

Early Design Guidance

Design Review

10/28/15

1225 E Jefferson St
MUP #3020204

Development Objectives:

Project proposes construction of a new four story, 15 room hotel with ground floor bakery and cafe (1000 sf). Project includes demolition of residential structure and accessory structure on lot.



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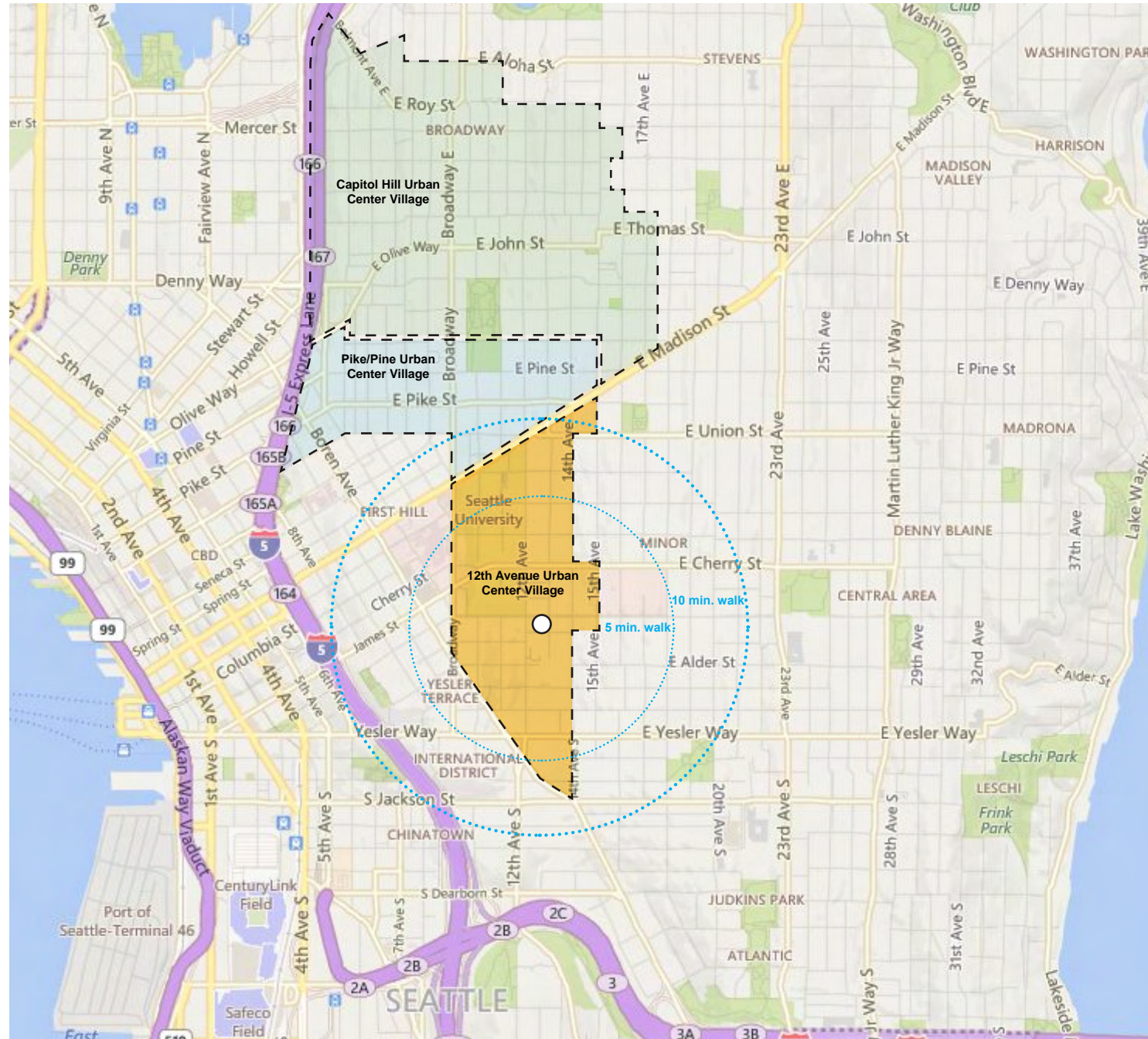
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section 1: project overview

context map



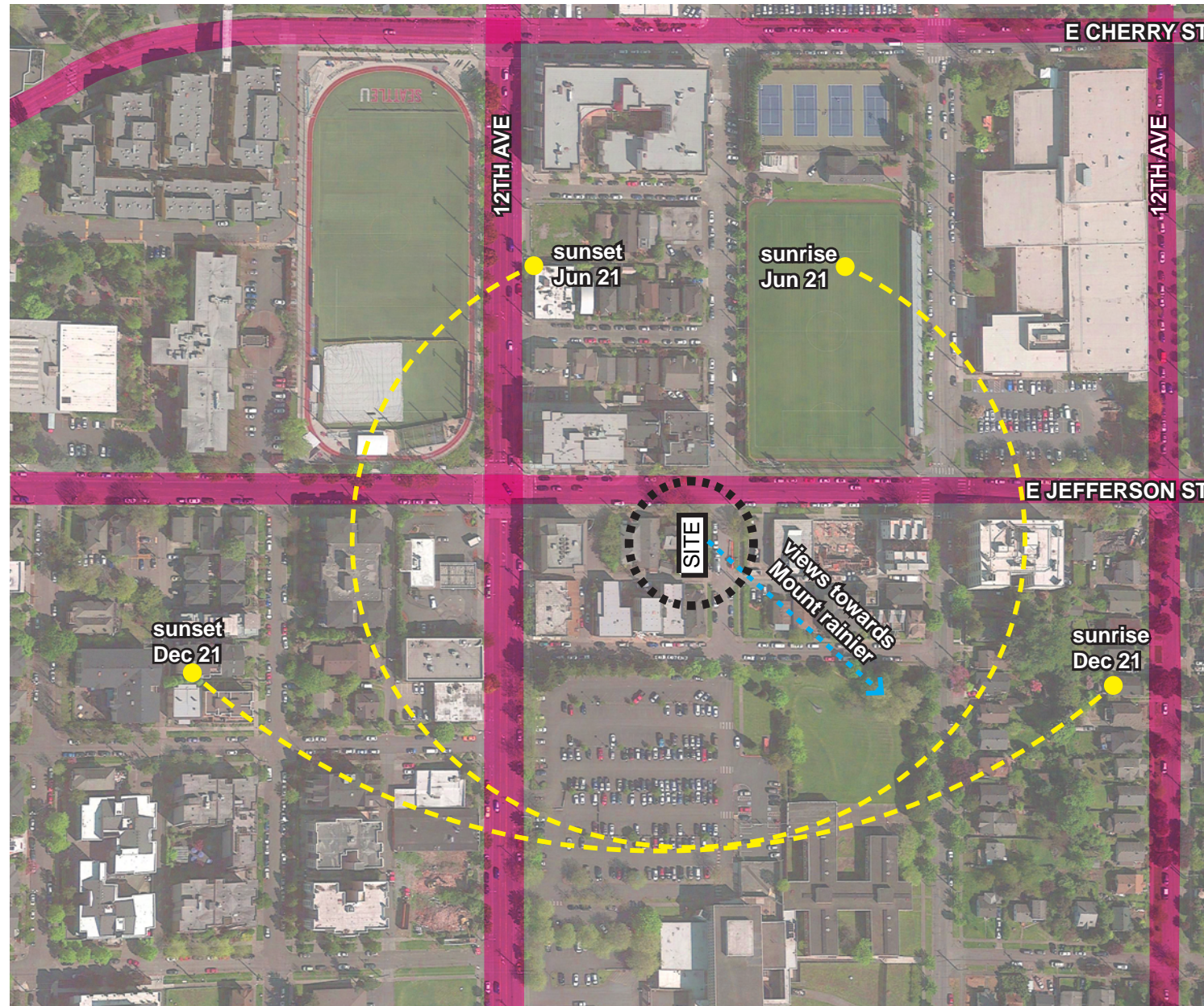
basic information - reference pages 20-21 for detailed information

Site Location	1225 E. Jefferson St.
Site Zoning	NC2-40
Overlay	12th Ave Urban Center Village
Permitted Use	Lodging - Administrative Conditional Use up to 25,000 sqft
SEPA Review	No (NC2-40 Commercial threshold >12,000 w/in Urban Centers)
Parking Required	(0) Required for Urban Villages with frequent transit service / (0) Provided
Height 23.47A.008	Base Height 40' Max Height 44' (not inc rooftop features)
Site Area	2,592 SF
Floor Area Ratio 23.47A.013	3.0 required
Floor Area	2,592 SF x 3.0 = 7,776 SF <i>complies - 7,770 provided</i> Gross Floor Area = 8,970 SF <i>(1,200 SF of basement level which is exempt per 23.47A.013.D1)</i>
Setbacks 23.47A.014	No Setback required other than lot line that abuts a residential zone. Setback required on south lot line because it is adjacent to a LR3 zone. 10' setback for portions of structures above 13' to 65'. One-half of the width of an abutting alley may be counted as part of the required setback. Required setback on south property line = 5' for portion above 13'.
Amenity area 23.47A.024	No amenity area required for non-residential use
Street-level Development Standards 23.47A.008	Transparency: 60% of facade between 2' & 8' shall be transparent Height Provisions: Non-residential at street use shall have floor to floor height of 13'



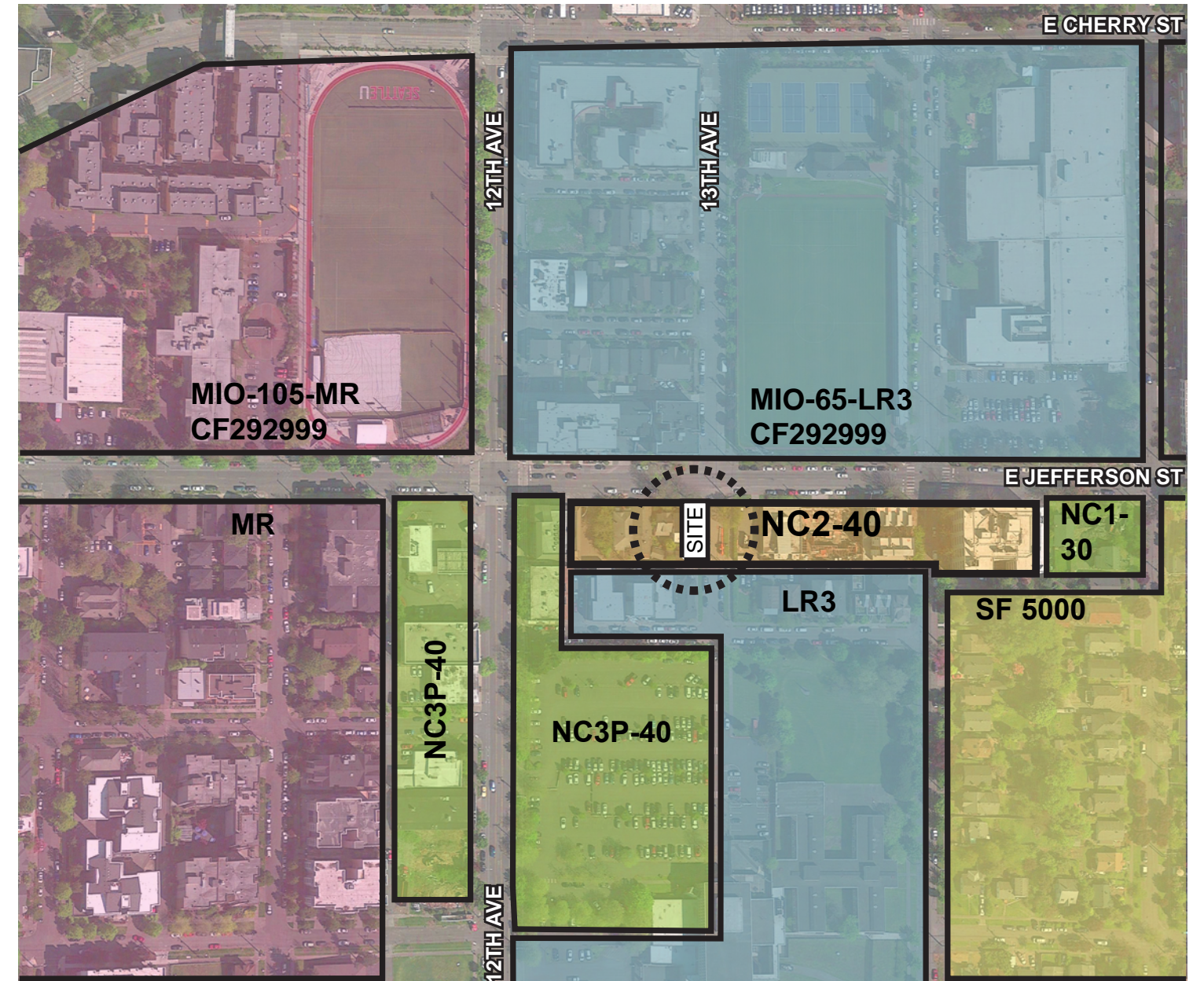
section 1: project overview

aerial photo



Commercial activity is concentrated along East Jefferson Street, on which there are bars, restaurants, and markets. The site will receive ample solar exposure from the south and east with partial blockage from the west. There are views east towards Mount Rainier.

