



DPD Project #3026844

# 701 Dexter

701 Dexter Avenue N



# Project Summary

## Development Objectives

2

701 Dexter Avenue North is an existing office building in the South Lake Union Urban Hub Village. It has approximately 60,000 square feet of office accommodation on four levels over two levels of above-grade parking.

Functionally this proposal will do the following:

- extend the office levels to the east property line
- extend the office levels to the west to the power-lines setback line
- convert the street-facing upper level of parking to office use
- relocate one curb-cut from Dexter Avenue to Roy Street
- add retail use to the Dexter frontage

As a part of these works the project will make improvements to its street facing facades on each of the adjacent streets. There are three distinct characters and levels of priority for these streets.

Dexter Avenue N is a pedestrian and bike priority street and as such demands the most attention to the pedestrian environment. To this end, we will renovate the ground floor to eliminate the street facing parking and replace it with retail to the extent feasible. We will also reduce the curb-cuts from two to one, by relocating the southern parking entrance to Roy Street.

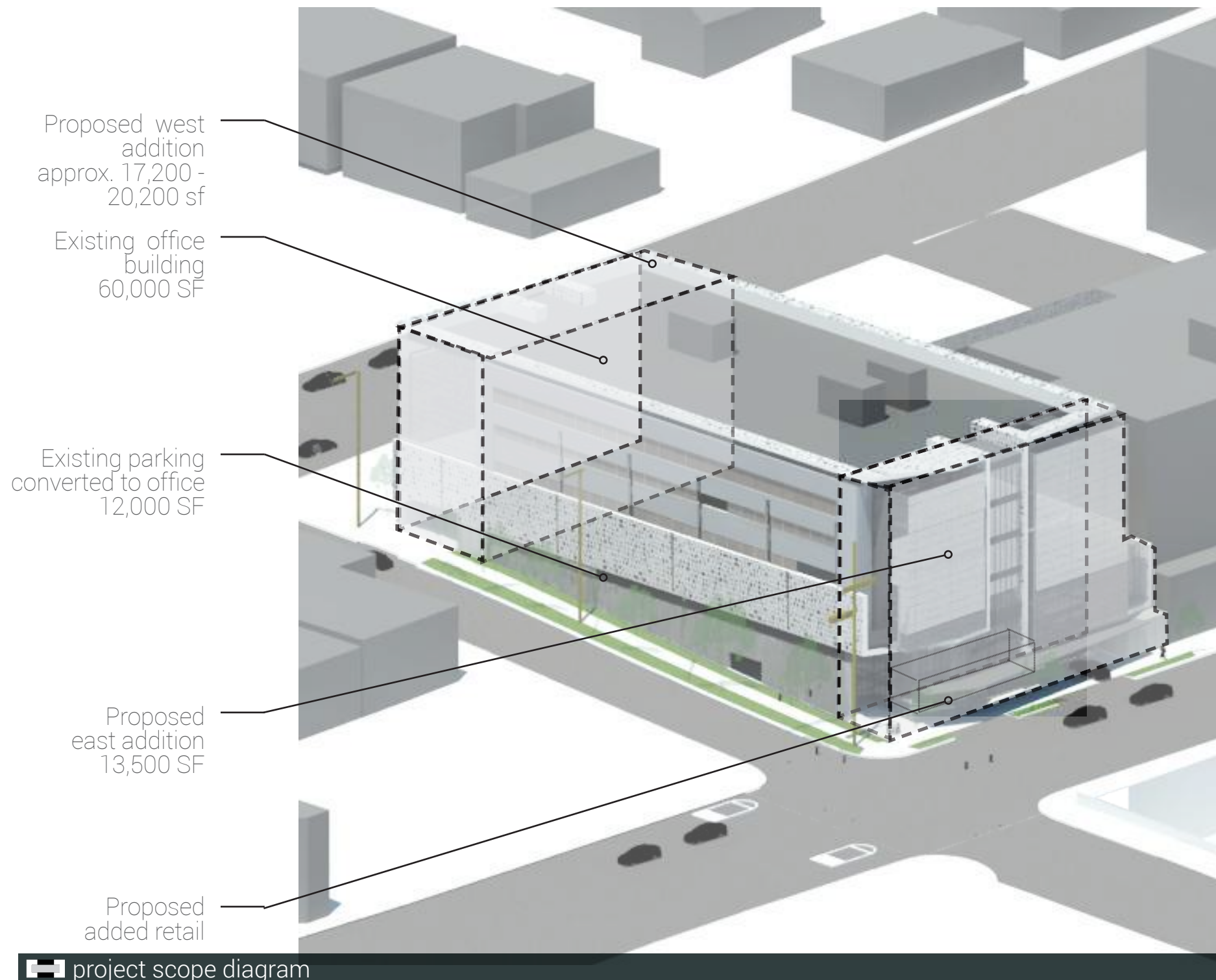
Roy Street is currently faced by two stories of parking. We will replace the upper level of parking with office accommodation. This is at ground level towards the west end and then rises up to a second floor level at the east end. The lower level of parking is fully above grade to the east end then gradually disappears below grade towards the west. The new transparency lies outside the standard street-front zone since this is a sloping site. However, this new use adjacent to the street coupled with new screening for the partially below grade parking will greatly upgrade the pedestrian experience along Roy Street.

The Aurora Avenue end of the site is currently surface parking and the servicing for the existing building. The parking will be screened in and the servicing will be retained in its current location.

The site faces south into the commercial and institutional neighborhood of South Lake Union and sits adjacent to the more residential Dexter Avenue neighborhood to the north.

Ultimately, the pedestrian experience will be enhanced, and parking will be appropriated for inhabitable space, further attracting innovative industries and organizations to an already popular area. The project will include both retail and commercial uses.

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 project scope diagram

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# Site Location





## CS1 Natural Systems + Site

- A Energy Use
- B Sunlight + Natural Ventilation
- C Topography
- D Plants + Habitat
- E Water

## CS2 Urban Pattern + Form

- A Location in the City + Neighborhood
- B Adjacent Sites + Streets + Open Spaces
- C Relationship to the Block** ←
- D Height + Bulk + Scale** ←

## CS3 Context + Character

- A Positive Neighborhood Attributes
- B Local History + Culture** ←

## PL1 Connectivity

- A Network of Open Spaces
- B Walkways + Connections
- C Outdoor Uses + Activities

## PL2 Walkability

- A Accessibility
- B Safety + Security
- C Weather Protection** ←
- D Wayfinding

## PL3 Street-Level Interaction

- A Entries** ←
- B Residential Edges
- C Retail Edges** ←

## PL4 Active Transportation

- A Entry Locations + Relationships** ←
- B Planning Ahead for Bicycles** ←
- C Planning Ahead for Transit** ←

## DC1 Project Uses + Activities

- A Arrangement of Interior Uses** ←
- B Vehicular Access + Circulation** ←
- C Parking + Service Uses** ←

## DC2 Architectural Concept

- A Massing** ←
- B Architectural + Facade Composition** ←
- C Secondary Architectural Features
- D Scale + Texture** ←
- E Form + Function** ←

## DC3 Open Space Concept

- A Building-Open Space Relationship
- B Open Space Uses + Activities
- C Design

## DC4 Exterior Elements

- A Exterior Elements + Finishes** ←
- B Signage
- C Lighting
- D Trees, Landscape + Hardscape Materials
- E Project Assembly + Lifespan

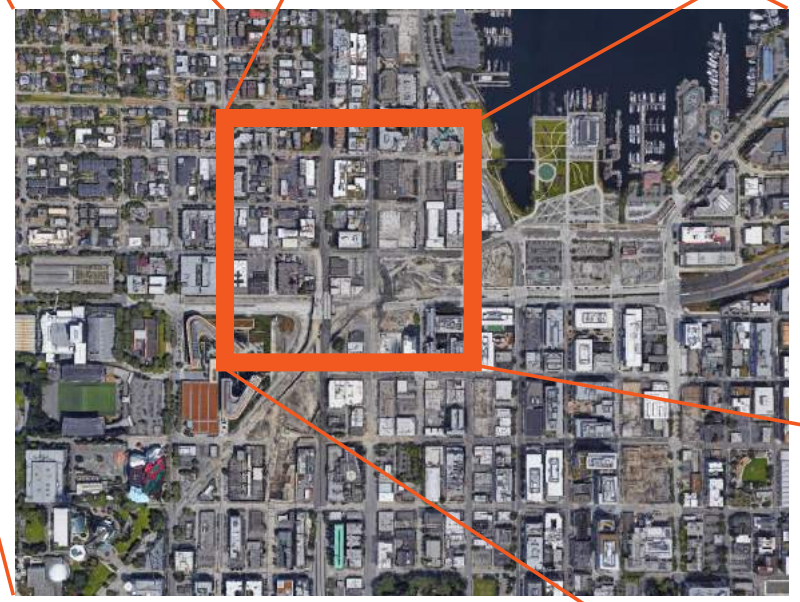
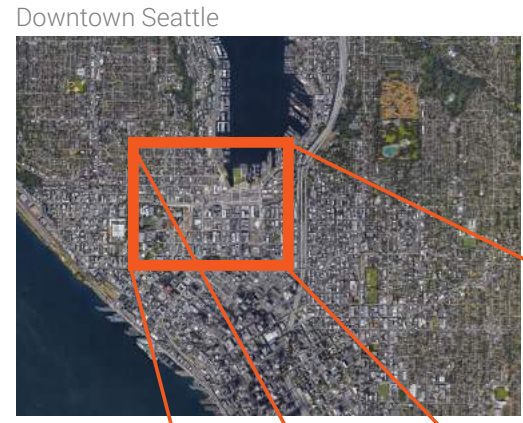
Black text = areas of emphasis

