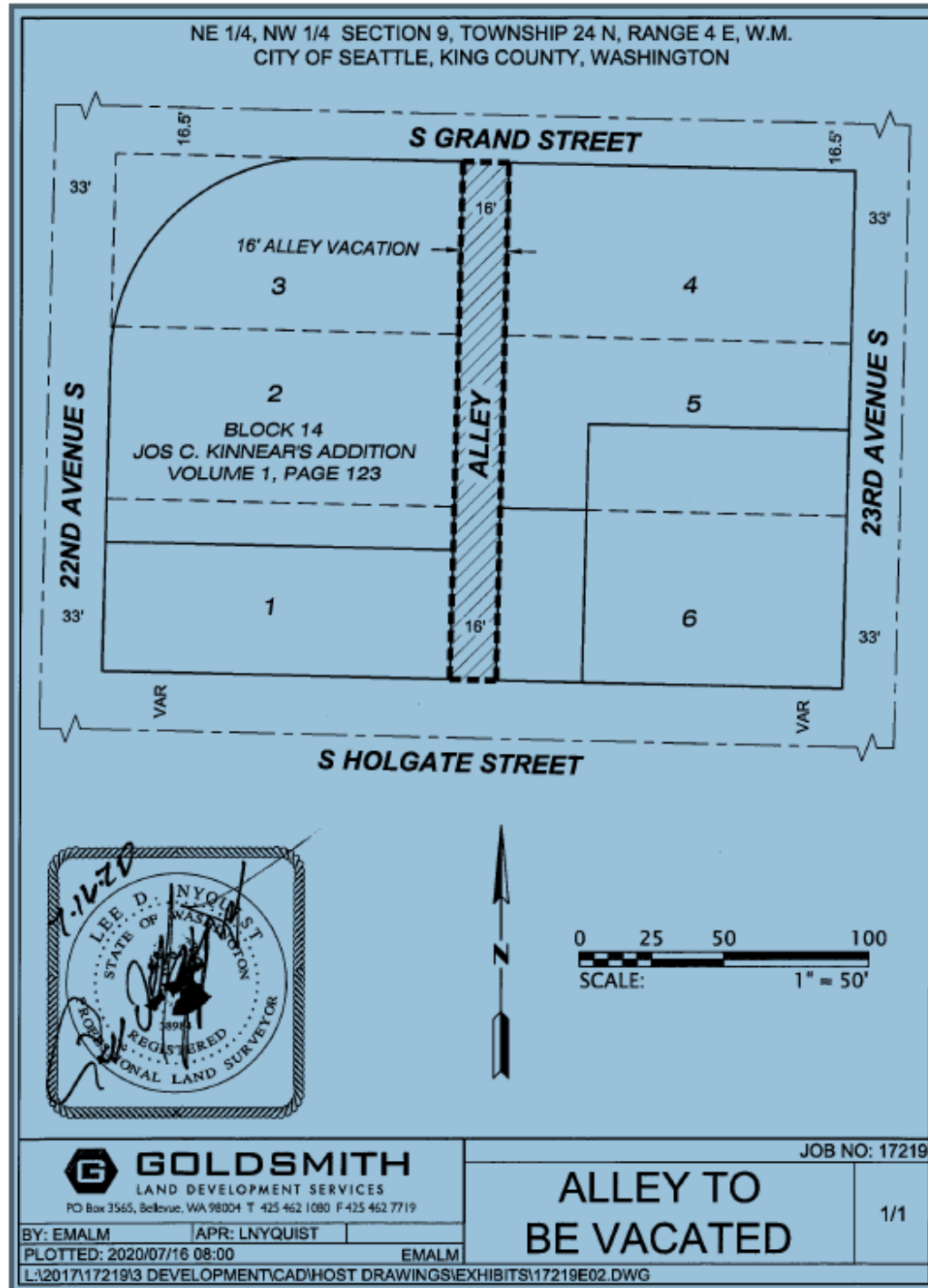


Exhibit A

Consent and Support for Alley Vacation

To: City of Seattle

Re: Vacation of the alley between S. Grand Street and S. Holgate Street

The undersigned ("Dere") own the property commonly known as 1818 Rainier Avenue S., tax parcel number 3881900510 ("Dere Property"). The Dere Property abuts a portion of the unopened alley located between S. Grand Street and S. Holgate Street (the "Alley"). Dere consents to and supports Grand Street Commons LLC's petition to vacate the Alley. Dere plans to purchase the half of the Alley that abuts the Dere Property. Please process and approve the Alley vacation.

Suey Lung Dere Dated: 4-12 2020
Suey Lung Dere

Ling Ngar Dere Dated: 4-12 2020
Ling Ngar Dere

The alley area of 190 feet by 16 feet with a square footage of 2,880.

GRAND STREET COMMONS - AFFORDABLE HOUSING ALLEY VACATION

GSC SOUTH ALLEY VACATION

1815 23RD AVENUE S
 SDCI Project # 3035070
 SEPT 4, 2020



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1 - SITE INFORMATION

LEGAL DESCRIPTION

July 16, 2020

LEGAL DESCRIPTION
FOR
LAKE UNION PARTNERS

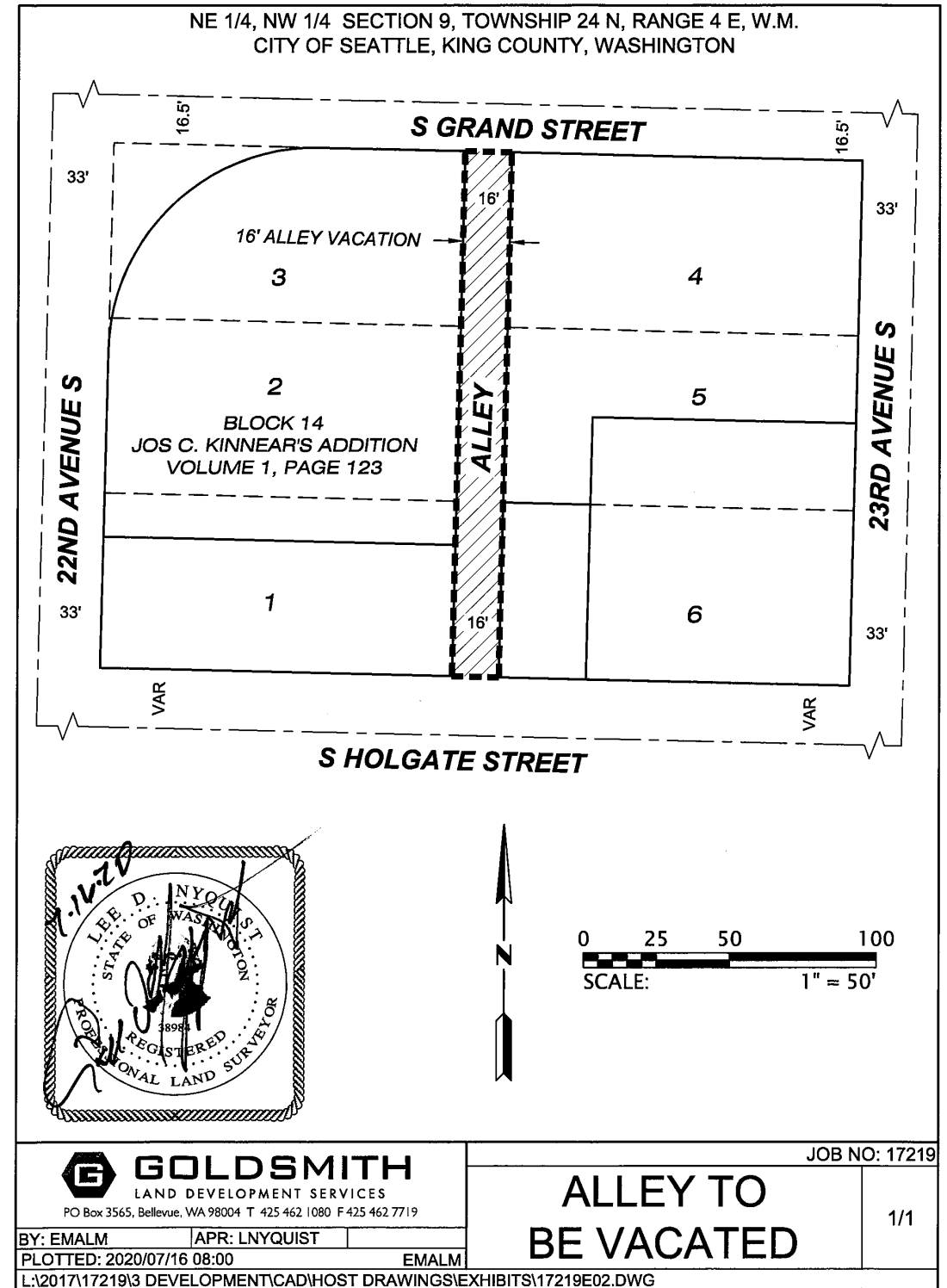
ALLEY TO BE VACATED

That certain alleyway, being 16 feet in width, created by Plat, between South Grand Street and South Holgate Street and lying between Lots 1,2, and 3, and Lots 4, 5, and 6, Block 14, Jos C. Kinnear's Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington.



17219 Alley Vacated Legal Description_2020-7-16.docx
Page 1 of 1

Prepared by:	
Checked by:	



SECTION 1 | SITE INFORMATION

LOCATION

2201 S GRAND ST, SEATTLE, WA 98144

PARCEL #:

3881900515, 3881900540, 3881900550, 3881900560

LOT SIZE:

39,268 SF (0.90 acres)

ZONING:

NC3-75(M)

OVERLAY ZONE:

North Rainier/Mt Baker Hub Urban Village

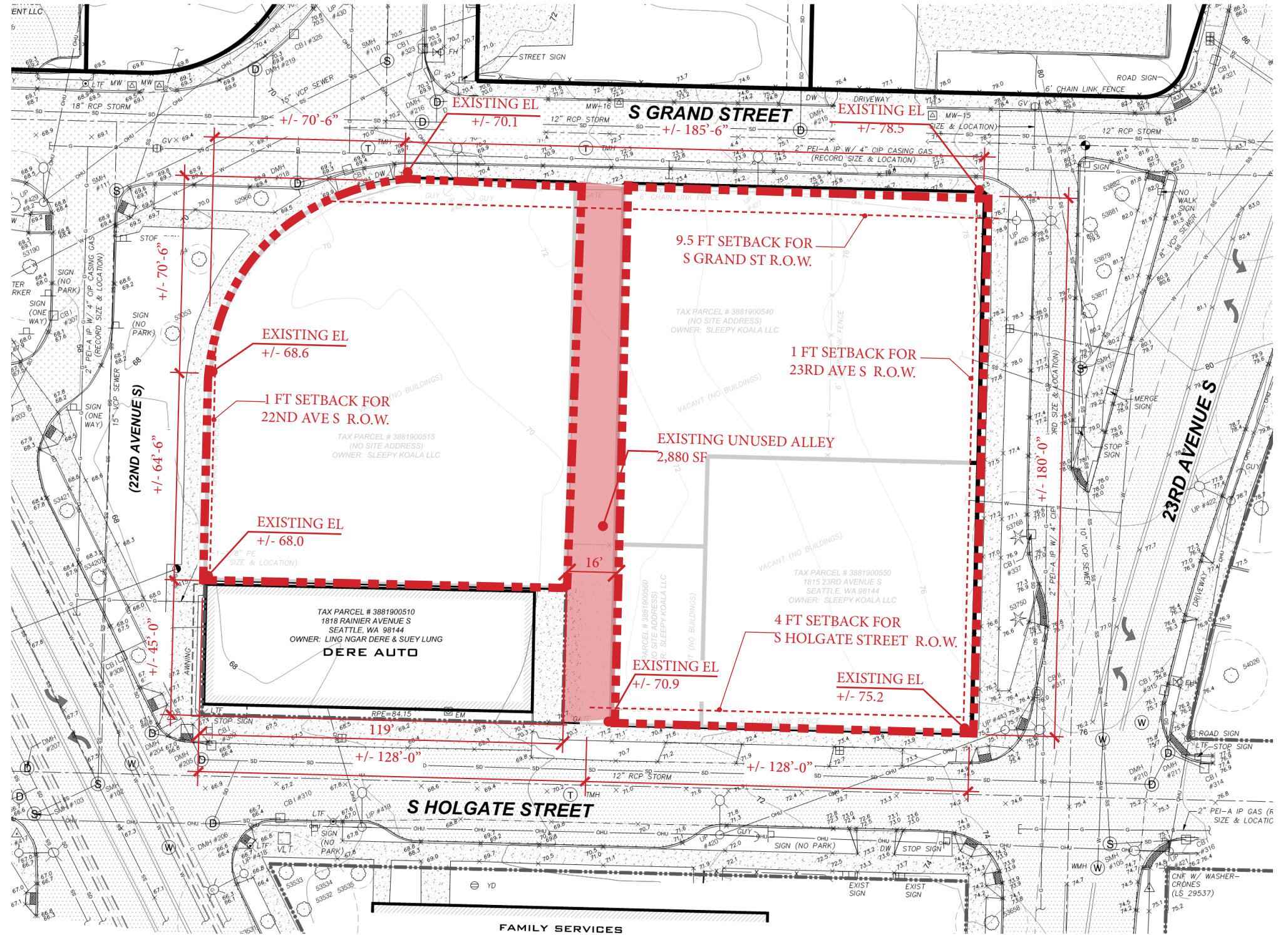
DESIGN GUIDELINES:

Central Area Neighborhood Design Guidelines

CITY COUNCIL DISTRICT:

City Council District 3

District Councilmember: Kshama Sawant



SECTION 1 | SITE PHOTOS - EXISTING CONDITIONS



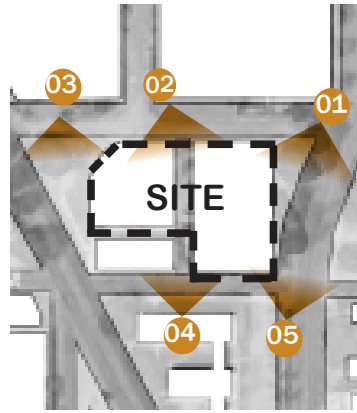
ALLEY



HOLGATE STREET



ALLEY



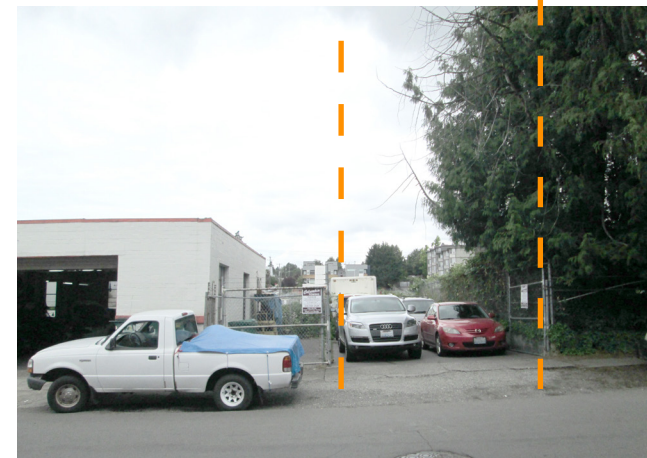
01 VIEW OF SITE FROM THE NORTHWEST



02 ALLEY VIEW FROM S GRAND STREET (NORTH END OF ALLEY)



03 VIEW OF SITE FROM NORTHWEST

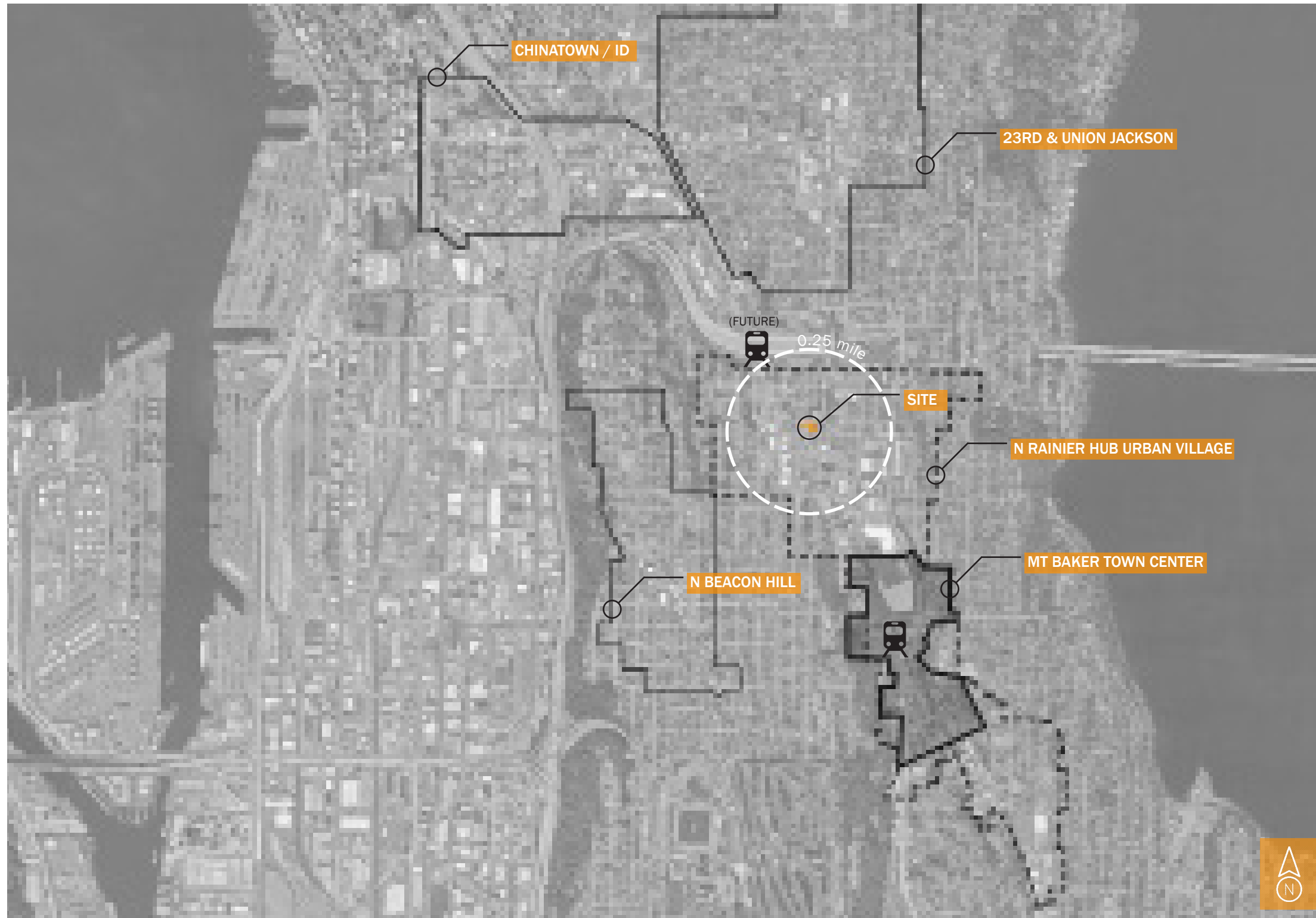


04 ALLEY VIEW FROM S HOLGATE STREET



05 23RD AVE S

2 - PROJECT INFORMATION



PROJECT URBAN BOUNDARY

The project is located in the North Rainier/Mt Baker HUB Urban Village.

NEIGHBORING URBAN BOUNDARIES

Downtown Urban Center

- Chinatown / ID Urban Center Village

Town Center

- Mount Baker Town Center

Residential Urban Village

- 23rd and Jackson Residential Urban Village
- North Beacon Hill Residential Urban Village



The alley vacation will support Mt. Baker Housing's affordable housing project on the south block of the Grand Street Commons project in the heart of the N. Rainier Hub Urban Village.

Opportunity to vacate an **unused alley** to make way for **much needed affordable housing**.

SECTION 2 | VISION STATEMENT

Narrative and Vision Statement: “The alley vacation will result in the creation of 45 additional affordable housing units on the GSC South site. The GSC South site is part of the larger Grand Street Commons project, which also includes GSC West and East as shown below. The goal of the Grand Street Commons project is to create a mixed income, transit-oriented community featuring Office of Housing funded family units at 60% AMI on the GSC South site, and market rate apartments and additional affordable units via MHA onsite performance and MFTE programming on the GSC West and East sites. Grand Street Commons will be a new neighborhood center and will feature a variety of retail and commercial uses, pedestrian friendly streets, and green public spaces, all in proximity to the Judkin’s Park Light Rail Station.



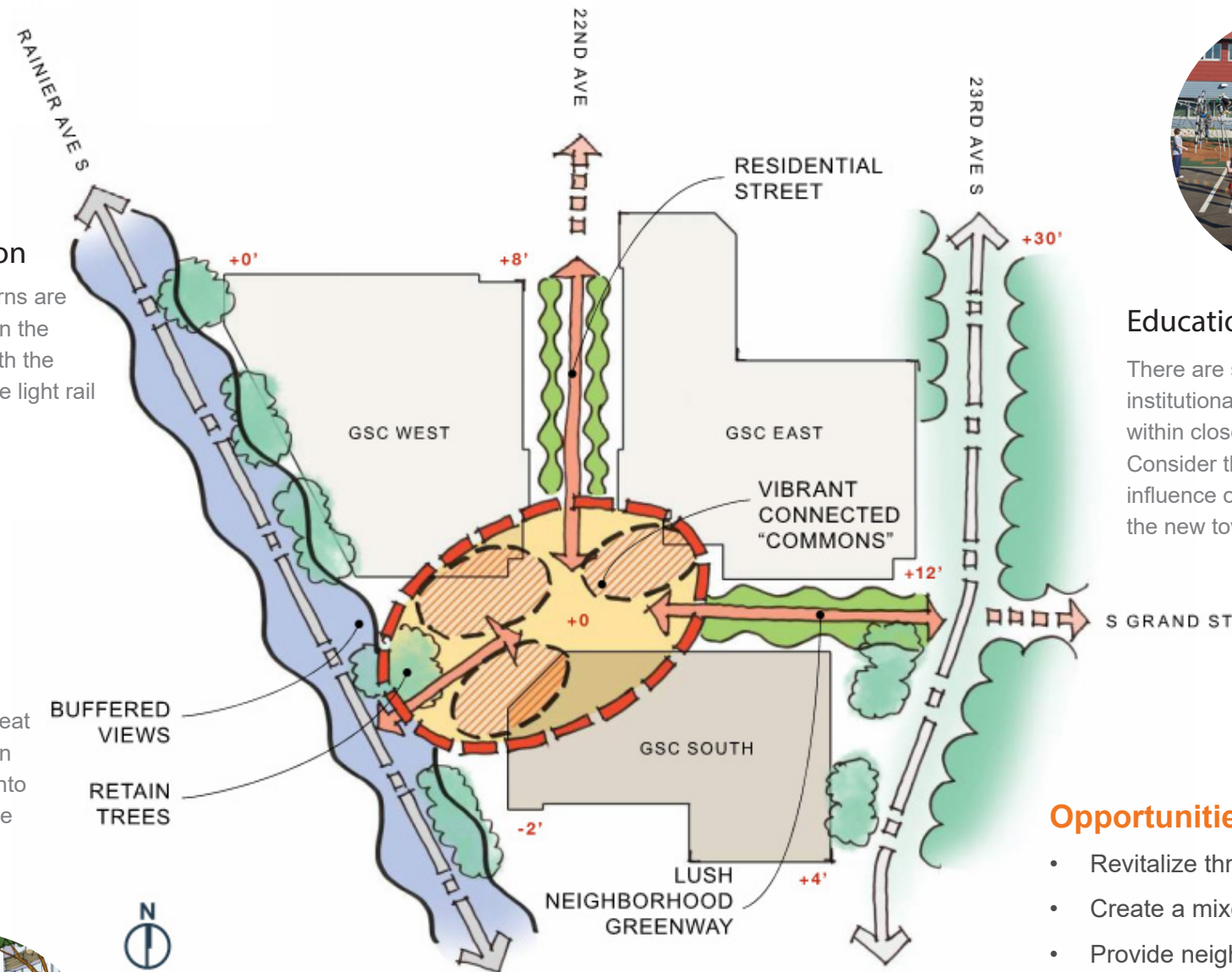
Transportation

Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.