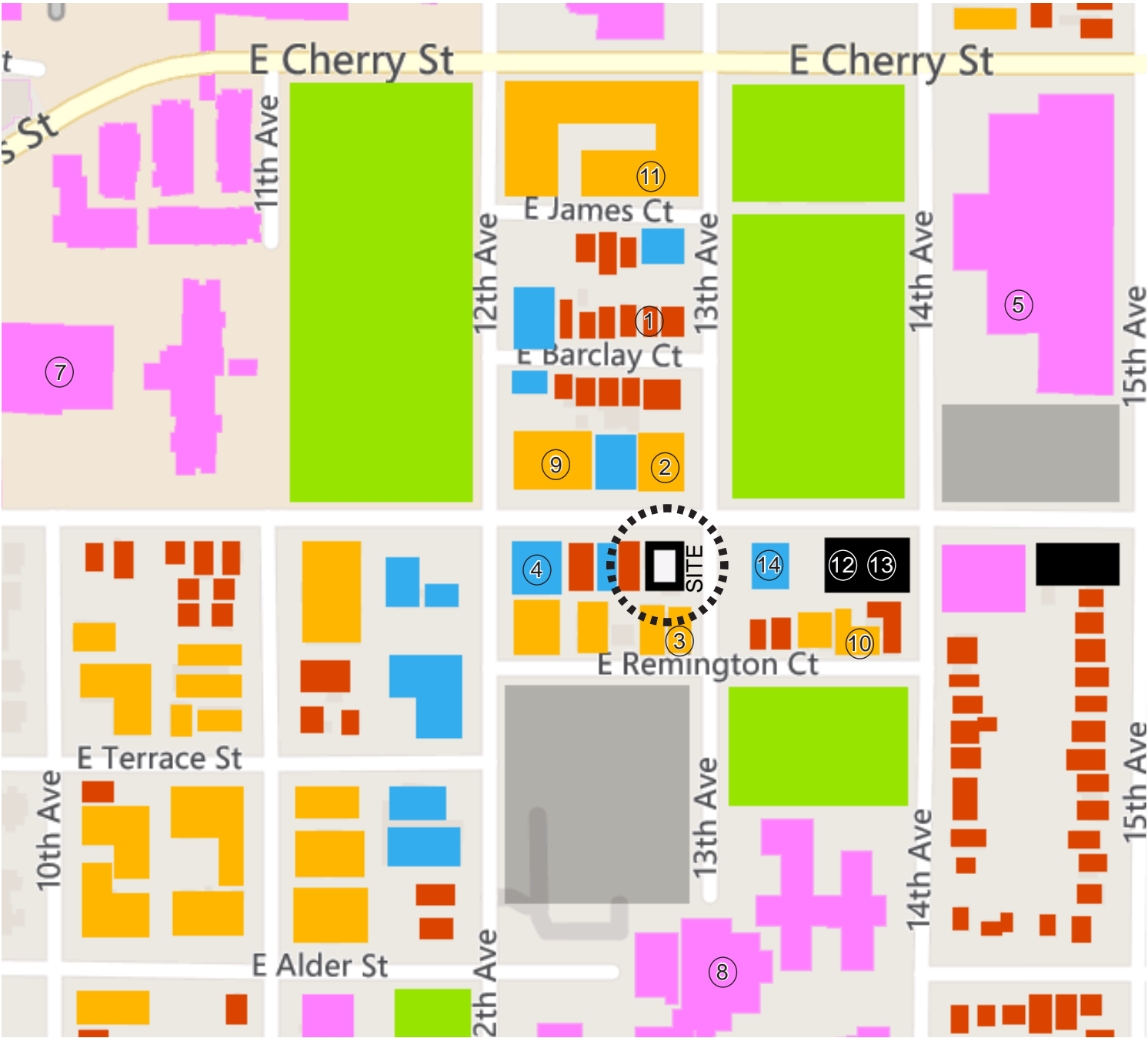
zoning map



This area of Squire Park is predominantly zoned for lowrise and midrise apartments and for neighborhood commercial. A growing number of multi-family apartment buildings are being constructed in the area and bringing with them an increased amount of ground floor amenities. Allowable density increases to the west and decreases to the east. The site is within the 12th Avenue Urban Center Village overlay and has quick access to a variety of forms of public transit, bike paths and car sharing opportunities.

section 2: context analysis

context use map



- Single-family Residence
- Multi-family / multi-use
- Park
- Commercial / retail
- Institutional / healthcare
- In-construction

- ① Characteristic neighborhood single family houses.
- ② Traditional multi-use building across Jefferson.
- ③ Historic apartments @ Remington St. & 13th Ave.
- ④ Modern office building @ Jefferson St. & 12th Ave.
- ⑤ Seattle U Fitness Center.
- ⑥ Cherry Hill Medical Center.
- ⑦ Seattle U Dormitory.
- ⑧ King County Juvenile Center.
- ⑨ Jefferson Apartments @ Jefferson St. & 12th Ave.
- ⑩ Remington Court Townhouses.
- ⑪ The Douglas Apartments @ Seattle U.
- ⑫ 1315 East Jefferson Apartments - In-design.
- ⑬ 463 14th Ave. Apartments - Built.
- ⑭ Steak restaurant - Existing building - remodel.

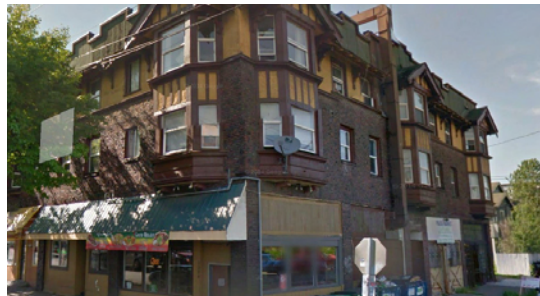
Typology / Adjacencies
The site is bordered with an older craftsman style house to the west. There is a historic apartment building to the south directly across the alley. Across 13th Ave from the site is a vacant parking lot, and beyond that a one-story structure that is currently being renovated into a steak restaurant. Across E Jefferson St to the North, is a three-story historic building with retail on the ground floor and apartments above. The neighborhood is currently undergoing a change of character, with many of the older residences being converted into multi-family buildings. Apart from residential development, the institutional building of Swedish Medical, Seattle University and King County Juvenile have a dominate presence in the area.



architectural context analysis



① Characteristic neighborhood single family houses.



② Traditional multi-use building across Jefferson.



③ Historic apartments @ Remington St. and 13th Ave.



④ Modern office building @ Jefferson St. & 12th Ave.

Traditional & Modern

The 12th Avenue Village has a strong historic character comprised of single family residences and 2-4 story commercial and multi-family residential buildings.



⑤ Seattle U Fitness Center.



⑥ Cherry Hill Medical Center.



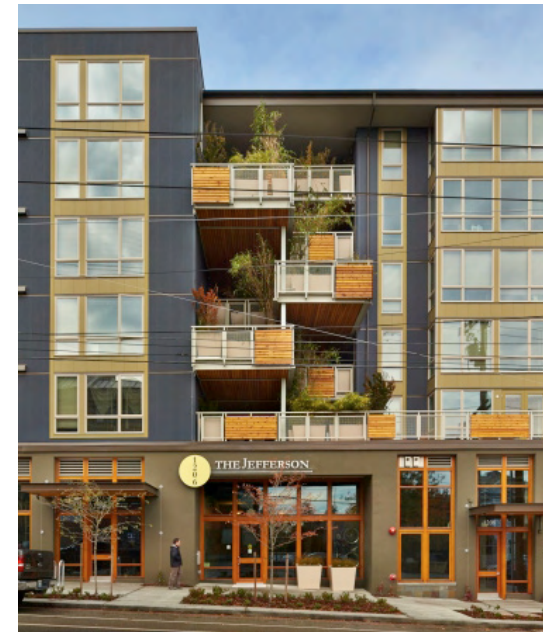
⑦ Seattle U Dormitory.



⑧ King County Juvenile Center.

Institutional

Seattle University, Swedish Medical Center, and the King County Juvenile Center are all near the site. The buildings on these campuses generally large and have differing characters and ages.



⑨ Jefferson Apartments @ Jefferson St. and 12th Ave.



⑩ Remington Court Townhouses.



⑪ The Douglas Apartments @ Seattle U.

Contemporary

Built within the last 10 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.



⑫ 1315 East Jefferson Apartments - In-design.



⑬ 463 14th Ave. Apartments - Built.



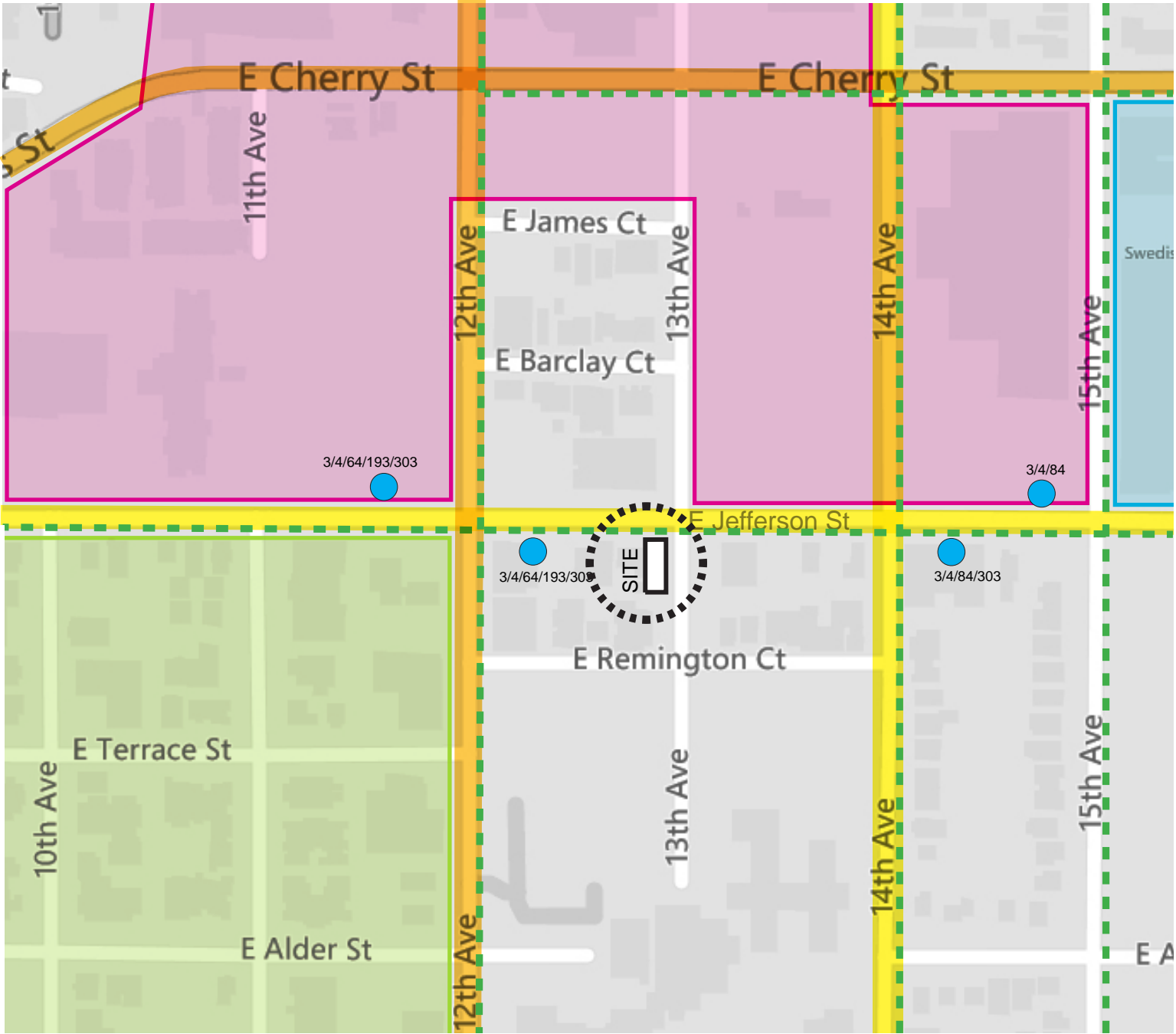
⑮ Steak restaurant - Existing building - remodel.