# Site Location

6

CS2 - A Location in the City and Neighborhood

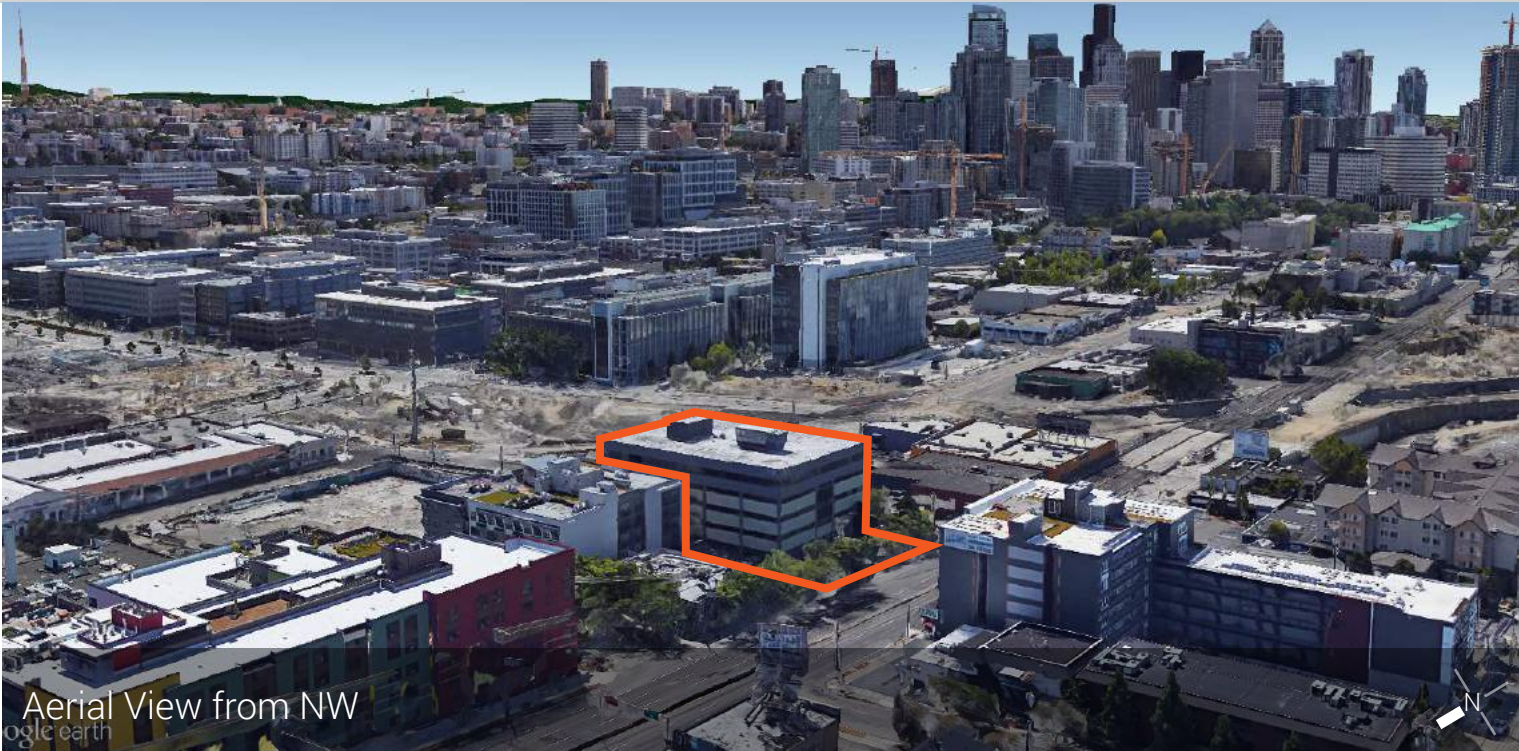
701 Dexter Ave N  
Seattle, WA 98109



# Site Aerials



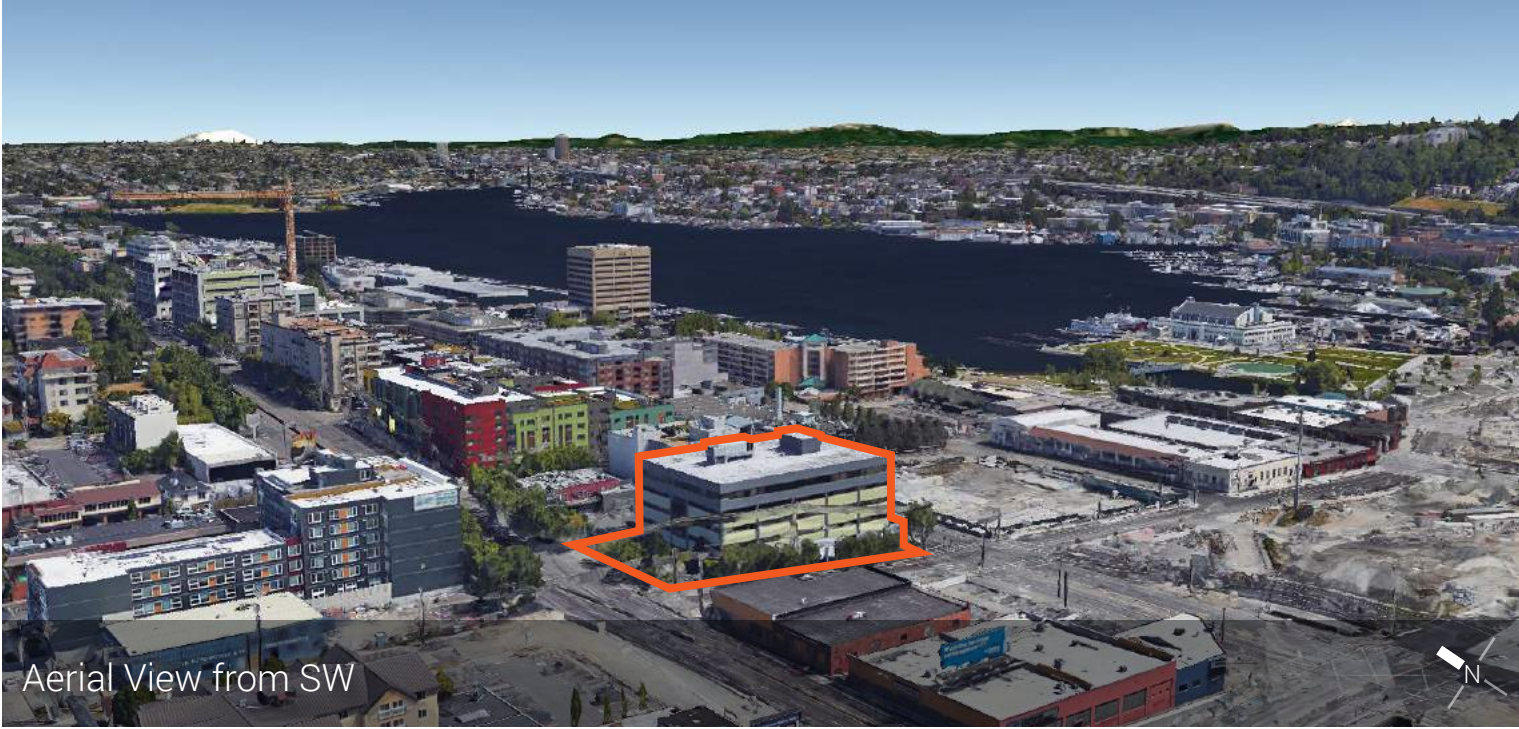
Aerial View from SE



Aerial View from NW



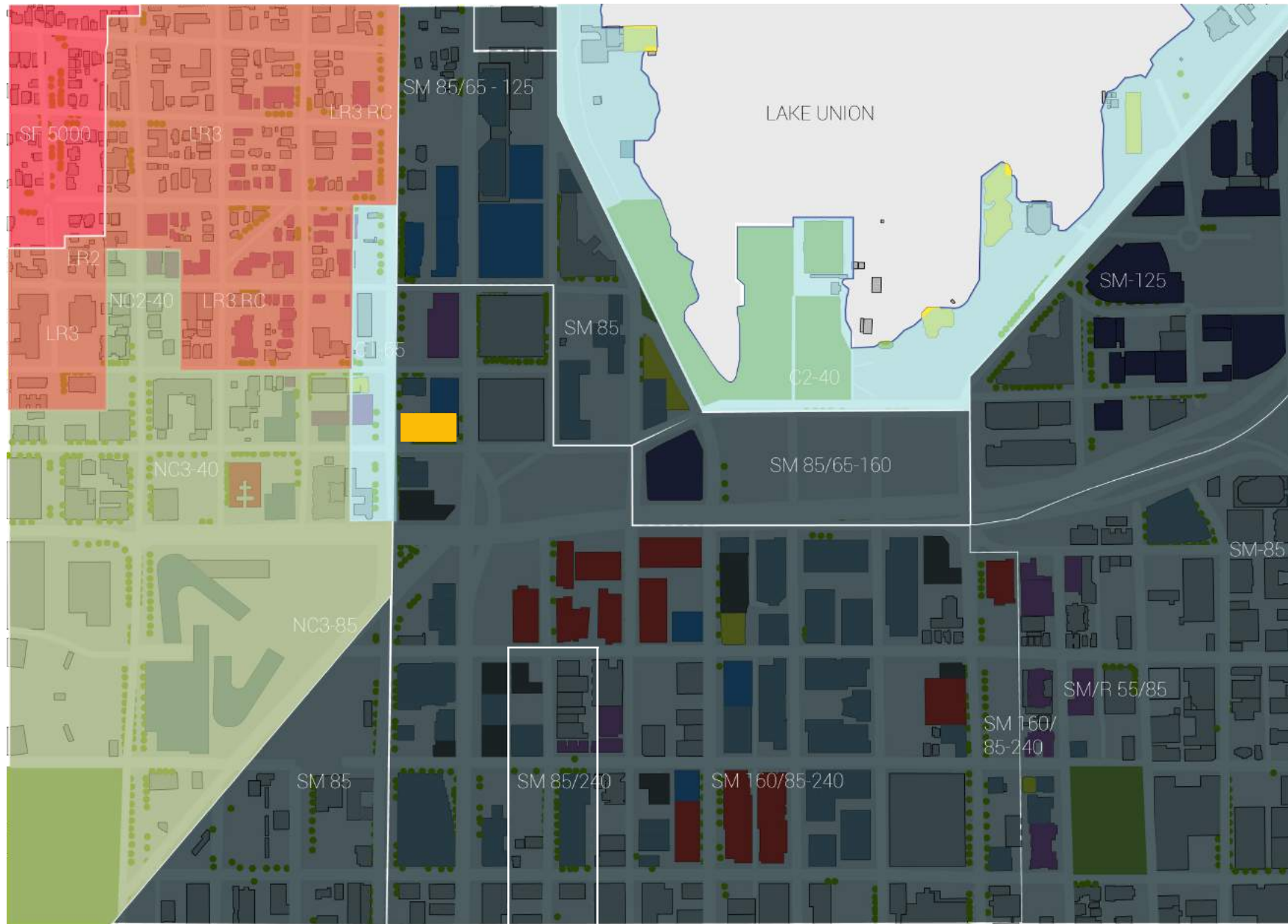
Aerial View from NE



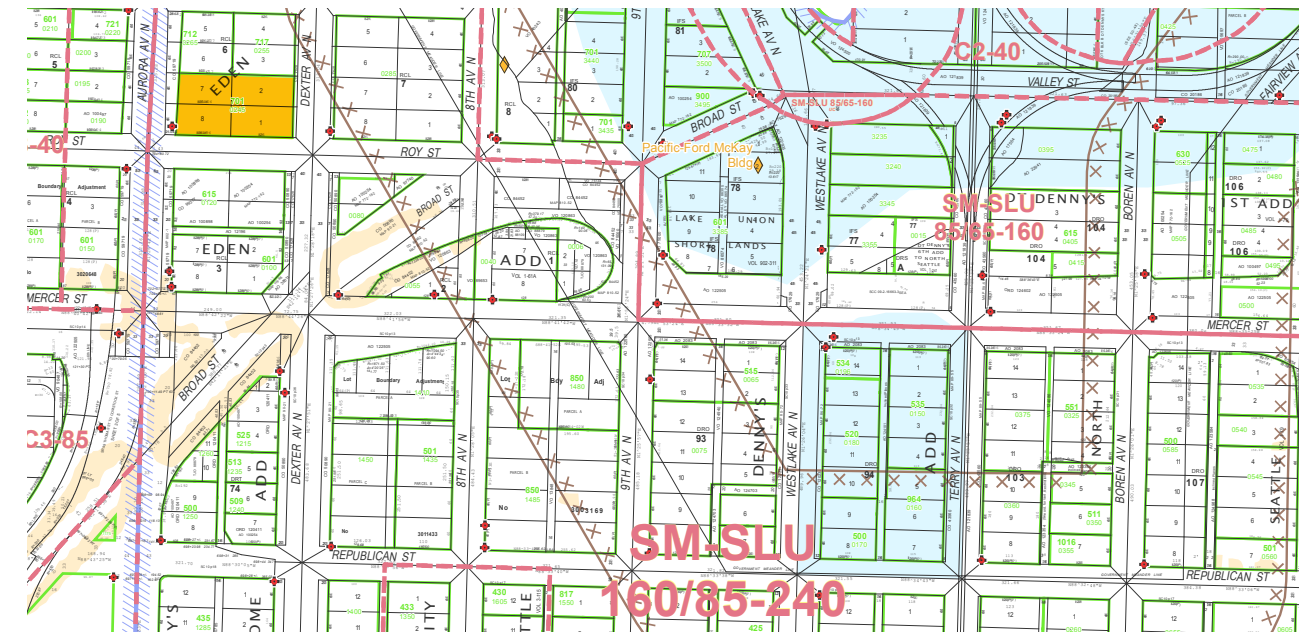
Aerial View from SW

CS2 - A Location in the City and Neighborhood

# Site Context: Zoning



COLOR	NAME	HEIGHT LIMIT	ABBREVIATION
	Seattle Mixed Use	85' BASE, VARIES	SM
	Neighborhood Comm.	40' - 85'	NC2-NC-3
	Commercial	40' - 65'	C1-C2
	Low rise	85' BASE, VARIES	LR3-RC
	Lake Union	-	-
	SITE	85' BASE, VARIES	SM - SLU 160/85-240