Education and Culture

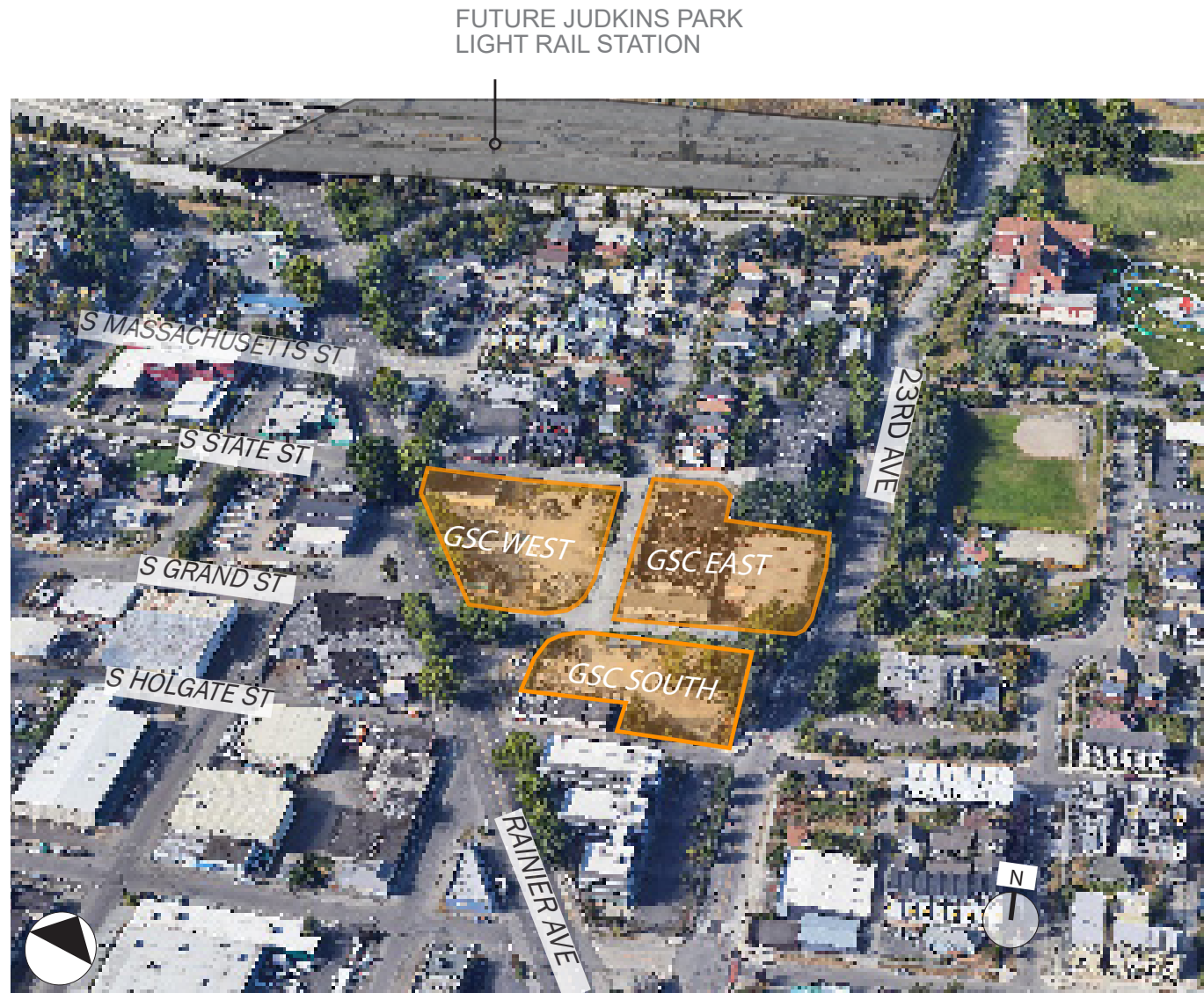
There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.



Opportunities

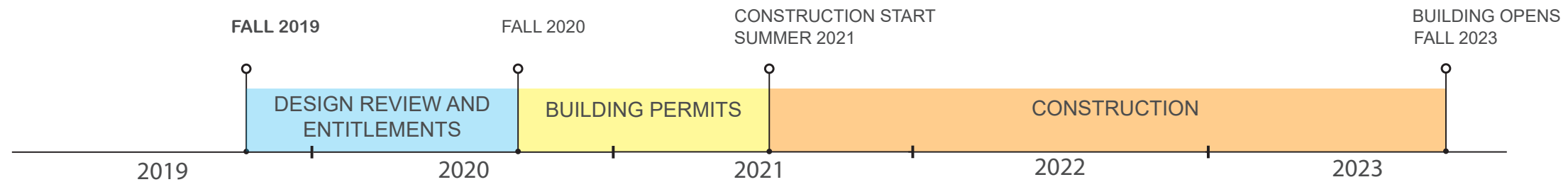
- Revitalize three brownfield sites into a healthy center for urban living.
- Create a mixed-use, mixed-income community near transit.
- Provide neighborhood open space that supports and connects the existing green spaces, education and cultural institutions in the neighborhood.
- Create an active pedestrian experience with enhanced ROW improvements and public open spaces that will benefit both new residents and the neighborhood at large.

SECTION 2 | DEVELOPMENT TEAM



DESIGN TEAM

Architecture: Runberg Architecture Group
 Landscape Architecture: Hewitt
 Civil: KPFF Consulting Engineers



Grand Street Commons

Grand Street Commons is a transit-oriented 3-block development in the Judkin’s Park neighborhood. The development team is working with the Washington Department of Ecology to clean up the brown-field sites which are contaminated from their recent industrial past. Creative housing solutions and a variety of commercial programming will be incorporated into the new mixed-use, mixed-income community.

Mt Baker Housing & Lake Union Partners

Mt. Baker Housing formed in 1988 from the anti-displacement efforts of members from the local Mt. Baker neighborhood and residents of Mt. Baker Village Apartment; a majority of whom were refugee immigrants from genocide in Cambodia and war in Vietnam. Residents of our properties, now spanning from North Rainier, through Columbia City and down to South Rainier/Rainier Beach, have been with us long-term and have generational ties to their neighborhood.

Lake Union Partners is an urban real estate firm specializing in residential mixed-use and commercial projects in metropolitan markets throughout the West. We are a team of creative and experienced developers who build projects with design integrity and sensitivity to local neighborhoods.

Development Program

GSC South: Mt. Baker Housing

Pending approval of the alley vacation, this building will provide 200+ units of affordable housing for families at 60% AMI.

GSC West and East: Lake Union Partners

The East and West buildings will provide over 550 new rental apartments combined. The apartments will be primarily market rate rental housing; affordable housing will be provided via MHA onsite performance and MFTE.

SECTION 2 | PROJECT INFORMATION - ALLEY VACATION PROPOSAL

PROPOSAL SUMMARY

Total Gross Floor Area: 201,380 SF

Residential Floor Area: 135,401

Office/Retail Floor Area: 11,652 sf

Building Height: 76'-8"

Number of Residential Units: 202

Number of Parking Stalls: 32

Number of Bike Stalls: 25

Uses: Affordable Multifamily Apartment, Retail, Office

PROJECT DESCRIPTION

Establish use of 7-story mixed-use building with 202 affordable housing apartments, retail, office, and structured parking.

AFFORDABLE HOUSING

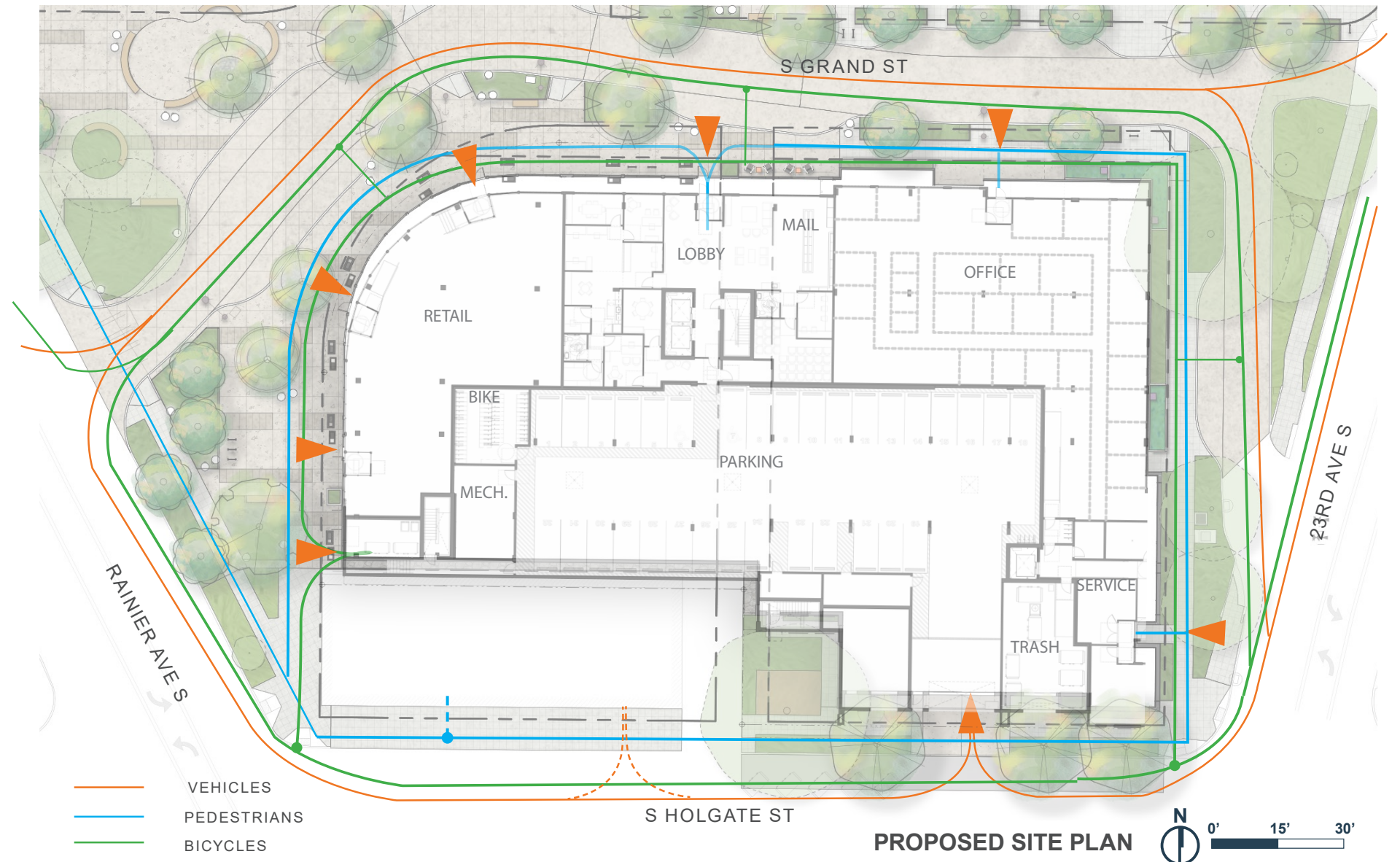
All of the apartment units will be restricted as affordable housing to families and individuals earning at or below 60% of the Area Median Income. The affordability will be ensured with two land use restriction agreements. The project will receive funding from the city of Seattle Office Housing restricting affordability for 50 years. The project will receive an allocation of tax exempt bonds and federal Low Income Housing Tax Credits from the Washington State Housing Finance Commission restricted for 40 years.

SUSTAINABLE FEATURES

The project will qualify for the Evergreen Standard Sustainability program. (access to services, transit, open space, improving connectivity to the community, landscaping, water-conserving fixtures, energy reduction, efficient lighting, sustainable building envelop design, etc.)

RACE AND SOCIAL JUSTICE INITIATIVE

The North Rainier/Mt Baker neighborhood has 40.5% persons of color (33% citywide) with 15.4% African American and 13.3% Asian. It is in the high displacement risk/high access to opportunity area based on the City's Growth & Equity analysis, which makes affordable housing at 60% AMI critical in this area to support planning consistent with the City's Race and



Social Justice Initiative (RSJI) and the Seattle Comprehensive Plan core value of social equity. Through targeted outreach and marketing, the goal will be that the ratio of renters reflect this neighborhood diversity. The North Rainier/Mt Baker neighborhood has been identified as a high risk for displacement from development and gentrification. By providing 202 units of high quality affordable housing at 60% AMI, the project will provide current neighborhood residents new housing options, including those at risk of losing their homes to redevelopment. Because the property currently contains no housing, all 202 units will be new affordable housing for this community and no housing is being displaced by this project.

PROJECT COST ESTIMATE

Total Development Cost is about \$85M, total construction cost is about \$59M.

SQUARE FOOT VALUE OF PROPERTY UNDER CONTRACT

Parcel #s: 388190-0515, 388190-0540, 388190-0550, 388190-0560

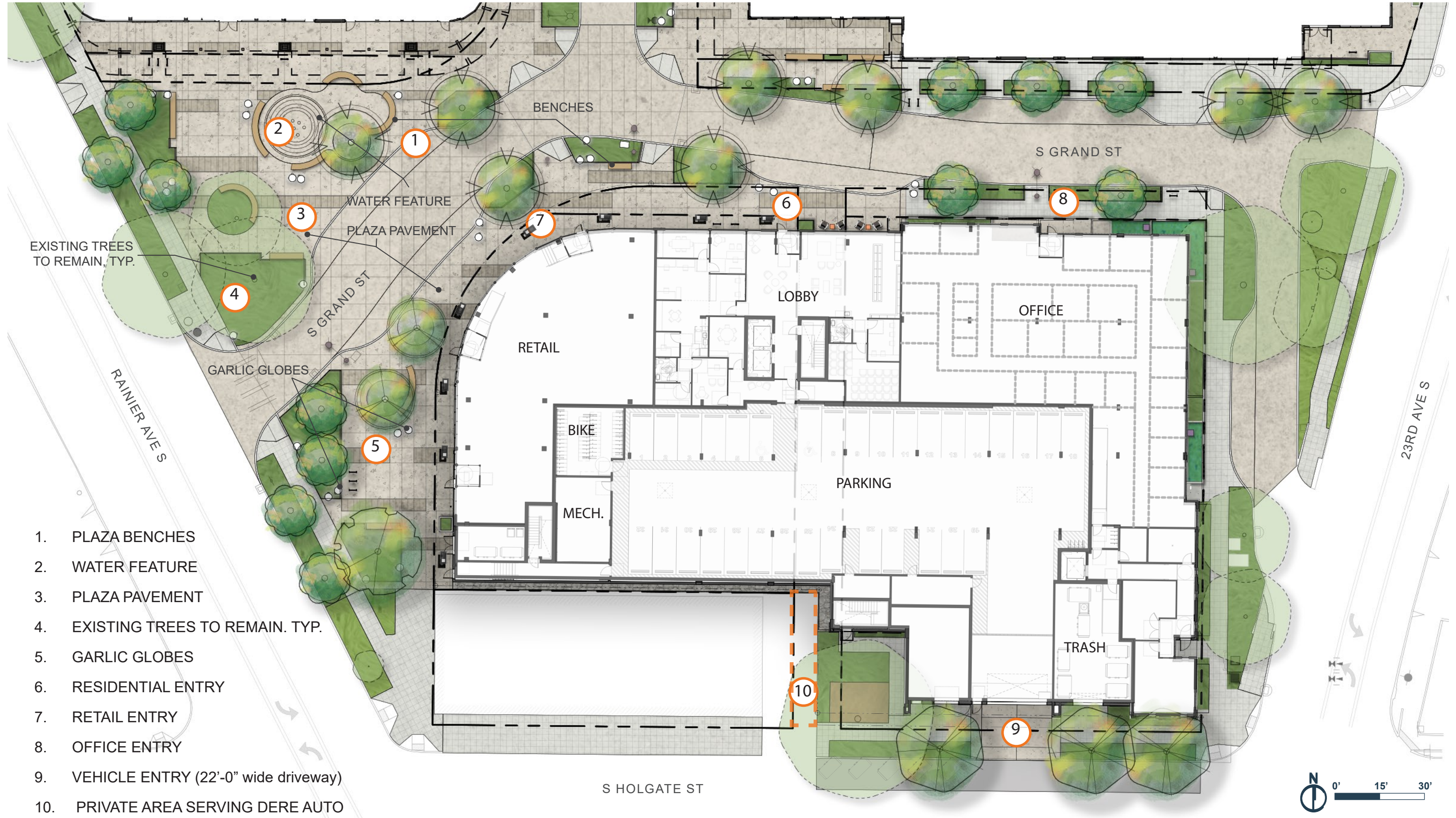
Parcel SF: 36,760

Contract Purchase Price: \$5,054,880 (\$138 / SF)

PROPOSED DEVELOPMENT TIMELINE

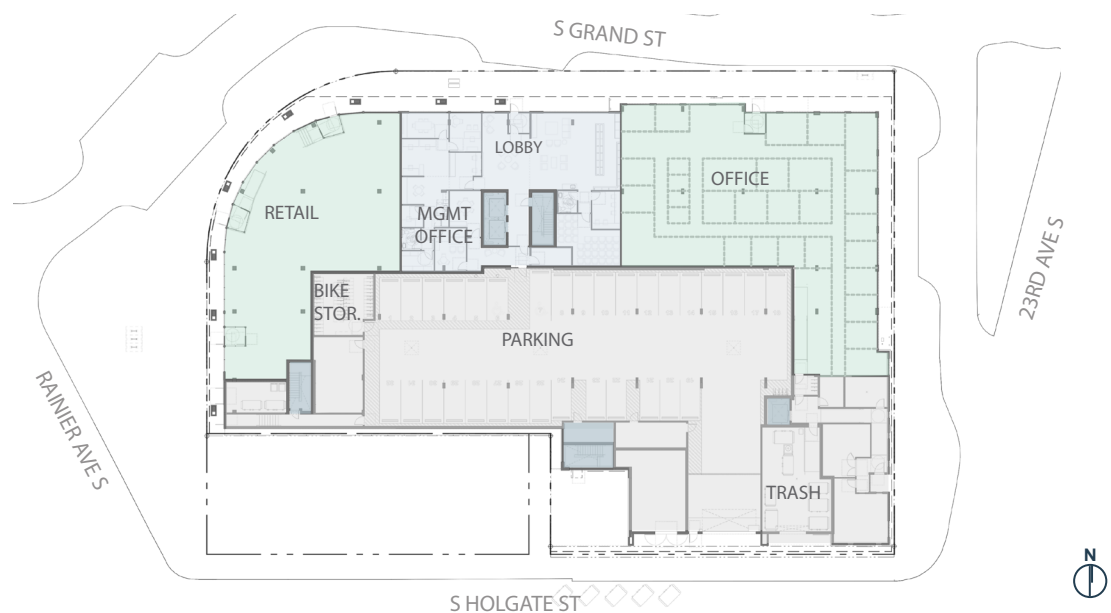
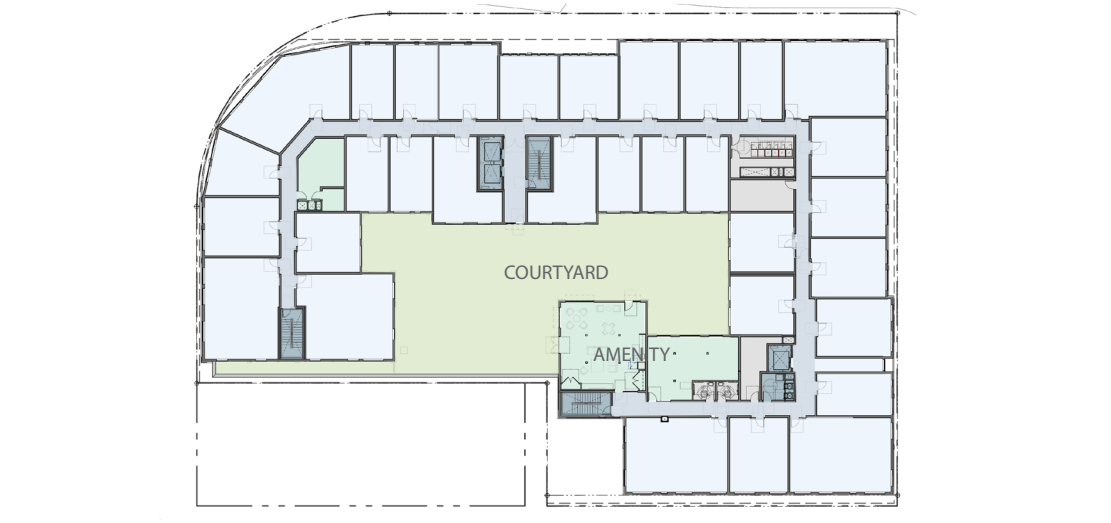
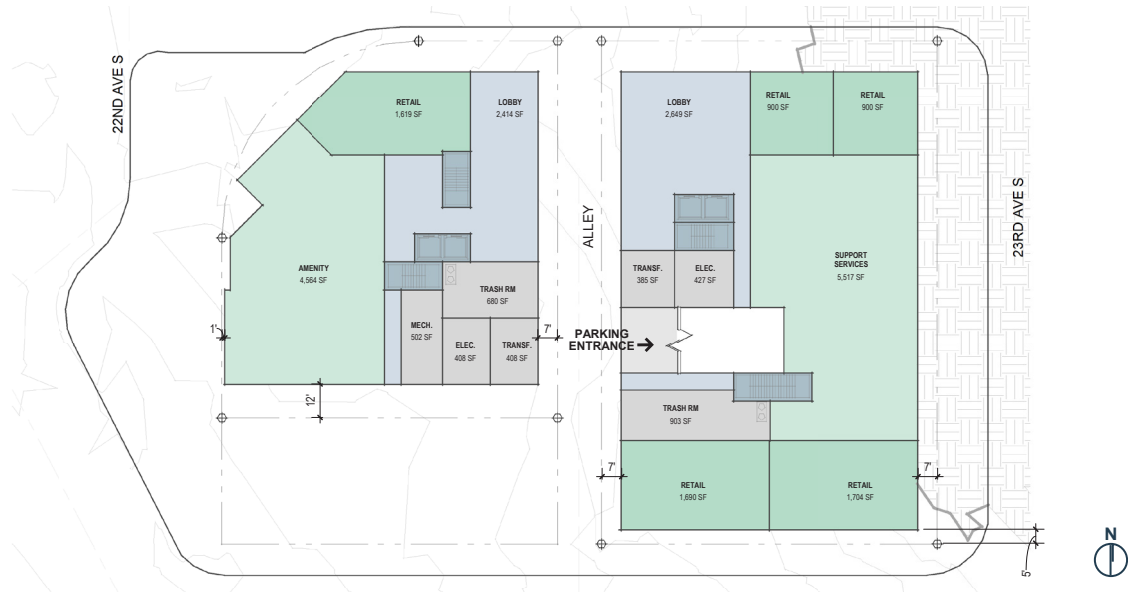
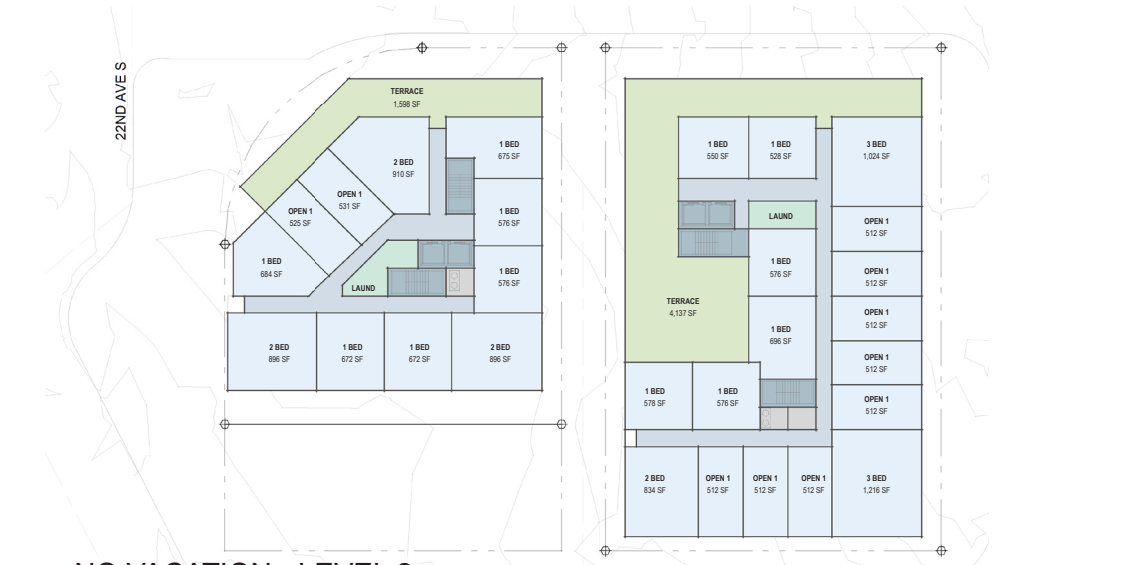
20 months entitlement, 22 months construction.

SECTION 2 | SITE PLAN



- 1. PLAZA BENCHES
- 2. WATER FEATURE
- 3. PLAZA PAVEMENT
- 4. EXISTING TREES TO REMAIN. TYP.
- 5. GARLIC GLOBES
- 6. RESIDENTIAL ENTRY
- 7. RETAIL ENTRY
- 8. OFFICE ENTRY
- 9. VEHICLE ENTRY (22'-0" wide driveway)
- 10. PRIVATE AREA SERVING DERE AUTO

SECTION 2 | AFFORDABLE HOUSING



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	\$77,198,455	\$84,626,679	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately \$70,000/unit.
# OF APARTMENTS	157	202	Provides 45 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	\$137,345	\$80,100	42% reduction in cost per unit for the Office of Housing funding. This generates 45 additional housing units while simultaneously saving over \$4.7 million in Office of Housing costs.