Under Construction & New

There are several projects under construction or nearing completion within a short distance of this site that range from commercial properties to apartment buildings.

section 2: context analysis

circulation map



- Bus Stop
- Pronto Bikeshare
- Minor Arterial
- Collector Arterial
- - - Bike Route
- Seattle U
- Swedish Medical
- High-density residential

Circulation
The site is located on a E Jefferson Ave, a collector arterial, that carries traffic east and west with stop lights and signs increasing in the westbound direction. 13th Ave E is a residential street does not feature as much vehicular traffic but does features a fair amount of bike traffic. The site is well served by several bike routes. The nearest bus route is ~300 feet to west of the site at the intersection E Jefferson St and 12th Ave E where the #3, #4, #64, #193 and #303 busses pick up on a regular basis and carry passengers downtown (3,4,64) as well as south towards Federal Way (193) and north toward shoreline (303).



bird's eye view of the site



← - - - → street elevation photo montage - reference pages 10-13

section 2: context analysis

E Jefferson St - North Elevation



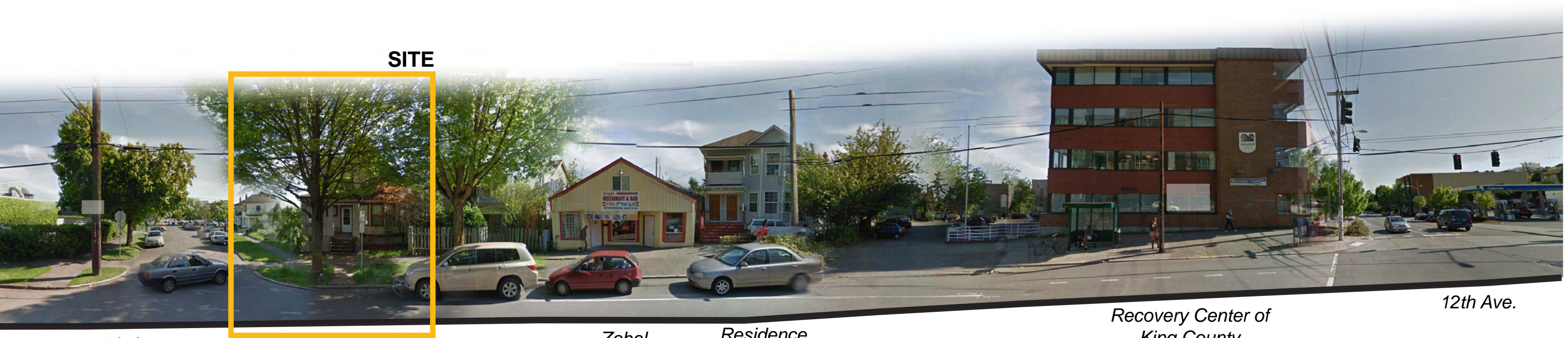
E Jefferson St - South Elevation





Seattle U Sport Field

14th Ave.



SITE

13th Ave.

Residence

Zobel
Ethiopian

Residence

Recovery Center of
King County

12th Ave.

section 2: context analysis

13th Ave - East Elevation



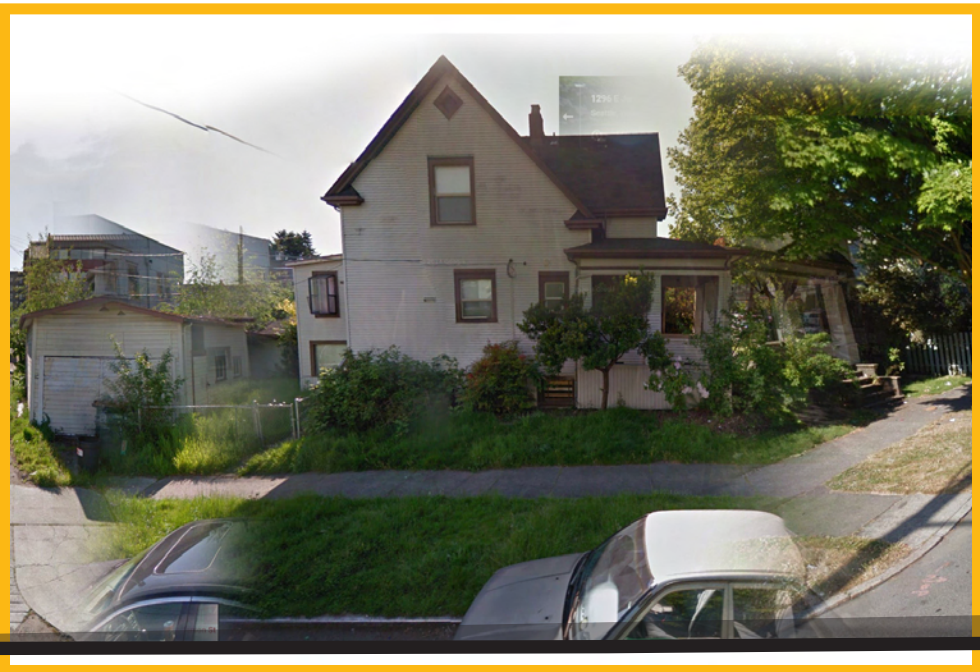
Seattle U Sport Field

13th Ave - West Elevation



E Remmington Ct

Apartment building



SITE



E Jefferson St



section 3: existing site conditions

LEGAL DESCRIPTION

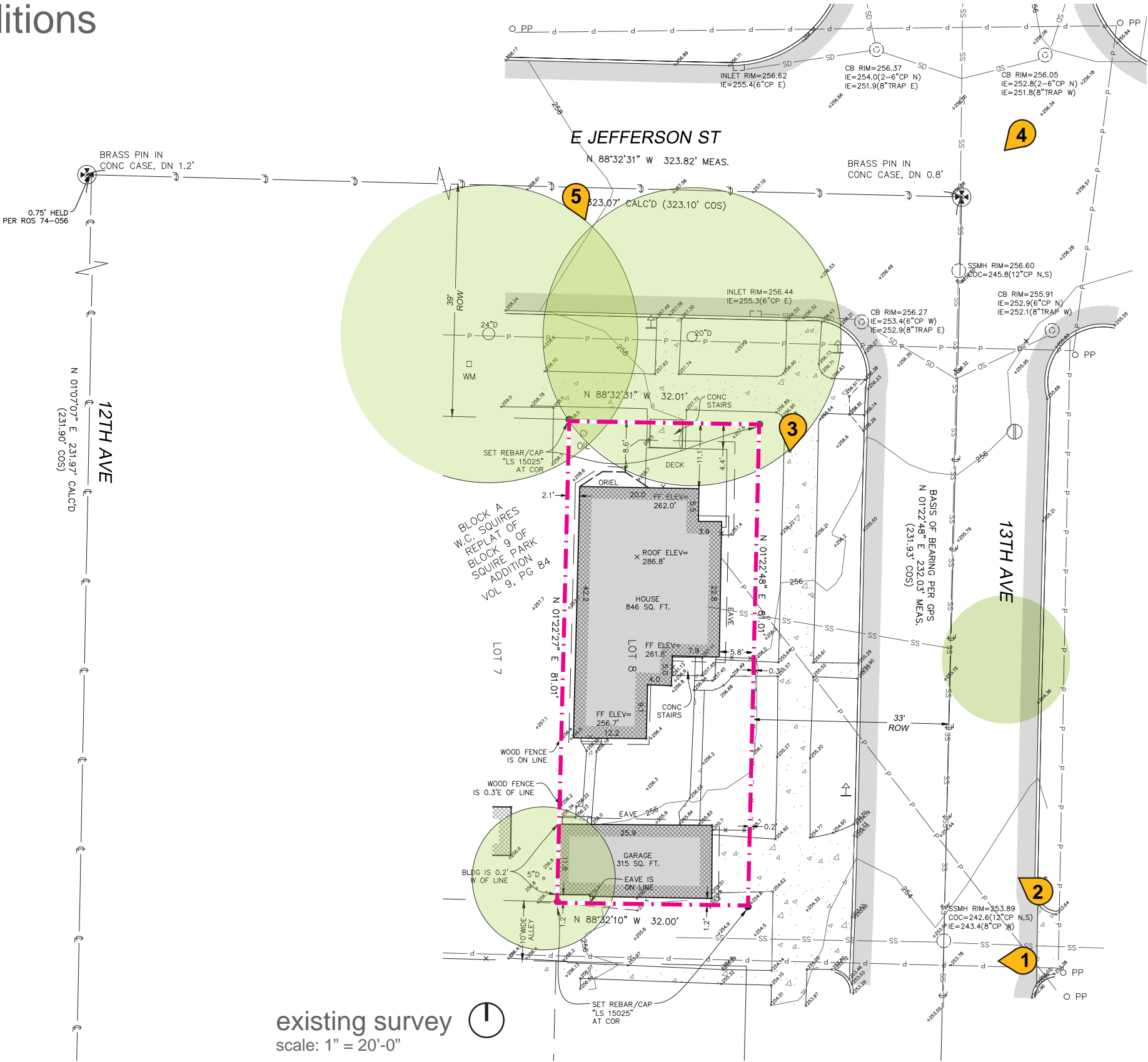
LOT 8, BLOCK A, W.C. SQUIRES REPLAT OF BLOCK 9 OF SQUIRE PARK ADDITION OF THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 84, IN KING COUNTY, WASHINGTON.

Uses
There are 2 existing structures on the site. 1225 E Jefferson St is a 846 sf, 2 story, single family residence with a 315 sf detached garage. Both are proposed to be removed.

Topography
The site has a gradual slope down north to south accounting for a roughly two foot grade change over the length of the site.

Access
There is pedestrian access via concrete sidewalks along E. Jefferson St. and 13th Ave. E. The is vehicular access to the detached garage from 13th Ave. E.

Views and Solar Access
The property views south west towards Mount Rainier from the upper floors and especially at the roof deck. Solar access will be partially blocked to the west by an existing single family residence and to the south by the apartment building but will otherwise be unencumbered.



existing survey
scale: 1" = 20'-0"

section 3: existing site conditions

site photographs



1. south - view down back alley



2. southeast - from 13th ave



3. east - view of sidewalk condition



4. northeast - intersection of 13th Ave and E Jefferson St



3. northwest - front facade of existing residence facing E Jefferson St

1. South- There is a two-story, multi-family apartment building across the alley to the south of the site. The existing apartment building is expected to partially shade the lower floors of the new construction but the upper floors will receive ample southern sun exposure.

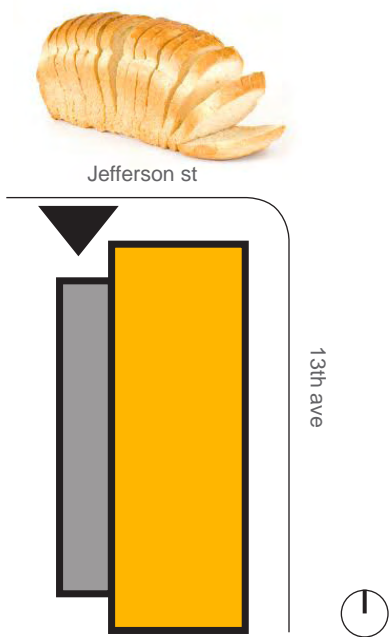
2. Southeast- 13th Avenue, to the east of the site, does not receive heavy traffic.

3. East- No building exist to the east and morning solar exposure is expected to be intense.

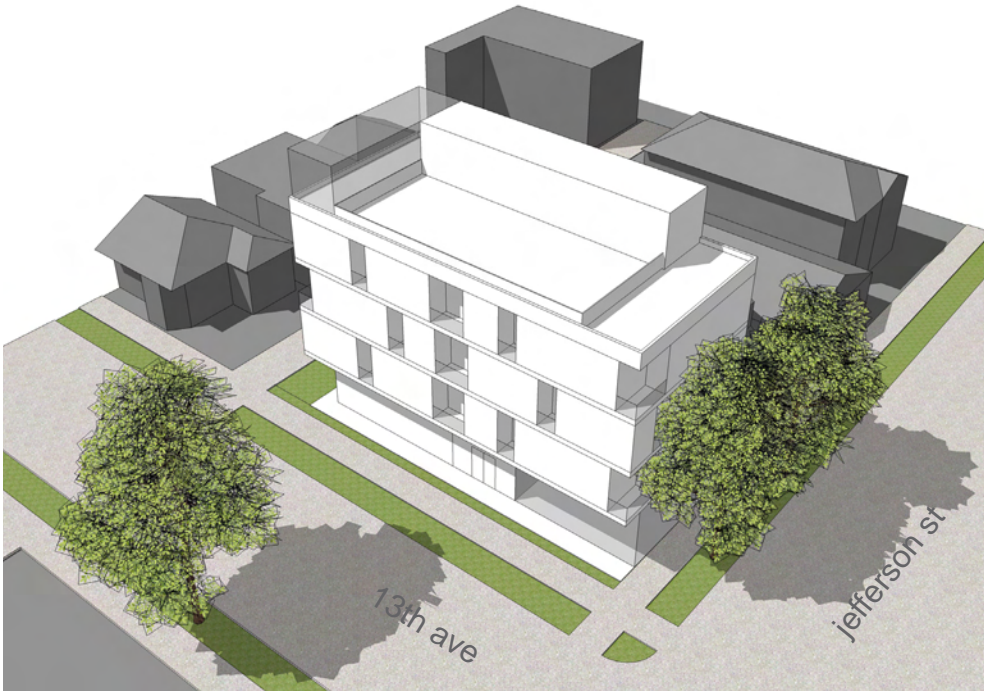
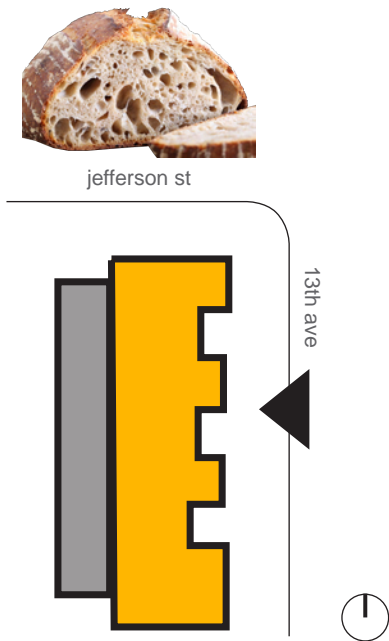
4. Northeast- street parking is frequent along both 12th Ave. and Jefferson Street. Two large trees along Jefferson St. cover the majority of the northern frontage of the site.