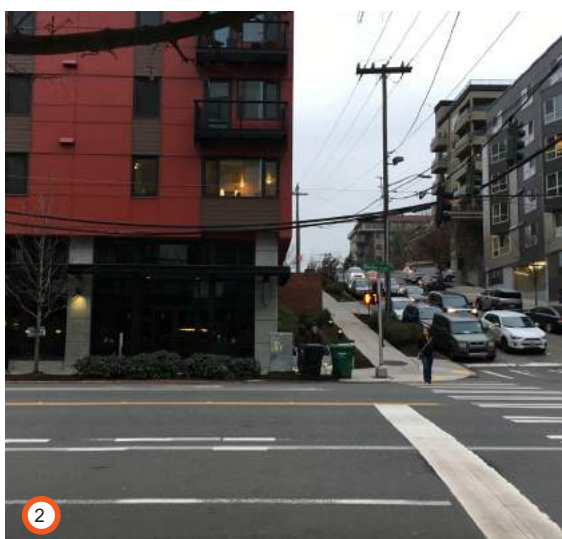
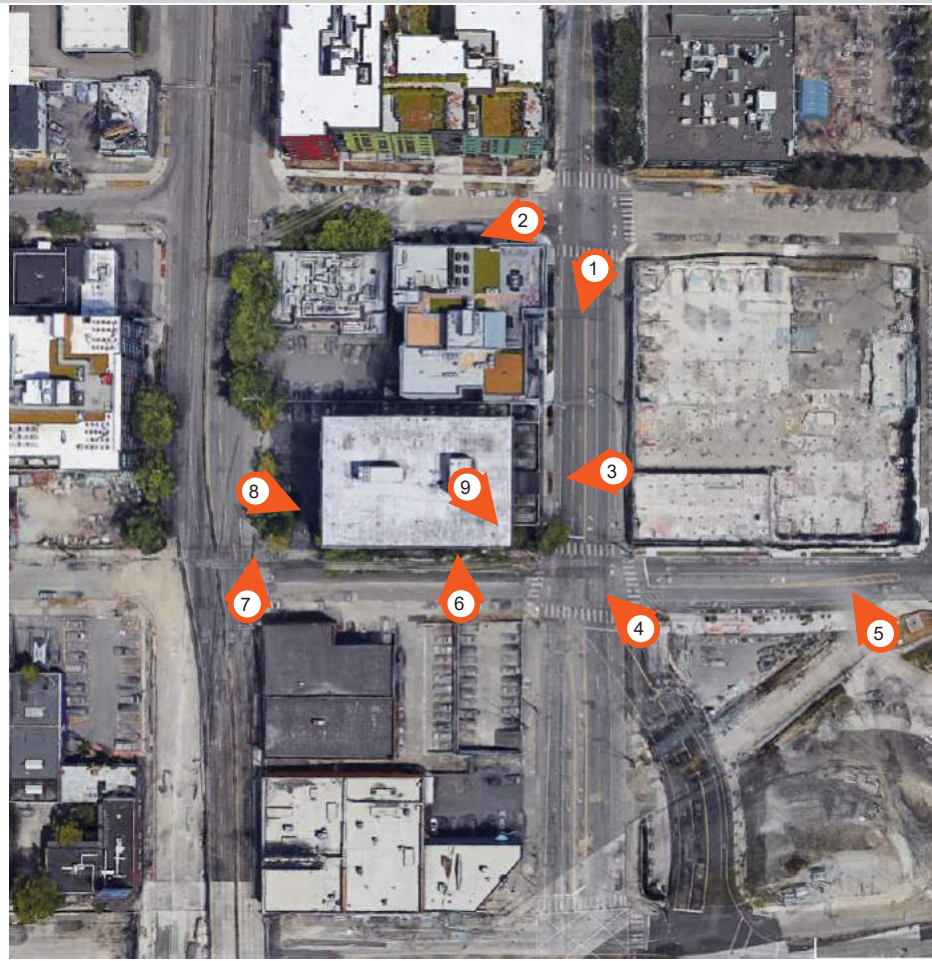


# Site Context: Nearby Uses



# Site Context : Site Photos

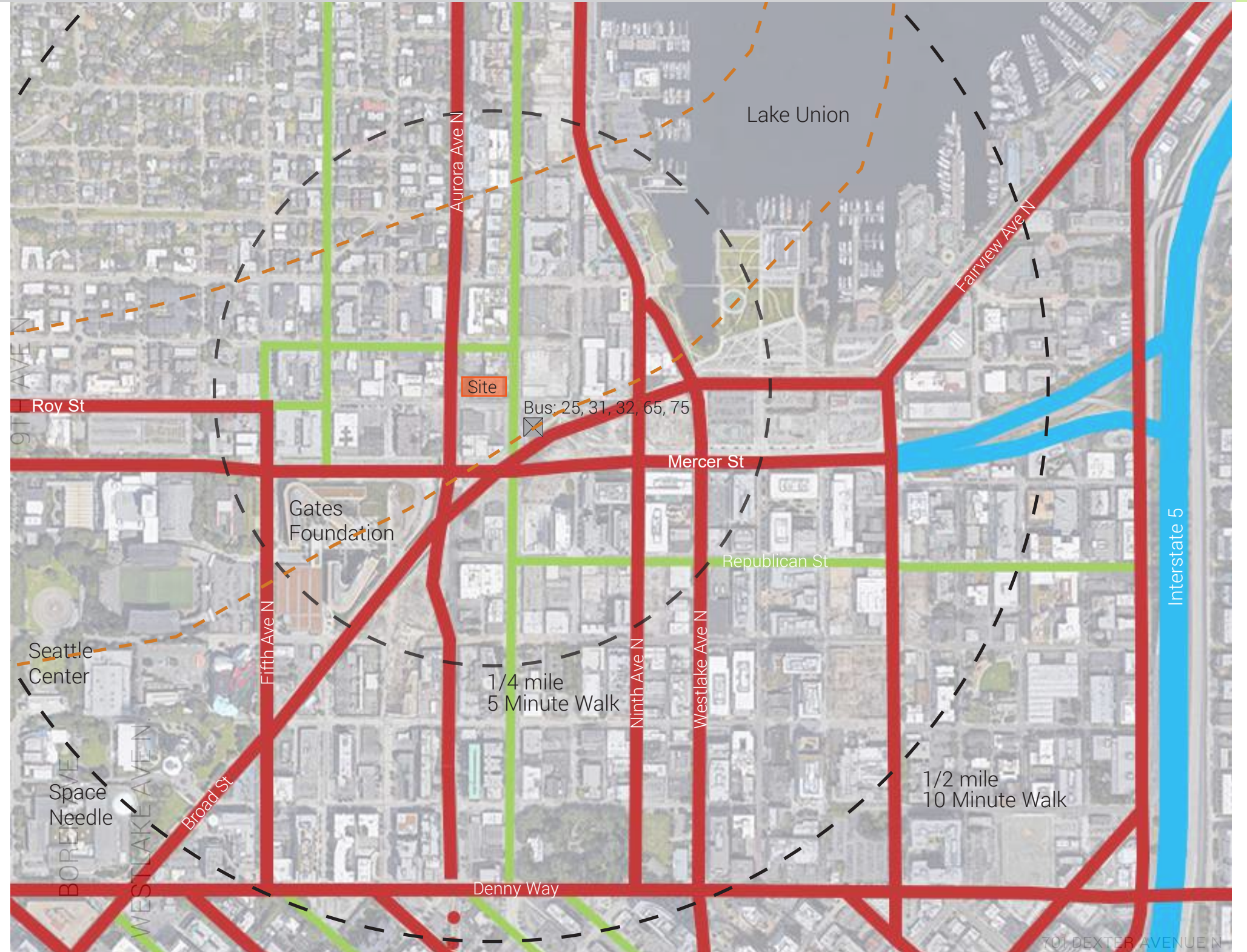
- 1 Approach from Dexter
- 2 View west on Valley
- 3 Down length of site from front
- 4 Metal building on site
- 5 Rear property line
- 6 South property line
- 7 Rear property line
- 8 Down length of site from rear
- 9 Rear of metal building



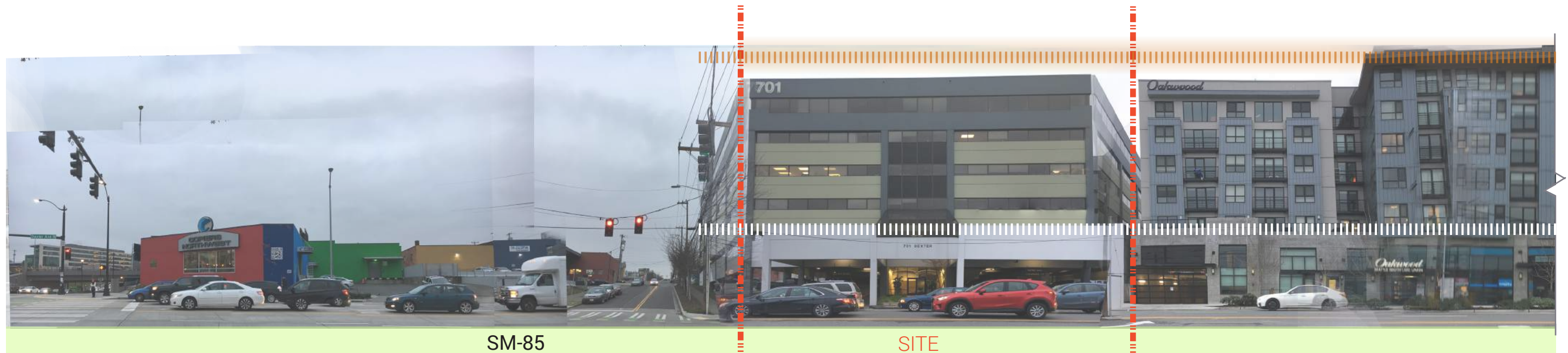
LEGEND

-  Bike Lane
-  Bus Stop
-  Parking Access
-  Recreation
-  Hospitality
-  Retail
-  Food
-  Residential (w/ ancillary retail)
-  Commercial (w/ ancillary retail)
-  Institution
-  Residential