SECTION 2 | PUBLIC OPEN SPACE NETWORK



A RAINIER AVENUE OPPORTUNITY AREAS (EAST SIDE)



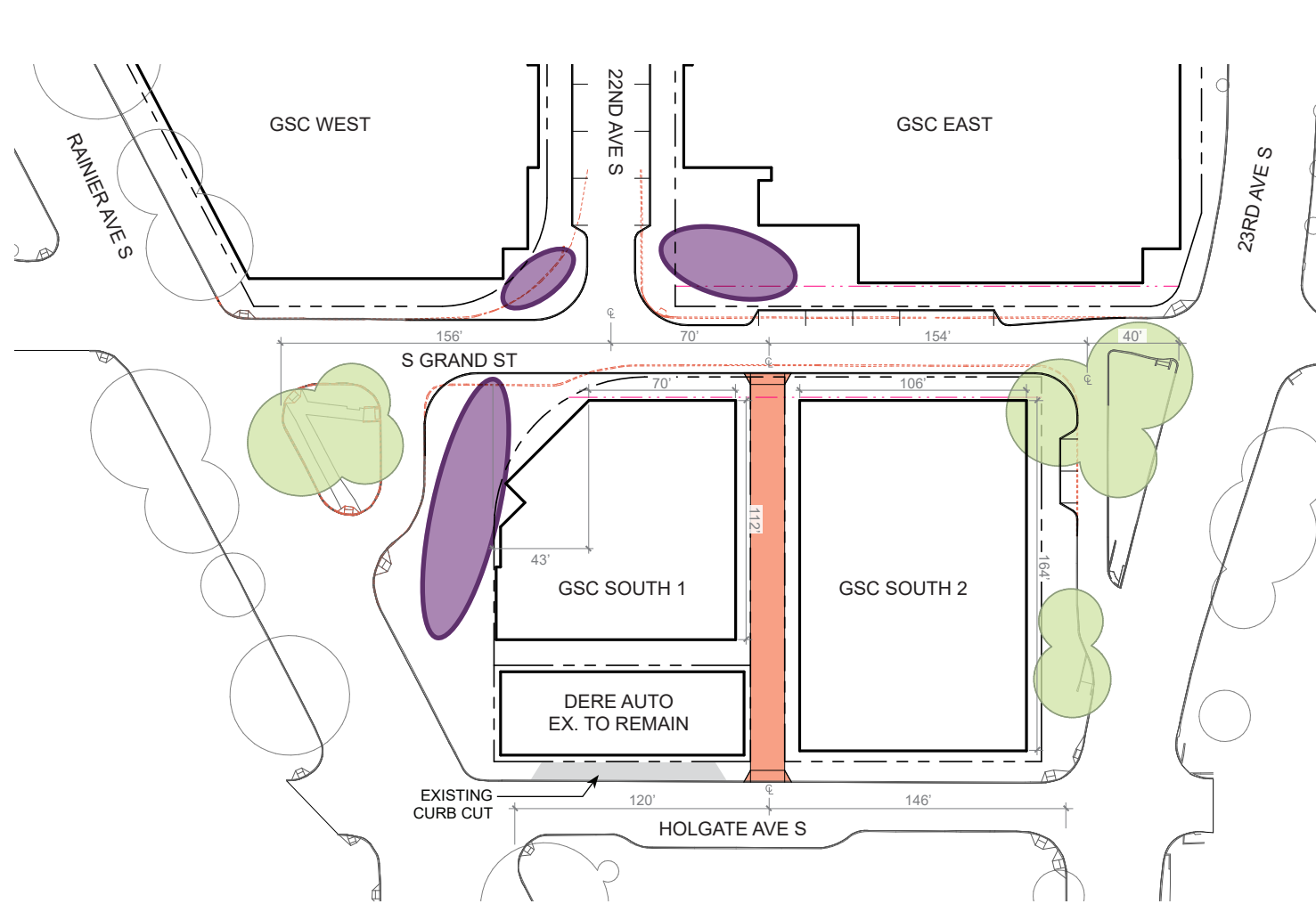
B RAINIER AVENUE OPPORTUNITY AREAS (WEST SIDE)



C 23RD AVE S AND GRAND ST INTERSECTION



SECTION 2 | OPEN SPACE DIAGRAMS

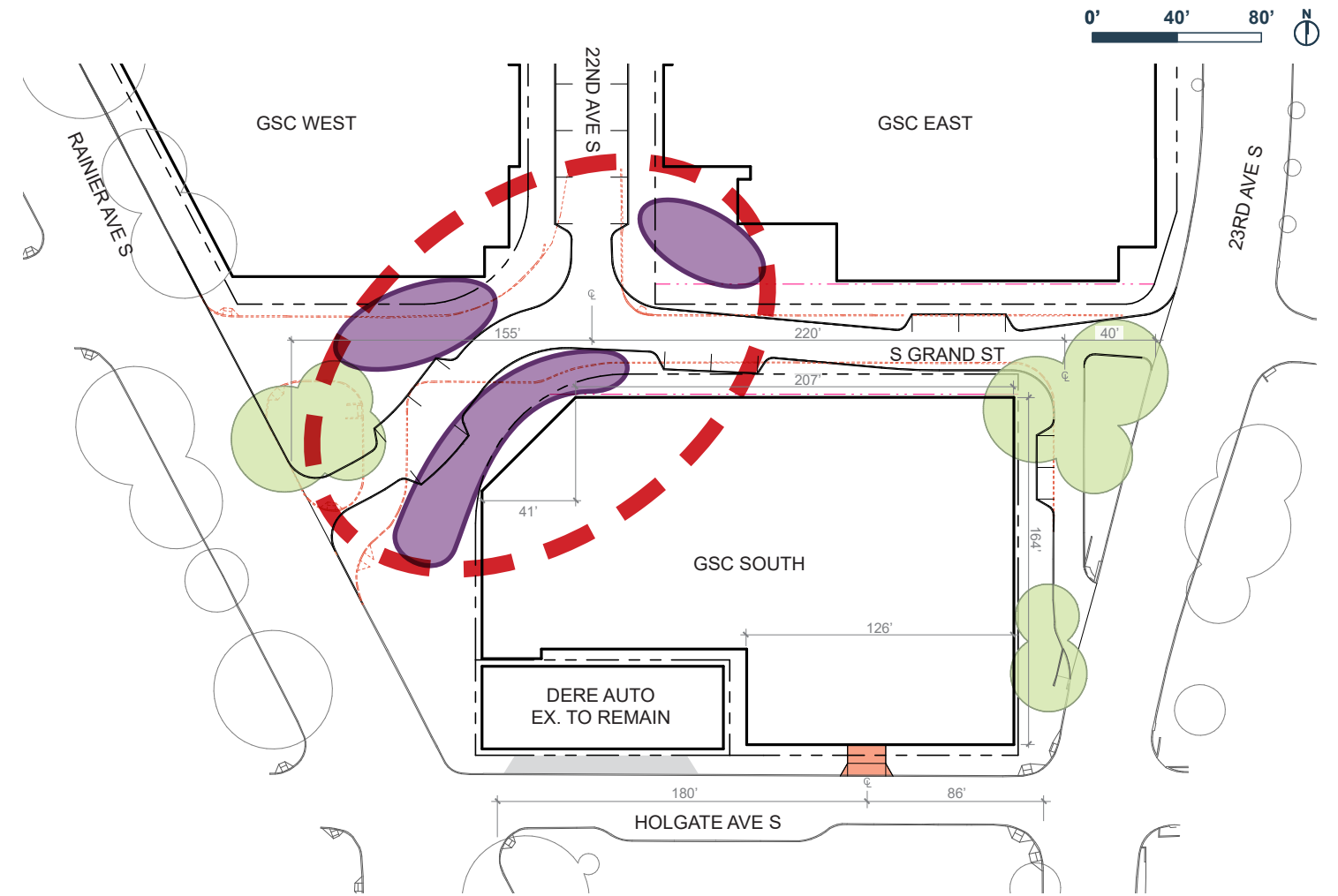
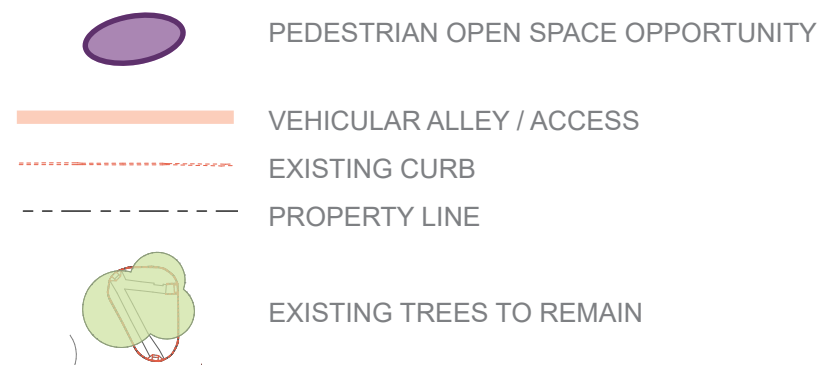


NO ALLEY VACATION

CONSIDERATIONS:

- Less desirable open space orientation: Rainier Ave frontage has limited connectivity to Grand St.
- Disconnected "Commons": Connection to other open space opportunity areas is reduced.
- Compromised pedestrian access: Two road crossings to GSC south area reduce safety.

LEGEND

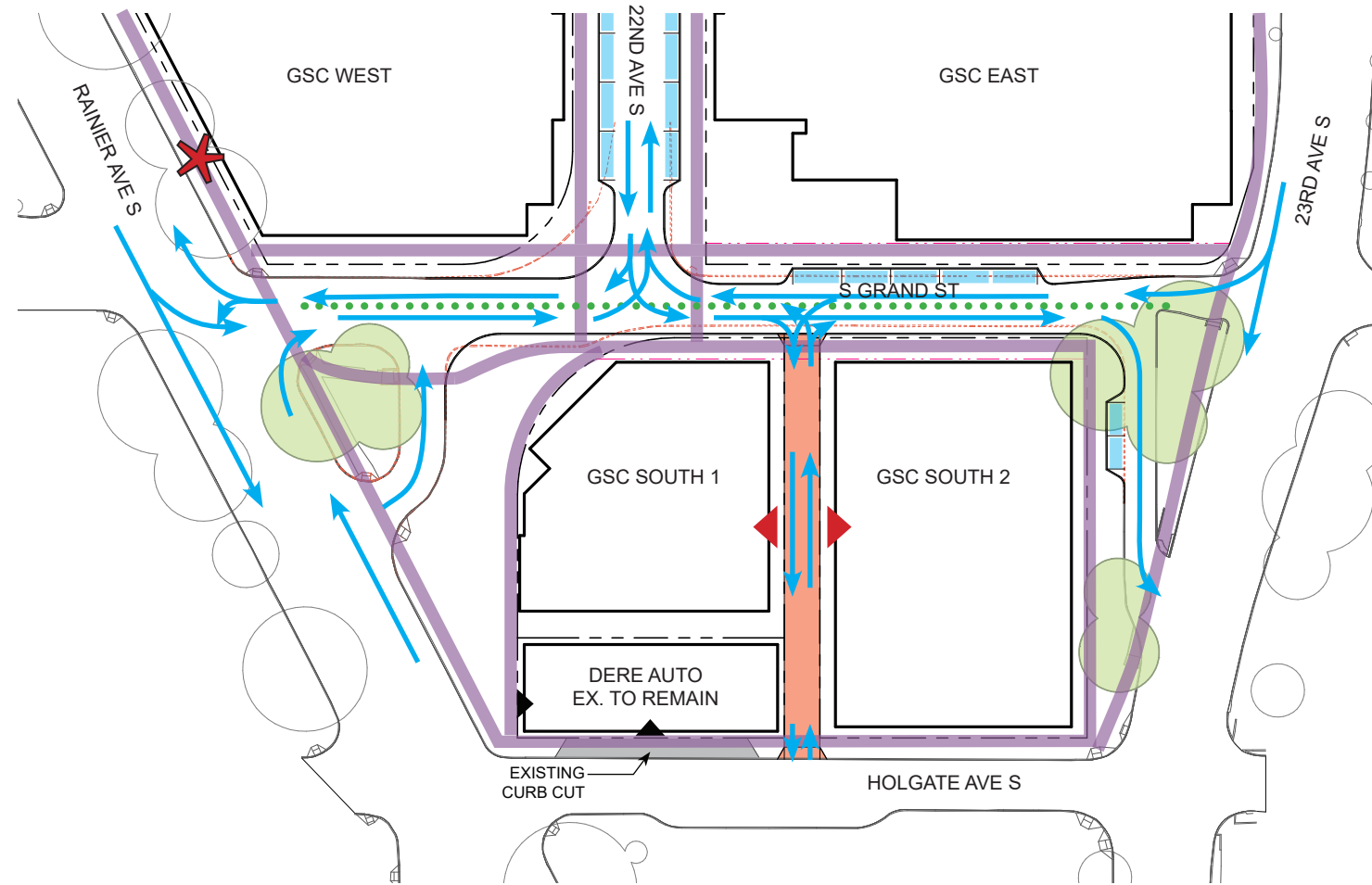
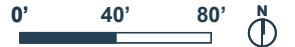


ALLEY VACATION

CONSIDERATIONS:

- Improved open space orientation: Open space along Rainier Ave and Grand St is more usable.
- A connected "Commons": Creates a variety of open spaces that relate to each other and the building adjacencies will result in a more unified space.
- Safer pedestrian access: Reduced road crossings will increase safety.

SECTION 2 | CIRCULATION DIAGRAMS

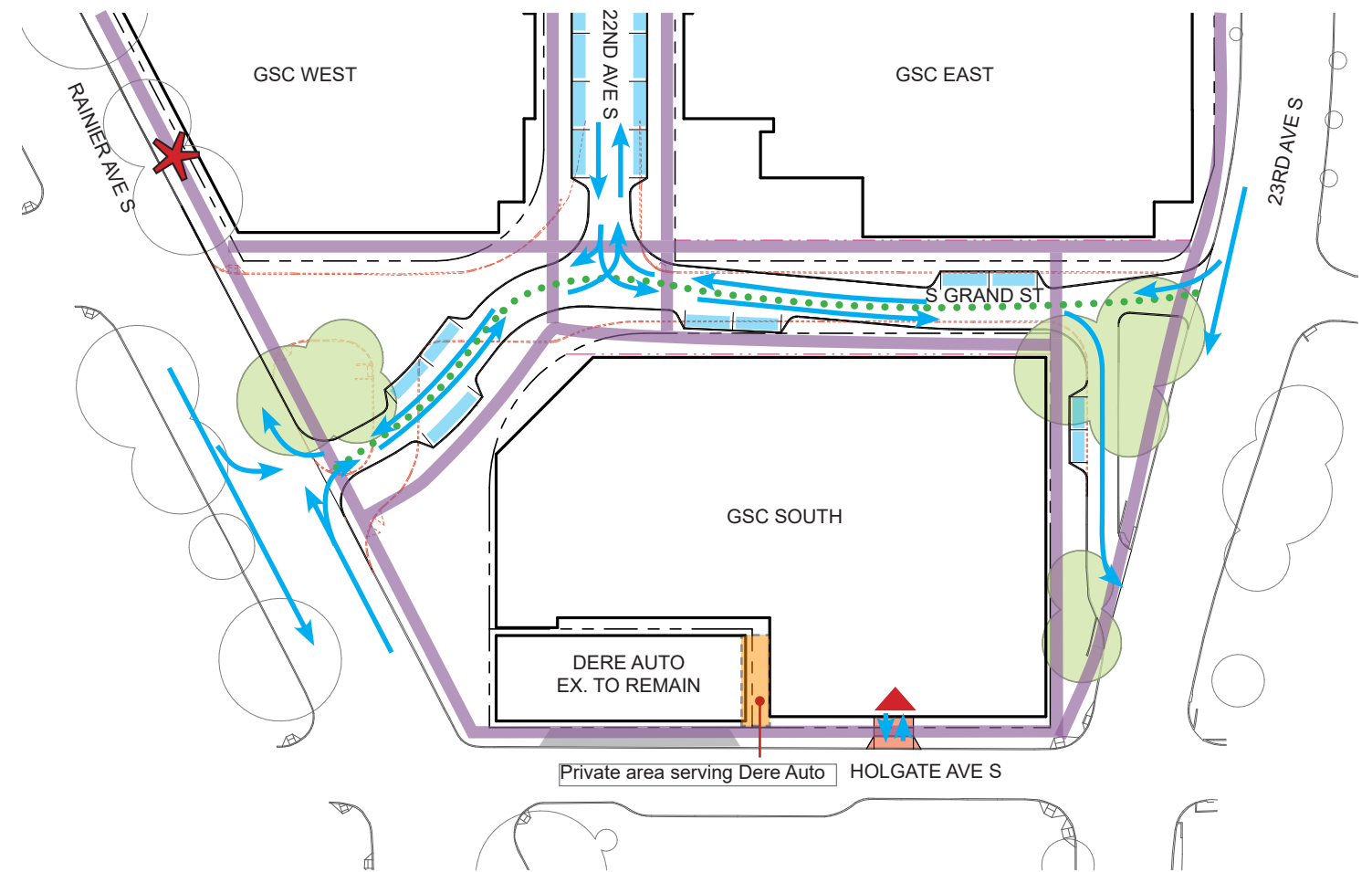
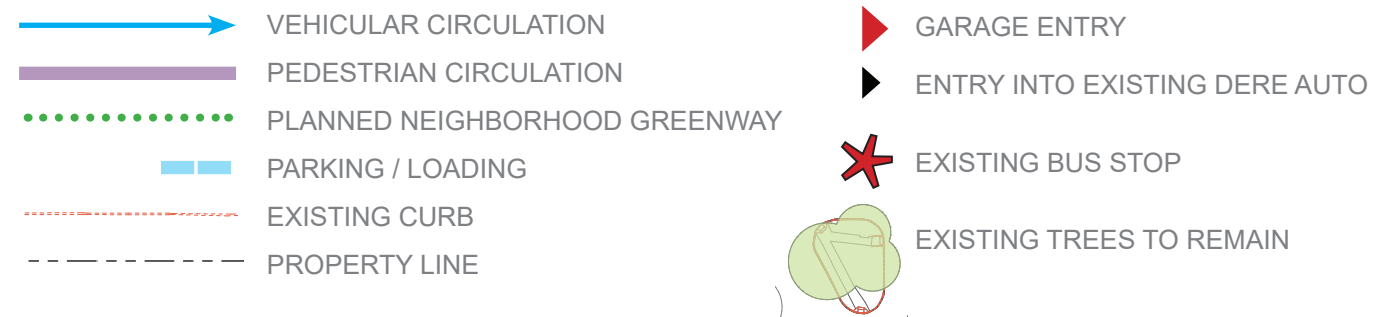


NO ALLEY VACATION

CONSIDERATIONS:

- Increased pedestrian+bicycle+vehicle conflicts: Alley at Grand St. introduces vehicular conflicts that don't currently exist.
- Intersection/alley separation: Turning movements into & from alley at Grand St. could impact the intersection of 22nd and Grand St.
- Less safe: Isolated pedestrian island at Rainier Ave. and Grand St. is underutilized and unsafe.
- Prioritizes vehicles: Wider straight travel ways results in a narrower pedestrian area with limited visual containment and buffering.

LEGEND



ALLEY VACATION (entire alley)

CONSIDERATIONS:

- Reduced pedestrian+bicycle+vehicle conflicts: Grand St. functions better as a Neighborhood Greenway.
- Traffic volumes reduced : Garage access from Holgate St reduces traffic volumes on Grand St.
- Increased safety: Consolidated roadway reduces number of pedestrian crossings.
- Better pedestrian experience: More narrow curved road results in wider pedestrian areas with better place making opportunities.
- NOTE: The entire alley will be vacated. The southern end of the alley adjacent to neighboring Dere Auto property will be split from the center, with the west half purchased by Dere Auto for private use.

3 - LAND USE INFORMATION

SECTION 3 | LAND USE INFORMATION

ZONING DESIGNINATION

NC3-75 (M)

NEARBY ZONING

North, West and South of Site:

NC3-75(M)

East of Site: MR (M2)

ZONING SUMMARY

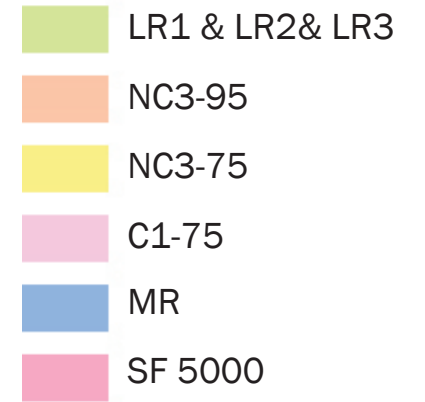
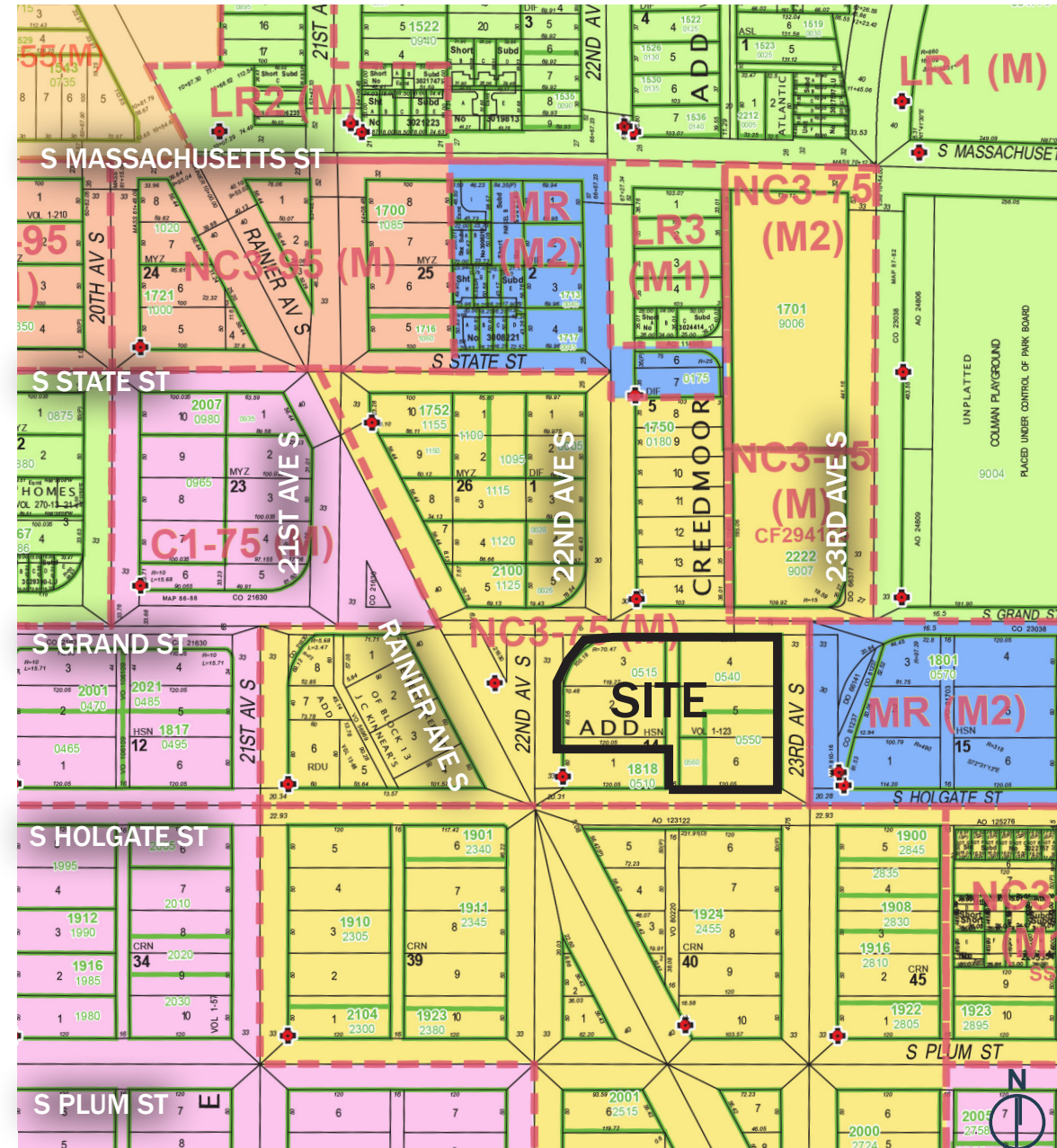
The entire project site (outlined in the map to the right) is zoned NC3-75' (M). The same zone extends across S Grand Street to the north, Rainer Ave S to the west, and S Holgate Street to the south. The block east of the site on the opposite side of 23rd Ave S is zoned MR (M2). This block is pursuing an alley vacation to eliminate the platted (but unimproved) alley running north/south through the center of this block.