5. Northwest- The neighbor's fence and structure to the west directly abuts the property line of the site. The neighbor is expected to partially shade the lower floors of the new construction but the upper floors will receive ample western sun exposure.

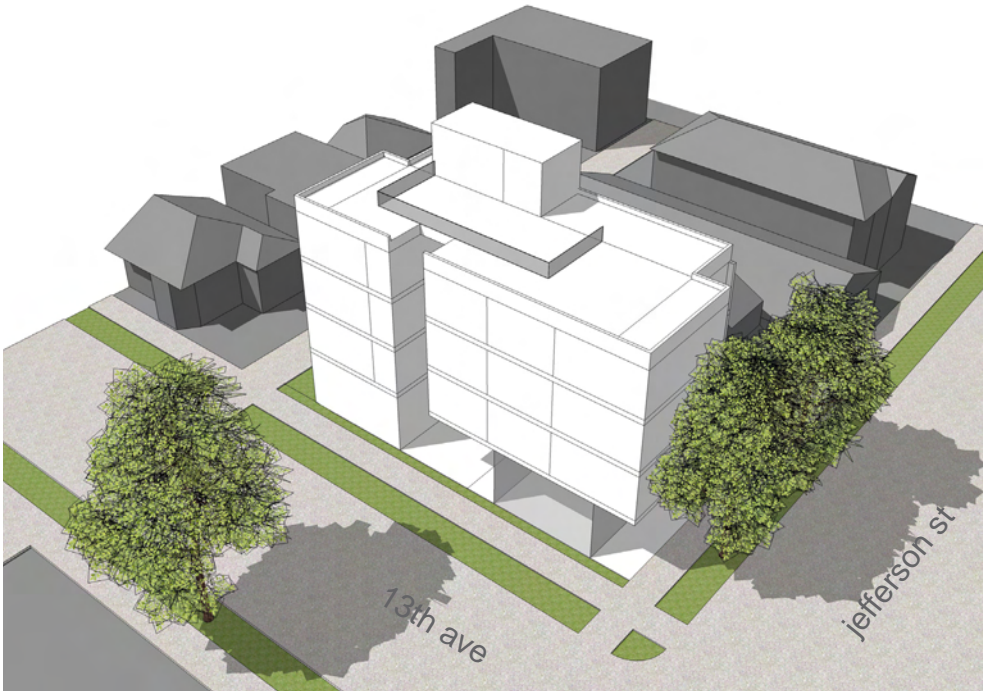
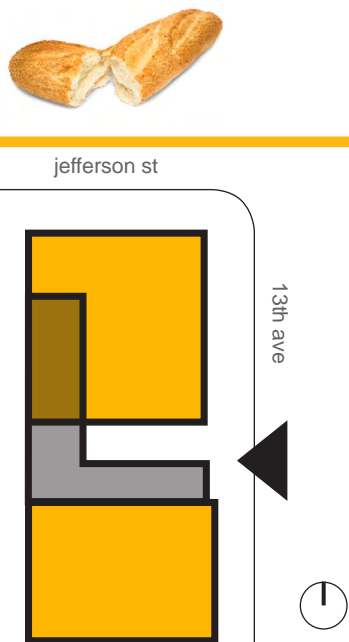
section 4: architectural concepts



loaf
scheme A: loaf
8,340 GSF
15 Units
Proposed FAR: 2.5 (6,256 sf)
Max FAR: 3 (7,776 sf)

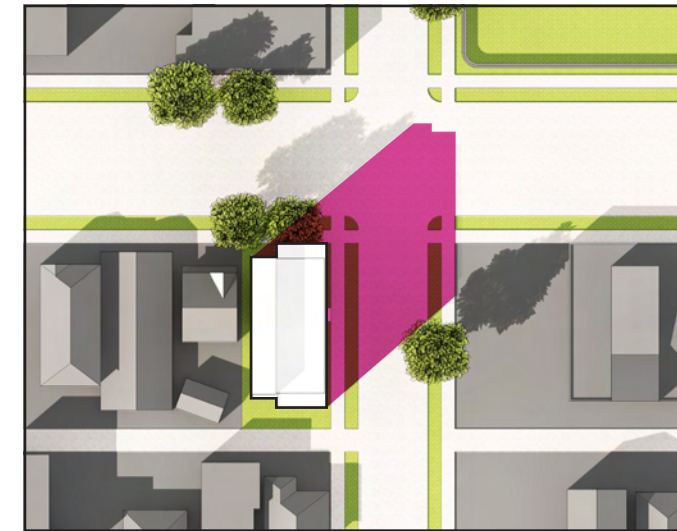


ciabatta
scheme B: ciabatta
8,336 GSF
15 Units
Proposed FAR: 2.92 (7580 sf)
Max FAR: 3 (7776 sf)



baguette
scheme B: ciabatta
8,970 GSF
15 Units
Proposed FAR: 2.99 (7,770 sf)
Max FAR: 3 (7,776 sf)

section 4: architectural concepts



shadow studies

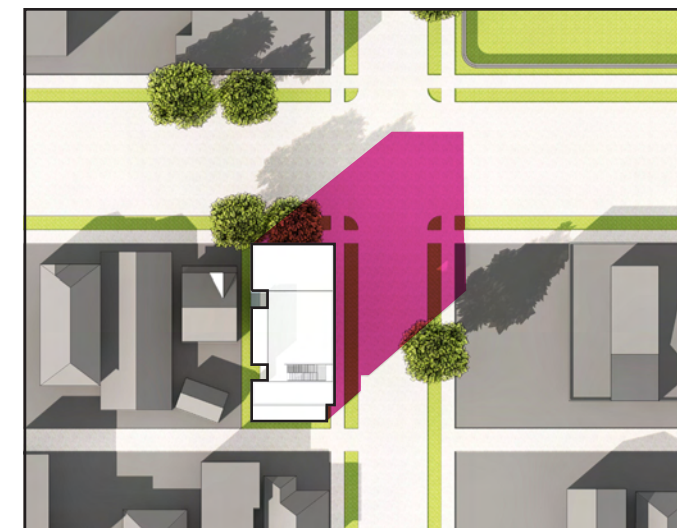
All shown March/Sept. 21

- Shadows of adjacent buildings
- Shadows of proposed

option 1 - loaf



option 2 - ciabatta



option 3 - baguette

section 4: architectural concepts

scheme A: loaf

8,340 GSF
15 Units
Proposed FAR: 2.5 (6256 sf)
Max FAR: 3 (7776 sf)



- Positive:
- Main entry off of Jefferson St.
 - Minimal internal circulation.
 - Efficient massing.

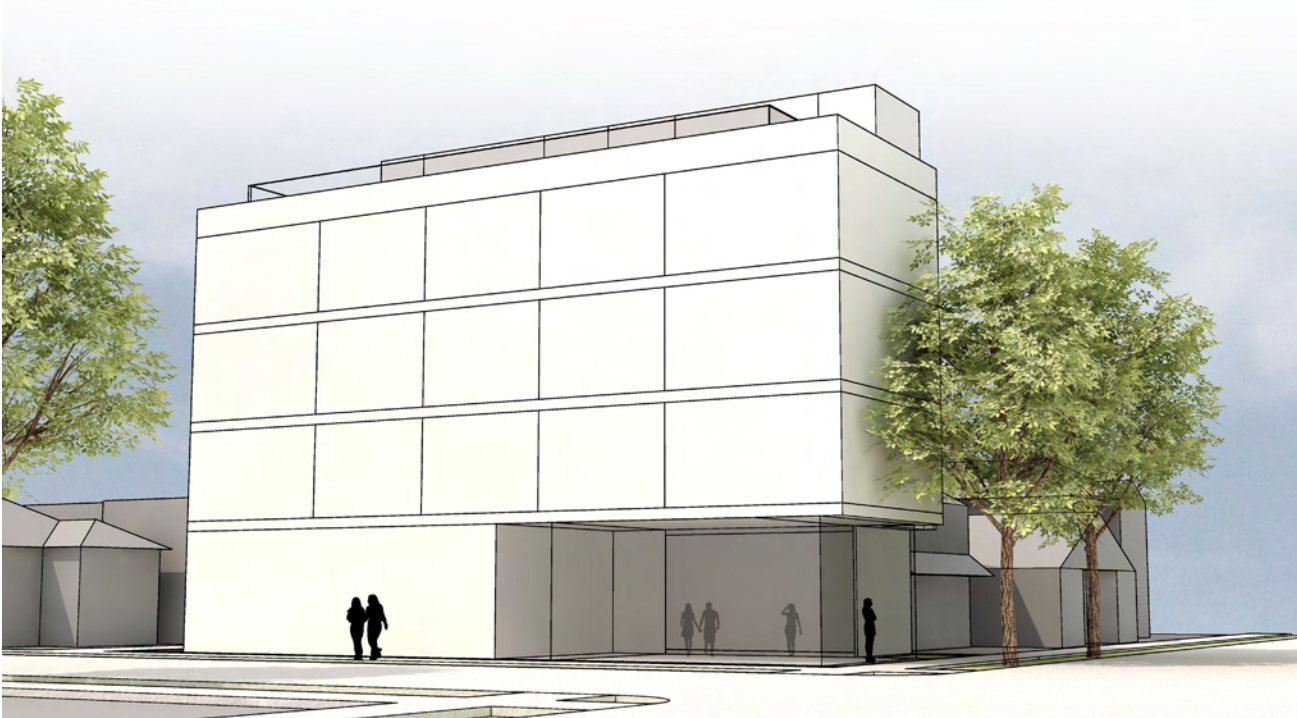
- Negative:
- Flat facade.
 - Minimum facade articulation.
 - Narrow condensed entry.
 - Blank north facade.

- Design intent:
- Face all units to east along single loaded corridor to maximize views.
 - Create efficient circulation, located along zero lot line.

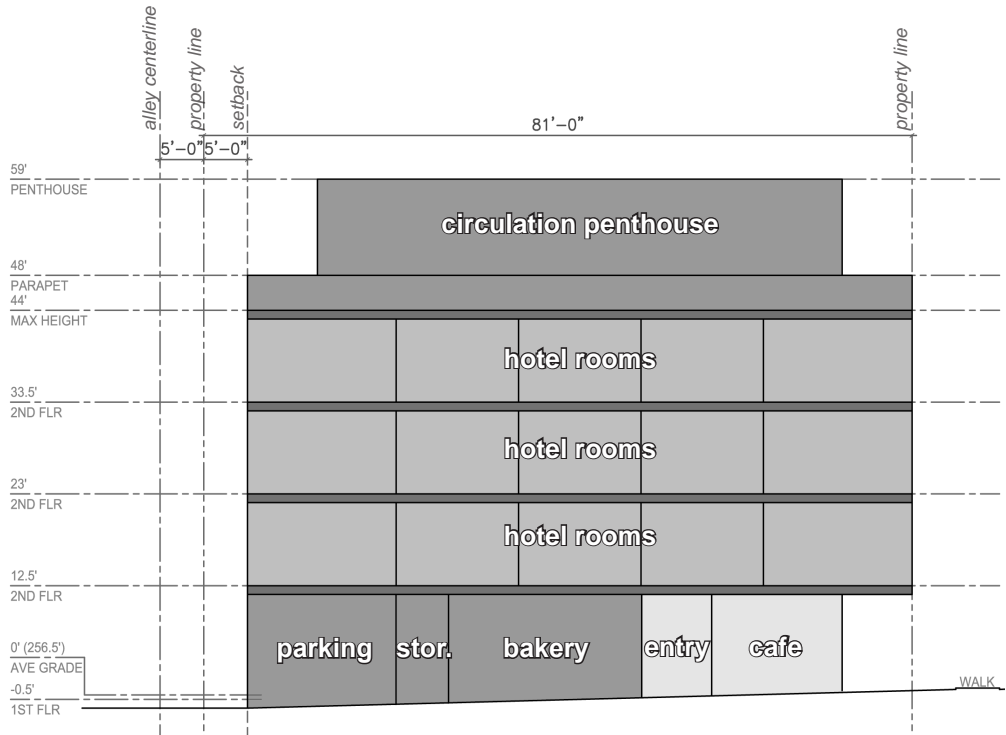
- Potential departures:
- None



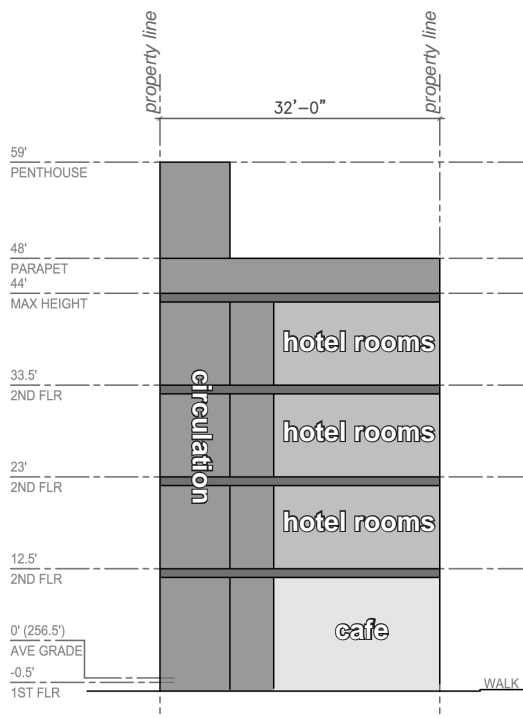
birds's eye



street perspective



north-south section



east-west section



section 4: architectural concepts

scheme B: ciabatta

8,336 GSF
15 Units
Proposed FAR: 2.92 (7580 sf)
Max FAR: 3 (7776 sf)