# Site Context: Transportation

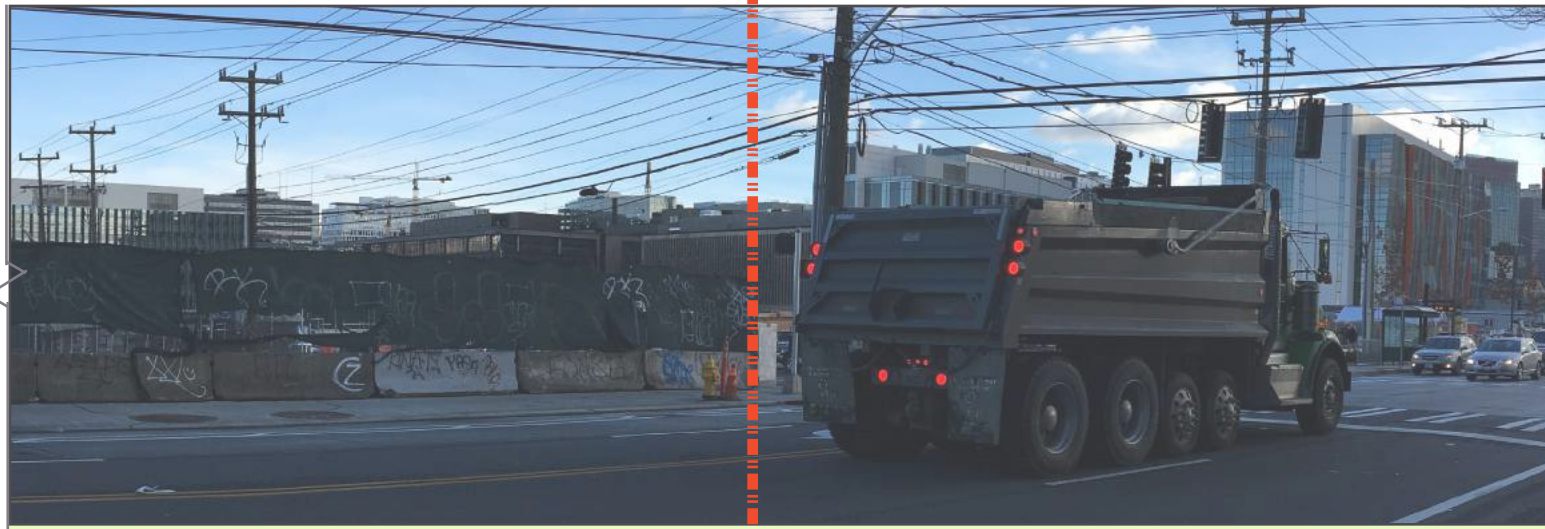


# Site Context: Street Elevations





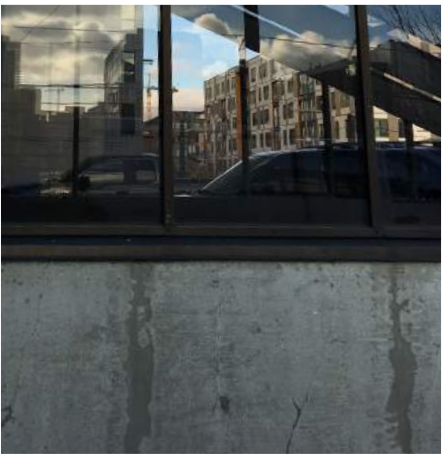
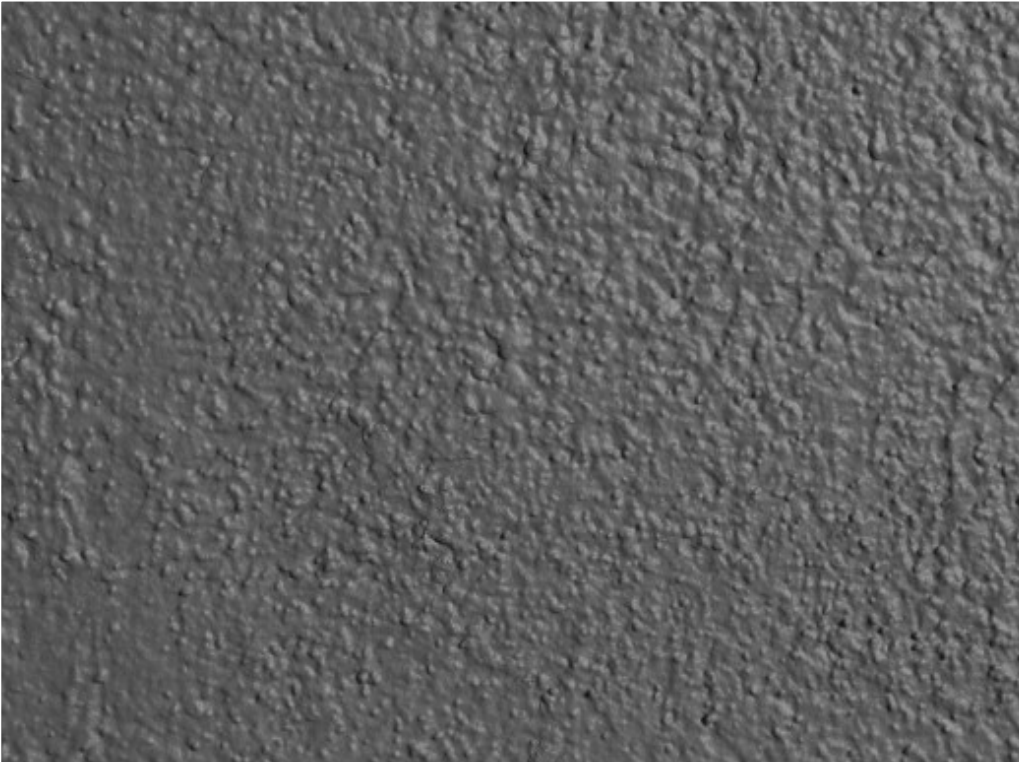
VIEW ACROSS FROM SITE