NC3-75'
Chapter 23.47A - Commercial
Key Zoning Code Criteria

Code Section	Topic	Summary
23.47A.005.C	Street Level Uses	Limits to residential use at grade do not apply to this project.
23.47A.008.A.2	Blank Facades	Blank Facades may not exceed 20' in width or 40% of the width of a structure along the street.
23.47A.008.B	Non-Residential requirements	60% Transparency required Average depth of 30' and min. depth of 15' Floor to floor height is min. 13'-0"
23.47A.008.D	Residential at grade	At least on street-level, street-facing façade shall have a visually prominent entry The floor of a dwelling unit shall be 4' above or below sidewalk grade or be set back at least 10 feet from the sidewalk.
23.47A.012	Structure Height	Per zone - 75'
23.47A.013	Floor Area Ratio (FAR)	FAR = 5.5
23.47A.014	Setback Requirements	Upper level setback abutting an MR zone - does not apply when MR zone is part of the same building. Upper level setback for street-facing facades - setback of 8 feet is required above 65 feet.
	Façade Modulation	Structures > 250' in width must have one portion of the structure 30 feet or greater setback 15 feet min from the front property line.
	Decks and Balconies	Are permitted within the setback area.
23.47A.016	Green Factor	Green Factor of 0.3 or greater is required.
23.47A.022	Light and Glare	Exterior lighting must be shielded and directed away from adjacent uses. Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height
23.47A.024	Amenity Area	5% total gross floor area in residential use. Amenity areas shall not be enclosed.
23.47A.032	Parking Access	Parking shall be from the alley.
23.54.015	Parking requirements	no minimum parking required for residential or commercial use

FUTURE LAND USE

North Rainier/Mt Baker Hub Urban Village. Seattle's Comprehensive Plan estimates an additional 1,000 units and 2,100 jobs through 2035. Since the plan's adoption, 684 units have been built with another 884 issued, not yet complete. There has been a job change of 674.



LAND USE ACTIONS REQUIRED FOR PERMIT

Design Review: the project has an approved EDG, and a MUP has been submitted in April 2020.

SEPA: A SEPA checklist has been submitted on April 23, 2020.

Building Permit: A demolition, shoring and building permit will be needed for the construction of this project. These will be submitted in Oct 2020.

Both MBH and LUP projects are going through the building and SIP permitting process concurrently under separate permits to ensure coordination between both projects, and among City departments.

SUMMARY OF CITY PLANS AND POLICIES

Seattle's Comprehensive Plan provides an opportunity to envision a more equitable future, one in which "all marginalized people can attain those resources, opportunities, and outcomes that improve their quality of life and enable them to reach their full potential". The project supports the land use goal for Commercial/Mixed-Use Areas to "Create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and expansion opportunities for existing businesses, and promote neighborhood vitality, while also accommodating residential development in livable environments." The alley vacation allows for the construction of additional affordable housing units which supports the housing affordability goals of the Comprehensive Plan.

The North Rainier Neighborhood Plan envisions a town center that is attractive to pedestrians and that includes concentrated housing and commercial uses that are well served by transit. Under the plan, the neighborhood should include housing with different unit sizes that serves a range of household incomes, a vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley, and accommodate a vibrant pedestrian environment in new development projects. The alley vacation will increase the number and variety of affordable units provided and improve the pedestrian environment, both of which implement the neighborhood plan.

Seattle Climate Action plan focuses on city actions that reduce greenhouse emissions and also support vibrant neighborhoods, economic prosperity, and social equity. Actions are focused on areas of greatest need and impact: road transportation, building energy and waste. The plan also includes actions that will increase our community's resilience to the likely impacts of climate change. The alley vacation will allow for more affordable housing, green space and amenities such as water feature that help reduce heat island effect, and create welcome and inclusive gathering place for all that improve overall vibrancy, prosperity, and equity of the neighborhood.

The Seattle Pedestrian Master Plan (PMP) is a 20-year blueprint to achieve our vision of Seattle as the most walkable and accessible city in the nation. The plan focuses on the safety and well-being of our residents and the vibrancy of our neighborhoods. It calls for improving walkability and accessibility by completing and maintaining Seattle's pedestrian network, focusing investments on streets near schools and frequent transit. Not only does the PMP aim to increase access and safety for people walking, it also

establishes strategies and actions that prioritize vibrant public spaces and complete streets to make walking a more comfortable and enjoyable experience. This alley vacation supports the PMP goals by improving walkability, accessibility and public spaces.

The Seattle Bicycle Master Plan (BMP)'s goal is to make riding a bike a comfortable and integral part of daily life in Seattle for people of all ages and abilities. Building out a connected network of protected bike lanes and neighborhood greenways will make sure people young and old, the fast and fearless riders, casual riders, and everyone in between can feel safe and comfortable riding a bike. It's a healthy, affordable, and clean way to get around. By creating safer street/access, this project supports the BMP's goals and priorities.

The Seattle Transit Master Plan (TMP) is a comprehensive and 20-year look ahead to the type of transit system that will be required to meet Seattle's transit needs through 2030 including the development of a transit system that supports the mobility needs of Seattle residents and businesses and that serves as a backbone of sustainable urban growth. The TMP addresses many critical issues including identification of the city's most important transit corridors that carry high ridership today, as well as potential new ridership markets that will emerge as Seattle grows in jobs and new residents; selection of transit modes—such as bus rapid transit, light rail, or street car—that would work best on those corridors; integration of transit capital facilities and services with walking and biking infrastructure, and using transit to make great places; enhancement of bus transit performance through roadway investments such as bus bulbs and traffic signal priority; and coordination with Metro and Sound Transit to create a seamless, fully integrated, and user friendly network of transit services. The project is one-block from frequent transit service, a bus rapid transit line in the same location is planned to begin operating in 2024, and the Judkins Park light rail station is four blocks away and planned to open in 2023, all of which support the goals of the TMP.

The Freight Master Plan (FMP) addresses the unique characteristics, needs, and impacts of freight mobility. The plan helps us understand why freight is so important to the city and the region, examine the challenges of moving freight, and develop solutions to address the challenges. The FMP primarily focuses on urban truck freight movement to support Seattle's increasing demand for goods and services in a safe and reliable manner. The plan outlines the critical role that freight movement has on meeting the City's goals for social equity, economic productivity, sustainability, and livable neighborhoods.

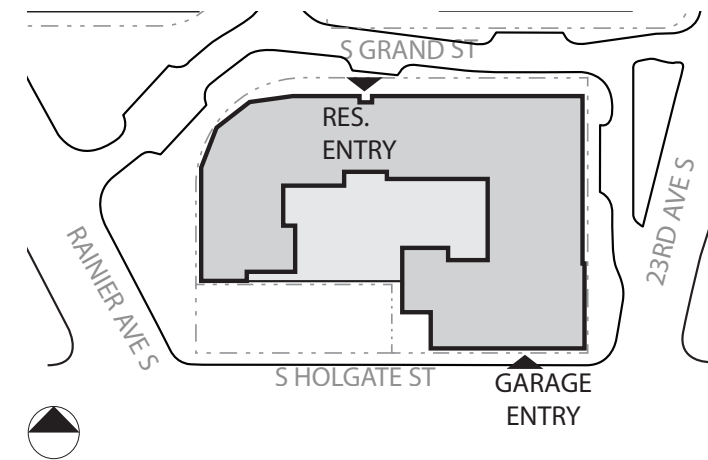
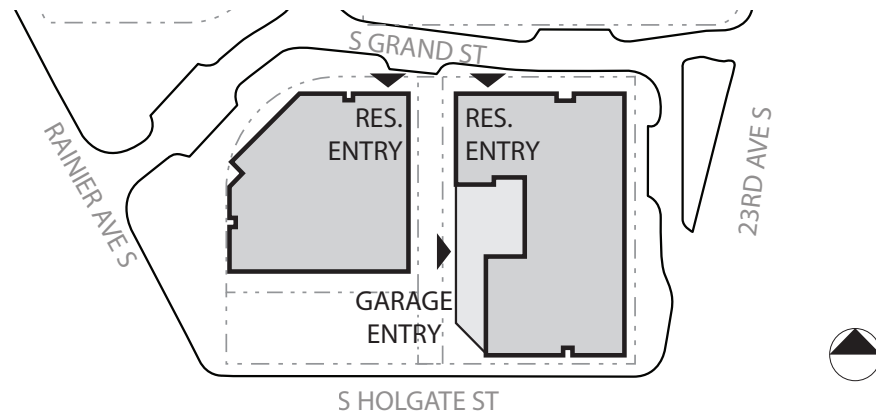
SECTION 3 | LAND USE INFORMATION DEVELOPMENT COMPARISON



PERSPECTIVE VIEW FROM NORTHWEST CORNER

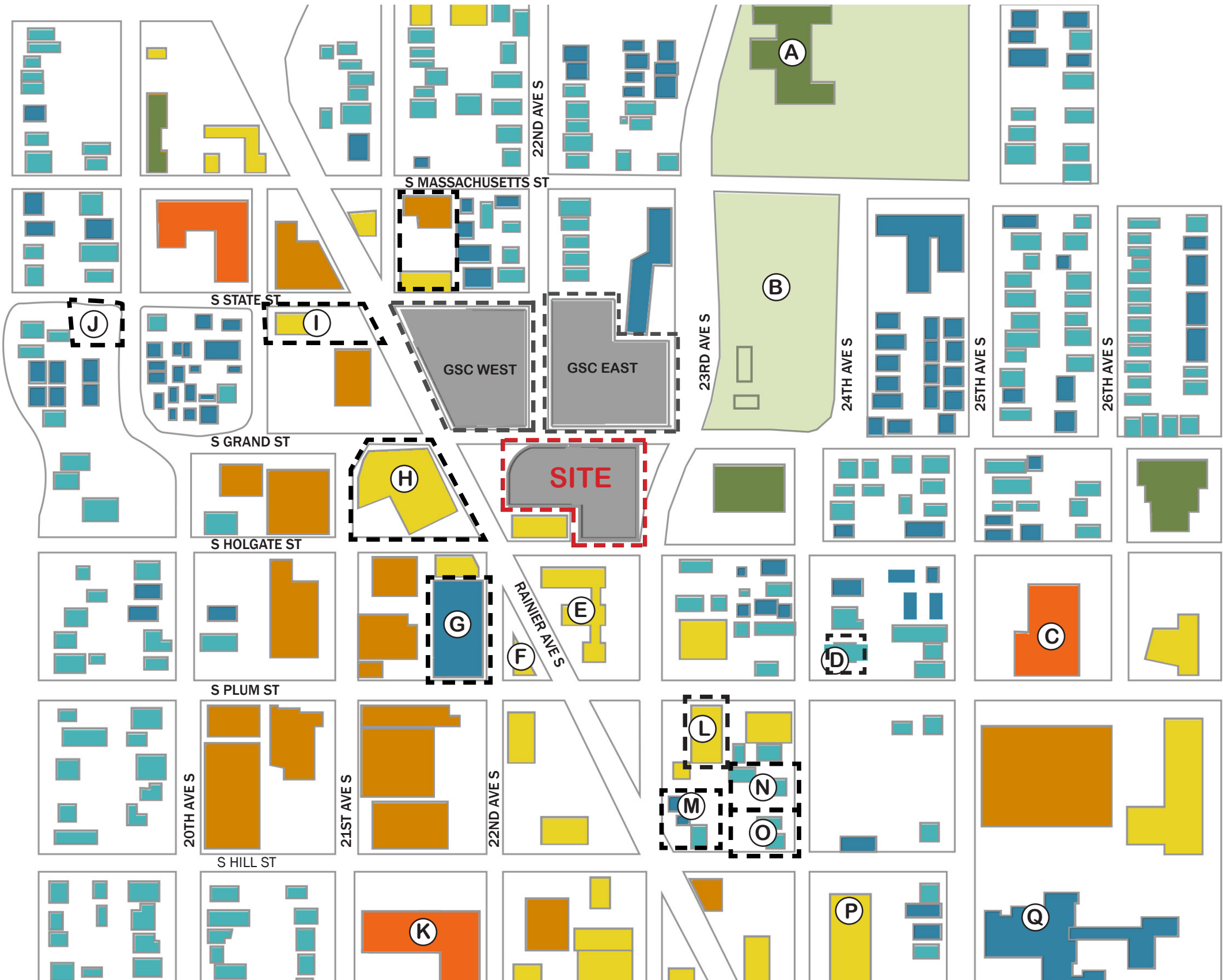


PERSPECTIVE VIEW FROM NORTHWEST CORNER



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	\$77,198,455	\$85,377,966	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately \$70,000/unit.
# OF APARTMENTS	157	202	Provides 45 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	\$137,345	\$83,309	40% reduction in cost per unit for the Office of Housing funding. This generates 45 additional housing units while simultaneously saving over \$4.7 million in Office of Housing costs.

SECTION 3 | LAND USE INFORMATION URBAN DESIGN ANALYSIS



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



(A) Northwest African American Museum



(B) Colman Park / Seattle Children's Playgarden

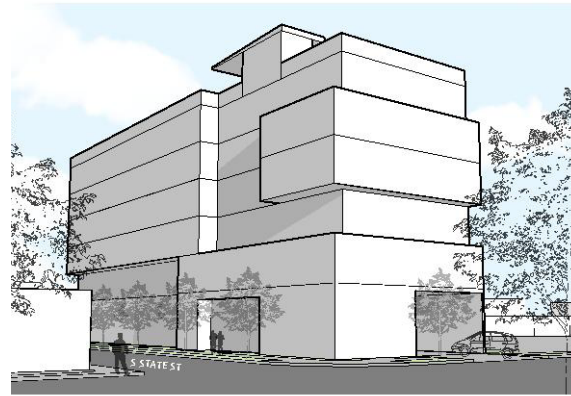
SECTION 3 | LAND USE INFORMATION URBAN DESIGN ANALYSIS



Ⓒ American Red Cross



Ⓕ Dixon's Used Furniture



Ⓘ Proposed 6 story apartment building



Ⓛ Proposed 5 Story Apartment



Ⓞ Proposed 4 story apartment building



Ⓓ Proposed Townhouses



Ⓖ Proposed 6 story Mix-use building



Ⓙ Proposed SEDU building



Ⓜ Proposed 6 story apartment building



Ⓟ FareStart, Youth in Focus, Treehouse, + WA Womens Foundation



Ⓔ Wellspring Family Services



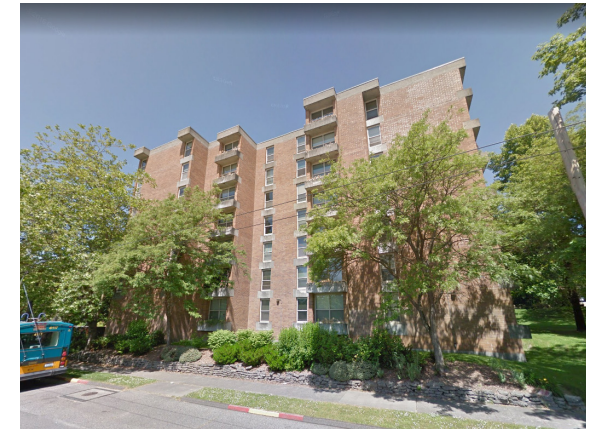
ⓗ Proposed 7 story apartment building



Ⓚ Proposed 3 story private school



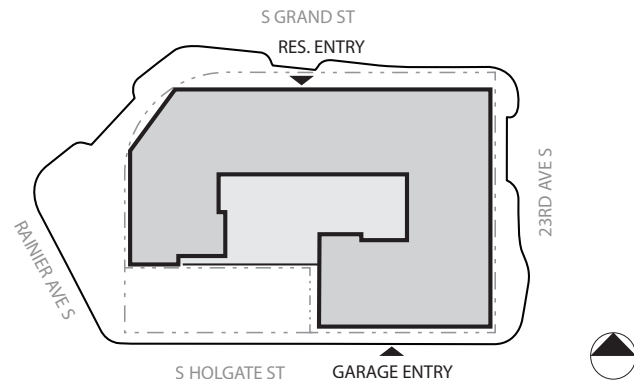
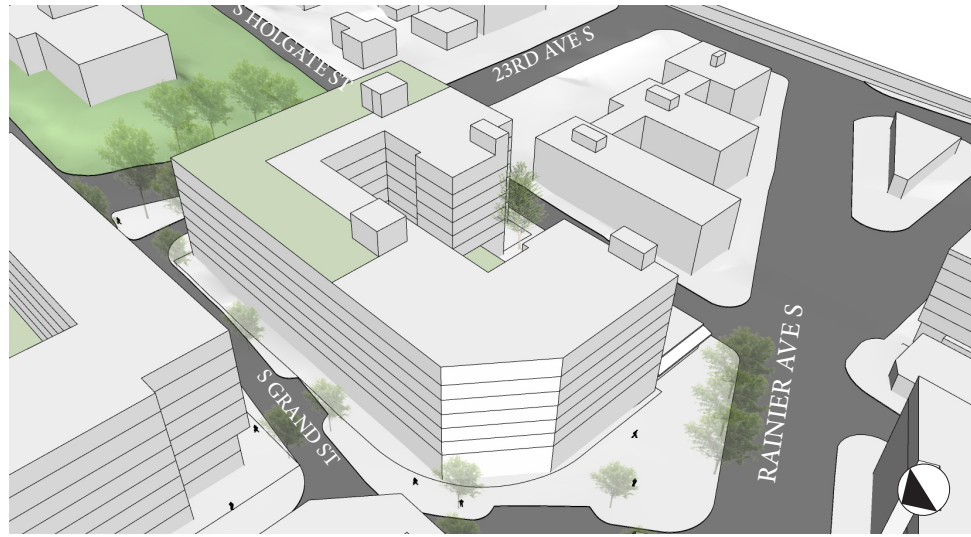
Ⓝ Proposed 4 story apartment building



Ⓠ Center Park Apts (SHA), STAR Public Computer Center

*With the alley vacation, the project is consistent with the scale of other developments in the area

OPTION A (CODE COMPLIANT)



PROPOSED GROSS RESIDENTIAL: 200,132 SF

- Total Residential Units: 202
- Total Parking: 41
- Total Commercial Area: 10,282 SF

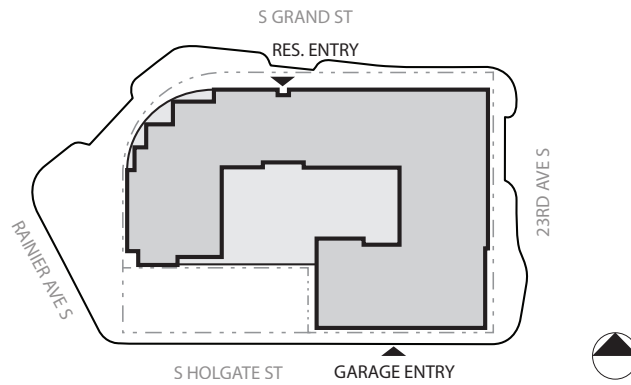
PROS

- Code compliant scheme.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

- Minimal modulation on all sides.
- No relationship between massing and ground plane concepts.
- No setbacks at grade for exterior commercial use or to denote prominent entry points.
- Angled massing at northwest corner provides a softer transition between the west and north facades, but is less successful than the preferred option.

OPTION B



PROPOSED GROSS RESIDENTIAL: 195,436 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,791 SF

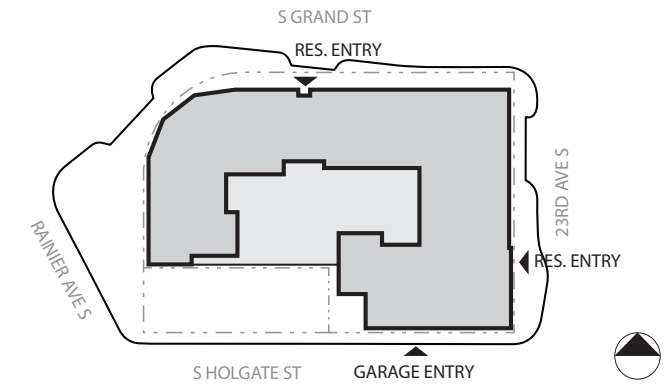
PROS

- Code compliant scheme.
- Massing erosion at northwest corner responds to West building massing and creates interest at the proposed public plaza.
- Prominent entries are set back at grade, though other portions of the facade are not.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

- Commercial spaces are not set back to provide space for exterior function or engage the right of way.
- Eroded building massing at upper levels may prove impractical to build and does not greatly enhance the pedestrian experience at grade.

OPTION C (PREFERRED)



PROPOSED GROSS RESIDENTIAL: 195,526 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,361 SF

PROS

- Code compliant scheme.
- Faceted corner provides massing continuity between west and north facades, reinforcing the open space pattern created by the new street geometry.
- Faceted corner responds to West Building and the proposed public plaza.
- Mid-block building modulation acknowledges the intersection of S. Grand St and 22nd Ave S. further breaking down the scale of the building.
- Facade modulation relates to ground plane concepts and streetscape.
- Setbacks at grade enhance streetscape concepts and mark prominent entries.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

SECTION 3 | EDG MEETING MINUTES



DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE SOUTHEAST

Record Number: 3035318-EG & 3035499-EG
 Address: 1815 23rd Avenue South & 2201 S Grand Street
 Applicant: Runberg Architecture Group
 Report Date: Friday, April 10, 2020
 SDCI Staff: Brandon Cummings, Senior Land Use Planner

SITE & VICINITY
 Site Zone: NC3-75 (M) & MR (M2)

Nearby Zones: (North) NC3-95 (M), LR3 (M1) & NC3-75 (M2)
 (South) C1-75 (M) & MR (M2)
 (East) MR (M2), NC3-75 (M2) & LR1 (M)
 (West) C1-75 (M)

Lot Area: 36,715 sq. ft.

Overlays: Mt. Baker Hub Urban Village
 Frequent Transit Service Area
 Central Area Design Review Guideline Area
 Design Review Equity Area



Current Development:

3035318-EG, 1815 23rd Avenue South (South Block-East): The subject site is comprised of three existing tax parcels which are currently undeveloped. The site slopes downward east to west approximately six feet.

3035499-EG, 2201 S Grand Street (South Block-West): The subject site is comprised of one existing tax parcel which is currently undeveloped. The site slopes downward northeast to southwest approximately four feet.

Surrounding Development and Neighborhood Character:

The proposed project involves four development sites designed together to form a development, referred to as the Grand Street Commons, in the Mt. Baker Hub Urban Village. The West Block (3035316-EG, 1765 22nd Avenue South) occupies a full block, bordered by S State Street to the north, 22nd Avenue South to the east, S Grand Street to the south, and Rainier Avenue South to the west. The East Block (3035317-EG, 1750 22nd Avenue S) is located at the northwest corner of 23rd Avenue South and Grand St. The South Block (3035318-EG, 1815 23rd Avenue South & 3035499-EG, 2201 S Grand Street) occupies nearly a full block and is comprised of two development sites separated by an alley, and is bordered by S Grand Street to the north, 23rd Avenue South to the east, S Holgate Street to the south, and 22nd Avenue South to the west. Adjacent developments include a lowrise structure, townhomes, a single-family residence, and a multifamily residential development to the north; a multifamily residential development, Seattle Children's Play Garden, and a religious institution to the east; a mechanic shop and a service center to the south; and warehouses to the west. Immediately west of the proposed developments, principal arterial Rainier Avenue South runs northwest to southeast, bisecting the neighborhood. I-90 is two blocks to the north. The subject sites are situated on a zone boundary: most of the sites were upzoned from Commercial 3-45 to Neighborhood Commercial 3-75 (M) on 4/19/19, while the northern 50 feet of the East Block were upzoned from Low Rise 2 to Midrise (M2) on 4/19/19.

Industrial, warehouse, and commercial uses flank both sides of Rainier Avenue South. A wide right-of-way surrounded by surface parking lots and lowrise structures lend an auto-centric character with limited open space designated for pedestrians. Moving one to two blocks east and west away from Rainier Avenue South, uses shift to multifamily residential, mixed-use residential, and single-family residential. The neighborhood is transitioning, as existing one- and two-story structures are being replaced with six plus story mixed-use structures along Rainier Avenue South and townhouses between the industrial and residential uses. East of the subject sites, the principal arterial 23rd Avenue South intercepts Rainier Avenue South two blocks to the south, then abuts Seattle Children's Play Garden, Colman Playground, the Northwest African American Museum, and Jimi Hendrix Park moving northward, connecting a network of recreational and open spaces which continue north of I-90 into the Judkins Park neighborhood. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1801 Rainier Avenue S, 2104 S Plum Street, and the future Judkins Park Link light rail station.

Access:

Vehicular access is proposed from S Holgate Street. Pedestrian access is proposed from S Grand Street and 23rd Avenue South.

