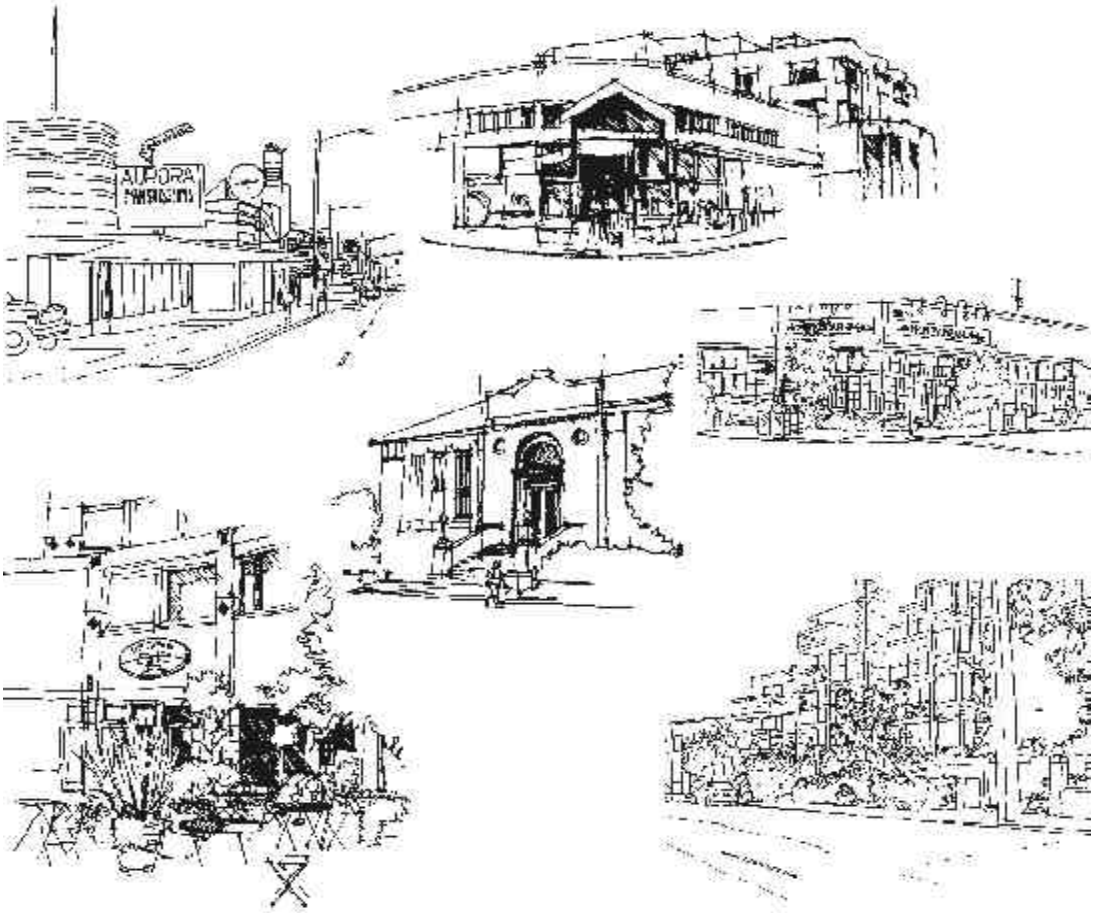

GREEN LAKE *neighborhood*

Design Guidelines

Effective August 26, 2001

City of Seattle
Department of Design,
Construction & Land Use

Design Review: *Green Lake Neighborhood Design Guidelines*

Contents

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I. Design Review in Seattle's Neighborhoods

What is Design Review?

Design Review is a component of the Master Use Permit (MUP) application and is required for most new commercial, mixed-use and multi-family developments. It provides a forum through which developers and citizens can work together to ensure that new developments contribute positively to Seattle's neighborhoods.

Design Review has three principal objectives:

1. Encourage better design and site planning to enhance the character of the city and ensure that new development fits sensitively into neighborhoods;
2. Provide flexibility in the application of development standards; and
3. Improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

Design Review, as with other components of a MUP application, is administered by the Department of Design, Construction and Land Use (DCLU). Design Review applications require public notice and an opportunity for comment. Projects are brought before a Design Review Board for its recommendations or, alternatively, to DCLU staff in what is referred to as Administrative Design Review. The final decision on Design Review recommendations is made by the DCLU Director, and is appealable to the Hearing Examiner.

What are Neighborhood-Specific Design Guidelines?

In reviewing development proposals in neighborhoods with City Council-adopted neighborhood-specific design guidelines, the Design Reivew Board consults two sets of guidelines. The *Citywide Design Guidelines* are of a general nature and apply throughout the city, whereas the *Neighborhood-Specific Design Guidelines* address more specific design concerns that have historical, cultural or architectural significance to a particular neighborhood.

The guidelines for the Green Lake Neighborhood augment the existing Citywide Design Guidelines.

The Green Lake neighborhood design guidelines reveal the character of Green Lake as known to its residents and business owners. The guidelines aim to reinforce existing character and protect the qualities that the neighborhood values most in the face of change. Thus, the Green Lake Neighborhood guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design process.