VIEW ACROSS FROM SITE

SM-85

# Site Context: Existing Material + Character



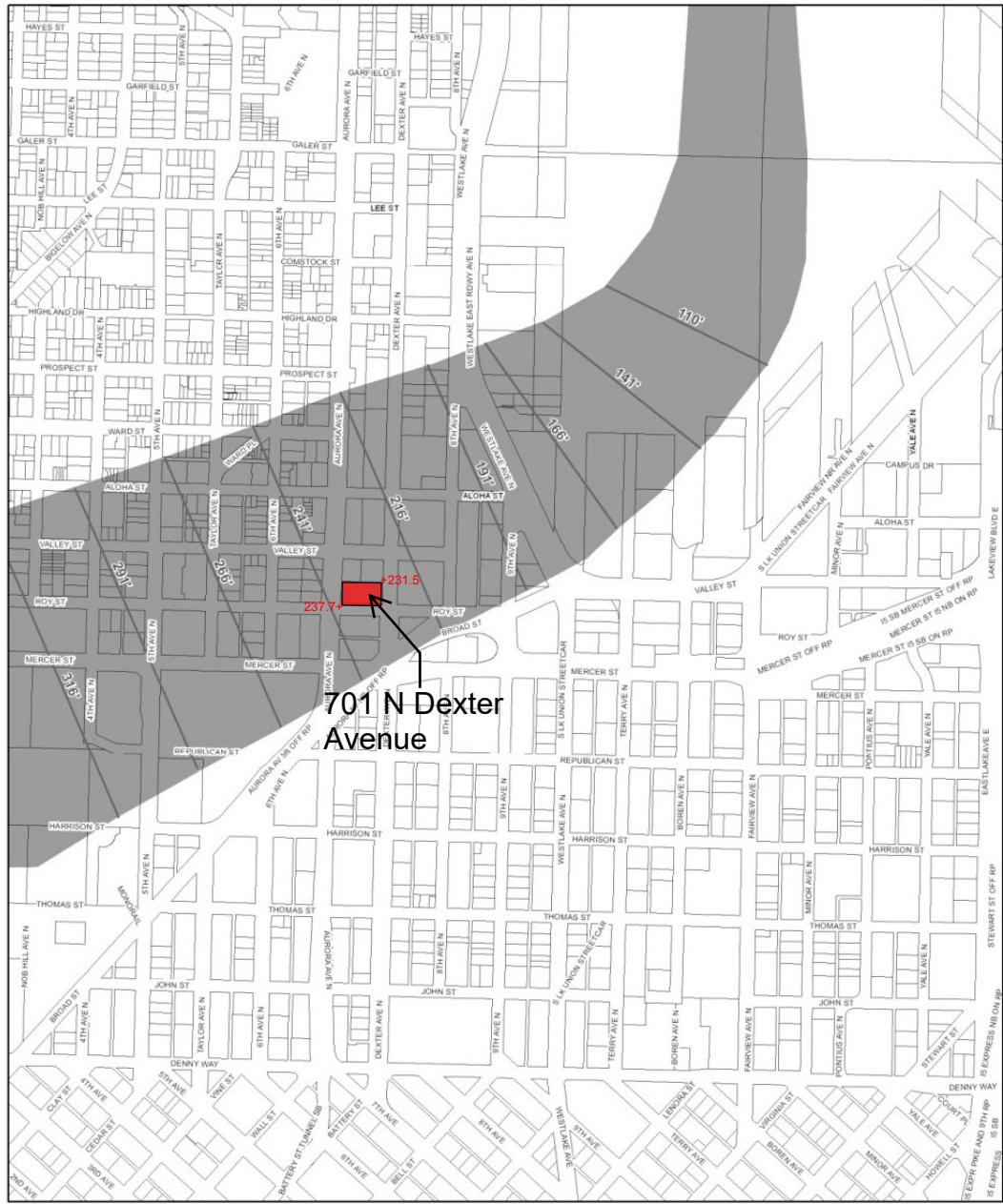
701 Dexter Avenue N Building

# Site Context: Neighboring Material + Character



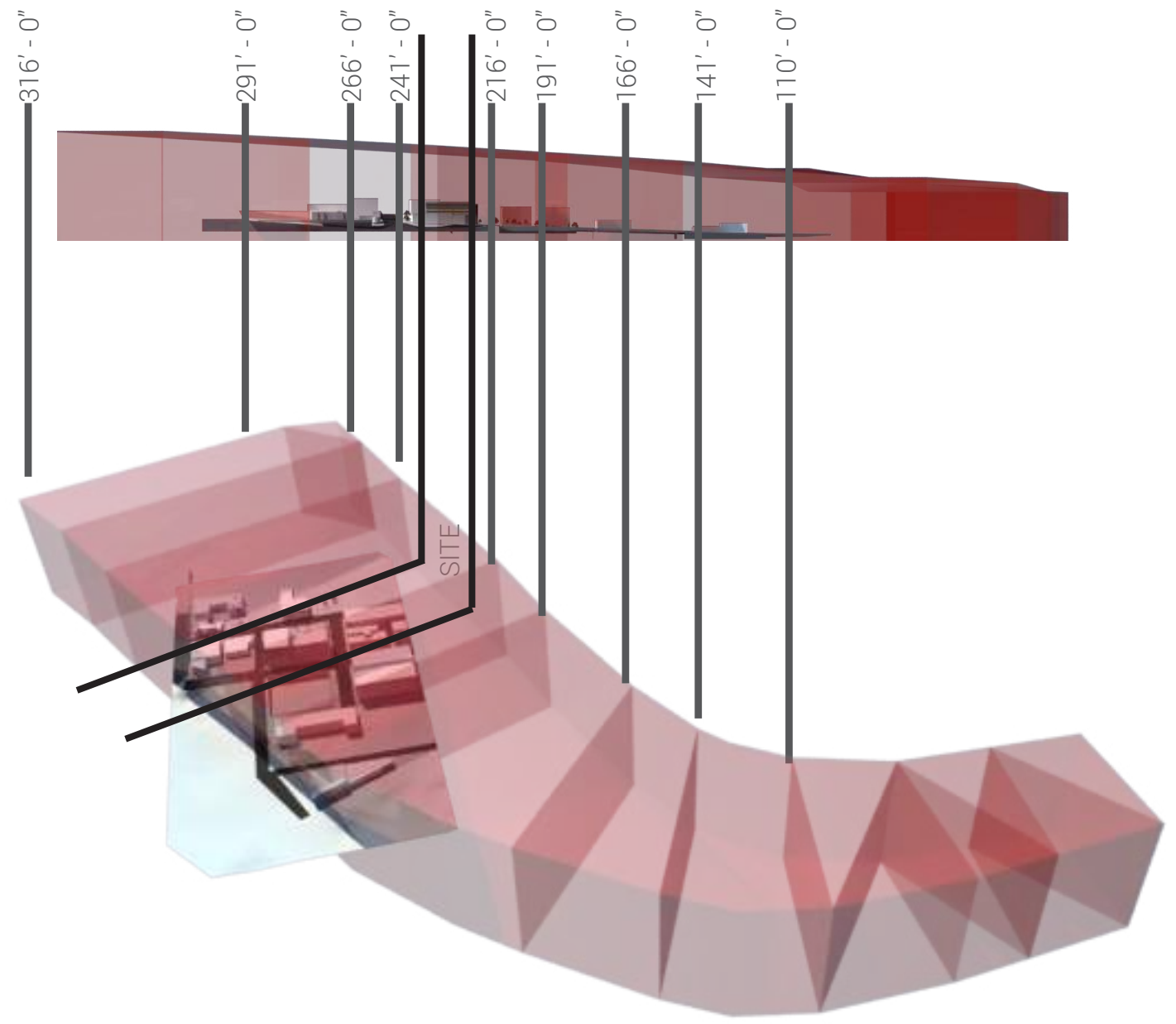
Dexter Avenue N Surrounding Buildings

# Site Constraints: Lake Union Flight Path



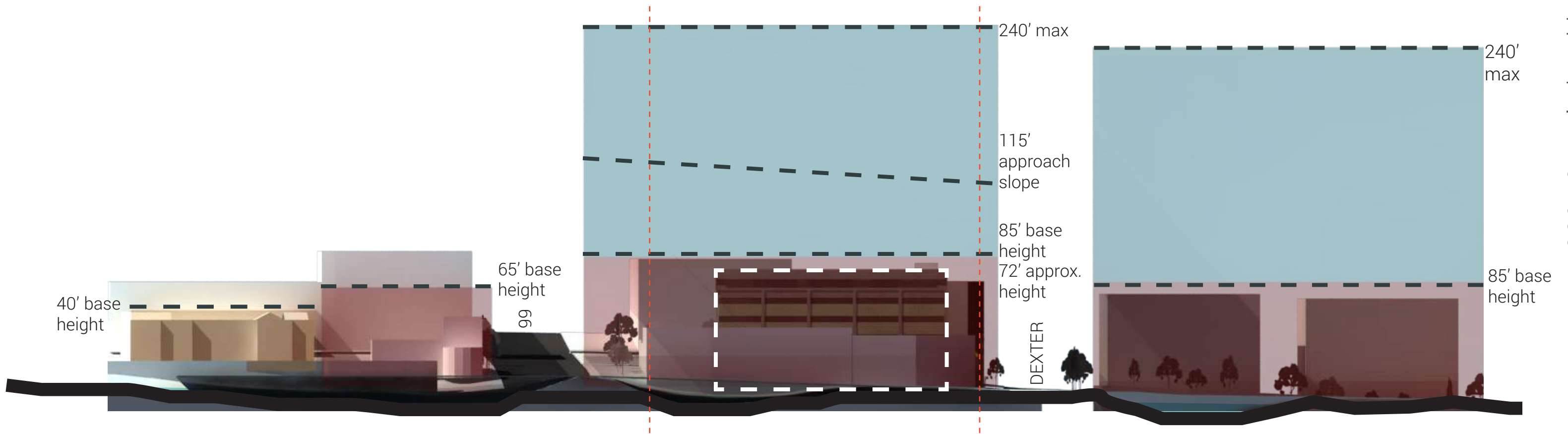
**MAP A** Flight Path  
**23.48.225** South Lake Union Seaport Flight Corridor

0 195 390 780 Feet  
 No warranties of any sort, including accuracy, fitness, or merchantability accompany this product. Copyright 2012. All Rights Reserved. City of Seattle. Prepared July 9, 2012 by DPD-GIS





# Site Constraints: Allowable Heights



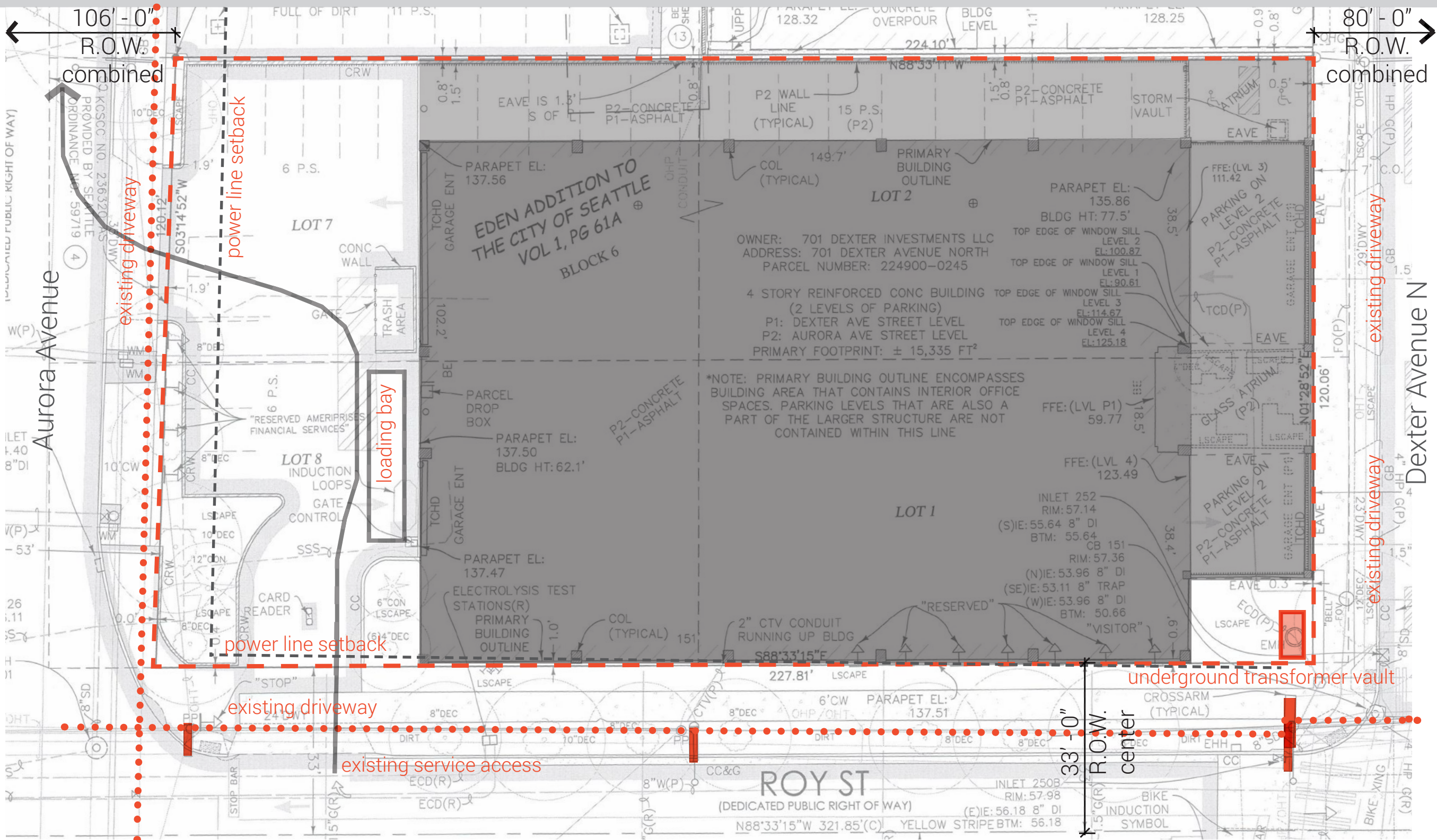
CS2 - C - Relationship to the Block

Property Lines Existing Building Outline

# Site Constraints: Utilities

key

- ⋯ overhead power lines
- - - property line
- - - power line setback
- | power pole with 14' maintenance zone




# Site Plan

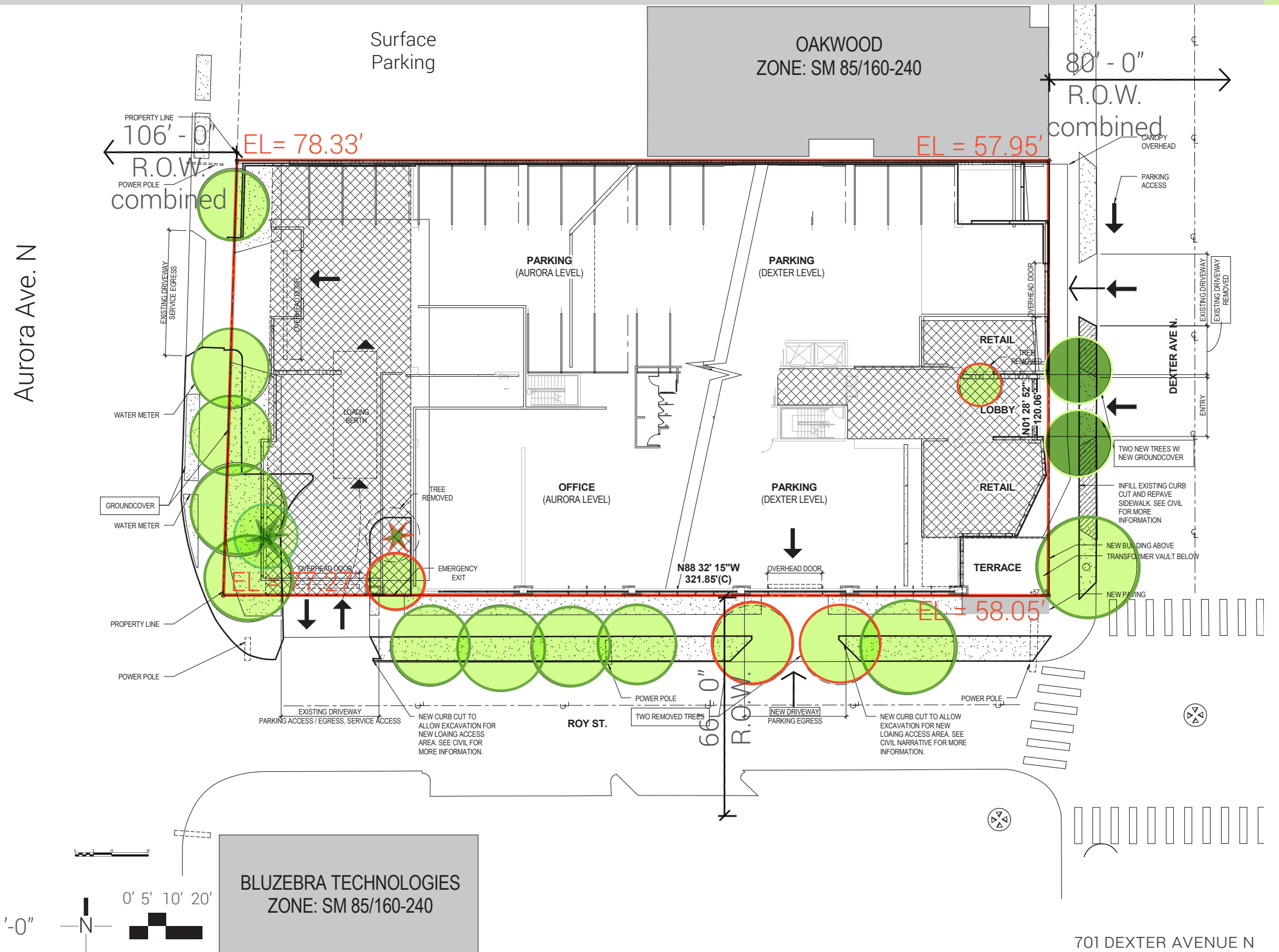
The site has frontage to Dexter Ave N, Roy St and Aurora Ave. It also has access to each of these streets.

There are seven street trees along Roy St. and one on Dexter Ave N. Two of the Roy St trees will need to be removed for the relocated curb cut. These will be replaced along Dexter Ave N, taking advantage of the infilling of the curb cut here. Along Aurora Ave, there are five trees on the site that we intend to maintain if construction will allow.

There are no exceptional trees on site.

The site has a fifteen foot difference in level from Aurora Ave down to Dexter Ave N.