Environmentally Critical Areas:

3035318-EG, 1815 23rd Avenue South (South Block-East): A mapped liquefaction zone is located on the southwestern corner of the site.

3035499-EG, 2201 S Grand Street (South Block-West): A mapped liquefaction zone is located on the southwestern half of the site.

PROJECT DESCRIPTION

Administrative Design Review for a 7-story, 202-unit apartment building with retail and office. Parking for 40 vehicles proposed. Proposed design contingent on alley vacation approval. Site consists of two development parcels: 3035499-EG is the west site and 3035318-EG is the east site. Existing building to be demolished.

The design packet includes materials that are available online by entering the record number at this website: <http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

Mailing Public Resource Center
 Address: 700 Fifth Avenue, Suite 2000
 P.O. Box 34019
 Seattle, WA 98124-4019

Email: PRC@seattle.gov

SEATTLE DESIGN COMMISSION MEETING SUMMARY- November 21, 2019

Agency Comments

Beverly Barnett, SDOT, stated that while they were still in the pre-submittal process with Seattle Department of Construction and Inspections (SDCI) which also includes an early review by Seattle Department of Transportation (SDOT) and Seattle Public Utilities (SPU), they are open to the realignment of S Grand St near Rainier Ave S because it doesn't function well currently. Beverly then stated that because the proposed alignment change is located with the right-of-way, a vacation is not needed. Beverly then mentioned that the alignment changes they make a part of development obligations and need to meet street improvement standards and approved by SDOT.

Summary of Discussion

The Commission organized its discussion around the following issues:

- Necessity of vacation request
- Public trust considerations
- General comments

Necessity of vacation request

The SDC recognized the effect the vacation request will have on the urban form of the surrounding neighborhood. Commissioners stated that the proposed development is located within a transition area from a higher density area along Rainier Ave S to lower density residential areas along 23rd Ave and strongly recommended the project show how the form and massing of the development will positively impact that transition.

The Commission also recommended the project team continue to understand how the vacation and realignment of S Grand St will affect transportation and circulation around and through the development as the project evolves.

Public trust considerations

The SDC recognized the limited impacts the proposed alley vacation will have on the elements highlighted in council policies but questioned how the development will engage and relate to the street edge. The commission strongly recommended the project team look at the building perimeter and how it will interact with the surrounding streetscape. Commissioners were specifically concerned with the building facades not facing S Grand St and recommended the project team be attentive to how each façade is treated.

General comments

The SDC commended the project team for providing a traffic analysis for Rainier Ave S and the surrounding streets. Commissioners agreed that the analysis provided better understanding as to how the proposed realignment along Grand St will respond to traffic issues.

The Commission expressed concern about the proposed location of public space along Rainier Ave S. Commissioners recommended the project team provide more information as to how the public space will be used as well as how it will feel public rather than serving as an extension of the commercial and retail space along S Grand St. Commissioners encouraged the project team to think about how to create a public amenity for the entire neighborhood.

The SDC also stressed the importance of meaningful community engagement and strongly recommended the project team to broaden outreach to better reflect the diversity of the larger community. Commissioners requested more information on outreach as the project team moves forward. The SDC also requested more information on how the project is including City

community preference policies as well as more information as to what types of businesses could be located retail spaces, encouraging the project team to consider providing space for locally owned and minority owned businesses.

ADMINISTRATIVE EARLY DESIGN GUIDANCE April 10, 2020

PUBLIC COMMENT

SDCI received the following comments:

- Expressed interest in acquiring a portion of the alley shared with the adjacent property.

The Seattle Department of Transportation offered the following comments:

- 3035316-EG, 1765 22nd Avenue South (West Block):
- Stated that only one off-street loading berth may be required.
 - Supported consolidating vehicle access to a single curb cut on S State Street.
 - Recommended wider sidewalks on Rainier Avenue South of 8' to 10' to provide additional space for future Rainier RapidRide service.
 - Supported that the loading space be designated to accommodate on-site solid waste collection.
 - Supported the voluntary curb bulbs onto S State Street, 22nd Avenue South, and S Grand Street.

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

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

SDCI PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing and Site Configuration:** Staff considered the three massing alternatives, which are very similar in terms of in height and bulk but differ in the proposed modulation and articulation at the north west corner of the structure. Staff also considered the design of the massing if the alley vacation was not permitted and is generally supportive of the preferred massing alternative (Option 3), noting the faceted corner helps to frame the entry portal

into the Grand Street Commons development and the modulation provided on the north and south façades begin to break down the bulk of the massing. Continue to explore how the building massing relates to the adjacent properties and develop a design that alleviates potential massing impacts on properties to the south of the site. (CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning)

- a. Staff is concerned with lack of modulation in the preferred massing along the east property line, which will be prominently visible from 23rd Avenue South. Staff recommends breaking down the scale and perceived bulk of the upper level massing through secondary architectural elements/material treatment that help convey the notion of the Japanese engawa. (CS2-1-b. Transition using Massing and Articulation, DC2-A-2. Reducing Perceived Mass)
- b. Staff supports the vertical recess provided along S Grand Street, which begins to break down the scale of the building as experienced from within the development. Continue to explore how the design of the north façade will reinforce the massing modulation and further break down the perceived bulk and scale. (DC2-A-2. Reducing Perceived Mass)
- c. Staff supports the massing modulation along the south façade to allow for a large outdoor amenity space that takes advantage of the solar orientation. (CS1-B-2. Daylight and Shading)

2. **Facade Composition:** Staff supports the proposed architectural design concept for the Grand Street Commons development, which embraces the cultural heritage of the community as expressed through the outdoor room. Staff also supports the relationship established between the structures by incorporating the portico, the stoop, and the Japanese engawa across the development. As the project design evolves, explore how the massing and material application can be unique to each building while reinforcing these established relationships. Staff requests elevations/perspectives of all façades be provided at recommendation to clearly illustrate how the buildings relate to one another.

- a. Staff recommends selecting a material palette that fits well into the neighboring context, applied in a manner that helps break down the massing to a more appropriate scale, and reinforces the proposed shifts in the massing along all façades. Staff also recommends the applicant consider how views into the development can influence their application strategy, especially along the north façade, which is prominently visible at the southern terminus of 22nd Avenue South. (CS2-A-2. Architectural Presence, DC4-A-1. Exterior Finish Materials, DC4-2-a. Reinforce Local Cultural References)
- b. Echoing public comment, staff supports the use of facade articulation as shown on the building façades and recommends the inclusion of secondary architectural elements to provide depth and visual interest to the building. Staff also supports the inclusion of balconies along 23rd Avenue South, creating a visual connection

between the residential units and greenspace to the east of the site. (DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)

- c. Staff encourages a high level of transparency be provided on the ground floor at the north west corner of the structure to allow visual connections into the retail space from the public plaza. (PL3-C-1. Porous Edge)

3. Primary Entries and Ground Level Uses:

- a. Staff supports the proposed location for the building's residential entries, which locate the primary residential entry on the interior of the site along S Grand Street and a secondary residential entry along 23rd Avenue South. To help improve visibility, Staff recommends incorporating additional design elements, signage, and vertical design cues to highlight the residential entries and lobby. Staff also recommends the design of the primary residential entry be easily distinguishable from the entries into the nearby retail and office spaces. (PL3-A-2. Common Entries)
- b. Staff supports the proposed layout of the ground level uses for the preferred massing alternative, which creates a strong retail presence along the public plaza at the west end of the structure. Staff also supports locating the office use at the northeast corner of the site which allows for the residential lobby to be prominently visible within the development. (PL3-C-2. Visibility, PL3-C-3. Ancillary Activities)

4. Landscaping/Amenity Areas:

- a. Staff supports the design and location of the landscaping and upper level amenity area as shown in Option 3. Staff encourages the use of vegetation to break down the scale of the large amenity area recommends exploring how the intended usability of these areas will continue to influence the design as the project evolves. PL1-2-f. Rooftop Vegetation, DC3-B. Open Space Uses and Activities, DC3-C-2. Amenities/Features)
- b. Staff is concerned with the lack of ground level amenity space along S Grand Street and recommends the applicant explore how the design can evolve to introduce more placemaking opportunities at the ground level. (PL3-2-g. Voluntary Spaces)

5. Vehicular Access and Service Uses:

- a. Staff supports locating access to the on-site parking and trash storage area of S Holgate Street, minimizing potential conflict between pedestrian traffic on the interior of the development and vehicles accessing the parking. However, Staff is concerned with the design of the loading area near 23rd Avenue South and recommends incorporating a combination of design and safety elements to connect the sidewalk adjacent to the building to the sidewalk along 23rd Avenue South,

improving the pedestrian flow in this area. (DC1-B-1. Access Location and Design, DC1-C-4. Service Uses)

DEVELOPMENT STANDARD DEPARTURES

At the time of the EARLY DESIGN GUIDANCE review, no departures were requested.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

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

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

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

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

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

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

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

CS1-D-2. **Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote

continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water
 CS1-E-1. **Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible
 CS1-E-2. **Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Central Area Supplemental Guidance:

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

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

CS1-2 Connection to Nature

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

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

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

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

a. Consider tree species as a unifying feature to provide identifiable character to a street or project.

b. Incorporate an irrigation plan for the trees and other landscaping proposed to ensure maintainability of the plants, or include low-maintenance, drought-resistant species.

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

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

CS2-A Location in the City and Neighborhood

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

Central Area Supplemental Guidance:

CS3-1 Neighborhood Context

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

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

Central Area Supplemental Guidance:

PL1-1 Accessible Open Space

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

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

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

PL1-2 Connection Back to the Community

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

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

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

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

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

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

PL1-3 Livability for Families and Elderly

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

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Central Area Supplemental Guidance:

DC2-1 Building Layout and Massing

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

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

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

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

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

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

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

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

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

1. Reduce the scale of commercial façades so that they are conducive to small business tenants.
2. Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.

PL3-C Retail Edges

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

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

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

Central Area Supplemental Guidance:

PL3-1 Frontages

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

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

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

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

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

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

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

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

PL3-2 Streetscape Treatment

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

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 (PL3-1).

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

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

Central Area Supplemental Guidance:

DC3-1 Common Open Spaces

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

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

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

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

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

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

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

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

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

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

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

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

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

PL4 Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Façade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily

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

PL4-A Entry Locations and Relationships

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

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

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

Central Area Supplemental Guidance:

DC4-1 Screening

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

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

DC4-2 Building Materials

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

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

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

DC4-3 Building Details and Elements

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

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

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

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

Central Area Supplemental Guidance:

A.1-1 History and Heritage

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

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

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

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

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

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

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

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

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

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

1. A cohesive neighborhood grain with historic character that establishes the area as a destination for the surrounding community.
2. An established, pedestrian-scaled neighborhood-commercial area, with a mix of both commercial and residential uses, grounded by locally-owned businesses and institutions.
3. Hub of the African and Black American community.
4. Diverse range of shops, restaurants, entertainment, and places of worship.

Specific buildings to note are the Central Cinema (1411 21st Avenue) and Katy's Cafe (2000 E Union St).

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

A.1-3 For 23rd and Cherry Character Area

A.1-3-a. Community Characteristics: Community characteristics that are unique to this area include:

1. Smaller-scaled fabric with many culturally specific restaurants, as well as community and youth-centered resources.
2. Specific places to note are Garfield High School (400 23rd Avenue), Garfield Community Center (2323 E Cherry St), Quincy Jones Performing Arts Center (400 23rd Avenue), Medgar Evers Pool (500 23rd Avenue), and Eritrean Community Center (2402 E Spruce St).

A.1-4 For 23rd and Jackson Character Area

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

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

St), Langston Hughes Performing Arts Institute (104 17th Avenue S), and Douglass Truth Library (2300 E Yesler Way).

Central Area Supplemental Guidance:

A.2-1 Cultural Placemakers

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

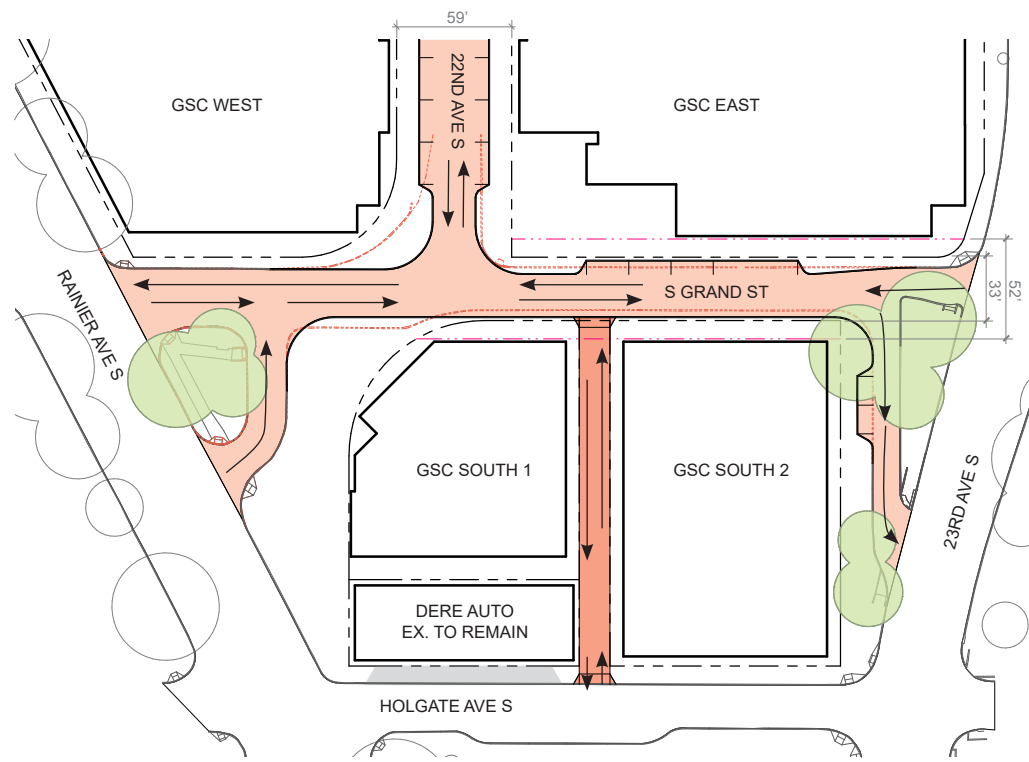
1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
2. Creating façade enhancements at prominent building corners.
3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
4. Providing larger landscape buffers at placemakers along heavier trafficked streets.

RECOMMENDATIONS

At the conclusion of the Administrative EARLY DESIGN GUIDANCE phase, Staff recommended moving forward to MUP application.

4 - TRANSPORTATION

SECTION 4 | CURRENT USE & DESIGN OF STREET



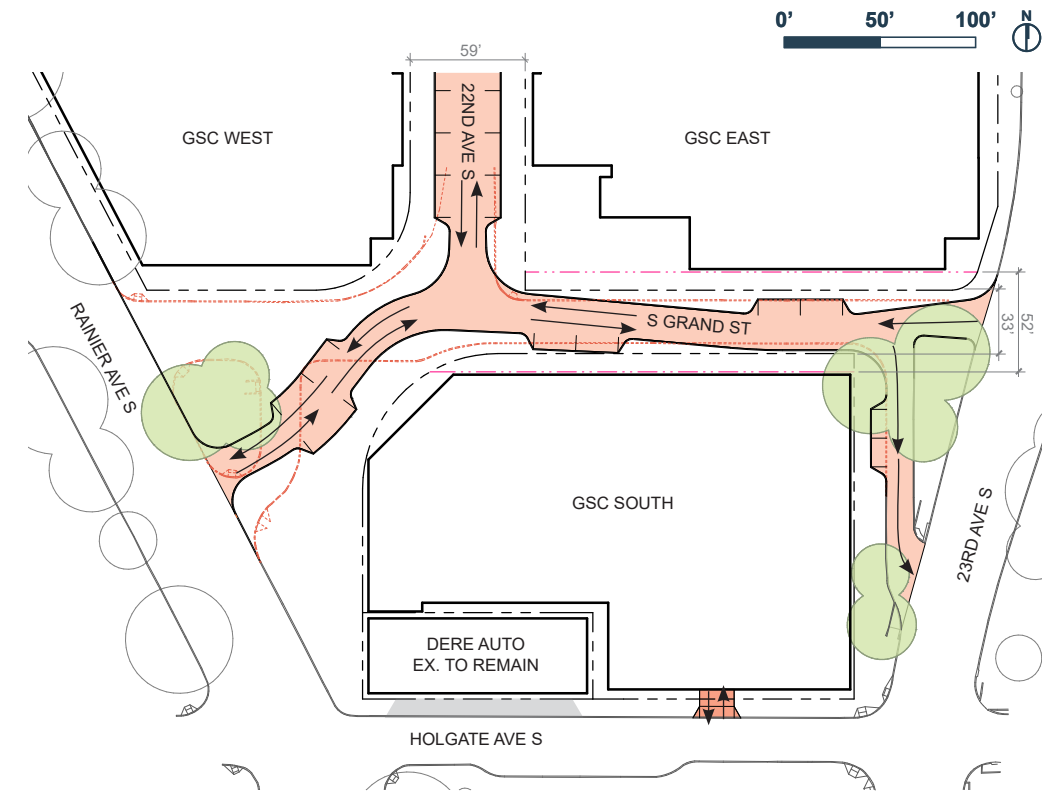
**NO ALLEY VACATION
EXISTING GRAND ST. ALIGNMENT**

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming is limited: Retains straight 22' wide roadway per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Underutilized space: Road geometry of intersection of Rainier Ave and Grand St. is undesirable (per SDOT Judkins Park Station Access Study recommendations).
- Alley does not provide utility access for the site.

LEGEND

- TRAFFIC DIRECTION
- ROADWAY SYSTEM
- VEHICULAR ALLEY
- EXISTING CURB
- PROPERTY LINE
- EXISTING TREES TO REMAIN

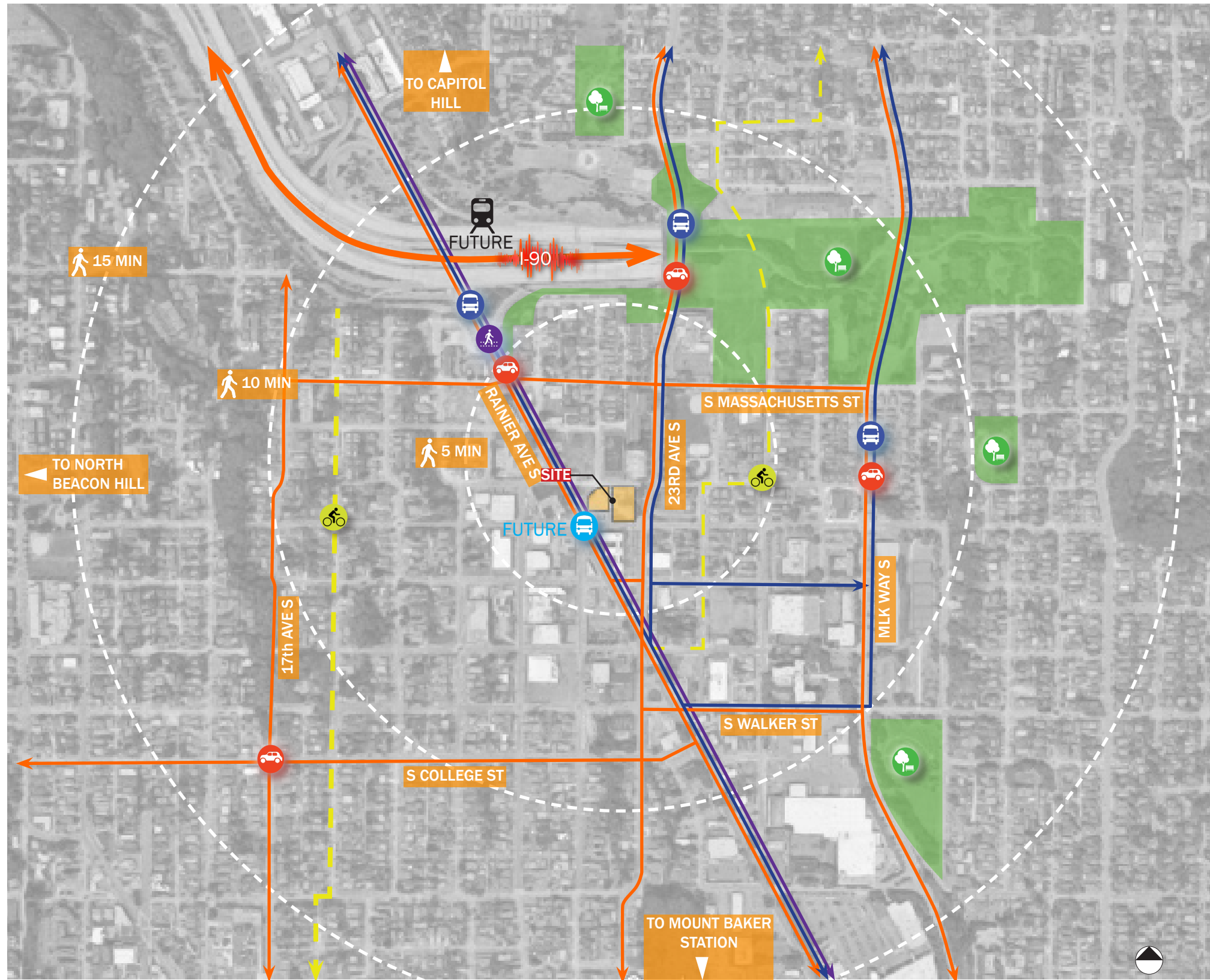


**ALLEY VACATION
GRAND ST. REALIGNMENT**

CONSIDERATIONS:

- Reduced traffic flow along Grand St: Functions better as a Neighborhood Greenway.
- Traffic is calmed: Road geometry and SDOT allowable 18' wide travel way slows traffic.
- Better parking/curbside management: East and west bound parking/loading options allows greater retail vitality and further slows traffic.
- Realigns Rainier Ave and Grand St. for safer intersection while maintaining existing trees and maximizing pedestrian area (per SDOT Judkins Park Station Access Study recommendations).

SECTION 4 | TRANSPORTATION CIRCULATION ANALYSIS



The project is located in an area of the city where North-South movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes to Capitol Hill, First Hill, North Beacon Hill, Mount Baker Town Center, and beyond.

CONSTRAINTS

- Noise from nearby light industrial uses
- Noise from Rainier Ave S & I-5
- High voltage power lines on 22nd Ave S for south portion of lot
- Future SDOT plans to narrow 22nd Ave S

OPPORTUNITIES

- Fast transit routes to Capitol Hill, First Hill, North Beacon Hill, & Mount Baker Station as well as future transit station to Eastside
- Corner site can provide visible neighborhood marker
- Transitioning neighborhood design

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Park
- Future BRT Stop*
- Environmental/Traffic Noise

Walk Score 73
Very Walkable
Most errands can be accomplished on foot.

Transit Score 67
Good Transit
Many nearby public transportation options.