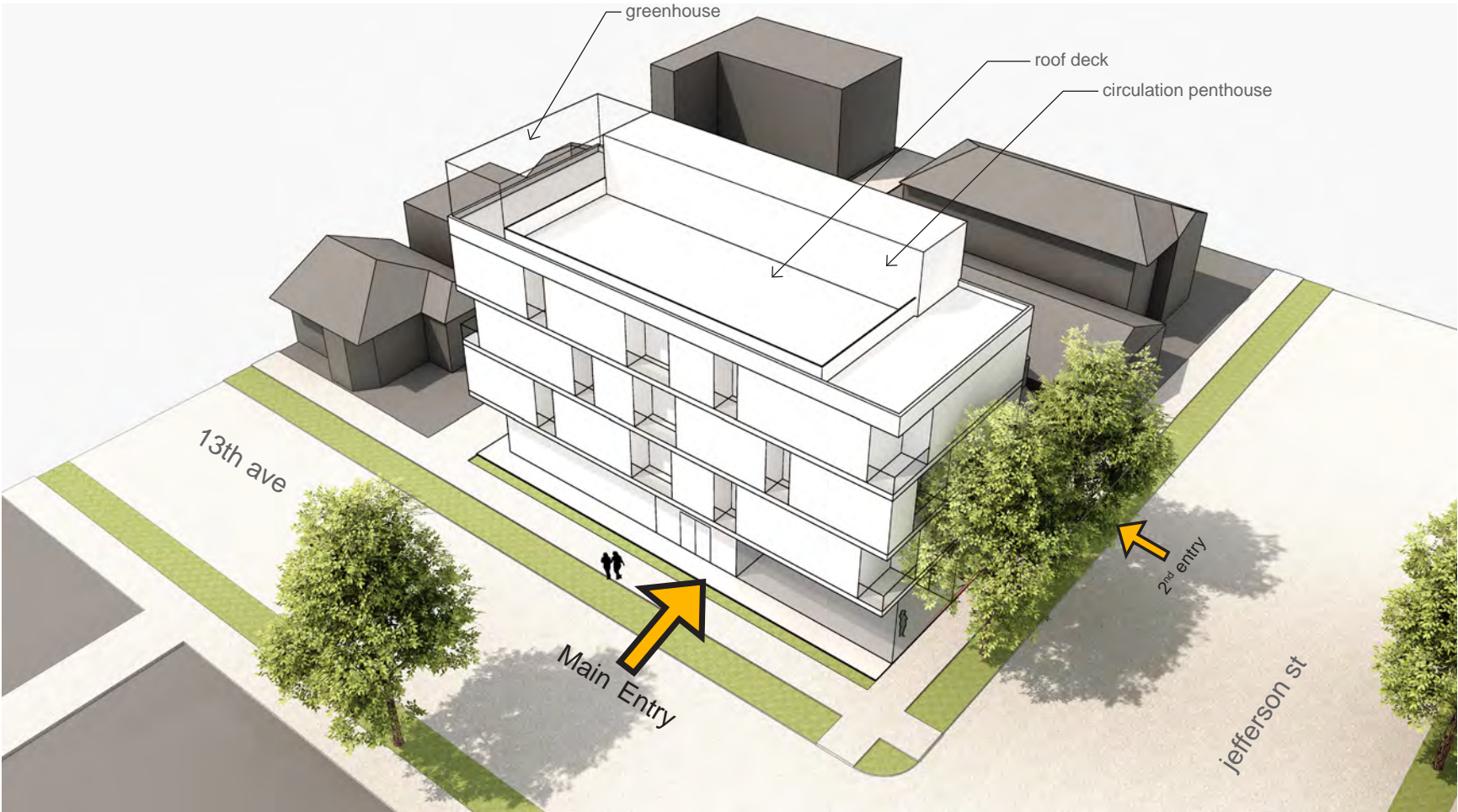


- Positive:
- Entry off of 13th Ave.
 - Massing and overall volume broken down through the articulation of balconies
 - Balconies wrap facade and address corner.

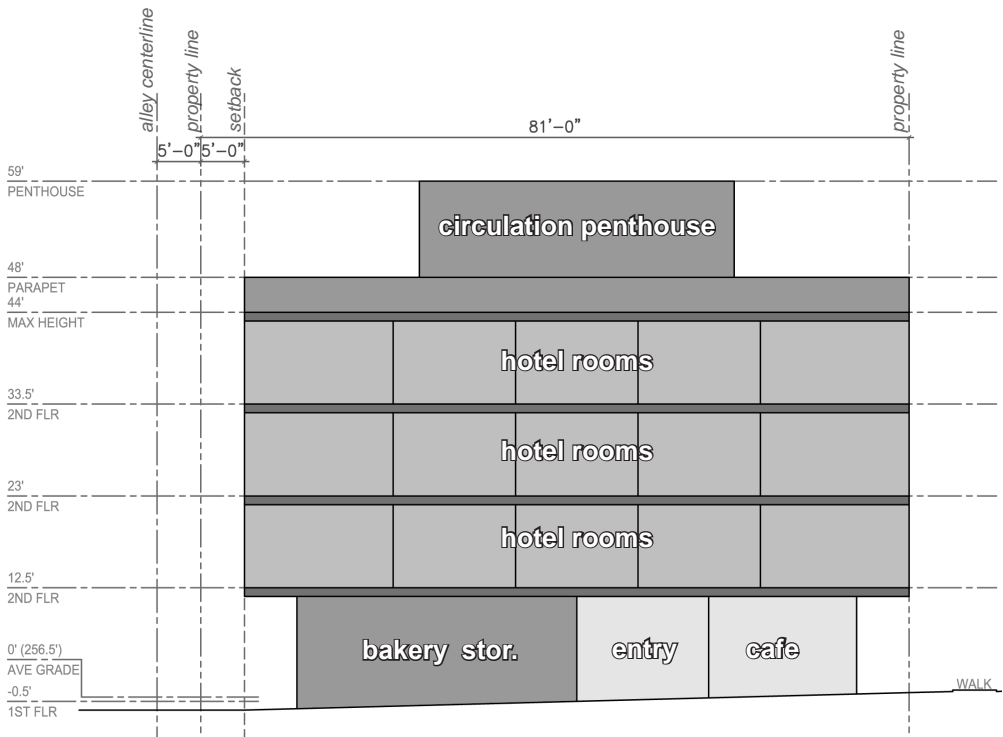
- Negative:
- Facades not very open to street on ground floor.
 - Blank north facade.

- Design intent:
- Maximize FAR.
 - Articulate facade with expressive balconies.
 - Create more interesting entry.

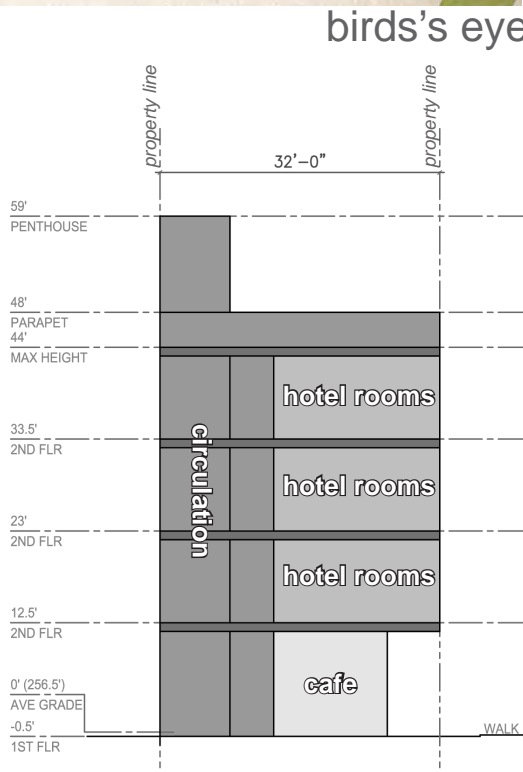
- Potential departures:
- none



street perspective

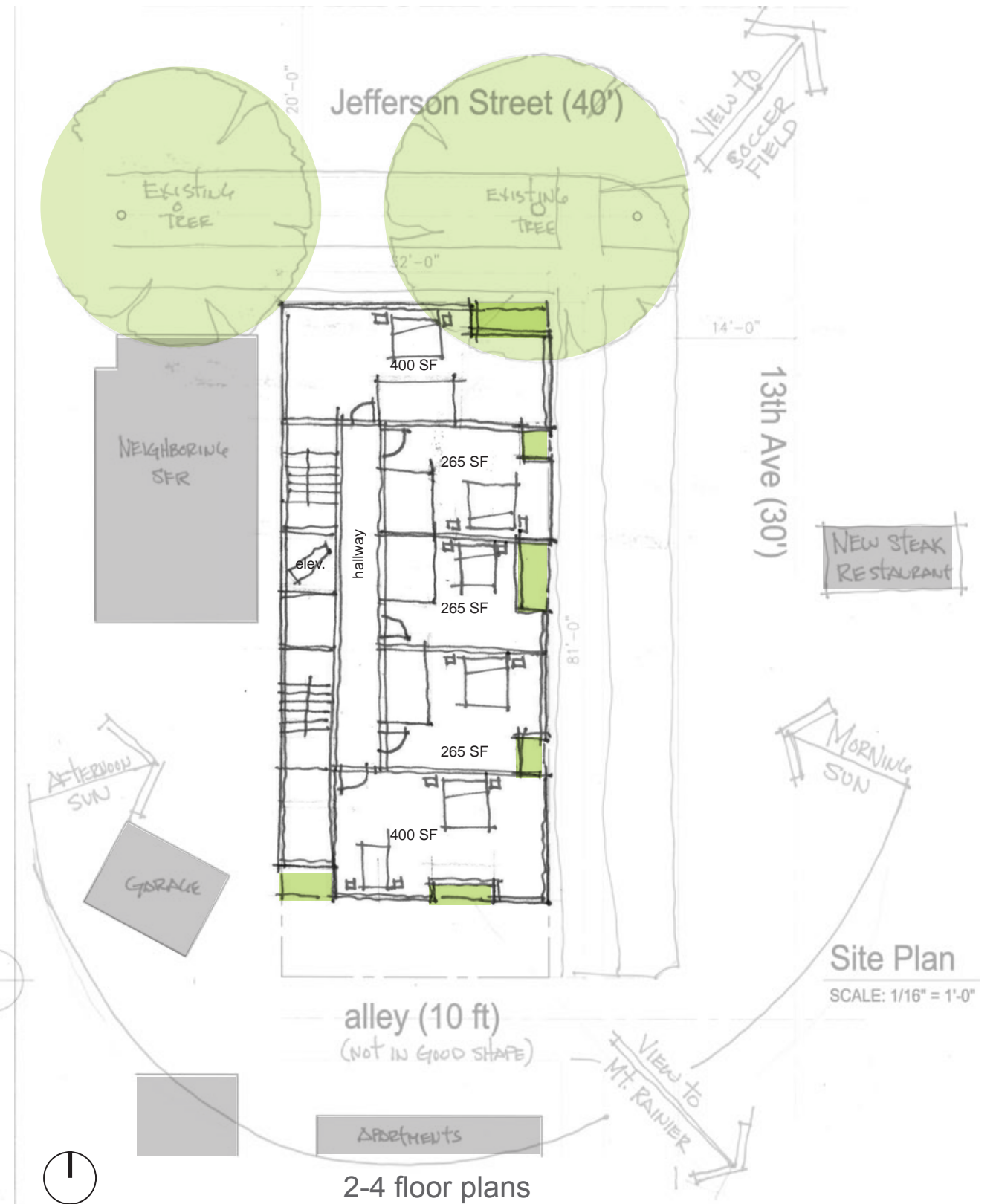
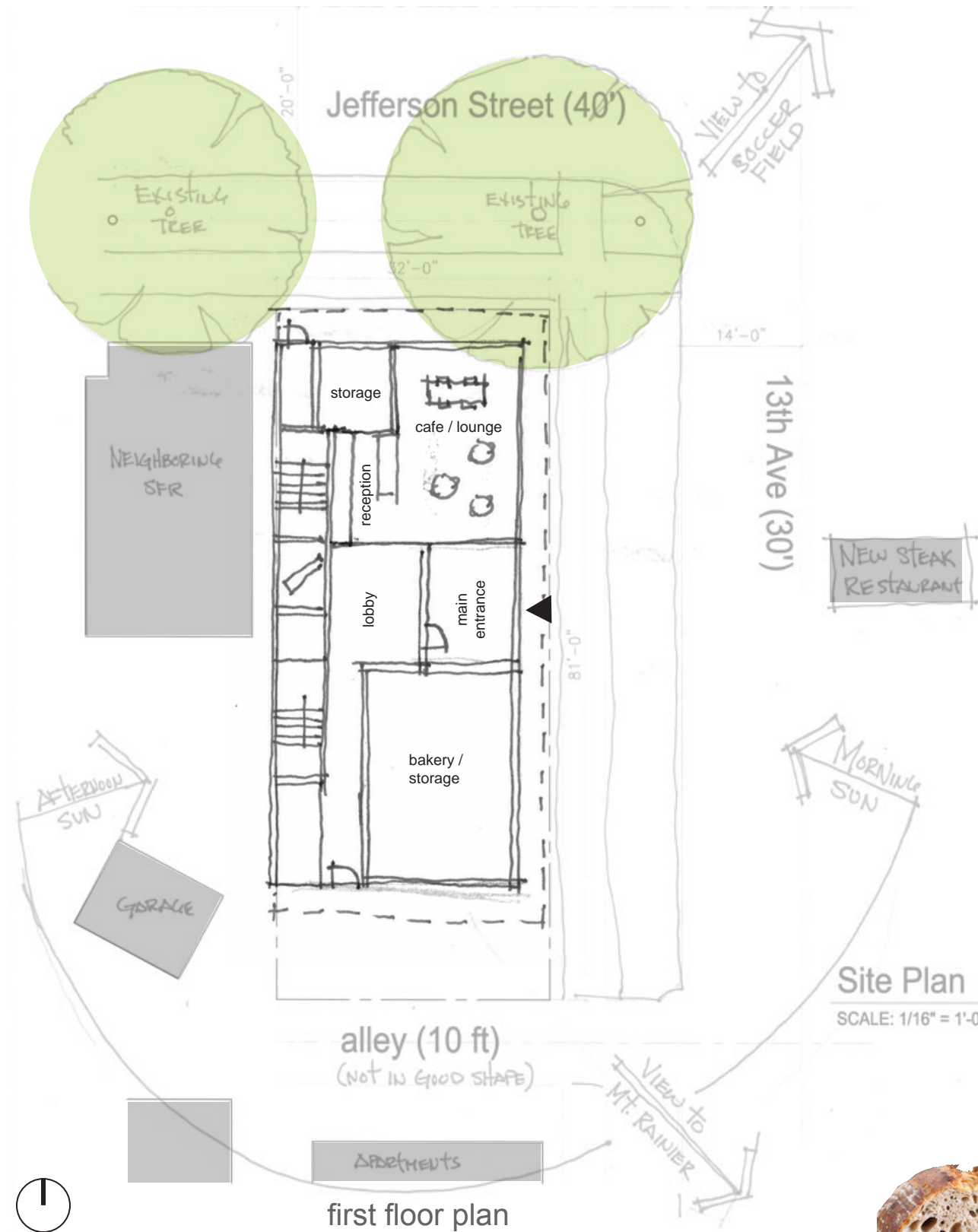