More About Design Review

More information about Design Review can be found in the Citywide Design Guidelines, Client Assistance Memo #238, and in the Seattle Municipal Code (SMC 23.41). Information includes:

- Projects Subject to Design Review
- How Design Guidelines are Applied
- Who Serves on the Design Review Board
- Development Standards Departures

II. Green Lake Context and Priority Design Issues

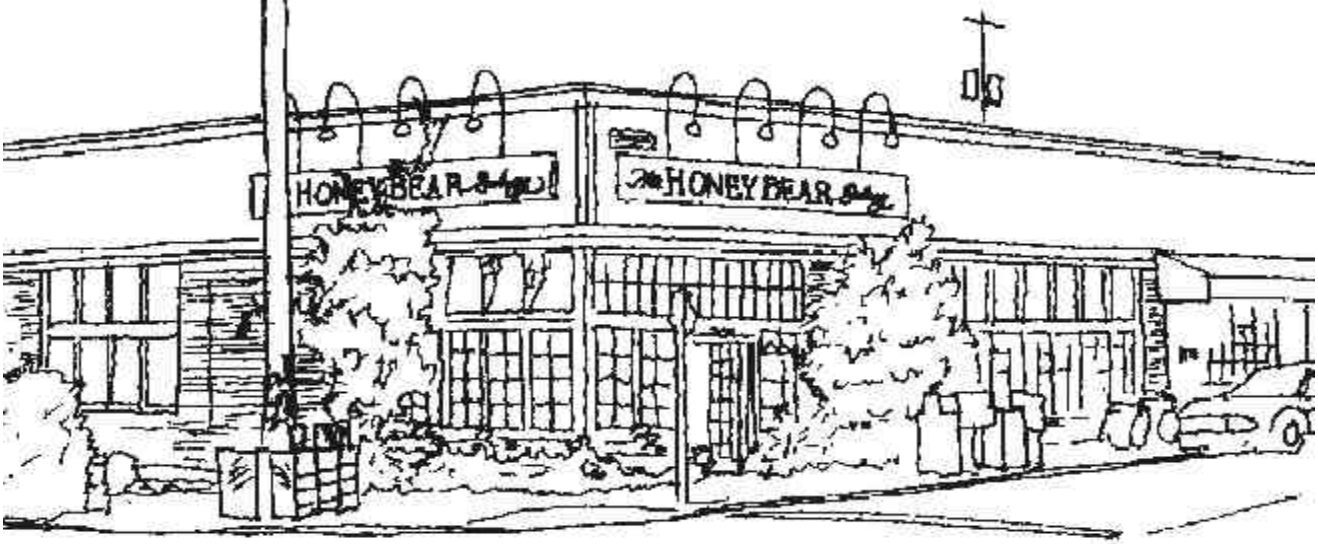
The Green Lake Neighborhood is an urban neighborhood of primarily single-family homes built in the early 1900's. Its most significant features are Green Lake and the surrounding parks, which give the neighborhood its form and identity. These parks and park-like areas extend into the neighborhood and are some of Seattle's most visible and accessible features of the famous Olmsted brothers' design.

In addition to the lake and parks, other characteristics make Green Lake a unique and desirable place to live. Small neighborhood commercial areas, an impressive stock of Craftsman-style houses, and abundant pedestrian accommodations give the area a friendly and local flavor. It is these qualilties and others which the Green Lake Neighborhood Design Guidelines seek to define and preserve in the face of new development.

The guiding vision for the neighborhood's future was established by the Green Lake 2020 Neighborhood Plan (January, 1999). These guidelines help implement that plan and apply to projects subject to design review within the Green Lake Neighborhood Planning Boundary (see Fig. 1 for Residential Urban Village and individual commercial area boundaries).

In general, the following guidelines promote development that strengthens the community's pedestrian-friendly environment, respects the scale and character of the existing built environment, and addresses special, site specific conditions where appropriate.

Green Lake Neighborhood Design Guidelines



Green Lake Neighborhood Design Guidelines

Projects requiring design review must address the community design guidelines in this handbook as well as the Citywide Design Guidelines.

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc). A gap in the numerical sequence means there are no neighborhood design guidelines for that particular Citywide Guideline.

A

Site Planning

responding to site characteristics

A. Site Planning

A-1 Responding to Site Characteristics

Lakefront Orientation

In areas adjacent to Green Lake Park the building should be sited to acknowledge and orient to the lake and park.

Views of Lake

Numerous streets offer views of, and pedestrian access to, the lake. Consider siting the building to take advantage of these views and to enhance views from the public right-of-way. Methods to accomplish this include setting the building back from lake views, placing landscape elements and street trees to frame views rather than block them, and providing pedestrian spaces with views of the lake.

Curved and Discontinuous Streets

The community's street pattern responds to the lake by breaking with the city's standard north-south and east-west grid pattern. This creates numerous discontinuous streets, street offsets, and curved streets, which are an aspect of the community character. New development can take advantage of such street patterns by providing special features that complement these unique spaces. (See guidelines A-2, C-2, and E-2.)