Bike Score 79
Very Bikeable

*Future Bus Rapid Transit Stop as indicated by SDOT Pedestrian Master Plan (July 2016)

SECTION 4 | ALLEY NETWORK



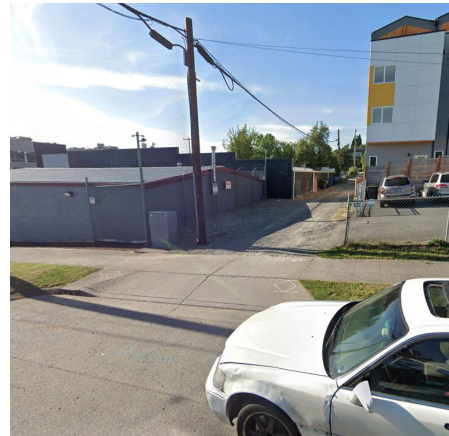
A



B



C



D

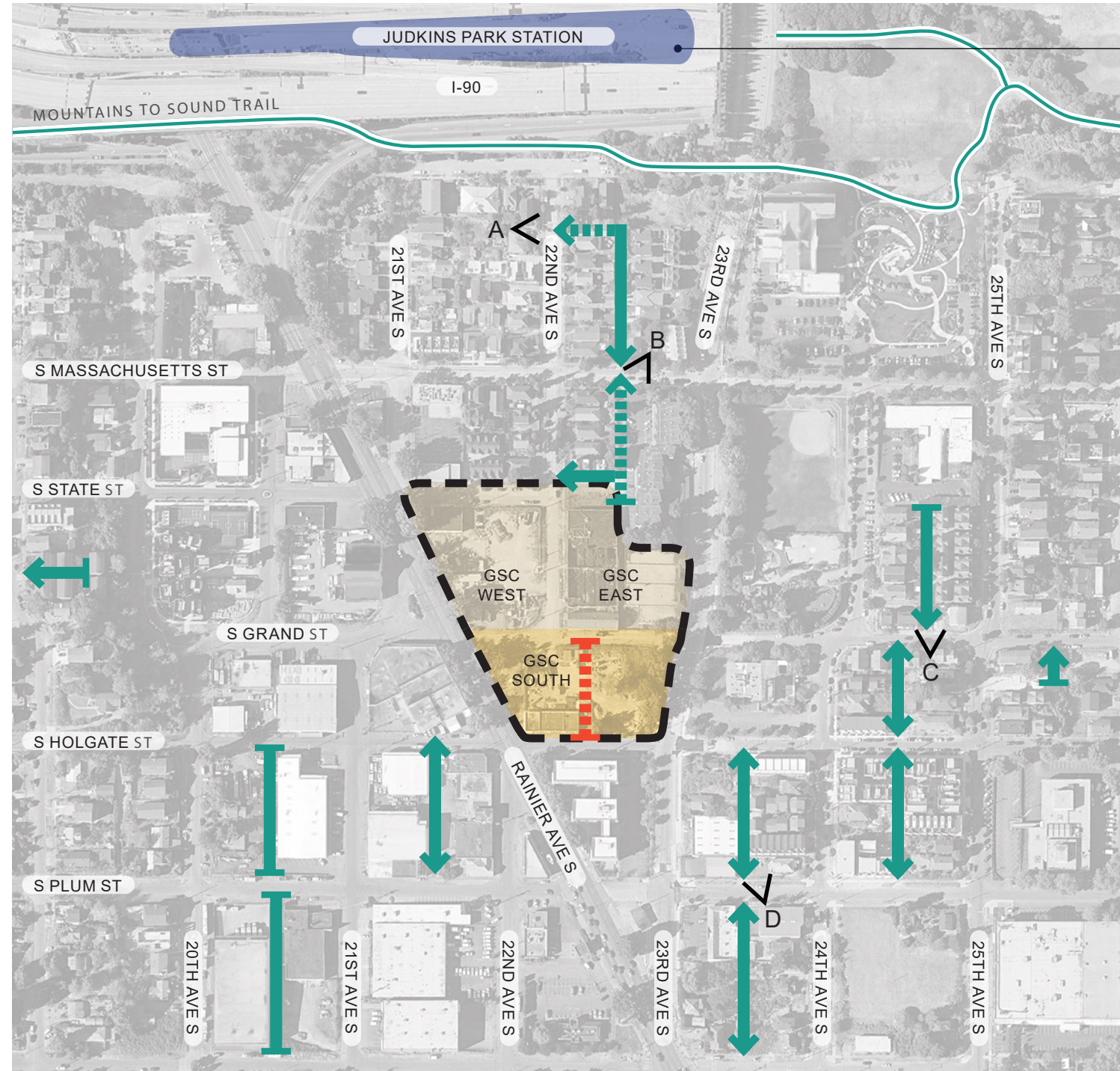


E



F




ALLEY NETWORK CHARACTER



ALLEY NETWORK FRAGMENTATION

LIGHT RAIL
STATION ENTRY

LEGEND

-  PROJECT SITE
-  ADJACENT ALLEYS
-  PROJECT SITE ALLEY PLAT

SECTION 4 | EXISTING STREETScape

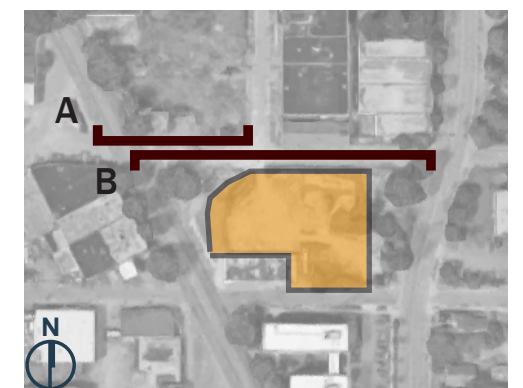


A. NORTH ELEVATION OF GRAND STREET

PROJECT SITE



B. SOUTH ELEVATION OF GRAND STREET



SECTION 4 | EXISTING STREETScape

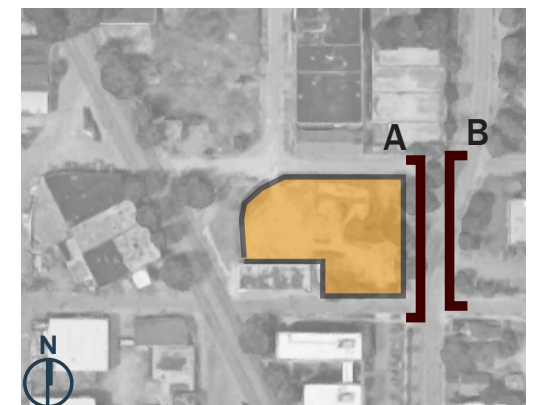
PROJECT SITE



A. WEST ELEVATION OF 23rd AVE S



B. EAST ELEVATION OF 23rd AVE S



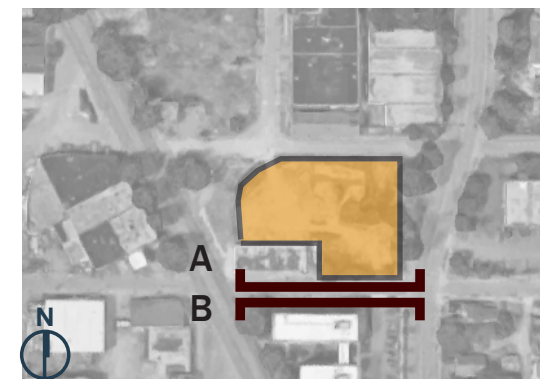
SECTION 4 | EXISTING STREETScape



A. NORTH ELEVATION OF S HOLGATE STREET



B. SOUTH ELEVATION OF S HOLGATE STREET



PROJECT SITE



S GRAND ST
A. EAST ELEVATION OF RAINIER AVE S

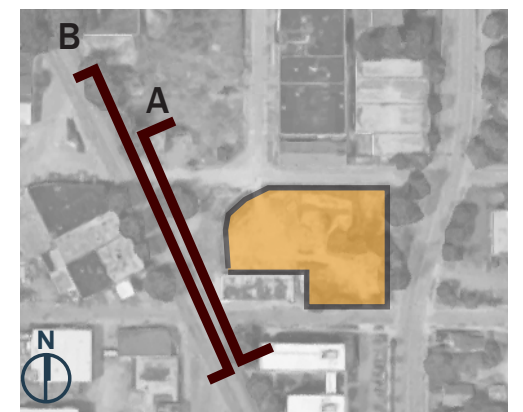
S HOLGATE STREET



S HOLGATE STREET

S GRAND ST

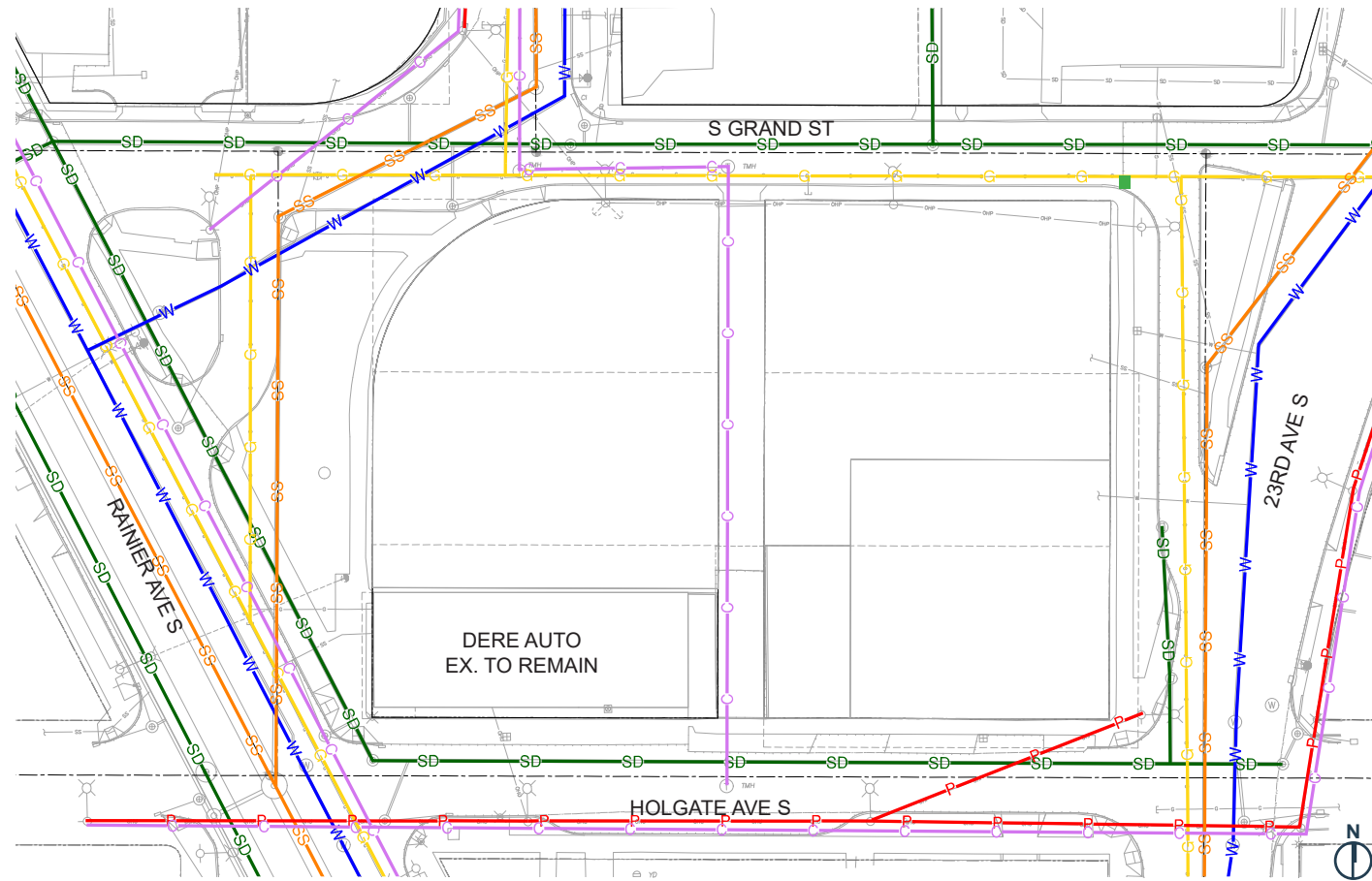
B. WEST ELEVATION OF RAINIER AVE S



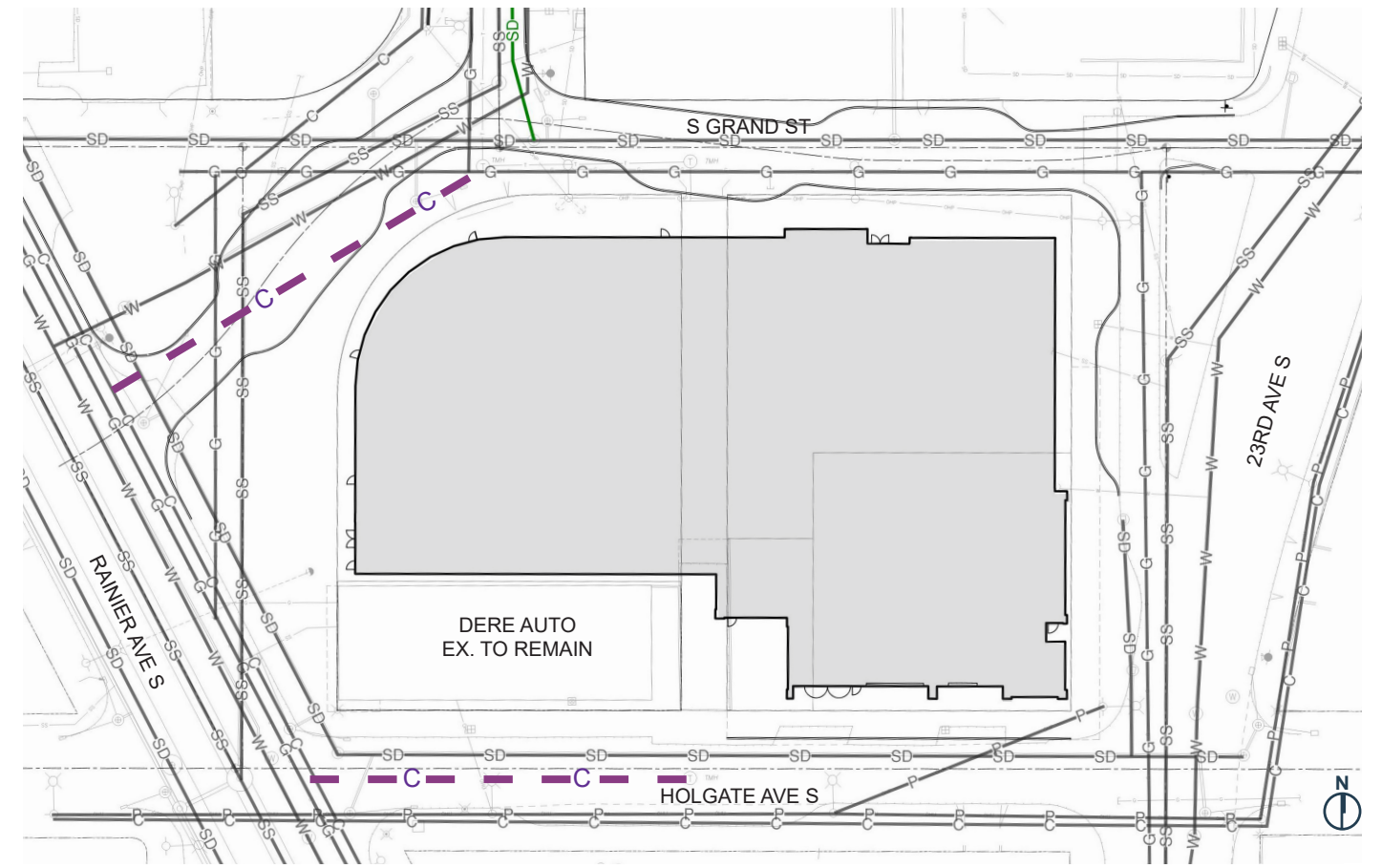
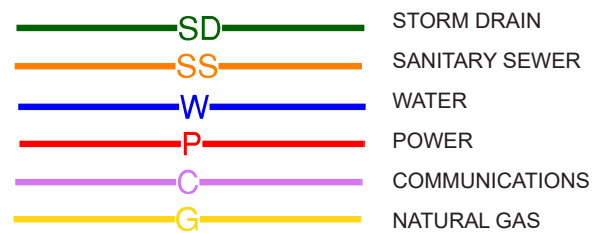
5 - UTILITIES

SECTION 5 | UTILITIES

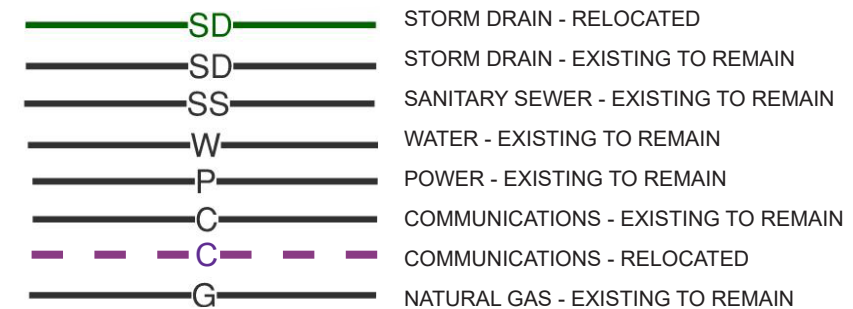
The existing alley contains one active utility, a CenturyLink ductbank. As part of this proposal, the CenturyLink infrastructure is planned to be rerouted west of the project and planned to remain underground. CenturyLink has been engaged and is providing feedback to the project team, including infrastructure requirements and connection locations for the reroute.



EXISTING CONDITION



PROPOSED CONDITION

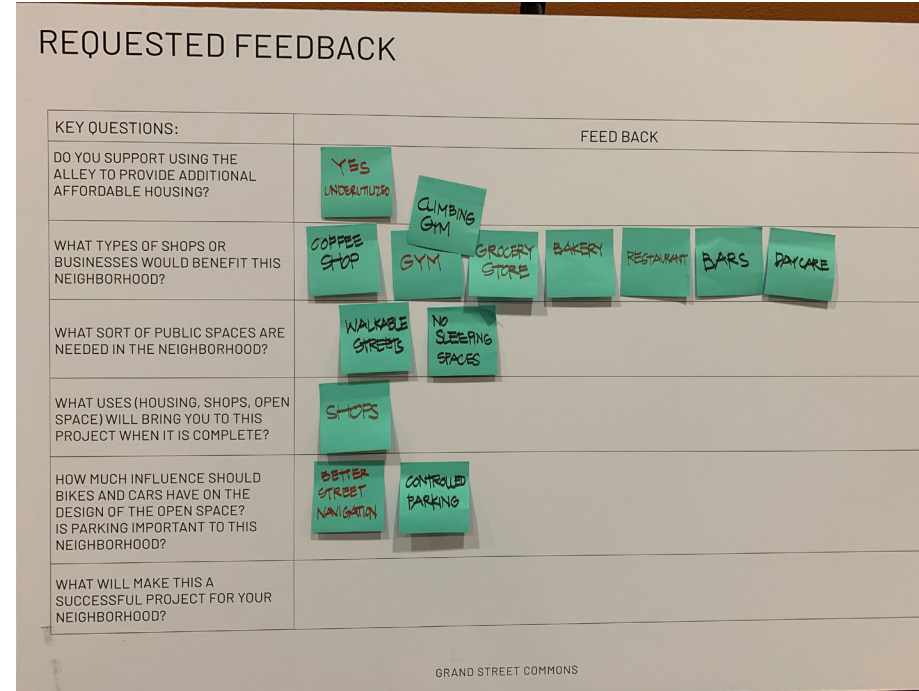
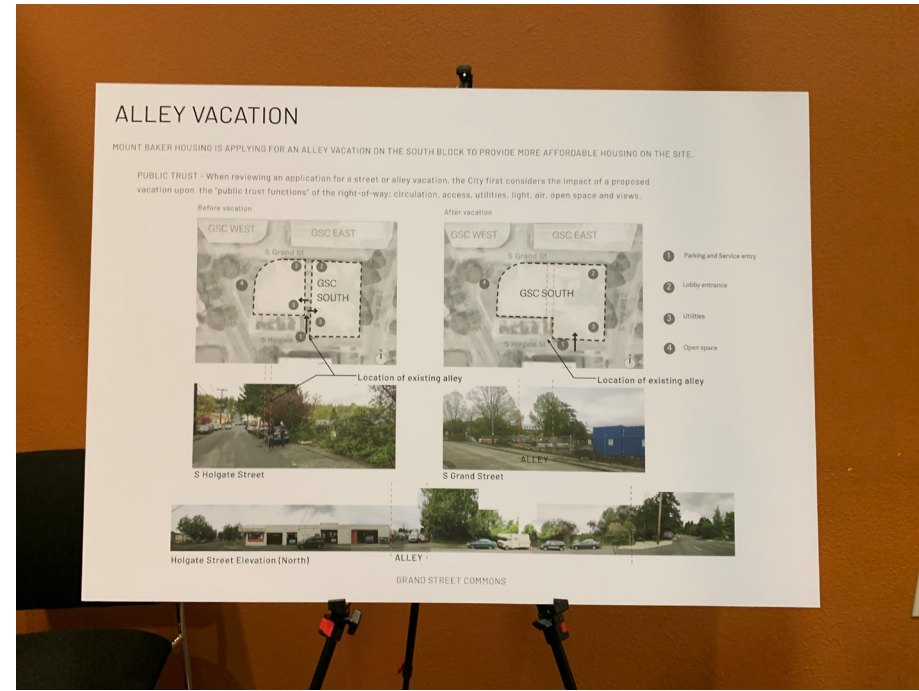


6 - HISTORIC SITES or BUILDINGS
[not applicable]

7 - COMMUNITY ENGAGEMENT PLAN



NEIGHBORHOOD OUTREACH MEETING - OCTOBER 24, 2019



COMMUNITY ENGAGEMENT PLAN

The Community Engagement Plan for Grand Street Commons was submitted to the Department of Neighborhoods for review and was approved on September 16, 2019. The plan includes both printed and digital outreach to residences and businesses within 500 ft radius of the sites in the languages of - Mandarin, Japanese, Vietnamese, Spanish, English. Project hot line was set up in these languages to provide project information and seek feedbacks. The project team will attend local community meetings throughout the entitlement process to share the project's progress with the neighborhood. The development team will also host open house events for neighbors to learn more about the project and provide their feedback.

The first open house took place on October 24, 2019 in the Mount Baker Village Apartments Community Room at 2580 29th Ave S. The following is a sampling of comments collected from community members in attendance at that meeting:

- Pedestrian connections are important in and around the blocks.
- Repeated concern about homeless encampments in the neighborhood. Neighbors like the idea of gathering space but are concerned about how it will be used. Several requested it be designed in a way to discourage camping.
- Neighbors would appreciate more retail to walk to in their neighborhood. Requests included new bars and restaurants, retail, dry cleaning, and professional services.
- Liked the idea of townhouse units along 22nd Ave S.

Community feedback has helped inform the site and building design of the project to provide a place for the public to relax and interact. Key considerations below:

- Streetscape improvements along Rainier Ave S and 23rd Ave allow for better pedestrian connectivity
- The Plaza is designed for day and night time activation to improve safety.
- Daytime uses will focus on family friendly amenities within the plaza space; options include play blocks or a possible water feature, should that be feasible and approved by the City for inclusion in the right-of-way, art and seating opportunities.
- Nighttime use and safety will be promoted by inclusion of standard street lighting augmented by enhanced lighting elements. Retail has the opportunity to spill out of the south and west building retail spaces onto the plaza, helping to activate the space. Residential units above directly face the plaza and provide “eyes on the street” to promote a safe environment.
- Community serving retail mix on the ground floor to meet the goods and services needs of the community while activating the public plaza and streets

Community outreach report was approved by the Department of Neighborhoods on November 13, 2019. Early Outreach requirements are complete.

Additional community outreach on the alley vacation and project update has been mailed to residences and businesses within 500 ft radius of the sites, and emailed to key community groups and stakeholders on July 28, 2020. Additional targeted meetings with diverse community groups and stakeholders will be held throughout the process to seek feedback on the updated design and alley vacation. A project website with alley vacation information and feedback section will be released around the end of September 2020 to seek comments on the alley vacation and the project in general.

English Mailing



July 28, 2020

To Our Neighbors:

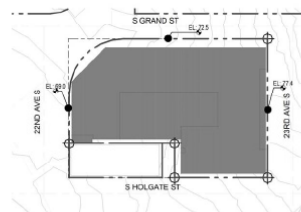
Mt. Baker Housing Association is your local community-based organization whose mission is to provide affordable housing for our South East Seattle community. We are partnering with Lake Union Partners, a local Seattle firm, on the acquisition and development of three parcels of land adjacent to the intersection of S. Grand St. and Rainier Ave. S. This letter describes the proposed project and asks that you send any comments you have about the project to Barry Baker (barry@mtbakerhousing.org) or Brendan Lawrence (brendan@lakeunionpartners.com) so that your comments can be included in the public record and considered as the designs and approvals for the project move forward.

Project Description and Status

In partnership with Lake Union Partners, Mt. Baker Housing plans to develop a transit-focused multifamily apartment community called Grand Street Commons. Mt. Baker Housing intends to provide 202 multifamily apartment units serving families earning up to 60% of Area Median Income in King County (\$71,640 for a family of four). Lake Union Partners plans to provide an additional 312 units of affordable housing for families at 60% - 80% Area Median Income, and 420 market rate apartments. As the property is located less than a quarter of a mile from the future Jenkins Park light rail station, Grand Street Commons will be served by transit in addition to other existing neighborhood services. We hope to build a place where people will live, work, raise families and thrive as a community.

The existing buildings on the site have been demolished and the site has been fenced to prepare for the development.

We have started the permitting process and we welcome and appreciate neighborhood input and engagement. You can review project documents at the Seattle Services Portal website (https://cosacella.seattle.gov/Portal/welcome.aspx), by entering into the search field Project # 3035498-1U for Mt. Baker Housing's building, and Project # 3035344 for Lake Union Partners' buildings.

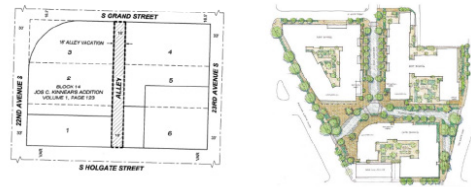


As part of this project, Mt. Baker Housing is petitioning the City of Seattle to vacate the alley that divides the parcels between Holgate and Grand Street. With the alley vacation, Mt. Baker Housing will be able to construct a single building of affordable housing. Instead of splitting this portion of the site into two buildings, this will allow for a more efficient building design, resulting in approximately 45 additional affordable housing apartment units. We also plan to create a large public plaza along S. Grand Street and 22nd Avenue, which will transform this underutilized intersection into a community gathering space.