north-south section



east-west section

birds's eye



section 4: architectural concepts

Scheme C: Baguette - Preferred



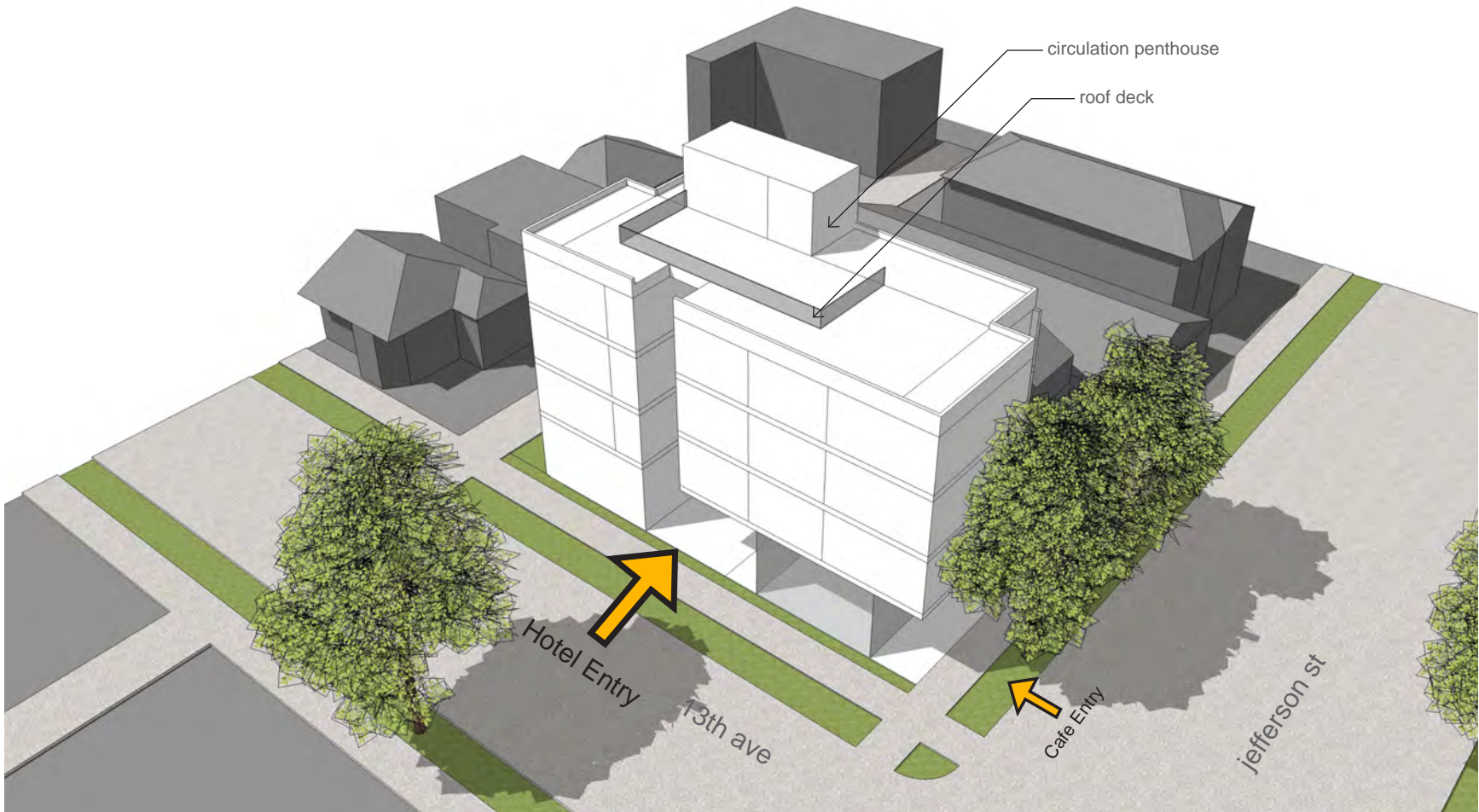
8,970 GSF
15 hotel rooms
Proposed FAR: 7,770 (basement and all exterior circulation excluded)
Max FAR: 7,776

- Positive:
- Ample outdoor, cafe seating along Jefferson Street frontage.
 - Reduced size of elevation/stair penthouse.
 - Use of exterior space to connect facade elements (stair and balconies)
 - Strong connection to street.
 - Generous public entry.
 - Secondary public entry at cafe.

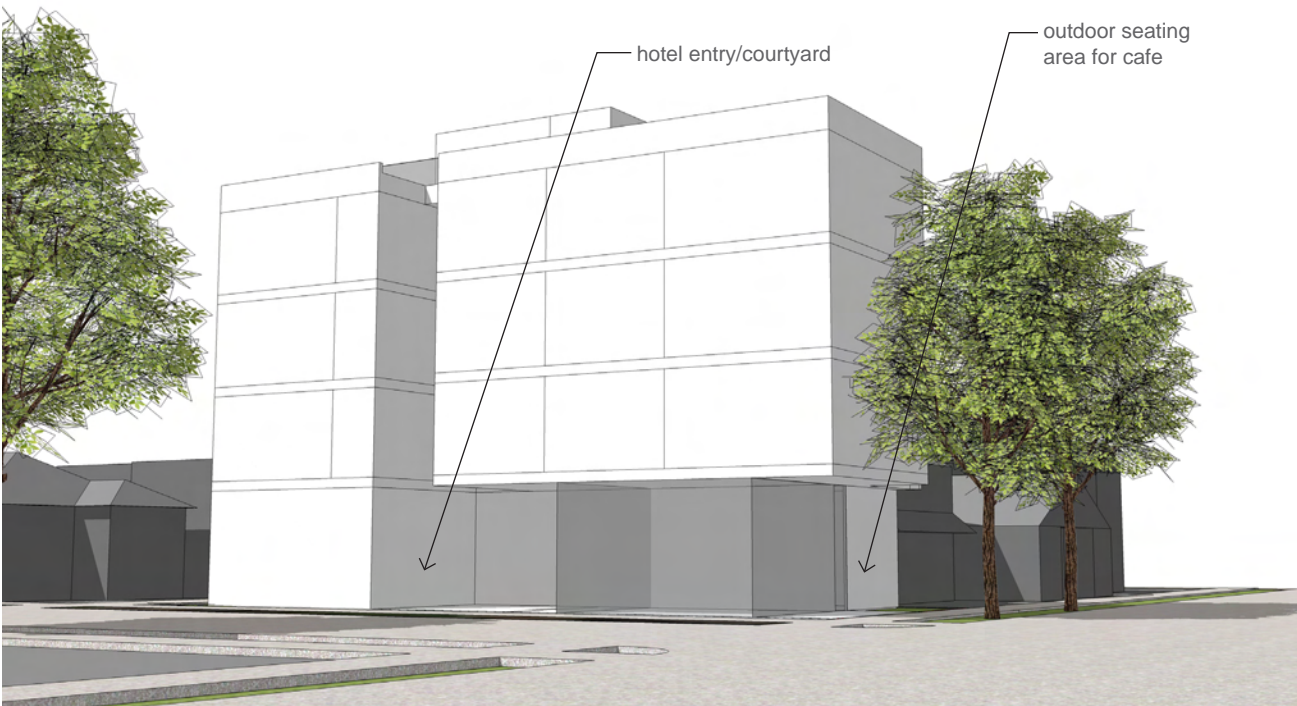
- Negative:
- Security features needed to control double entry.

- Design intent:
- Break up mass of building
 - Step façade back where appropriate