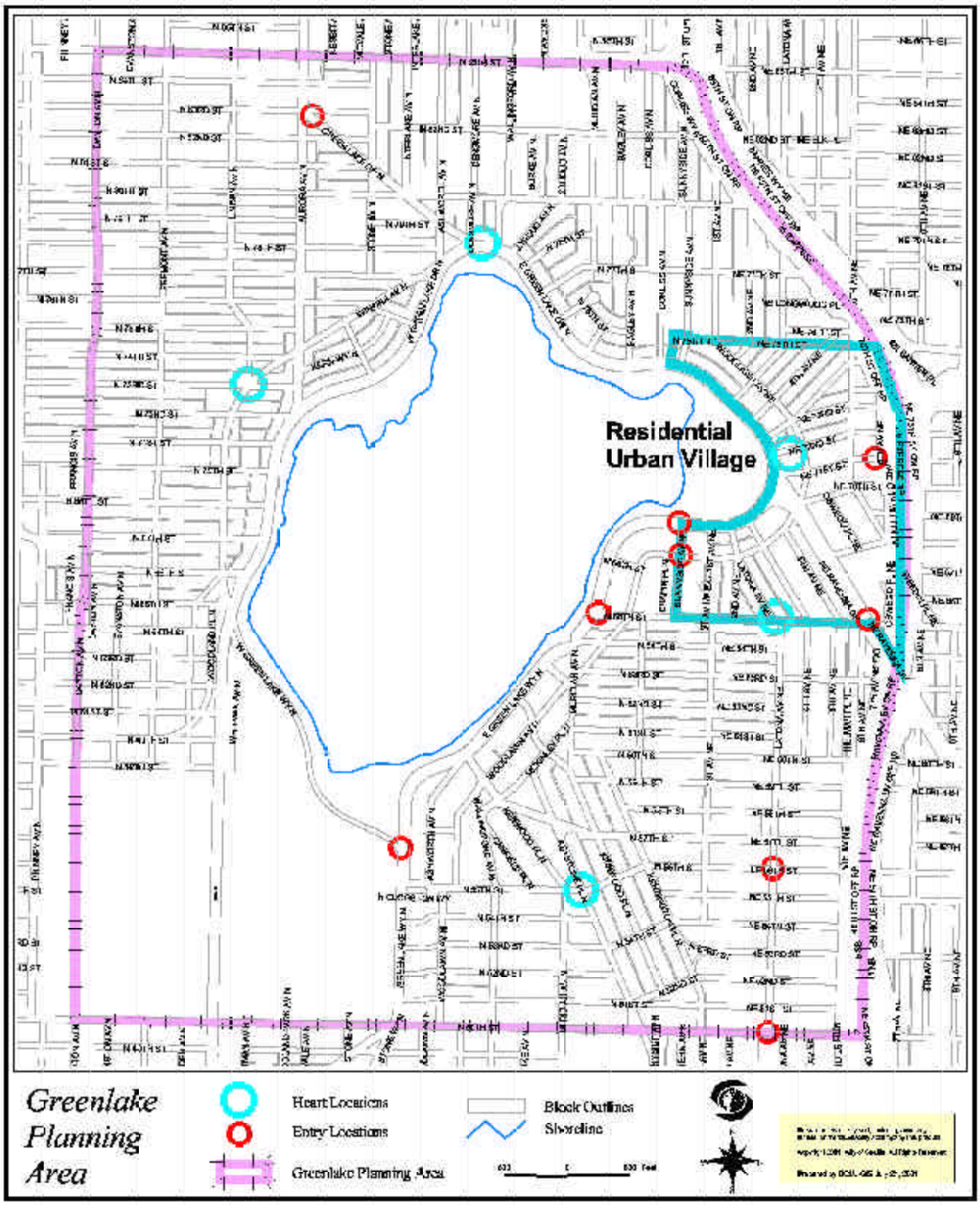


Figure 1: Green Lake Neighborhood Planning Area Boundary and Heart and Entry Locations

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

A

Site Planning

responding to site characteristics

Entry Locations

Within the Green Lake Planning Area, certain locations serve as entry points into neighborhood and commercial areas. Development of properties at these "Entry Locations" should include elements suggesting an entry or gateway. Examples include a clock tower, turret or other architectural features, kiosks, benches, signage, landscaping, public art or other features that contribute to the demarcation of the area. The Entry Locations, identified by the community based on traffic flow, general visibility and development potential, are (see Fig. 1):

- NE 71st St at 6th Ave NE—freeway access and link between Green Lake and Roosevelt
- NE Ravenna Blvd at NE 65th St—freeway access and link and link between Green Lake and Roosevelt
- Latona Ave NE at NE 50th St
- W Green Lake Way at E Green Lake Way N (golf course)
- Green Lake Dr. N at Aurora Ave. N
- Aurora Ave. N at N 49th St (south of Woodland Park Zoo)

In addition, two special locations within the planning area represent entry into the Residential Urban Village and should be developed accordingly:

- Woodlawn Ave NE at 1st Ave. NE - south entry
- Woodlawn Ave NE at NE Maple Leaf Pl - north entry

Heart Locations

Several important intersections have been identified as "Heart Locations". Heart Locations differ from Entry Locations in that they are intersections that serve as the perceived center of commercial and social activity. Development at Heart Locations should enhance their central character through appropriate site planning and architecture. In addition to promoting pedestrian activity, these sites have a high priority for improvements to the public realm. A building's primary entry and facade should face the intersection. Other amenities to consider are: special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. Developers should review programmed public improvements listed in the Green Lake 20/20 Plan. The community-identified "Heart Locations" are (see also Fig. 1):

- E Green Lake Dr at NE 72nd St
- Woodlawn Ave NE at NE 72nd St
- NE Ravenna Blvd at E Green Lake Dr N and NE 71st St (4-way intersection)
- E Green Lake Dr between Wallingford Ave N and Densmore Ave N (Northshore Plaza)
- NE 65th St at Latona Ave NE.
- Winona Ave N at Linden Ave N (west of Aurora)
- NE 50th St at 1st Ave NE
- N 55th St at Keystone Pl N (Tangletown)
- NE Ravenna Blvd at Woodlawn Ave NE

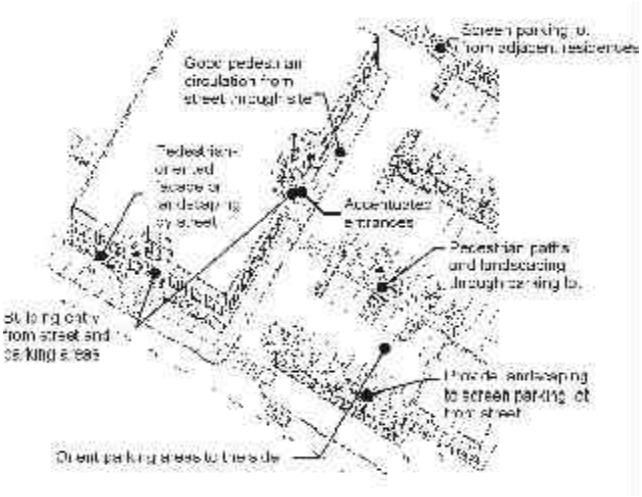
a good example of how a building and project-related amenities respond to a "Heart Location" on East Green Lake Drive

A-2 Streetscape Compatibility

A continuous street wall is an important design consideration within Green Lake's commercial and mixed-use, pedestrian-oriented areas.