The vision and goals for the alley vacation are:

1. Create a vibrant and affordable housing community.
2. Create an active pedestrian experience and create a public plaza on S. Grand Street and 22nd Avenue.
3. Integrate this new community with the neighborhood
4. Re-align the 22nd Avenue spur to the intersection of 22nd Avenue and S. Grand Street to improve vehicular and pedestrian safety
5. Eliminate the intersection of S. Grand Street and Rainier Ave. S. to improve vehicular and pedestrian safety.
6. Activate uses on Grand Street.
7. Create a more pedestrian-friendly experience on the way to and from the Eastlink light rail station

We would like to hear any questions or comments you may have regarding the alley vacation and broader project. What would you like to see this project bring to the neighborhood? Will you use the proposed public plaza? How can the project be most successful in your opinion?



You can contact the project managers for these two proposed buildings. Their contact information is listed at the end of this letter. Please note that any information collected may be made public.

We are excited to bring affordable housing to this location, where residents will have access to transportation, services, walkability, and economic opportunity. In the meantime, please contact either of the project managers listed below if you have any questions or comments about this project. We look forward to connecting with you!

Sincerely,

Barry Baker
Mt. Baker Housing Association
barry@mtbakerhousing.org
206-725-4152

Brendan Lawrence
Lake Union Partners
brendan@lakeunionpartners.com
206-290-1097

Chinese-Mandarin Mailing



2020年7月28日

致各位邻居:

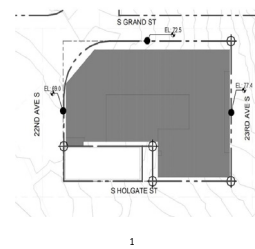
Mt. Baker Housing Association 是一家基于本地社区的组织，其使命是为西雅图东南部社区提供经济适用房。我们将与西雅图本地的 Lake Union Partners 合作，收购并开发毗邻南圣格兰德街 (S. Grand St.) 和雷尼尔大道南段 (Rainier Ave. S.) 交叉口的三个地块。本文介绍了此计划，并希望您对计划的任何意见发送到 Barry Baker (barry@mtbakerhousing.org) 或 Brendan Lawrence (brendan@lakeunionpartners.com) 处，以备录入公共档案，为项目的设计和审批提供参考。

项目介绍及现状

Mt. Baker Housing 联手 Lake Union Partners 计划一起开发一个以交通为核心的多户公寓社区。名为 Grand Street Commons。Mt. Baker Housing 计划提供 202 套多户单元，服务收入不足全郡地区收入中值 (四口之家 71,640 美元) 80% 的家庭。Lake Union Partners 计划再为本地地区中值 60% - 80% 的家庭提供 112 套经济适用房，以及 420 套商品房。由于该地区距离未来的 Jenkins Park 轻轨站不到四分之一英里，除其他现有的社区服务外，格兰德街居民将拥有良好的交通条件。我们希望建立一个人们能够安居乐业、养儿育女、兴旺发达的社区。

该地区现有建筑物已拆除，周边建好了围墙以备开发。

公司已经启动了审批程序。对于社区的意见和参与我们将热烈欢迎且不胜感激。您可以在西雅图公共事务门户网站 (https://cosacella.seattle.gov/Portal/welcome.aspx) 查看项目文件，在项目搜索栏输入 Project# 3035498-1U 对应 Mt. Baker Housing 项目，Project# 3035344 对应 Lake Union Partners 项目。

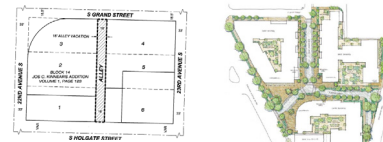


作为项目的一部分，Mt. Baker Housing 正在请求西雅图市厅腾出将霍格特 (Holgate) 和格兰德街 (Grand Street) 地块分开的小巷。小巷腾出后，Mt. Baker Housing 将共建一座经济适用房。而不是由于地块分割造成两栋。这将更有效地建造。腾出腾出后，19 个经济适用房公寓。我们设计将南圣格兰德街和 22 大道打通一个大型公共广场。将这个未得到充分利用的十字路口改造成一个社区聚会空间。

腾出小巷的愿景和目标:

1. 创建一个充满活力且经济的住房社区。
2. 提高步行体验和公共交通和 22 大道上创建一个公共广场。
3. 使这个新社区与周边地区融为一体。
4. 调整第 22 大道支路，连接到 22 大道和南圣格兰德街的交叉口，改善车辆和行人的安全。
5. 取消圣格兰德街和雷尼尔大道南段的交叉口，以提高车辆和行人的安全。
6. 取消圣格兰德街各项设施的使用。
7. 为来往 Eastlink 轻轨车站创造更友好的步行体验。

我们很乐意听到关于小巷腾出和整体项目的任何疑问或意见。您希望这个项目给社区带来什么? 您愿意使用所提议的公共广场吗? 您的看法，这个项目怎么做才能最成功?



您可以联系这两项计划对应的项目经理。他们的联系方式列于文末。请注意，我们可能会收集到的信息公开。

这里交通便捷，服务周到，步行方便且商机众多。能在此提供经济适用房。我们激动万分。同时，如果您对个项目有任何疑问或意见，欢迎联系下列项目经理。我们期待与您的相知相伴! 谨上。

Barry Baker
Mt. Baker Housing Association
barry@mtbakerhousing.org
206-725-4152

Brendan Lawrence
Lake Union Partners
brendan@lakeunionpartners.com
206-290-1097

Japanese Mailing



2020年7月28日

近隣の方々へ:

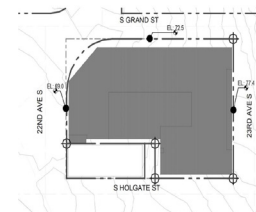
Mt. Baker Housing Association は地域社会密着型の組織で、当社の使命はシアトルの南東地域に手頃な価格の住宅を提供することです。S. Grand St. と Rainier Ave. S. の交差点に隣接する 3 区画の土地の買収・開発において、シアトルの地元企業 Lake Union Partners と提携しています。本状では提案されているプロジェクトを説明していますが、皆様には Barry Baker (barry@mtbakerhousing.org) または Brendan Lawrence (brendan@lakeunionpartners.com) までプロジェクトに関するご意見を送付していただければと思います。そうしていただくことで、プロジェクトに対するデザインと承認が進む際に、皆様のご意見を公的記録に含めて検討することができます。

プロジェクトの説明と状況

Lake Union Partners と協力し、Mt. Baker Housing は「Grand Street Commons」という名称の、交通機能に焦点を当てた複数世帯集合住宅コミュニティの開発を計画しています。Mt. Baker Housing は、キング郡地域の平均収入 (4 人家族で 71,640 ドル) の 60% までの収入世帯に 202 戸の複数世帯集合住宅を提供することを目指しています。Lake Union Partners は平均収入の 60%-80% の世帯向けの手頃な価格の住宅をさらに 112 戸、市場価格の集合住宅を 420 戸提供する計画を立てています。物件は将来のライト・レールの Jenkins Park 駅から 400 メートルも以内にあるので、「Grand Street Commons」は現在ある近隣の他のサービスに加えて、交通機能を利用するのに便利です。人が住み、働き、家族を築き、地域社会として繁栄する場所を造りたいと考えています。

現地にある現在の建物は取り壊され、開発準備のためにフェンスが張られています。

許可された工程を開始しており、近隣の方々のご意見提供や問い合わせに歓迎、感謝いたします。シアトル・サービス・ポータルウェブサイト (https://cosacella.seattle.gov/Portal/welcome.aspx) にて、検索欄に「Project # 3035498-1U for Mt. Baker Housing's building」、 「Project # 3035344 for Lake Union Partners' buildings」を入力すると、プロジェクトの文書をご覧いただけます。



本プロジェクトの一貫として、Mt. Baker Housing は Holgate と Grand Street 間の区画を分ける路地の明け渡しをシアトル市に依頼しています。路地の明け渡しがあれば、現地の区分を 2 棟の建物に分けず、1 棟の手頃な価格の住宅を建設することができるようになります。1 棟の建設の場合、もっと効率的な建物の設計が可能となり、結果として複数世帯集合住宅を大抵 45 戸追加することが可能です。S. Grand Street と 22nd Avenue 沿いには、この活用されていない交差点を地域社会が集まる場所に変える大きなパブリックプラザの創りを計画しています。

路地の明け渡しに対するビジョンと目標:

1. 活気に溢れた、手頃な価格の住宅コミュニティを作り出すこと。
2. 歩行者にフレンドリーな体験を提供すること。S. Grand Street と 22nd Avenue にパブリックプラザを作る。
3. 近隣地とこの新しい地域共同体を統合すること。
4. 22nd Avenue と S. Grand Street の交差点に 22nd Avenue の活性化を再調整して、車両と歩行者の安全性を高めること。
5. S. Grand Street と Rainier Ave. S. の交差点をなくし、車両と歩行者の安全性を高めること。
6. Grand Street の利用を活性化させること。
7. ライト・レールの Eastlink 駅の行き来の道をもっと歩行者に優しく作り出すこと。

路地の引き渡しやもっと広範なプロジェクトに関するご質問やご意見を伺いたいと思っています。このプロジェクトが近隣地にもたらすことは何でしょうか? 提案されているパブリックプラザを利用しますか? あなたの意見としてプロジェクトはどのようにうまく行きますか?



この提案されている 2 棟の建物に關して、プロジェクトマネージャーにご連絡いただけます。連絡先の情報は、本状の一番下に記載されています。収集されるどの情報も公開される場合があることをご留意ください。

この地域に手頃な価格の住宅を提供することに、我々は興奮しています。居住者は交通機能、サービス、歩行しやすい場所、経済機会を利用することができます。それまでの間、本プロジェクトに関するご質問やご意見がございましたら下に記載されているいずれかのプロジェクトマネージャーにご連絡をお願いいたします。皆様とつながることを楽しみにしています!

よろしくお願いたします。

Barry Baker
Mt. Baker Housing Association
barry@mtbakerhousing.org
206-725-4152

Brendan Lawrence
Lake Union Partners
brendan@lakeunionpartners.com
206-290-1097

SECTION 7 | COMMUNITY ENGAGEMENT PLAN

Vietnamese Mailing



Ngày 28 tháng 7 năm 2020

Kính gửi các cư dân:

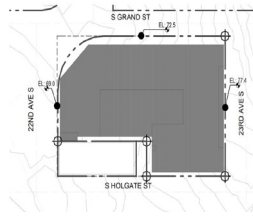
Mt. Baker Housing Association là tổ chức cộng đồng địa phương của quý vị có nhiệm vụ đem đến nhà ở giá phải chăng cho Cộng đồng Đông Nam Seattle. Chúng tôi đang hợp tác với Lake Union Partners, một công ty địa phương ở Seattle, về việc mua lại và phát triển ba lô đất liên kế ngã tư S. Grand St. và Rainier Ave. S. Thứ này mô tả dự án được đề xuất và yêu cầu quý vị gửi của ý kiến về dự án cho Barry Baker (barry@mtbakerhousing.org) hoặc Brendan Lawrence (Brendan@lakeunionpartners.com) để ý kiến của quý vị có thể được đưa vào hồ sơ công khai và được cân nhắc trong khi thiết kế và phê duyệt cho dự án đang được triển khai.

Mô tả và tình trạng dự án

Hợp tác với Lake Union Partners, Mt Baker Housing có kế hoạch phát triển một cộng đồng dân cư đô thị trung tâm tập trung vào chuyển tiếp từ Grand Street Commons. Mt. Baker Housing dự định cung cấp 202 căn hộ đa gia đình phục vụ các gia đình có thu nhập tới 60% Thu nhập Trung bình của Khu vực tại Quận King (\$71.640 đối với một gia đình bốn người). Lake Union Partners lên kế hoạch cung cấp thêm 112 căn hộ nhà ở giá rẻ cho các gia đình ở 80% - 90% mức thu nhập trung bình của Khu vực và 420 căn hộ có giá thị trường. Vì bất đồng ảnh hưởng cách ga tàu đến Judkins Park trong tương lai chưa đến một phần tư dặm, Grand Street Commons sẽ được phục vụ bằng phương tiện chuyển tiếp ngoài các dịch vụ lân cận hiện có khác. Chúng tôi hy vọng sẽ xây dựng một nơi mà mọi người sẽ sống, làm việc, nuôi dưỡng gia đình và phát triển với tư cách là một cộng đồng.

Các tòa nhà hiện có tại đây đã được phá dỡ và vị trí xây dựng đã được rào lại để chuẩn bị cho xây dựng.

Chúng tôi đã khởi động quy trình cấp phép và chúng tôi hoan nghênh và đánh giá cao sự tham gia và ý kiến phản hồi của khu phố. Quý vị có thể xem xét các tài liệu dự án tại trang web Cổng thông tin Dịch vụ Seattle (<https://osacocella.seattle.gov/Portal/welcome.aspx>), bằng cách nhập vào trường tìm kiếm Dự án # 3035498-LU cho Mt. tòa nhà của Baker Housing và Dự án # 3035344 cho các tòa nhà của Lake Union Partners.



Là một phần của dự án này, Mt. Baker Housing đang kiến nghị Thành phố Seattle cho ngừng sử dụng đường đi phân chia các mảnh đất giữa Holgate và Grand Street. Với việc ngừng sử dụng đường đi, Mt. Baker Housing sẽ có thể xây dựng một tòa nhà căn hộ giá phải chăng, thay vì chia phần địa điểm này thành hai tòa nhà. Điều này sẽ giúp thiết kế tòa nhà hiệu quả hơn, có thêm khoảng 45 căn hộ nhà ở giá phải chăng. Chúng tôi cũng có kế hoạch tạo ra một quảng trường công cộng lớn dọc theo S. Grand Street và 22nd Avenue, nơi sẽ biến giao lộ không được sử dụng này thành không gian tụ tập cộng đồng.

Tâm nhìn và mục tiêu của việc ngừng sử dụng đường đi là:

1. Tạo một công đồng nhà ở sôi động và giá phải chăng.
2. Tạo trải nghiệm tích cực cho người đi bộ và tạo quảng trường công cộng trên Grand Street và 22nd Avenue.
3. Tích hợp công đồng mới này với khu phố.
4. Sắp xếp lại 22nd Avenue chạy đến ngã tư 22nd Avenue và S. Grand Street để cải thiện an toàn cho xe cộ và người đi bộ.
5. Loại bỏ giao lộ của S. Grand Street và Rainier Ave. S. để cải thiện an toàn cho xe cộ và người đi bộ.
6. Khởi động sử dụng trên Grand Street.
7. Tạo trải nghiệm thân thiện với người đi bộ hơn trên đường đến và đi từ nhà ga đường sắt như Eastlink.

Chúng tôi muốn được lắng nghe bất kỳ câu hỏi hoặc ý kiến của quý vị liên quan đến ngừng sử dụng đường đi và dự án rộng hơn. Quý vị muốn thấy dự án này mang đến khu phố nào? Quý vị sẽ sử dụng quảng trường công cộng để xuất không? Theo ý kiến của quý vị, làm thế nào để dự án có thể thành công nhất?



2

Quý vị có thể liên hệ với các nhà quản lý dự án của hai tòa nhà được đề xuất này. Thông tin liên hệ của họ được liệt kê ở cuối thư này. Xin lưu ý rằng bất kỳ thông tin thu thập có thể được công khai.

Chúng tôi rất vui mừng được mang đến nhà ở giá cả phải chăng cho địa điểm này, nơi cư dân sẽ được tiếp cận giao thông, dịch vụ, có thể đi bộ và cơ hội kinh tế. Trong lúc này, vui lòng liên hệ với một trong những quản lý dự án được liệt kê dưới đây nếu quý vị có câu hỏi hoặc ý kiến về dự án này. Chúng tôi mong muốn được kết nối với quý vị.

Trân trọng,
Barry Baker
Mt Baker Housing Association
barry@mtbakerhousing.org
206-725-4152
Brendan Lawrence
Lake Union Partners
Brendan@lakeunionpartners.com
206-290-1097

Spanish Mailing



28 de julio de 2020

A nuestros vecinos:

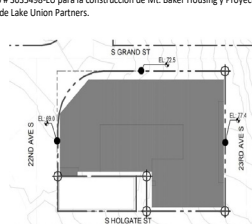
Mt. Baker Housing Association es su organización local comunitaria cuya misión es proporcionar vivienda accesible para nuestra comunidad South East Seattle. Nos estamos asociando con Lake Union Partners, una firma local de Seattle, en la adquisición y desarrollo de tres parcelas de tierra adyacentes a la intersección de la calle S. Grand y el ramal de la avenida Rainier. Esta carta describe el proyecto propuesto y le pide enviar cualquier comentario que tenga sobre el proyecto a Barry Baker (barry@mtbakerhousing.org) o Brendan Lawrence (Brendan@lakeunionpartners.com) de manera que sus comentarios se puedan incluir en el registro público y se consideren como los diseños y aprobaciones para que el proyecto avance.

Descripción y estado del proyecto

En sociedad con Lake Union Partners, Mt Baker Housing planea desarrollar una comunidad de departamentos multifamiliares enfocados en el tránsito llamada Grand Street Commons. Mt. Baker Housing pretende proporcionar 202 unidades de departamentos multifamiliares para servir a que las familias ganen hasta 60% del ingreso promedio del área en el condado King (\$71.640 para una familia de cuatro). Lake Union Partners planea ofrecer 112 unidades adicionales de vivienda económica para familias al ingreso promedio del área del 60% - 80% y 420 departamentos a la tasa del mercado. Ya que la propiedad está ubicada a menos de un cuarto de milla de la futura estación de tren ligero Judkins Park, Grand Street Commons estará cubierta en cuestiones de tránsito además de otros servicios vecinales existentes. Esperamos construir un lugar donde la gente convivirá, trabajará y creará a sus familias y se desarrollará como una comunidad.

Se demolicion los edificios existentes en el sitio y se ha cercado para prepararlo para el fraccionamiento.

Hemos comenzado el proceso de los permisos y damos la bienvenida y apreciamos las aportaciones y compromiso vecinal. Puede revisar los documentos del proyecto en el sitio web de del Portal del Servicio de Seattle (<https://osacocella.seattle.gov/Portal/welcome.aspx>) ingresando en el campo de búsqueda Proyecto # 3035498-LU para la construcción de Mt. Baker Housing y Proyecto # 3035344 para las construcciones de Lake Union Partners.



Como parte de este proyecto, Mt. Baker Housing está presentando la petición a la Ciudad de Seattle desocupar el callejón que divide las parcelas entre las calles Holgate y Grand. Con el desalojo del callejón, Mt. Baker Housing podrá construir un solo edificio de vivienda económica, en lugar de dividir esta parte del sitio en dos edificios. Esto permitirá un diseño de construcción más eficiente, dando como resultado en aproximadamente 45 unidades de departamentos económicos adicionales. También planeamos crear una gran plaza pública a lo largo de la calle S. Grand y la avenida 22, que transformará esta intersección poco utilizada en un espacio de reunión comunitario.

La visión y objetivos para el desalojo del callejón son:

1. Crear una comunidad de viviendas, dinámica y económica
2. Crear una experiencia activa peatonal y crear una plaza pública en la calle S. Grand y la avenida 22
3. Integrar esta nueva comunidad con los vecinos
4. Realinear el ramal de la avenida 22 a la intersección de la avenida 22 y la calle S. Grand para mejorar la seguridad vehicular y peatonal
5. Eliminar la intersección de la calle S. Grand y el ramal de la avenida Rainier para mejorar la seguridad vehicular y peatonal
6. Activar el uso de la calle Grand
7. Crear una experiencia más familiar para los peatones en el camino a la estación del tren ligero Eastlink.

Nos gustaría escuchar cualquier pregunta o comentario que pueda tener con respecto al desalojo del callejón y un proyecto más amplio. ¿Qué le gustaría ver que este proyecto aporte al vecindario? ¿Usará la plaza pública propuesta? ¿Cómo puede ser más exitoso el proyecto en su opinión?



Puede contactar a los Gerentes del proyecto para estas dos construcciones propuestas. Su información de contacto se encuentra enlistada al final de esta carta. Por favor tome en cuenta que cualquier información recopilada puede hacerse pública.

Nos entusiasma llevar viviendas económicas a esta ubicación, donde los residentes tendrán acceso al transporte, servicios, transilabilidad y oportunidades económicas. Mientras tanto, contacte a cualquiera de los Gerentes del proyecto enlistados a continuación si tiene alguna pregunta o comentarios sobre este proyecto. ¡Esperamos estar en contacto con usted!

Atentamente,
Barry Baker
Mt Baker Housing Association
barry@mtbakerhousing.org
206-725-4152
Brendan Lawrence
Lake Union Partners
Brendan@lakeunionpartners.com
206-290-1097

Outreach Email List

Org/Group Name	Area of Expertise	Contact	Email	Phone	Address
Central Area Collaborative	African American Community/ Economic Development	Dennis Comer	CentralAreaCollaborative206@gmail.com	703-862-7571	
Central Area Chamber of Commerce	Businesses & residents	Lawrence Pitre	pres.lp.cacc@gmail.com	206.325.2864	2801-East Madison Street, Seattle WA 98112
Jackson Place Community Council	Residents		direct contact via Facebook messenger		
Judkins Park Community Council	Residents	Eudora Carter	direct contact via Facebook messenger		
Lighthouse for the Blind	non-profit / ADA	David Miller	dmiller@LHBlind.org		2501 S Plum St, Seattle, WA 98144
Urban League of Metropolitan Seattle	non-profit	Michelle Merrweather	mmerrweather@urbanleague.org ; sroddy@urbanleague.org		
Yes!er Community Collaborative	non-profit	Doris Ku	doris.w.koo@gmail.com		
East Precinct Advisory Council (EastPAC)	public safety	Stephanie Tschida	cheeda11@gmail.com		
Emergency Hubs & Block Watches	public safety		info@seattleemergencyhubs.org		
Eritrean community Center	African Community	Selome Teshome	info@ericomunity.com ; selome.t@gmail.com		1954 S Massachusetts St, Seattle, WA 98144
Hamlin Robinson School	School		info@hamlinrobinson.org		
Mt Baker Hub Alliance	Businesses & residents	Eve Keller	eve.keller@me.com		
Northwest African American Museum	African American Community		info@naamnw.org		
Rainier Valley Chamber of Commerce	Businesses		Mail@RainierChamber.com		
The 2100 Building	non-profit		info@2100building.com		2100 24th Ave S
The Lake Washington Girls School/Giddens School	School		info@lwgms.org		