-  Deciduous [13]
-  Coniferous [2]
-  Demo Tree [5] 
-  Proposed New [2]



Site Plan: 1/32" = 1'-0"

# Landscape Architecture

EX. STREETScape DECIDUOUS TREES, GROUNDcover

AURORA AVENUE NORTH

DEXTER AVE. NORTH

STREETScape DECIDUOUS TREES, GROUNDcover, ORN. GRASSES

STREETScape GROUNDcover, ORNAMENTAL GRASSES

SERVICE & ACCESS TO PARKING

PARKING

ENTRY FOYER  
DECORATIVE PAVING,  
PLANTERS, SEATWALLS,  
WATER FEATURE

RETAIL

LOBBY

OFFICE

PARKING

OUTDOOR GATHERING SPACE  
DECORATIVE PAVING,  
BISTRO SEATING,  
DECORATIVE PLANTERS

RETAIL

TERRACE

GREENSCREEN  
CONTINUOUS AT SOUTH FACADE  
STORM WATER INFILTRATION  
TERRACED PLANTER WALLS

DRIVE ENTRY

DRIVE ENTRY

ROY STREET

PEDESTRIAN AMENITY  
SITE SCULPTURE,  
KIOSK, BENCH SEATING

BUILDING PERIMETER  
DECIDUOUS TREES,  
SHRUBS AT BASE OF BUILDING  
GROUNDcover,  
ORNAMENTAL GRASSES

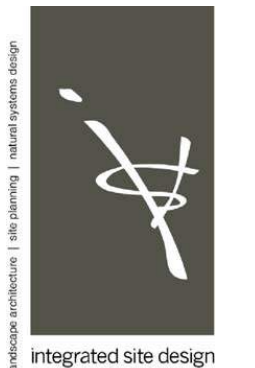
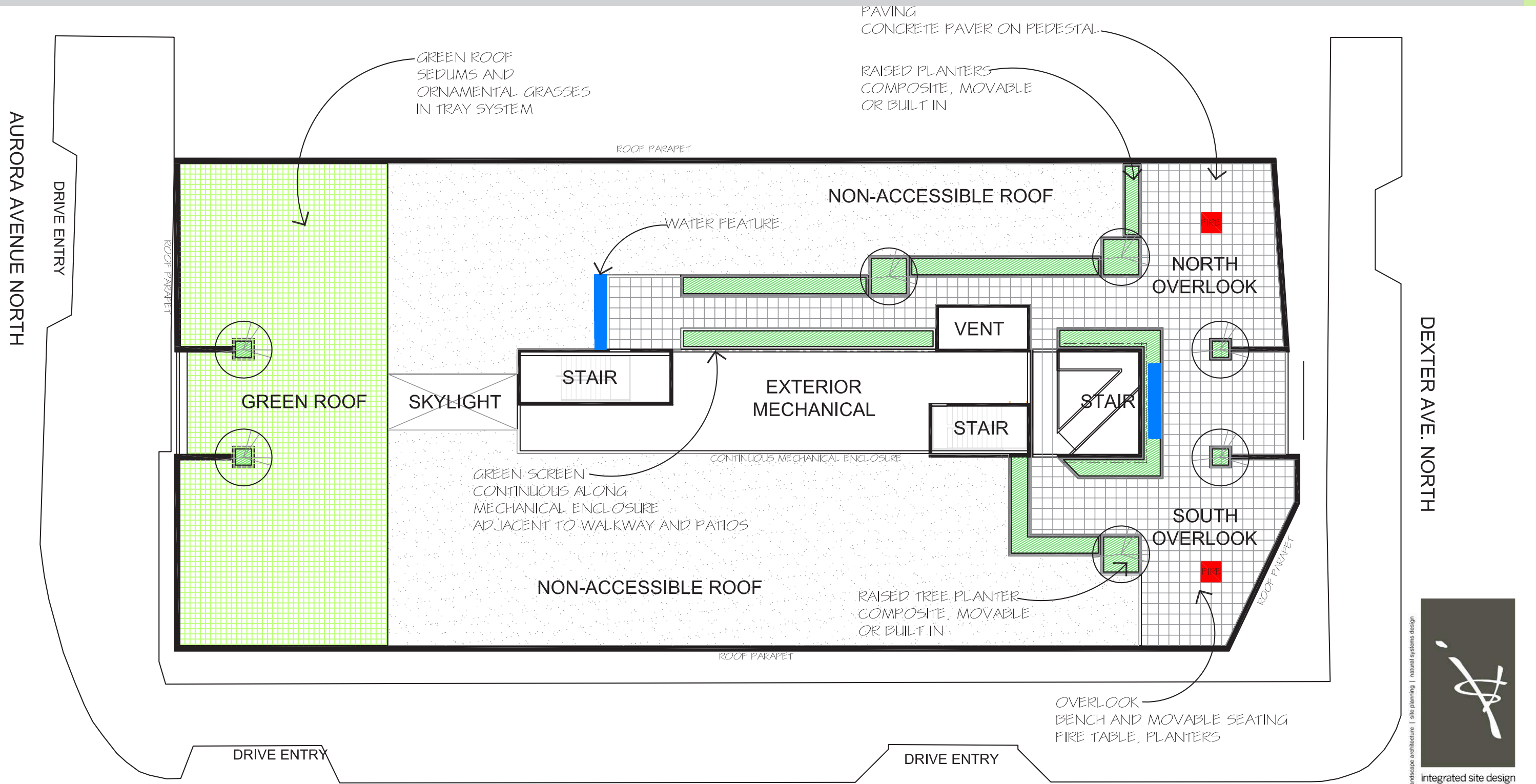
STREETScape  
DECIDUOUS TREES,  
GROUNDcover,  
ORNAMENTAL GRASSES

Scale: 1" = 20'

0 10 20



# Landscape Architecture: Roof Plan



# Landscape Architecture - Character Study

streetscape  
&  
rain garden



rain garden  
&  
greenscreen



roof garden

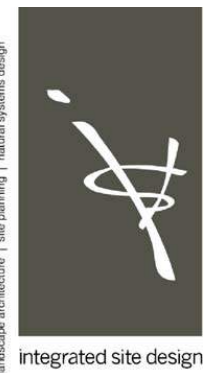
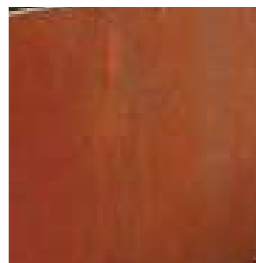
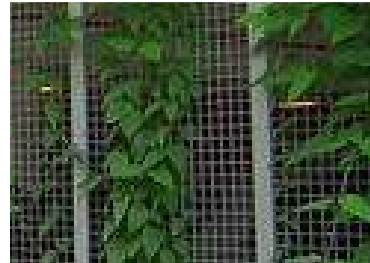