Aurora Avenue North

A continuous street wall is less of a consideration on Aurora Avenue N, where numerous parking lots punctuate the streetscape. In this area, a more pleasant and consistent streetscape can be achieved by reinforcing the rhythm of alternating buildings and well-landscaped vehicle access areas. Parking lots should be placed at the rear and to the sides of buildings, and the buildings should be located near the street. Parking lot landscaping and screening are particularly important in improving the appearance of the Aurora Avenue North corridor.



A good site design example for Aurora Ave N.

Multifamily Residential Areas

Landscaping in the required front setbacks of new multifamily development is an important siting and design consideration to help reinforce desirable streetscape continuity.

Streetscape continuity on Linden Avenue N. emphasizes modest setbacks and relatively consistent landscaping

A-4 Human Activity

Pedestrian activity is a high priority in the Green Lake business areas. It is recognized, however, that within commercial zones, the appropriateness of traditional storefronts may depend upon location, adjacent properties and the type of street on which the development fronts. In the case of a mixed-use building, for example, at the intersection of an arterial and a residential street, it might be more appropriate to place non-storefront commercial facades on the quiter residential street. In such cases, the following can contribute to a commercial facade that exhibits a character and presence that achieves a sensitive transition from commercial to residential uses:

A

Site Planning

human activity

- slightly less transparency than a standard storefront window;
- recessed entries;
- landscaping along the building base and entry; and
- minimized glare from exterior lighting.

A-6 Transition Between Residence and Street

Residential Buildings

Residences on the ground floor should be raised for residents' privacy, if allowed by site conditions. Well-landscaped, shallow front yard setbacks are also typical and appropriate. (See guideline A-2.)

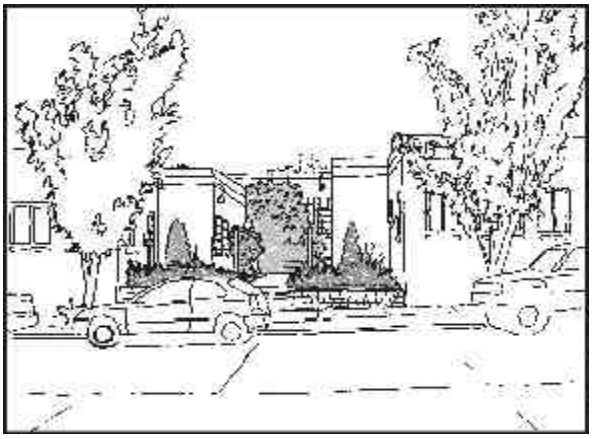
Mixed-Use Buildings

For mixed-use buildings with residential units over commercial ground-floor uses, consider locating the primary residential entry on the side street rather than in the main commercial area. This maintains a continuous commercial storefront while increasing privacy for the residential units.

A-7 Residential Open Space

The Design Review Board may reduce the amount of open space required by the Land Use Code if the project substantially contributes to the objectives of the guideline by:

- Creating a substantial courtyard-style open space (see sketch below) that is visually accessible to the public and that extends to the public realm.
- Setting back development to improve a view corridor.
- Setting upper stories of buildings back to provide solar access and/or to reduce impacts on neighboring single-family residences.
- Providing open space within the streetscape or other public rights-of-way contiguous with the site. Such public spaces should be large enough to include streetscape amenities that encourage gathering. For example, a curb bulb with outdoor seating adjacent to active retail would be acceptable.



A good example of residential open space that is visually accessible from the street

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk and Scale Compatibility

Zone Edges

Refer to the Citywide Guidelines for Multifamily & Commercial Buildings for design techniques to achieve a sensitive transition between Neighborhood Commercial (NC) or Commercial (C) and smaller-scale residential zones. Figure 2 illustrates zone edges that warrant special consideration.

B

Height, Bulk and Scale

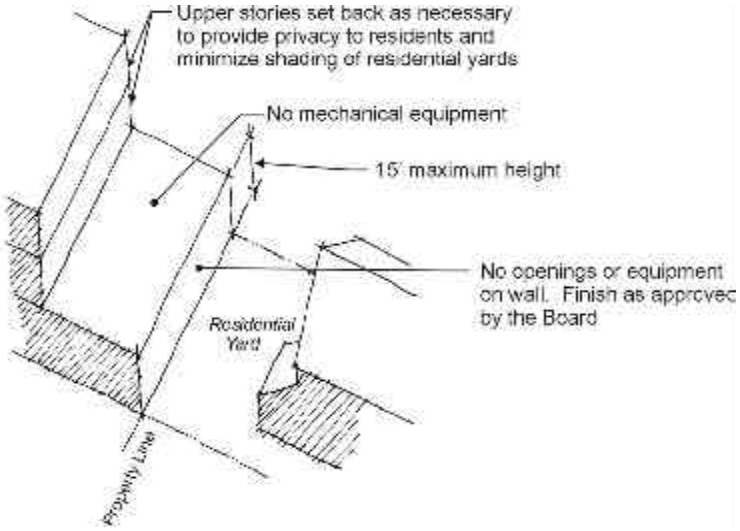
height, bulk and scale compatibility

Some properties adjacent to Green Lake's Neighborhood Commercial areas are zoned single-family, but have a small portion zoned Neighborhood Commercial. In general, these properties can only be developed with single-family houses. In such cases where a property with more-intensive zoning is adjacent to a property that contains such split zoning, the following design techniques are encouraged to improve the transition to the split-zoned lot:

- Building setbacks similar to those specified in the Land Use Code for zone edges where a proposed development project within a more intensive zone abuts a lower intensive zone.
- Techniques specified in the Citywide Design Guidelines A-5 and B-1.