Outreach Mailing List

Parcel number	Taxpayer name	Parcel address	City	State	Zip code							
92404904	SEATTLE CITY OF DPR	1745 24TH AVE S	SEATTLE	WA	98144	1498302932	GLASER MICHAEL	1906 C 24TH AVE S	SEATTLE	WA	98144	
0924049006	CENTURY HOUSE ASSOCIATES	1701 23RD AVE S	SEATTLE	WA	98144	1498302933	DONG JONATHAN B	1906 D 24TH AVE S	SEATTLE	WA	98144	
1498302245	22ND AVE S LLC	2001 22ND AVE S	SEATTLE	WA	98144	1498302935	CHANG SUNGWON+OH JOOYEON	2411 S HOLGATE ST	SEATTLE	WA	98144	
1498302300	SKEETERS AUTO REBUILD	2104 S PLUM ST	SEATTLE	WA	98144	1498302936	OSCAR CASTANEDA RINCON	2409 S HOLGATE ST	SEATTLE	WA	98144	
1498302340	SAFFRON SPICE LLC	1901 22ND AVE S	SEATTLE	WA	98144	1498302937	LEVINE DANIEL	2407 S HOLGATE ST	SEATTLE	WA	98144	
1498302390	BENSUSSEN FAMILY R E LLC	1915 RAINIER AVE S	SEATTLE	WA	98144	1498302938	GUPTA ANISH+SRISHTI	2405 S HOLGATE ST	SEATTLE	WA	98144	
1498302496	7-ELEVEN	2009 RAINIER AVE S	SEATTLE	WA	98144	1498302939	WILLIAMS CASSIDY+JIHUN SONG	1904 24TH AVE S	SEATTLE	WA	98144	
1498302515	O'BRIEN INVESTMENT CO	2001 RAINIER AVE S	SEATTLE	WA	98144	1498302940	CASEY ERICA R	1902 24TH AVE S	SEATTLE	WA	98144	
1498302760	INTERN'L ORG OF PENTECOSTAL	2011 24TH AVE S	SEATTLE	WA	98144	1822300040	KANEKO ALIA N+SASHA MORRIS-	1713 22ND AVE S	SEATTLE	WA	98144	
1498302805	GOPAL LLC	1922 23RD AVE S	SEATTLE	WA	98144	1822300045	KITCHENS R TORREY	1717 22ND AVE S	SEATTLE	WA	98144	
1498302830	BRYANT VALDERINE & YOLANDA	1909 23RD AVE S	SEATTLE	WA	98144	1822300160	JAMES SIBYL VICTORIA	1712 22ND AVE S	SEATTLE	WA	98144	
1498302851	CHUNG VICTOR	2323 S HOLGATE ST	SEATTLE	WA	98144	1822300164	LYON TODD M	1714 22ND AVE S	SEATTLE	WA	98144	
1498302852	WYMER JARED	2325 S HOLGATE ST	SEATTLE	WA	98144	1822300165	LIM HIJAY HIJAY	1716 22ND AVE S	SEATTLE	WA	98144	
1498302853	TAYLOR ANGELA	2327 S HOLGATE ST	SEATTLE	WA	98144	1822300166	BLACKWOOD HOLDINGS V LLC	1718 22ND AVE S	SEATTLE	WA	98144	
1498302854	YANG CHAO TSUNG	2329 S HOLGATE ST	SEATTLE	WA	98144	2394600155	NI XIAOHUI AND ZHAO XING	1738 24TH AVE S	SEATTLE	WA	98144	
1498302855	KEHOE PATRICK & AMANDA	2331 S HOLGATE ST	SEATTLE	WA	98144	2394600159	FAHLMAN ERIC J	2400 S GRAND ST	SEATTLE	WA	98144	
1498302856	DUONG NHAN	2333 S HOLGATE ST	SEATTLE	WA	98144	2394600161	WILDERMUTH DEANNA M+KEITH A	2404 S GRAND ST	SEATTLE	WA	98144	
1498302864	ARCHULETA MICHAEL	1911 24TH AVE S	SEATTLE	WA	98144	3881900510	DERE LING NGAR & SUEY LUNG	1818 RAINIER AVE S	SEATTLE	WA	98144	
1498302868	GRIBBEN HANNAH S+ISAAC H	1913 B 24TH AVE S	SEATTLE	WA	98144	3881900570	JAPANESE PRESBYTERIAN CH	1801 24TH AVE S	SEATTLE	WA	98144	
1498302870	GUICHON KEVIN P	1913 C 24TH AVE S	SEATTLE	WA	98144	3881900603	SATPUTE PRASHANT A	2404 S HOLGATE ST	SEATTLE	WA	98144	
1498302872	COLBAN KALA	1915 C 24TH AVE S	SEATTLE	WA	98144	3881900602	WALDECK DYLAN	2408 S HOLGATE ST	SEATTLE	WA	98144	
1498302874	BECHLER TINA A	1915 B 24TH AVE S	SEATTLE	WA	98144	3881900603	ROLLAND ZACHARY & INIGO AND	2412 S HOLGATE ST	SEATTLE	WA	98144	
1498302876	CASSEL MIKEL D+BLAIZE JASON	1915 A 24TH AVE S	SEATTLE	WA	98144	3881900604	FADEM CHARLES P	2416 S HOLGATE ST	SEATTLE	WA	98144	
1498302878	MAXWELL PAULA	1917 24TH AVE S	SEATTLE	WA	98144	3881900605	VOLK JEFFREY J	2420 S HOLGATE ST	SEATTLE	WA	98144	
1498302895	LUONG QUANG + NGUYEN ANHTHU	1923 24TH AVE S	SEATTLE	WA	98144	3881900610	JONES JATHAN	1810 24TH AVE S	SEATTLE	WA	98144	
1498302907	TJOK LAWRENCE & XU FANG	2404 S PLUM ST	SEATTLE	WA	98144	3881900620	OKONEK AMANDA	1808 24TH AVE S	SEATTLE	WA	98144	
1498302915	THREE TREASURES SANGHA	1910 24TH AVE S	SEATTLE	WA	98144	3881900625	JAPANESE PRESBYTERIAN CH	2409 S GRAND ST	SEATTLE	WA	98144	
1498302927	LEE ADRIAN+CHANG MICHELLE	1908 A 24TH AVE S	SEATTLE	WA	98144	3881900626	JAPANESE PRESBYTERIAN CH	2405 S GRAND ST	SEATTLE	WA	98144	
1498302928	SINGH MANDEEP+KAUR AMANDEEP	1908 B 24TH AVE S	SEATTLE	WA	98144	7548300940	D&J MCKENNA LLC	1761 RAINIER AVE S	SEATTLE	WA	98144	
1498302929	CARVALHO NATALIA	1908 C 24TH AVE S	SEATTLE	WA	98144	7548301042	MCKAY THOMAS W+S+STOFFELS MEL	2120 S STATE ST	SEATTLE	WA	98144	
1498302930	REDDY MANMOHAN G	1906 A 24TH AVE S	SEATTLE	WA	98144	7548301044	ALTMANN LYNN M+VOSS DEREK M	2122 S STATE ST	SEATTLE	WA	98144	
1498302931	BARLEY FRANCINE	1906 B 24TH AVE S	SEATTLE	WA	98144	7548301046	NGUYEN LONG T+SALLY T	2124 S STATE ST	SEATTLE	WA	98144	
						7548301048	RALPH ADRIANNE KRISTI	2126 S STATE ST	SEATTLE	WA	98144	
						7548301155	SULLIVAN TODD M+KAREN	1752 RAINIER AVE S	SEATTLE	WA	98144	

1800 24TH AVE S	SEATTLE	WA	98144
1810 24TH AVE S	SEATTLE	WA	98144
2007 S State St	SEATTLE	WA	98144
1966 S Grand St	SEATTLE	WA	98144
1767 20th Ave S	SEATTLE	WA	98144
1966 S Grand St	SEATTLE	WA	98144
1761 20th Ave S	SEATTLE	WA	98144
1761 20th Ave S	SEATTLE	WA	98144
1964 S Grand St	SEATTLE	WA	98144
1962 S Grand St	SEATTLE	WA	98144
1960 S Grand St	SEATTLE	WA	98144
3 State St	SEATTLE	WA	98144
1910 21st Ave S	SEATTLE	WA	98144
1911 22nd Ave S	SEATTLE	WA	98144

SECTION 7 | COMMUNITY ENGAGEMENT PLAN - NEIGHBORHOOD GOALS & POLICIES

The project is located in the North Rainier/Mt Baker Hub Urban Village. The key goals and policies that the project supports are listed below:

TOWN CENTER GOAL

A town center that concentrates housing, commercial uses, services and living-wage employment opportunities; that is well served by transit and nonmotorized travel options; and that is well-designed and attractive to pedestrians.

TOWN CENTER POLICIES

Recognize the town center as the area where land use designations facilitate transit-oriented development to promote appropriate development around the light rail station.

HOUSING GOALS

Housing in the neighborhood meets community needs for a range of household incomes and unit sizes, and makes a compatible transition from higher-intensity mixed-use and multifamily residential to single-family areas.

HOUSING POLICIES

Encourage additional multifamily or mixed-use development in the following areas: south of the Rainier/Martin Luther King intersection within the urban village, and continue south toward Rainier Valley Square Shopping Center; and in vacant parcels located east to 23rd Avenue South and west to 17th Avenue South around the intersection of Massachusetts Street and Rainier Avenue South.

COMMUNITY LIFE GOALS

North Rainier Valley's network of parks, recreational facilities, open spaces, and arts and culture programs are functioning and are well utilized.

OPEN SPACE POLICIES

Consider using levy funds, general funds, and partnerships with developers, to create a hierarchy of public and private open spaces that are publicly accessible and address the gaps identified in the Parks Gap Analysis.

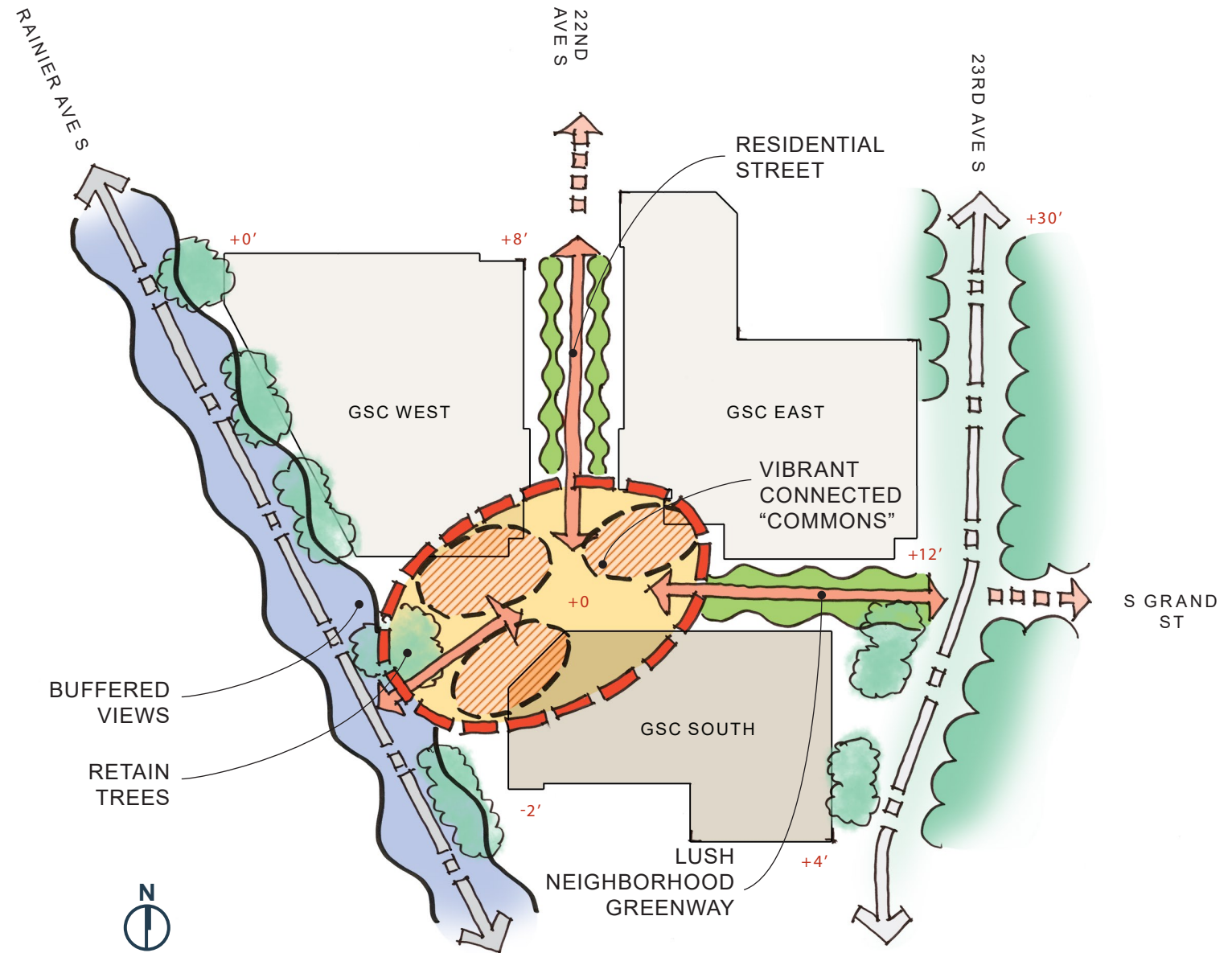
TRANSPORTATION & TRANSIT SERVICE GOALS

Good connections between North Rainier Valley, Mount Baker, and Beacon Hill that encourage use of the Link Light Rail station.

A neighborhood served by a network of safe streets with amenities for pedestrians and bicyclists.

Rainier Avenue South is a highly functioning multimodal "complete street" that serves as the spine of the Rainier Valley and retains its existing vistas of Mount Rainier.

8 - VACATION POLICIES



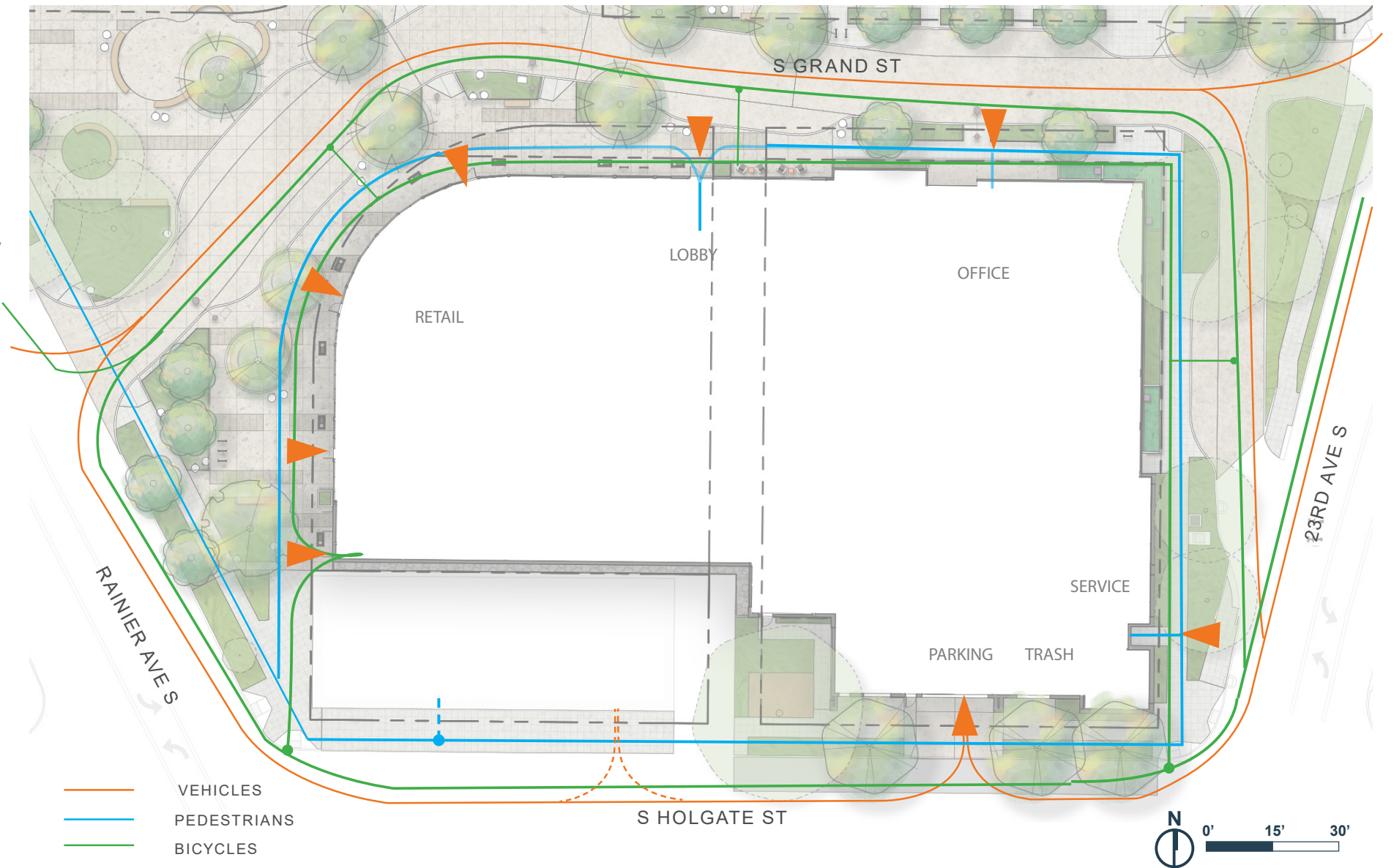
Opportunities | Public Benefit

Vacate an unused alley to make way for much needed affordable housing.

- **Affordable Housing:** 2018 City of Seattle Street Vacation Policies at Section IV.B.1 states: “Public benefits may include, but are not limited to....1. Physical public benefits such as...Spaces that support goals for race and social equity, such as on-site affordable housing....” Here, with the alley vacation, the applicant proposes construction of an additional 45 units of on-site, non-required affordable housing. In addition to supporting the City’s goals for race and social equity, the alley vacation would result in 202 units of non-required affordable housing at a lower cost to public funders.
- **Open Space:** 2018 City of Seattle Street Vacation Policies at Section IV.B.1 states: “Public benefits may include, but are not limited to....1. Physical public benefits such as...Creating or enhancing publicly-accessible plazas, open spaces, or other green spaces” and “Streetscape enhancements beyond that required by codes” and “Enhancing the pedestrian or bicycle environment” and “improvements to the pedestrian...environment...” Here, the applicant proposes construction of an active pedestrian experience with enhanced ROW improvements that will benefit both new residents and the neighborhood at large.

Opportunities | Public Trust

- **Circulation:** The GSC South alley is currently unused, therefore there would be no disruption in current circulation patterns or service access generated by eliminating the alley.
- **Access:** Access for vehicles and trash which would have been provided by the alley is consolidated to a single curb cut along S Holgate Street. This allows for elimination of alley curb cut on S Grand Street, reducing access points from 2 down to 1.
- **Utilities:** Century Link has a duct bank running in the alley that will need to be relocated if the alley is vacated. No other utilities run through the alley.
- **Free Speech and Public Assembly:** The alley is not currently serving any assembly or free speech purposes, so there is no loss or displacement of those important functions. We are increasing public spaces via the plaza and providing more speech and assembly opportunities.
- **Open Space:** The alley vacation supports the urban design vision for a new neighborhood commons along S. Grand Street and its intersection with Rainier Ave S., thereby enhancing that right-of-way's contribution to Free Speech and Public Assembly.
- **Views, light and air:** Currently, this block is primarily vacant as demo has been completed and remediation analysis is underway. The sole remaining neighbor is located on the SW corner of the block, so their access to views, light and air will be preserved along S Holgate Street and Rainier Ave S.
- **Land Use and Urban Form:** The proposed alley vacation will not alter vehicular and pedestrian movement patterns as it is not currently in use. Development potential is increased by the alley vacation, allowing additional affordable housing to be built to serve the neighborhood.



Proposed Building Access:

- **Residential access:** The residential lobby is located at the center of the frontage along S Grand Street. This would be the primary residential access in and out of the building. Rideshare pick up and deliveries will use the adjacent onstreet parking stall, which the project will request be marked load/unload only. Residential move-ins will access the service elevator lobby off of the 23rd Ave S spur street.
- **Commercial access:** Pedestrian entries for the office and retail uses front the plaza and S Grand Street.
- **Vehicle access:** All parking on site will be accessed via a 22'-0" driveway at S Holgate Street.
- **Trash access:** The trash room is located along the south frontage with direct access to S Holgate Street. Bin staging in the right-of-way will be accessed via the driveway curb cut.

SECTION 8 | PUBLIC BENEFIT PROPOSAL SUMMARY

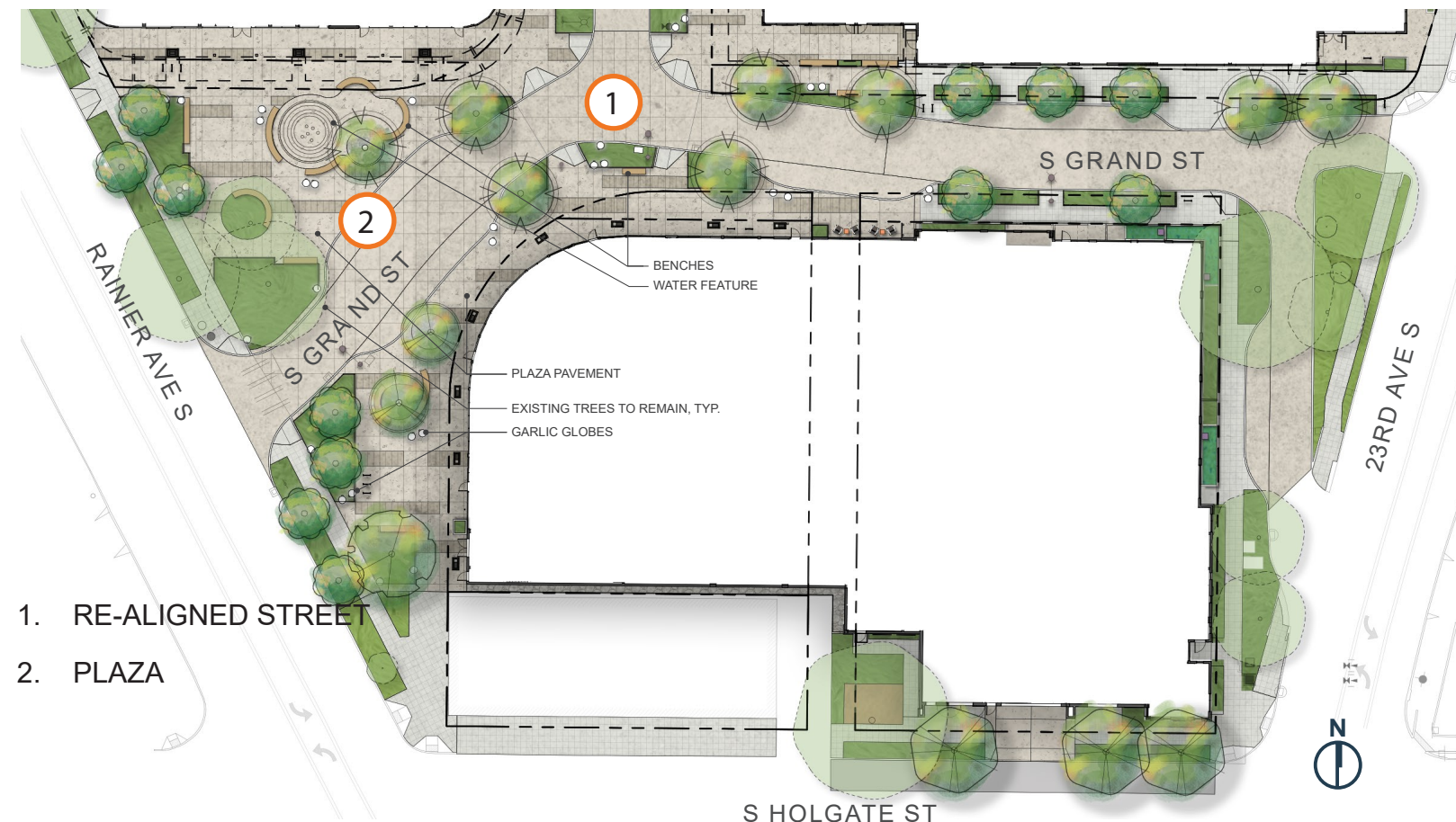
BACKGROUND SUMMARY

The GSC South is comprised of two parcels separated by a north/ south public alley. The alley property is not in public use, nor does it contain public utilities. Vacation of the alley will result in the construction of more affordable housing units, built in a single building. Combining the parcels results in a continuous street frontage along S. Grand Street uninterrupted by curb-cuts to support the overall urban design vision for Grand Street Commons.

A Pre-Petition Meeting was held with the Seattle Design Commission on 11/21/19. At the meeting the applicant demonstrated the potential public trust and public benefits of the alley vacation.

The SDC generally supported pursuit of the proposed vacation and provided the following guidance (summary taken from SDC Meeting Minutes dated 12/13/19):

1. Form and massing should reflect transition from high density along Rainier to low density along 23rd Ave.
2. Building perimeter should thoughtfully interact with surrounding streetscape.
3. Don't neglect facades on streets NOT facing Grand Street.
4. Clarify how public plaza space will be used.
5. Make sure it feels public, not an extension of private spaces.
6. Make sure the public space serves the broader neighborhood.
7. Broaden community engagement, incorporate community preferences, and consider including spaces for locally owned and minority owned businesses.



PUBLIC BENEFIT | VISION AND GOALS

1. Create a vibrant and affordable housing community.
2. Create an active pedestrian experience and create a public plaza on Grand Street and 22nd Avenue.
3. Integrate with the neighborhood
4. Re-align the 22nd Ave spur to the intersection of 22nd and Grand Street for vehicular and pedestrian safety
5. Eliminate the intersection of Grand Street and Rainier Ave. for vehicular and pedestrian safety.
6. Activate uses on Grand Street.
7. Create a pedestrian gateway to the Eastlink light rail station

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Cost
1	Re-aligning the streets	Survey, Earthwork, and Paving	Not Required	Upon construction completion	\$ 348,686
2	Grand Street Commons Plaza	"Garlic" Globes: \$156,775 Public Benches: \$116,589 Water feature: \$250,000	Not Required	Upon construction completion	\$523,364
TOTAL COST					\$872,050

The developers have been actively working with various City departments including SDCI, SDOT, SPU, SDC, SCL on the design of the plaza space, and will continue to work with the City on the maintenance and programming of the plaza. The developers will be responsible for the maintenance and programming of the plaza through agreement. The developers are excited to provide a water feature as part of the public benefit package provided it is supported by the community and the City and it remains economically feasible given the project budget.

BENCHES: approx 110 linear feet

GARLIC GLOBES: approx 28 globes



WATER FEATURE EXAMPLE



9 - ENVIRONMENTAL REVIEW

A SEPA checklist has been submitted on April 23, 2020