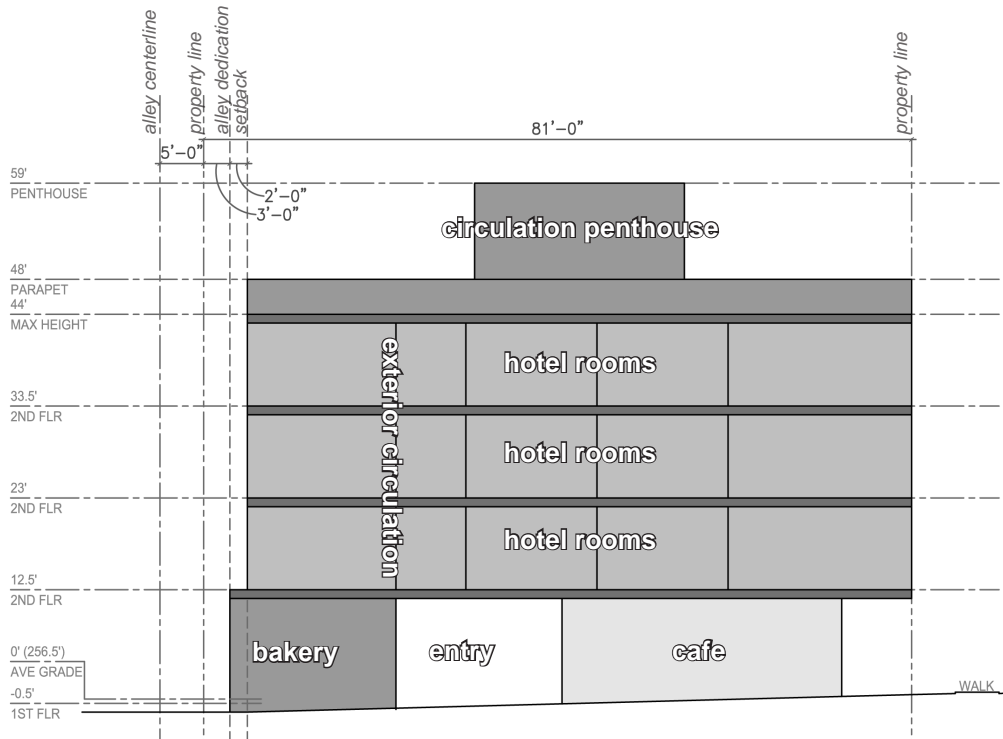
- Potential departures:
- none



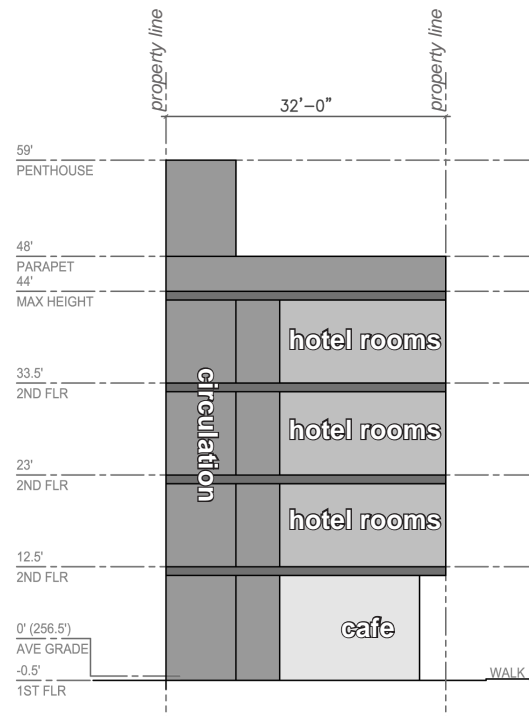
birds's eye



street perspective



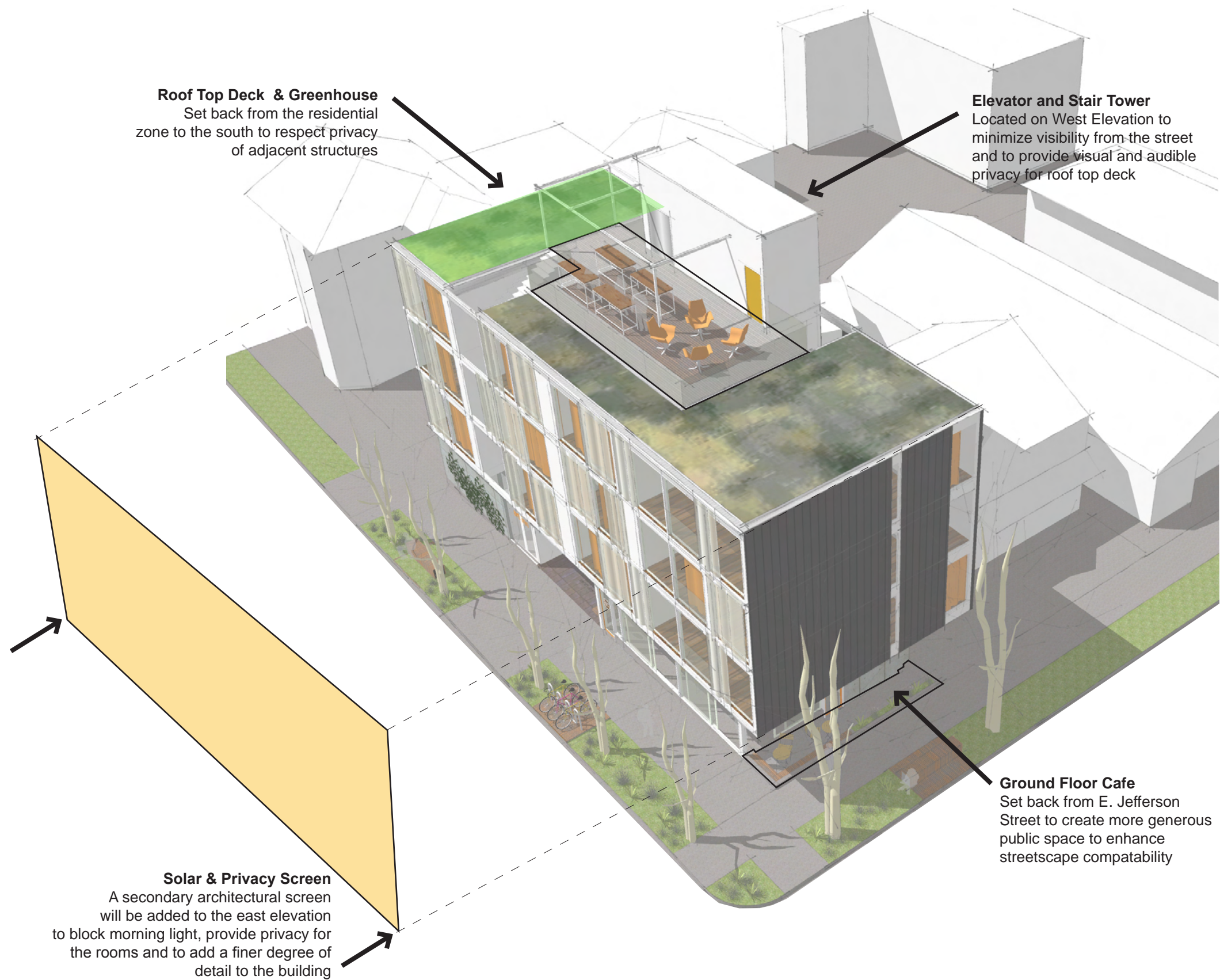
north-south section



east-west section



section 4: architectural concepts





Streetscape Interaction

Cafe and Bakery to feature ample glazing to create a bright and inviting space for guests of the hotel and the public alike. New street trees will be planted along 13th Ave E to further enhance the pedestrian experience on the site.

section 5: zoning standards

ZONING STANDARDS

Chapter 23.47A - Commercial

23.47A.004: Permitted and Prohibited Uses
Uses per table 23.47A.004.

23.47A.005: Street-level Uses
The proposed is not within a pedestrian-designated zone or along a principal pedestrian street.

23.47A.005: Conditional Uses
Per 23.47A.005.6, loading uses in NC2 zones are permitted up to 25,00 SF when there are not more than 50 units, the design is compatible with adjacent commercial areas, and auto access is via an arterial street.

23.47A.007: Major Phased Developments

23.47A.008: Street-level Development Standards
A.2: Blank facades: Blank facades may not exceed 40 feet in width between 2-8' above sidewalk. Black facades may not exceed 40 percent of the width of the facade of the structure along the street.
B.2: Transparency: sixty percent of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent. Transparent areas must allow unobstructed views from outside into the structure.

23.47A.009: Standards applicable to specific areas

23.47A.010: Maximum size of nonresidential use
The maximum size of the proposed, as determined by table A, 23.47A. 004, is 25,000.

23.47A.011: Outdoor activities

DESIGN TEAM RESPONSE

Lodging use allowed as Administrative Conditional Use up to 25,000 sf per table 23.47A.004.

Per section 23.47A.005 there are no restrictions on the proposed other than restrictions on warehouse and residential uses. A bakery, cafe, and courtyard are proposed on the street level therefore satisfying the requirements. Reference adjacent diagrams.

The proposed is 8,970 GSF (under the 25,000 sf requirement). The proposed has 15 units (under the 50 unit limit). The proposed will be compatible with adjacent commercial development. The proposed has auto access via the Collector Arterial Street of E. Jefferson St.

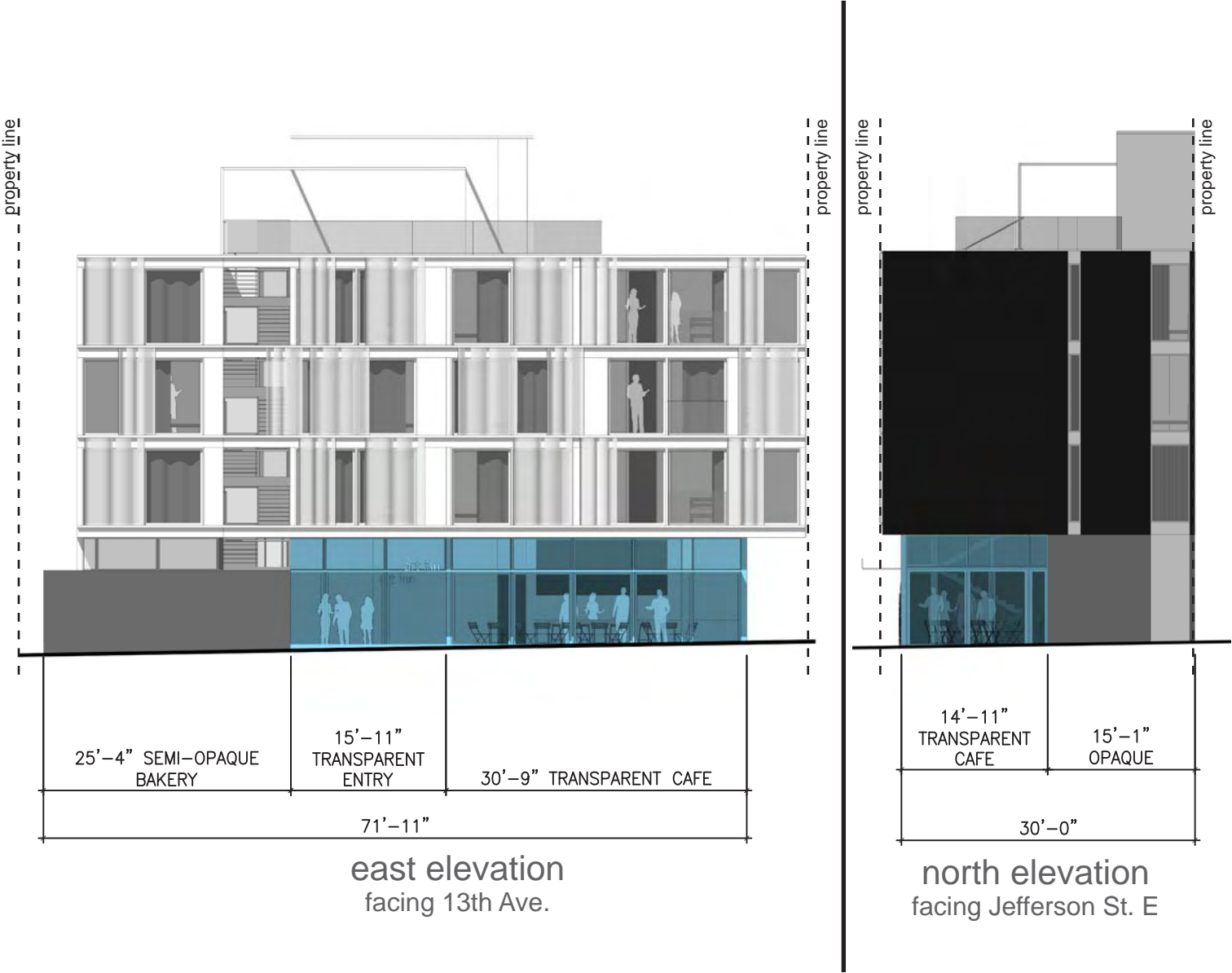
N/A: Not pursuing Major Phased Development.

Reference adjacent diagrams. No blank facades exceed 40 ft or 40% of facade along street.
Total transparency= 61.5' (60%) of 102 linear feet of total street facing facades.

N/A: Proposed not within specific area listed.

The proposed is 8,970 sf (under the 25,000 sf maximum).

N/A: No outdoor sales, storage, display, or recreation proposed.





east elevation
facing 13th Ave.