Along a zone edge without an alley, consider additional methods that help reduce the potential 'looming' effect of a much larger structure in proximity to smaller, existing buildings.

- One possibility is allowing the proposed structure's ground floor to be built to the property line and significantly stepping back the upper levels from the adjacent building (see sketch below). The building wall at the property line should be designed in a manner sympathetic to the existing structure(s), particularly regarding privacy and aesthetic issues.



This zone edge option may be desirable in locations where there is no alley between the higher and lower intensity zones.

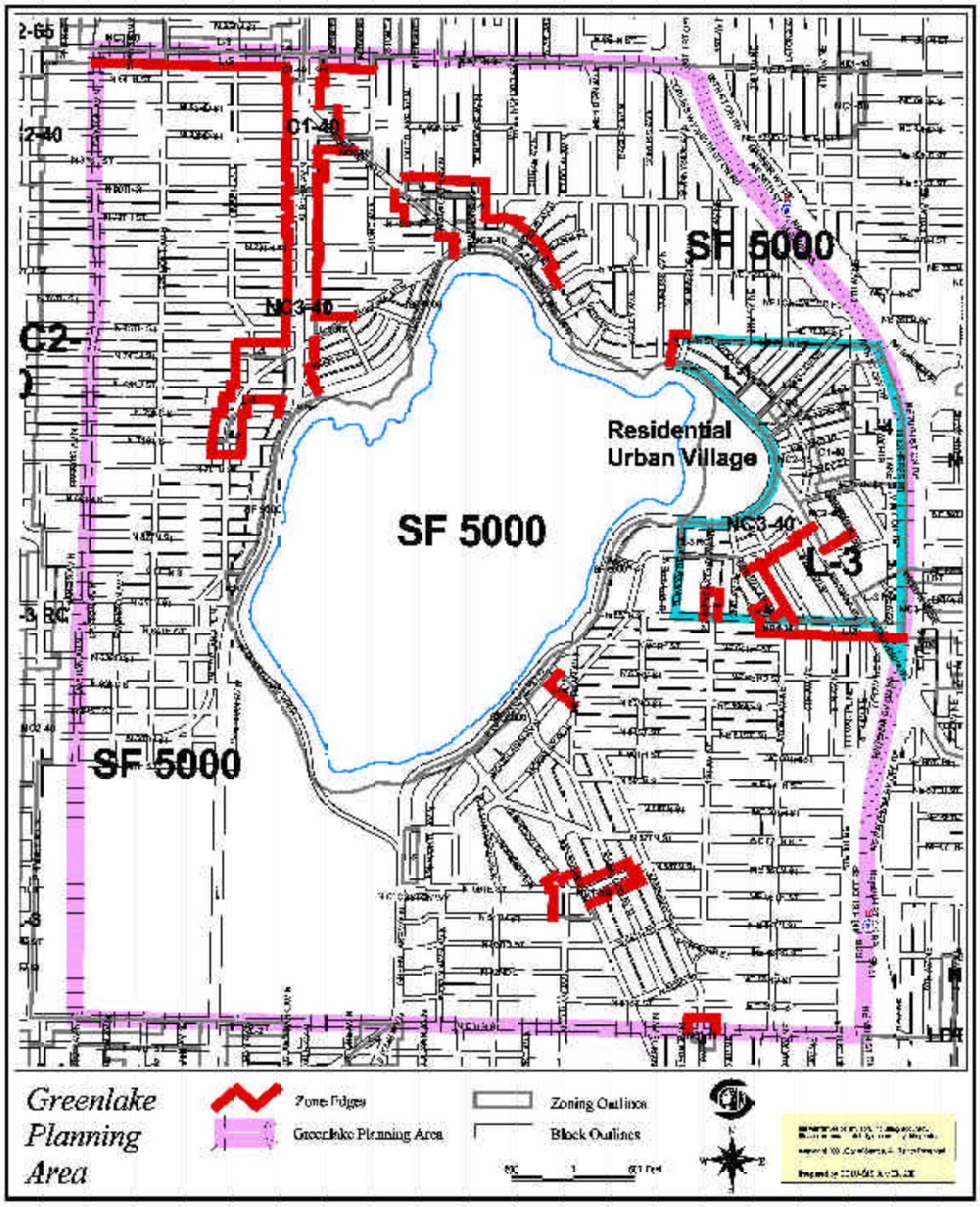


Figure 2: Green Lake Zone Edges

Zone Designations:
SF 5000 *(Single Family)*, **LDT** *(Lowrise, Duplex, Triplex)*, **L1, L2, L3** *(Lowrise 1, 2 and 3)*, **MR** *(Midrise)*, **RC** *(Residential Commercial)*, **NC2, NC3** *(Neighborhood Commercial 2, 3)*, **C1** *(Commercial 1)*, **MIO** *(Major Institution Overlay)*, **P2** *(Pedestrian Overlay)*

For the most up-to-date zoning designations, please refer to the official City of Seattle zoning map.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