retail  
entry  
court

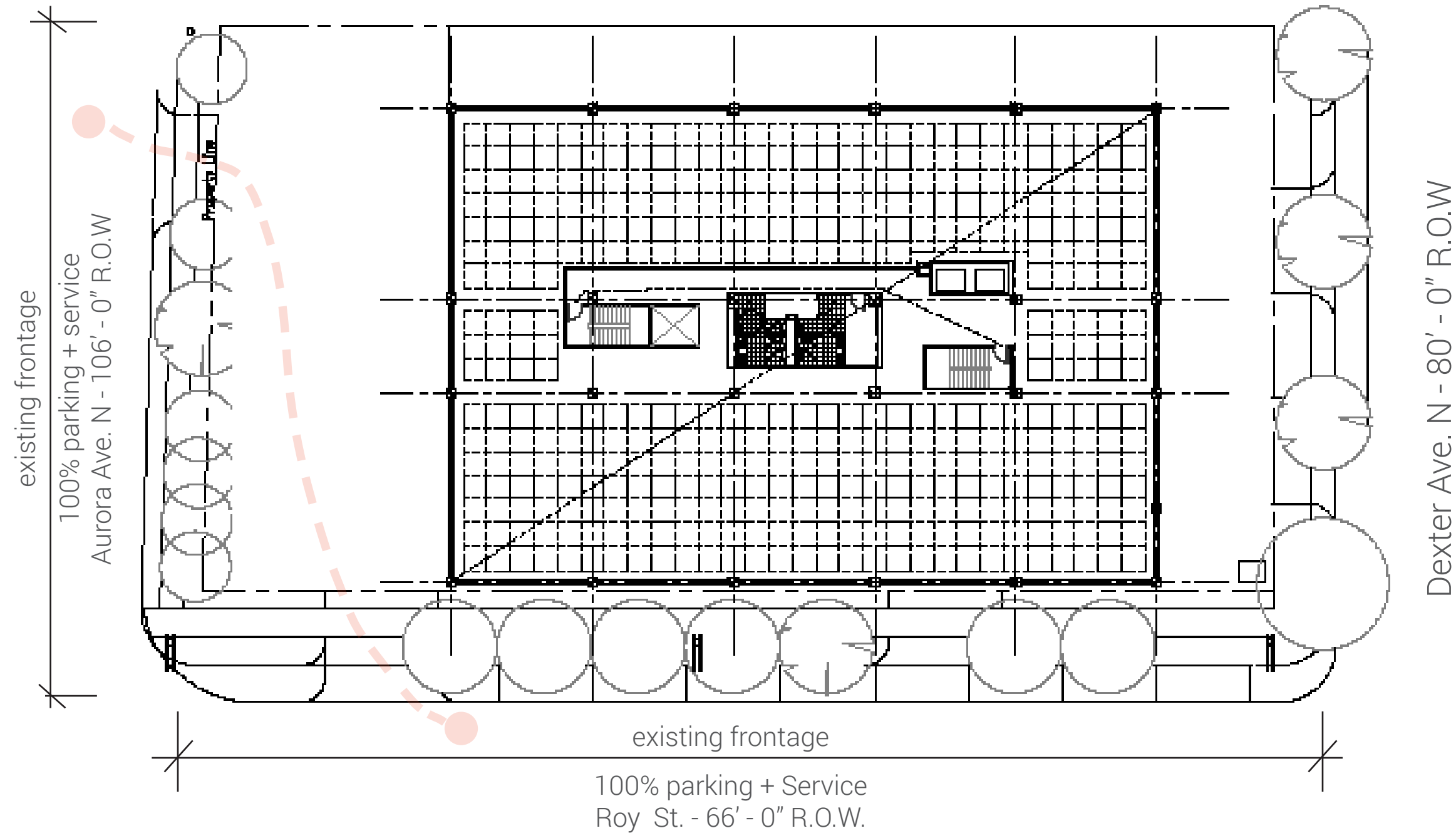


gathering  
court





# Existing Building



Typical Level: NTS

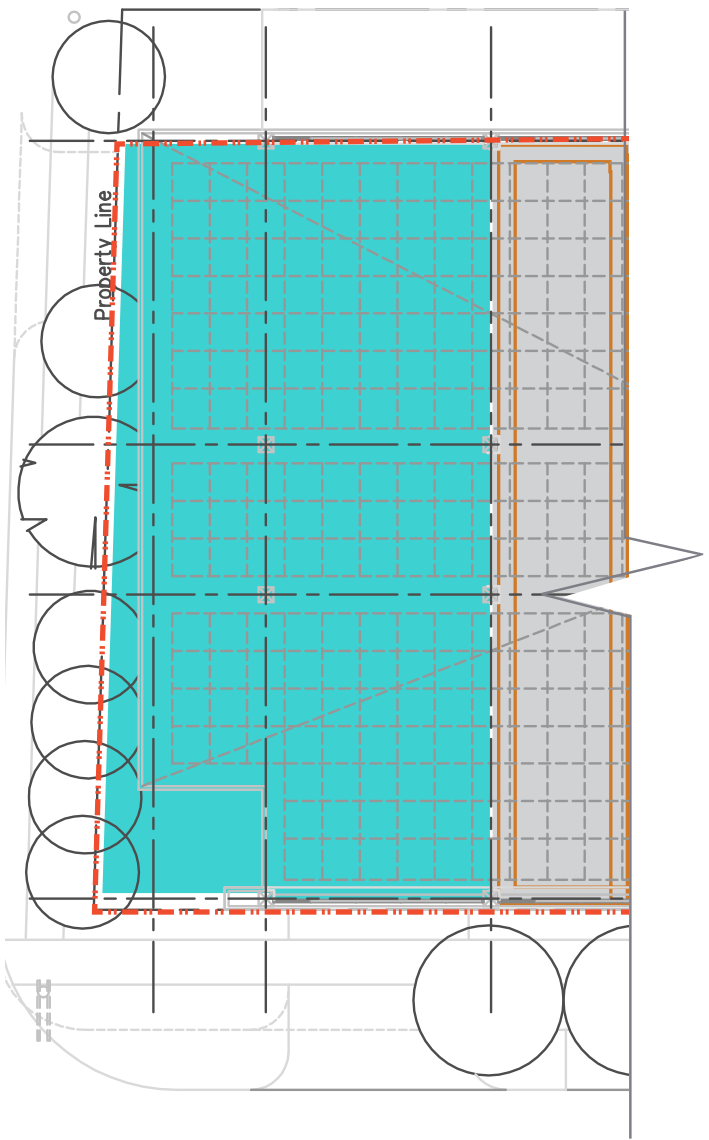
Existing Enclosed Space

Existing Service Core

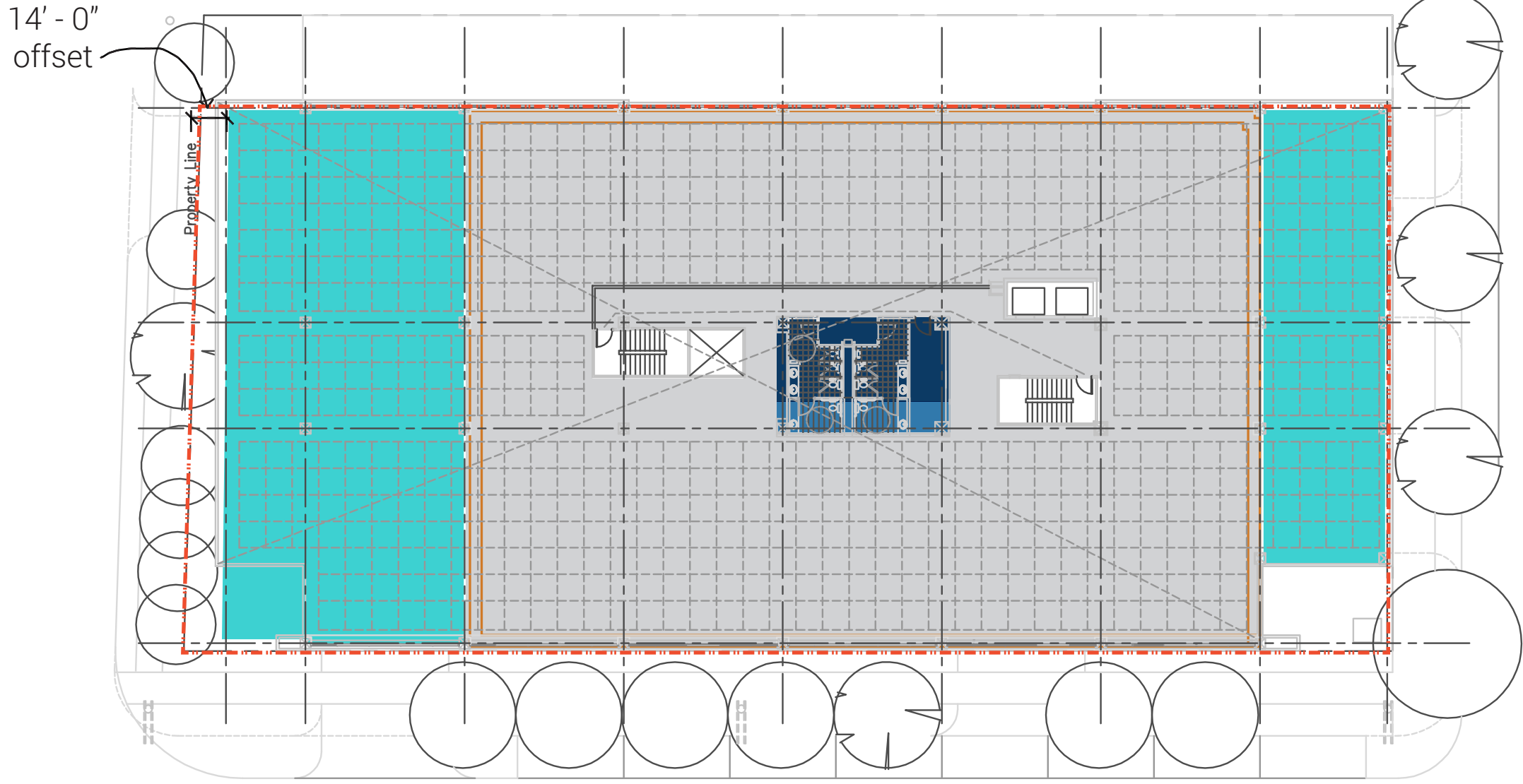
Service Access



# Proposed Extension Diagram



Scenario 1 - Undergrounded Power - NTS



Scenario 2 - Overhead Power (existing) - NTS

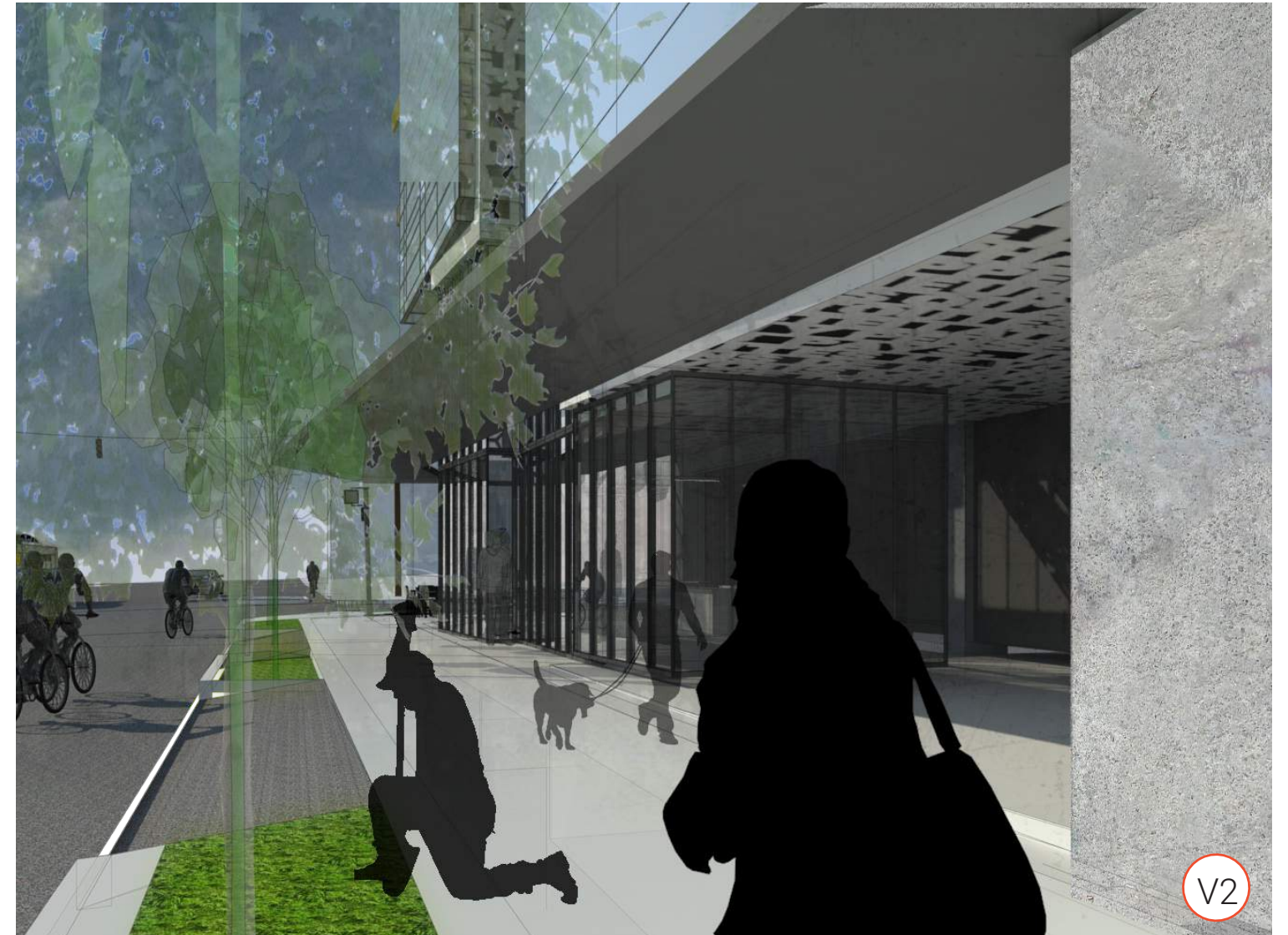
Addition of 'Shoulders' - Typical Level: NTS — N — Existing Enclosed Space  Proposed Additions  Added Service  Property Lines  

# Street Level Vignettes

Dexter Avenue N | Facing North



Dexter Avenue N | Facing South



Aurora Avenue | Facing North

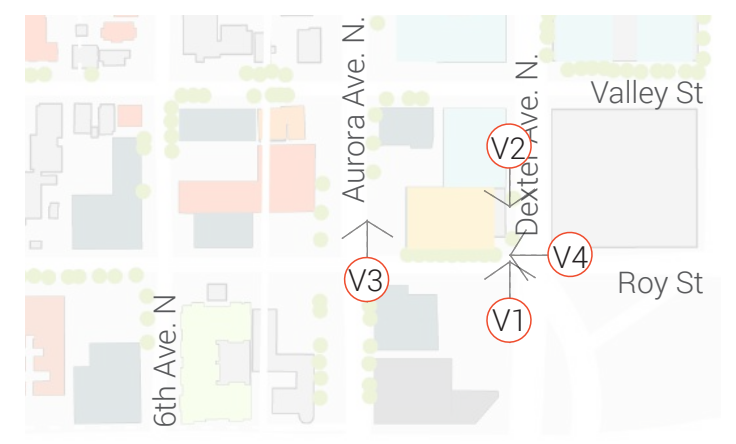


V3

Roy Street | Facing West



V4



701 DEXTER AVENUE N

# Public Realm Approach

Dexter Avenue and Roy Street  
Looking North





# Public Realm Approach

30

Dexter Avenue and Roy Street  
Looking North





# Public Realm Approach

32

Aurora Avenue and Roy Street  
Looking Northeast







# Public Realm Approach

34

Dexter Avenue and Roy Street  
Looking North





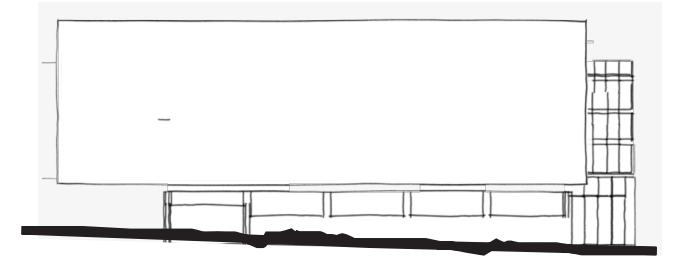
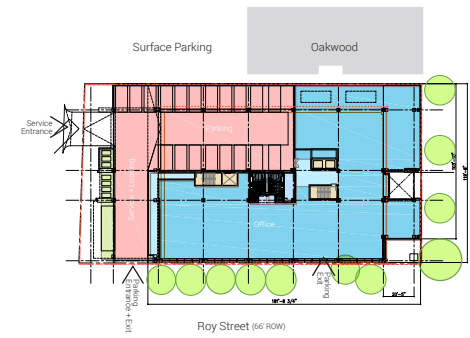
# Options