ZONING STANDARDS

DESIGN TEAM RESPONSE

23.47A.012: Structure Height As designated in the land use map: Base structure height: 40' Maximum structure (w/o roof features) of 44' allowed if street level floor to floor height of 13 feet or more is provided	Proposed maximum structure height (w/o roof features): 44' Street level floor-to-floor height to be 13'-0".
23.47A.013: Floor Area Ratio (FAR) Limits Per table A, 23.47A.013 the maximum FAR for NC2-40 zone is 3.0. Per table C, 23.47A.03 the minimum FAR for a height of 40' is 1.5.	Proposed 7770 sf is within the maximum and minimum FAR requirements.
23.47A.014: Setback requirements Pert 23.47A.014.B.2.a, a setback of 10 feet is required for portions of structure between 13 and 65 feet.	Reference adjacent image. Proposed structure has 12' setback off alley centerline.
23.47A.015: View corridors	N/A: not within Shoreline district
23.47A.016: Landscape requirements A.2.b: Landscaping with a green factor score of .3 or greater is required for new structures containing more than 4,000 sf of non-residential use.	Proposed landscape will have green factor of .3 or higher.
23.47A.018: Noise standards	N/A: No major noise generation proposed.
23.47A.020: Odor standards	N/A: No major odor sources proposed.
23.47A.022: Light and glare standards	N/A: No glare anticipated.
23.47A.024 Amenity area	N/A: No residential use proposed.
23.47A.027 Landmark districts	N/A: Not in landmark district.
23.47A.028 Drive-in businesses	N/A: No drive-in buisnesses proposed.
23.47A.032 Parking location and access	No parking required due to location in Frequent transit overlay.

section 6: design guidelines

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.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. 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.
- Overall massing and ground floor height responds to neighboring buildings across East Jefferson Street and across 13th Avenue (1314 East Jefferson Apartments). Material palette is influenced by the contemporary buildings in the area.**

2. Architectural Presence: Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity.
- Over 60% of the ground floor facade is transparent, allowing views into interior spaces. A generous public entry is located off 13th Avenue and covered, outdoor cafe seating is provided along East Jefferson Avenue. See adjacent images and transparency diagrams on pg. 26.**

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
- The building will have a strong relationship to the street and sidewalk as there are no barriers proposed between the public realm and proposed structure. Main entry for both hotel and cafe are located directly off sidewalks allowing the project to contribute to the pedestrian activity of the area.**
3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use.
- Ground floor cafe functions are placed on East Jefferson Street where they can add to the activity established by neighboring restaurants (Taste of the Caribbean, Zobel Ethiopian, future Wings and Waffles, and future Steak Restaurant). The exterior hotel entry/courtyard is placed along 13th Avenue which has more opportunities for streetscape landscaping.**

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
- Ground floor transparency wraps the corner of East Jefferson Street and 13th Avenue, promoting pedestrian movement along both streets in both directions, see adjacent diagram and images on page 29.**

PL1: Connectivity

Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

A. NETWORK OF OPEN SPACES

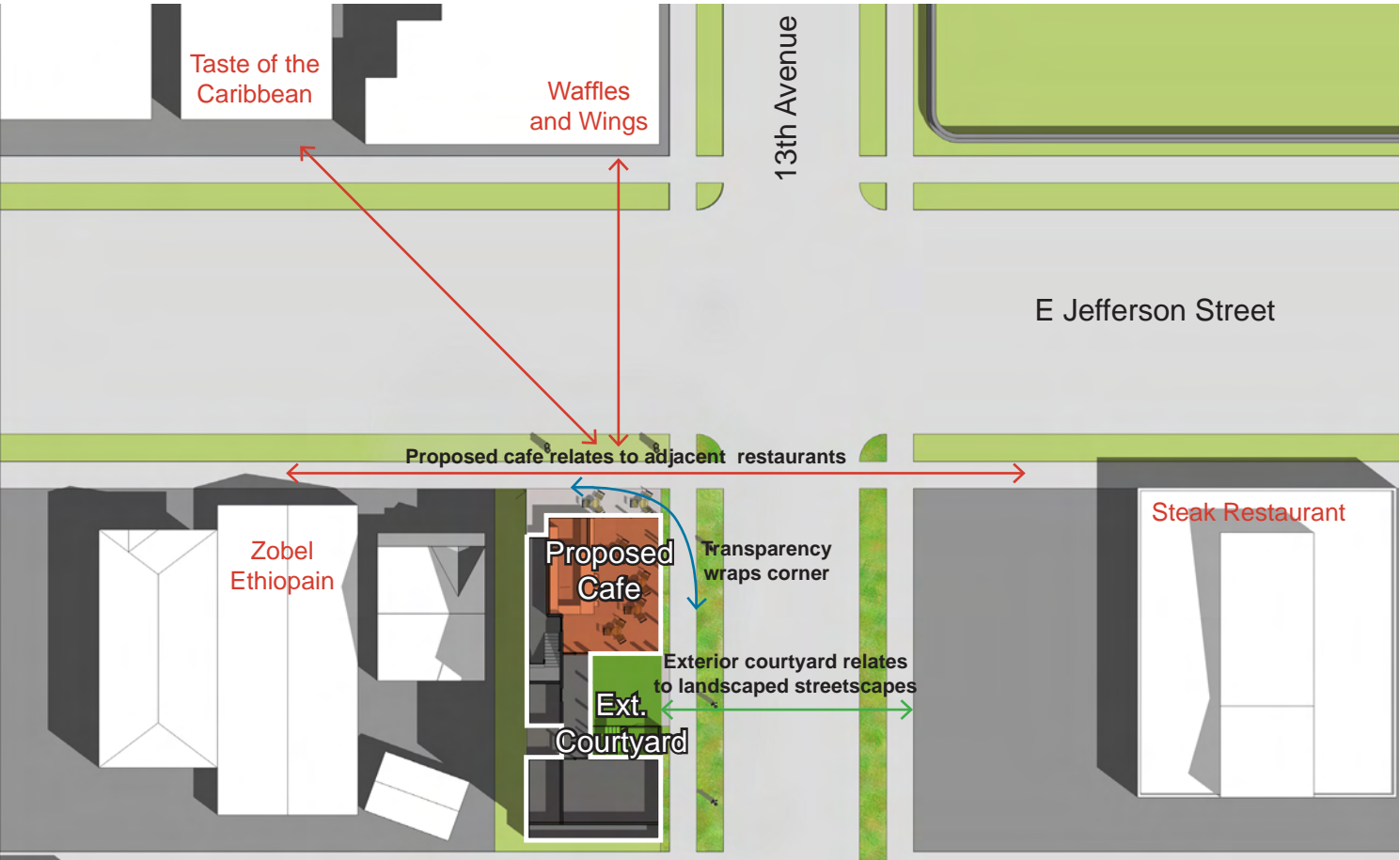
2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.
- Recessed, exterior entry/courtyard provided along 13th Avenue accessible to hotel guests and cafe patrons. Exterior cafe seating located in the public**

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure, 2. Pedestrian Volumes, 3. Pedestrian Amenities
- Existing sidewalks to be widened along cafe, and generous pedestrian walkways will be provided for entry into the proposed.**

C. OUTDOOR USES AND ACTIVITIES

3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.
- Outdoor plantings, pedestrian lighting, and trees to be provided around perimeter of proposed. Overhead weather protection and outdoor/moveable seating to be provided for cafe.**





PL2: Walkability

Create A Safe And Comfortable Walking Environment That Is Easy To Navigate And Well-Connected To Existing Pedestrian Walkways And Features.

B. SAFETY AND SECURITY

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

The proposed building has large amounts of transparency both on the ground floor and upper floors, which will allow employees, cafe patrons and hotel guests to have “eyes on the street”.

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

Sufficient exterior lighting to be provided to create a safe exterior environment.

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.

See page 26 for transparency diagrams.

C. WEATHER PROTECTION

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. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

Overhead weather protection provided for hotel entry and both sides of the cafe.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

Building facades will be highly activated by interior views, interior activities spilling out onto the street, or green screens along blank facades.

PL3: Street-Level Interaction

Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

A. ENTRIES

1. a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;

Lobby for hotel is directly visible off 13th Avenue.

b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather. **Entries and exits for the cafe are located under canopies and there are multiple ways to enter and exit the space.**

C. RETAIL EDGES

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.

Three sides of cafe are transparent, including the two that are street facing. The activity inside the cafe is easily visible by passersby on both East Jefferson Street and 13th Avenue. See adjacent images and transparency diagram on pg 26.

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.

Glass walls along cafe will be composed of operable glass doors that allow for porosity to both E Jefferson Street and 13th Avenue.

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.

Both the exterior entry and the covered cafe seating area to be furnished with moveable for furniture that allow for a variety of exterior events.

section 6: design guidelines

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.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

See adjacent images study facade composition, fenestration and material use.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible.

Light wells are utilized on the alley facing facades in order to break up the massing and avoid large expanses of blank facades. See adjacent images.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

Several different secondary architectural features have been explored in order to add contextually appropriate interest to the proposed's visible facades. These include: balconies, wood and metal screen elements, and exterior curtain features. See adjacent images.

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

The facades features that have been explored in the adjacent images are meant to both add visual interest to the facades as well as add such benefits as solar shading and privacy.

D. SCALE AND TEXTURE

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

Entries, courtyards and facade gestures have been designed intending to be of pleasant human scale.

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.

Paving and facade materials have been explored to incorporate texture.

E. FORM AND FUNCTION

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

Many hotel precedents have been studied and the designers believe that the current design reads as a hotel. However, the structure could be successfully converted, especially to residential, if so desired in the future.

DC3: Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

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.

Exterior spaces have been developed to complement interior spaces.

B. OPEN SPACE USES AND ACTIVITIES

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.

Exterior courtyard and seating areas will receive both east and west sun exposure, but due to their locations on the property will not be exposed to summer southern sun.

C. DESIGN

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

Amenities and features include; a green roof, green screens along blank walls of the bakery and understory plantings in the right of way.



Line of possible, future neighboring structure base on NC2-40 zoning

Line of current, neighboring structures



Shaded area of structures across the alley with openings shown in white.



DC4: Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

- 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.
- 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.

Proposed will feature durable, attractive materials that are easily maintainable and that weather well in a Seattle climate.

B. SIGNAGE

- 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. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
- 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.

Signage has been incorporated to meet the above guidelines. See images on page 29.

LIGHTING

- 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.
- 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.

Full lighting plan to be developed in coordination with above guidelines.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring greenspaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.

- 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.

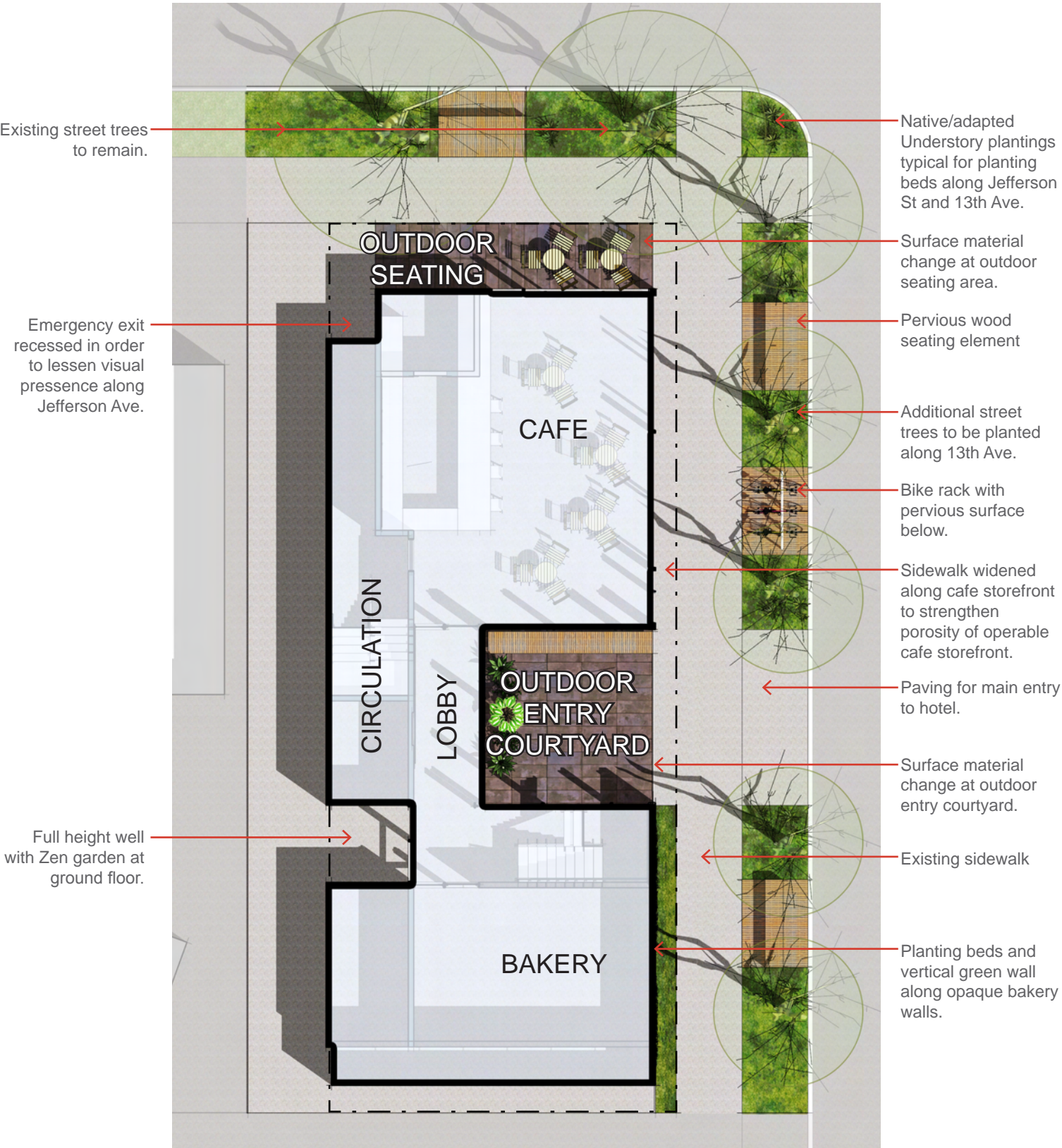
Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.

- 3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.

Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.

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

Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.



section 7: project experience



Madison Park Condominiums



College Street Worklofts



Bellevue Ave Midrise Apartments



Remington Court Townhomes



Harvard Avenue Apartments

Previous Project Experience