Distinct Architectural Themes and Styles

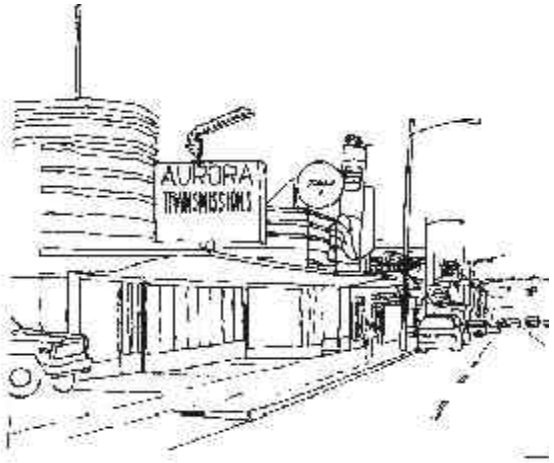
C

Architectural Elements and Materials

architectural context

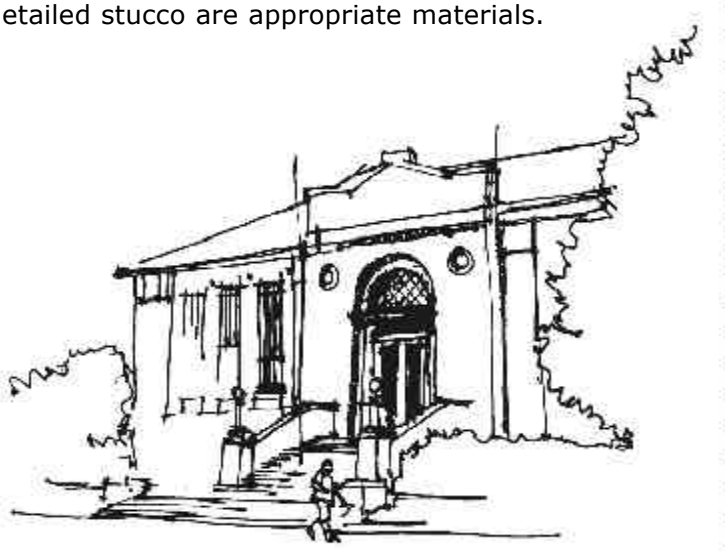
Green Lake contains several commercial areas (see Fig. 1 for the location of these areas). Encourage the following design features in these areas:

Aurora Avenue North Corridor: Recognize Aurora's 1920-1950 commercial character while making the area more friendly to the pedestrian. Specific architectural cues include creative and playful signage, simple post-WW II architecture and flamboyant architecture (e.g., Twin Teepees, the elephant).



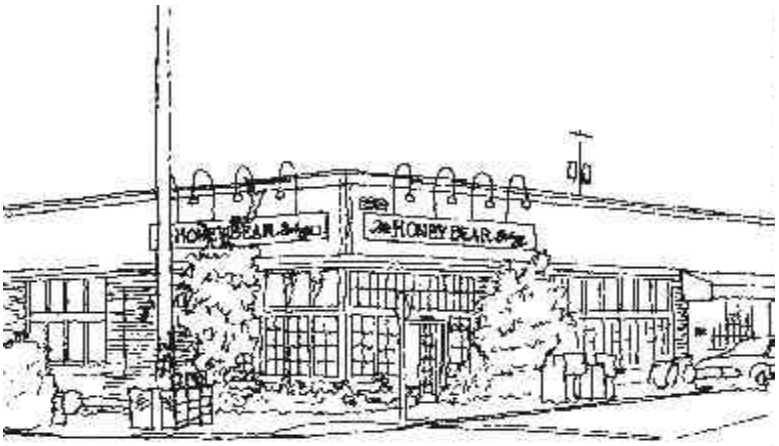
Aurora's mid 20th Century commercial character

Residential Urban Village: Build on the core's classical architectural styles (e.g., community center, library, Marshall School, VFW building). Also, many of the existing buildings are simple "boxes," with human scale details and features (e.g., building at the NE corner of E. Green Lake Dr. and NE 72nd Street). Brick and detailed stucco are appropriate materials.



The Green Lake Branch Library is a good example of some of the classical architectural styles found in the Residential Urban Village

Tangletown (55th/56th Street corridor and Meridian) and **65th/Latona**: Build on both commercial areas' human scale elements, particularly the traditional storefront details and proportions of early 1900s vernacular commercial buildings. A mix of traditional and contemporary forms and materials is appropriate provided there is attention to human scale detailing in elements such as doors, windows, signs, and lights.



Tangletown's commercial buildings typically employ traditional storefront details and human scale elements

C

Architectural Elements and Materials

architectural context

signage

Signage

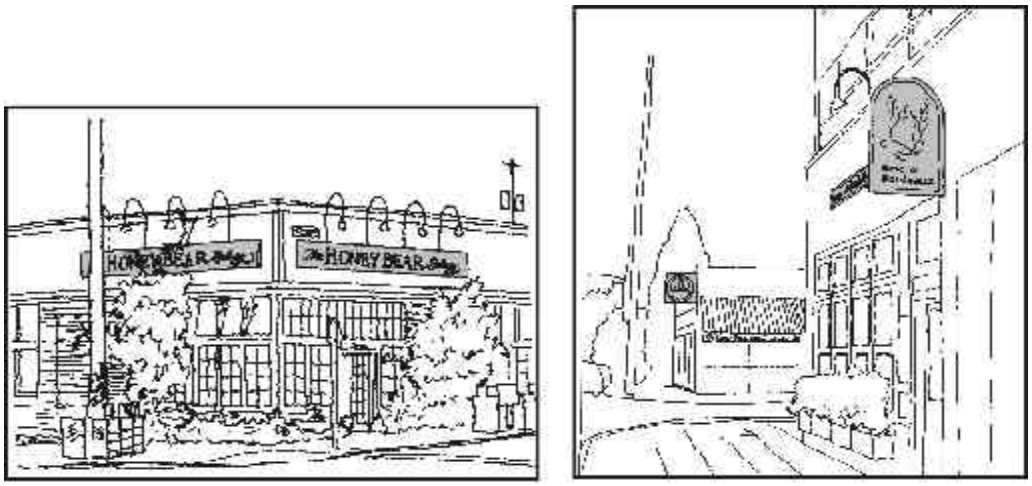
The design and placement of signs plays an important role in the visual character and identity of the community. While regulatory sign review is not in the purview of design review, integration with the overall architectural expression of a building and appropriate scale and orientation are important design considerations. Franchises should not be given exceptions to these guidelines. Except within the Aurora Avenue North corridor, signage should be oriented to pedestrians. Specifically (excluding Aurora Ave. N.):

- Building signs should reinforce the character of the building and surounding context.
- Small signs incorporated in the building's architecture are preferred: along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building façade.
- Neon signs are appropriate.
- Large illuminated box signs (backlit "can" signs) are discouraged, unless they are designed to be compatible with the character of surrounding development.
- Post-mounted signs are discouraged since they are more appropriate in suburban or automobile-oriented settings.

C

Architectural Elements and Materials

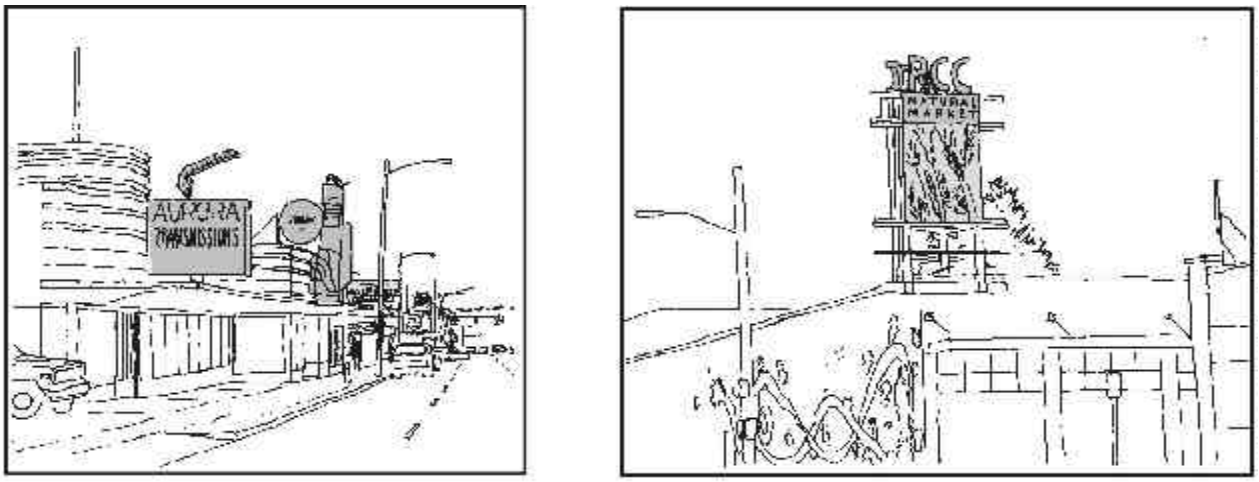
signage



Good examples of neighborhood commercial signs

Aurora Avenue North Corridor:

- New signs should acknowledge Aurora's 1920-1950 commercial character. Sign designs, including those for corporate franchises, are encouraged to be playful, interesting, and colorful in order to respond to desirable elements of the corridor's commercial strip heritage.



Older and newer sign examples appropriate for Aurora Avenue North

Facade Articulation

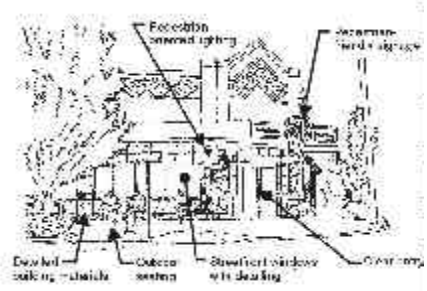
Multi-family residential structures: The façade articulation of new multi-family residential buildings (notably in Lowrise zones) should be compatible with the surrounding single-family architectural context. Architectural details similar to those found on single-family homes in Green Lake from the eraly 1900's can add further interest to a building, and lend buildings a human scale. Consider the following features:

- Pitched roof
- Covered front porch
- Vertically proportioned windows
- Window trim and eave boards
- Elements typical of neighborhood house forms

For a pictorial review of traditional Green Lake residential designs, developers can consult the Green Lake neighborhood's *Single-Family Voluntary Contextual Design Guidelines*.

Similar roof, window treatment, proportional massing and setbacks provide a level of continuity between these structures despite the difference in size.

Neighborhood commercial structures: Modulation in the street-fronting facade of a mixed-use structure is less important when an appropriate level of details is present to break up the facade. Many existing structures are simple boxes that are well-fenestrated and possess a number of details that add interest and lend buildings a human scale. However, particularly large buildings, usually resulting from the aggregation of many properties, may need more modulation to mitigate the impacts of bulk and scale. Substantial modulation of neighborhood commercial structures at the street level is discouraged unless the space or spaces created by the modulation are large enough for pedestrians to use.



Human scale details at the ground level are more important than overall facade articulation in neighborhood commercial buildings.

C-4 Exterior Finish Materials

New buildings should feature durable, attractive, and well-detailed finish materials in responding to the vernacular of the surrounding area, where desirable. Innovative use of materials is encouraged, provided they meet this criterion.

C

Architectural Elements

architectural concept and consistency

exterior finish materials

Building Materials in Green Lake's Individual Districts

Encourage the use of common building materials found in Green Lake's commercial areas:

1. Green Lake Residential Urban Village: Surface treatments are primarily brick (painted or unpainted) or stucco. Some additional variations exist south of Ravenna Boulevard.
2. Tangletown (55th/56th Corridor and Meridian: A consistent treatment of brick at the ground level and wood siding on the upper residential levels.
3. 65th at Latona: A consistent treatment of brick at the ground level and wood siding on the upper (residential) levels.

Special material requirements and recommendations

Allow the materials listed below providing they complement a building's architectural character and surrounding architectural context. When using these materials, consider the following recommendations:

1. Metal siding: If metal siding covers more than 25 percent of a building's facade, it should not have a glossy finish. In addition, windows and doors should be trimmed.

2. Masonry units: If concrete blocks (concrete masonry units or "cinder blocks") are used for walls that are visible from a public street or park, then the concrete block construction should be architecturally treated in one or more of following ways:

- Textured blocks with surfaces such as split face or grooved
- Colored mortar
- Other masonry types such as brick, glass block or tile use in conjunction with concrete blocks

3. Wood siding and shingles: Wood siding and shingles are appropriate on upper stories or on single-use residential projects.

Discouraged Materials

The following materials are discouraged:

1. Mirrored glass: This is especially inappropriate when glare could be a problem.

2. Sprayed-on finish: Sprayed-on finish with large aggregate is strongly discouraged.

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Make Aurora More Pedestrian Friendly

Although Aurora Avenue North is likely to retain its automobile-oriented character, new development should make the entire Aurora corridor more friendly to pedestrians by encouraging:

- Street-fronting entries
- Pedestrian-oriented facades and spaces.
- Overhead weather protection.

Streetscape amenities

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm. The Board would be willing to consider a departure in open space requirements if the project proponent provides an acceptable plan from, but not limited to,

- Curb bulbs adjacent to active retail spaces
- Pedestrian-oriented street lighting
- Street furniture

E. LANDSCAPING

E-3 Landscape Design to Address Special Site Conditions

Celebrate the Olmsted heritage

Green Lake Park, Ravenna Boulevard and Lower Woodland Park are visible and accessible examples of the Olmsted brothers' design. New development should build on this character by employing informal groupings of large and small trees and shrubs. A mix of deciduous, evergreen, and ornamental plant materials is appropriate. Continuous rows of street trees contrasting with the informal, asymmetric landscaping of open spaces are also typical (see Fig. 3 for examples).

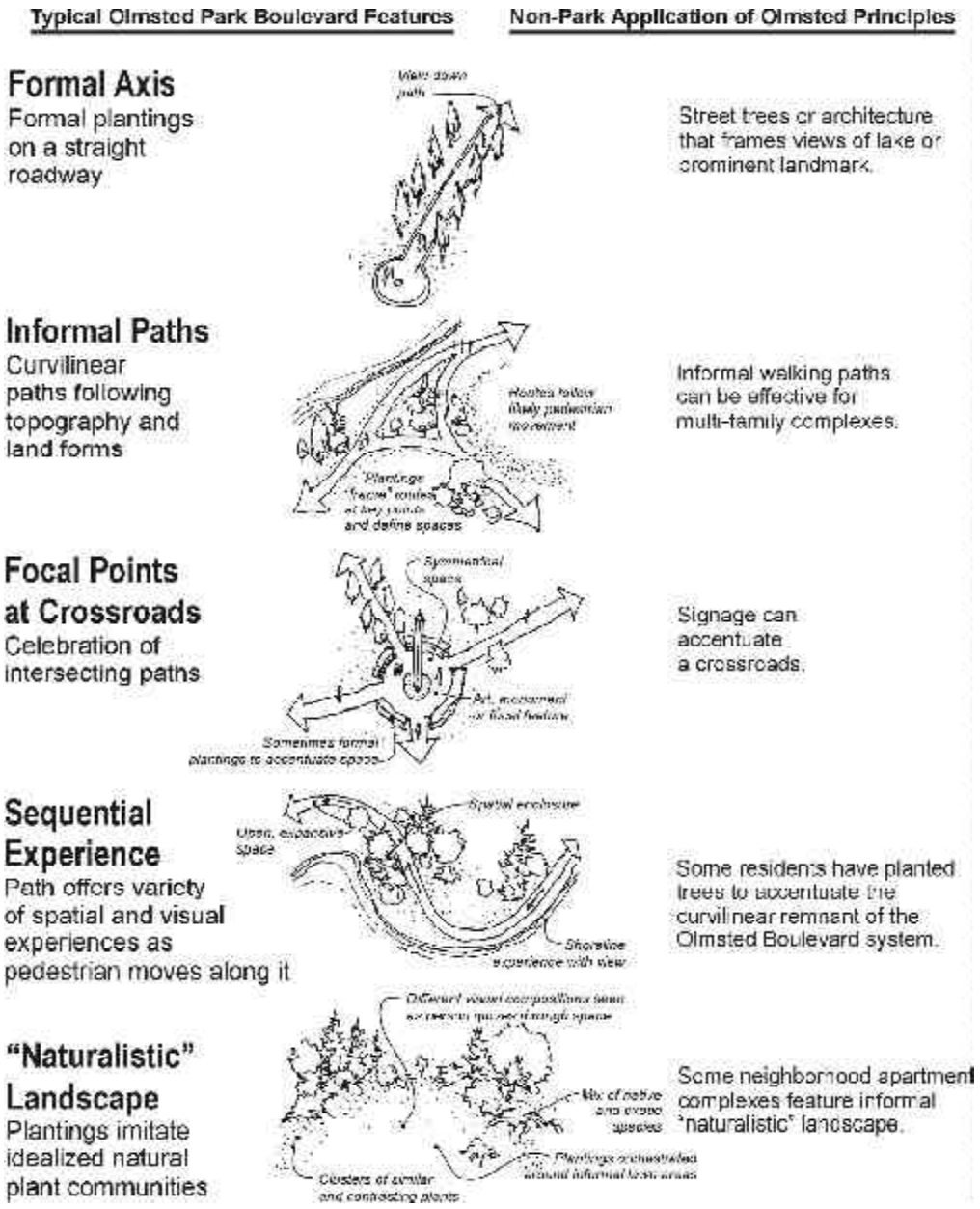


Figure 3: Principles of Olmsted brothers'design