perspective

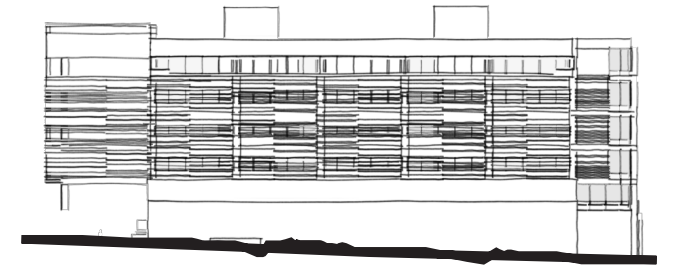
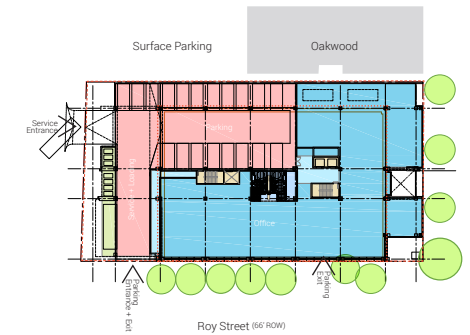
plan

sketch elevation

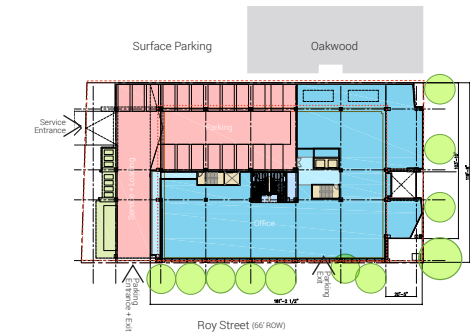
Option 1



Option 2



Option 3



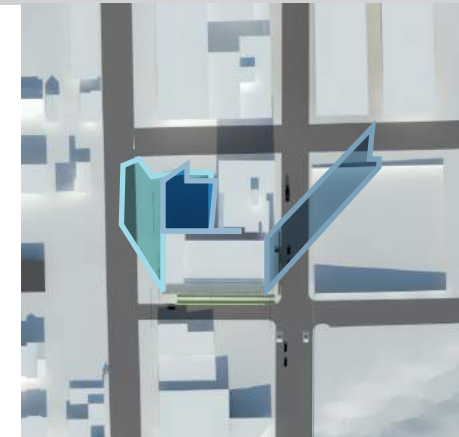
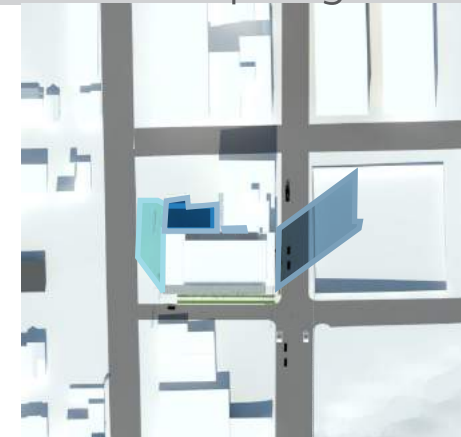
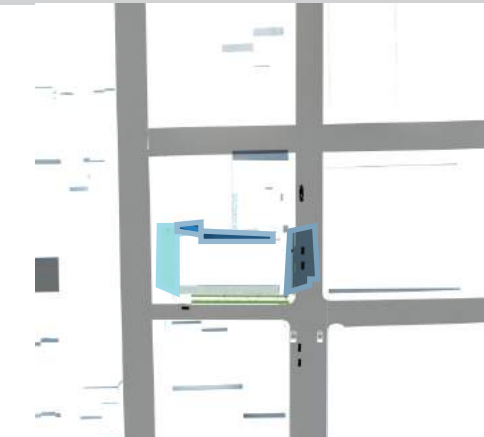
# Daylighting Study

summer

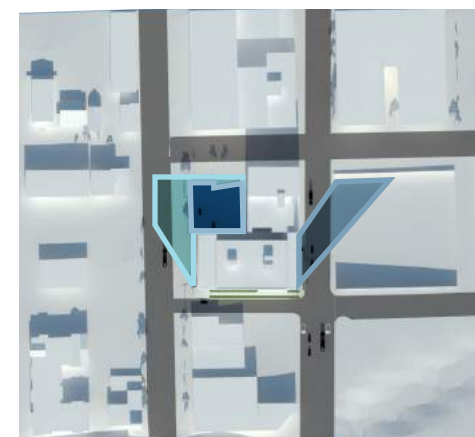
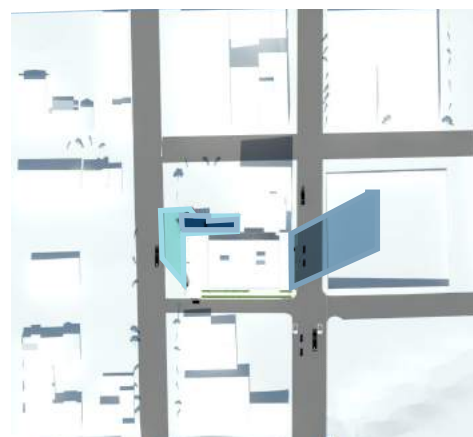
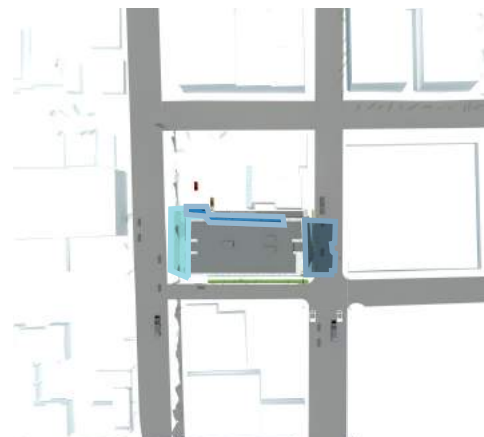
fall/spring

winter

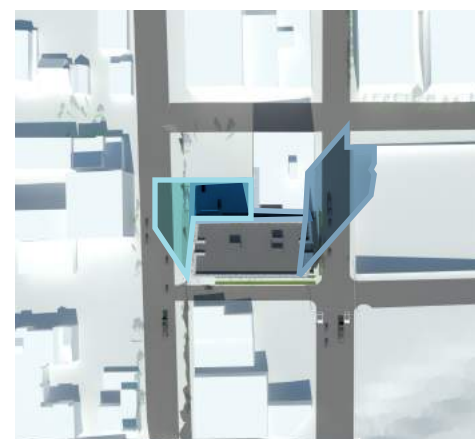
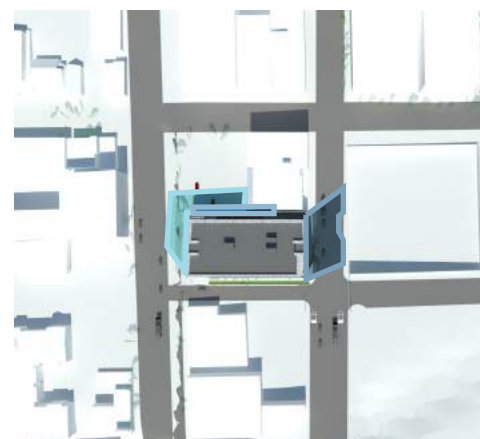
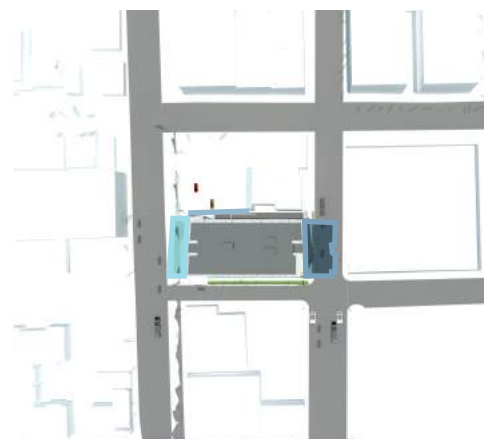
key



a.m.



noon



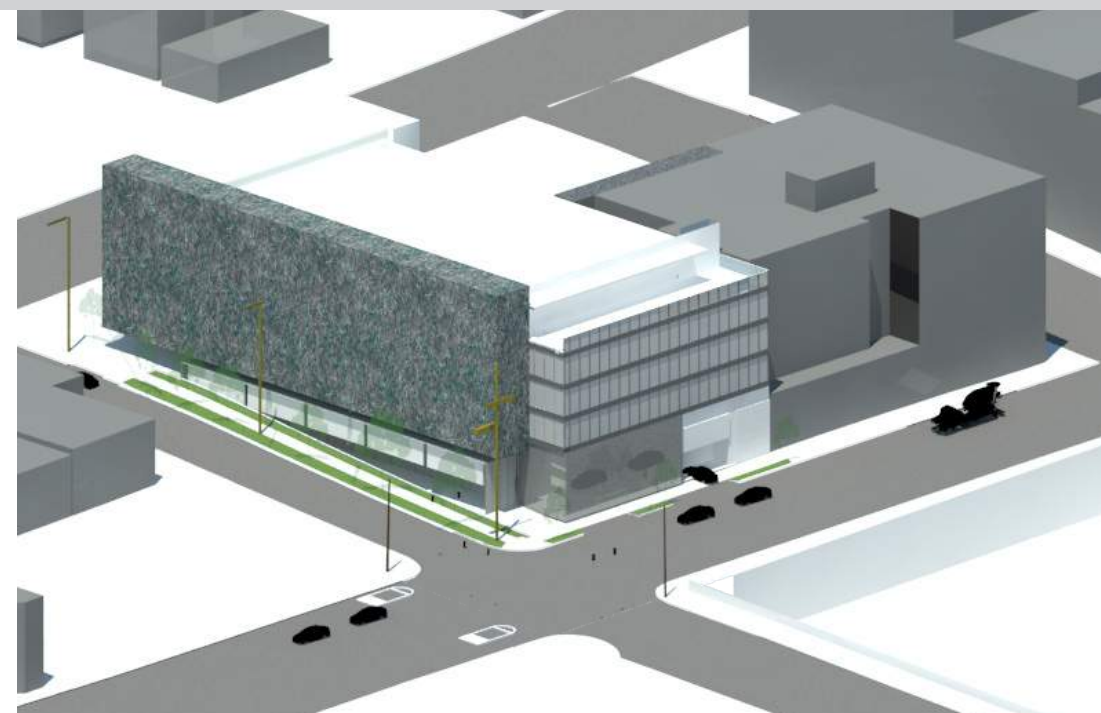
p.m.

# Option 1

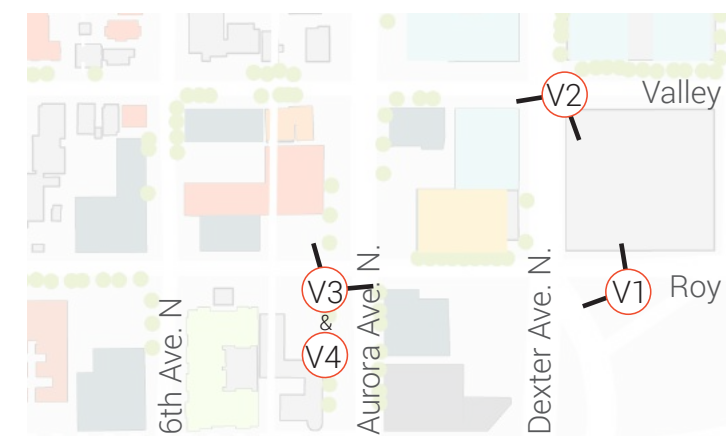




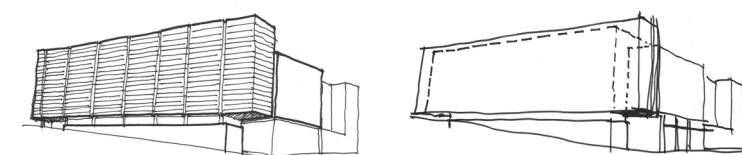
V2: N. Dexter



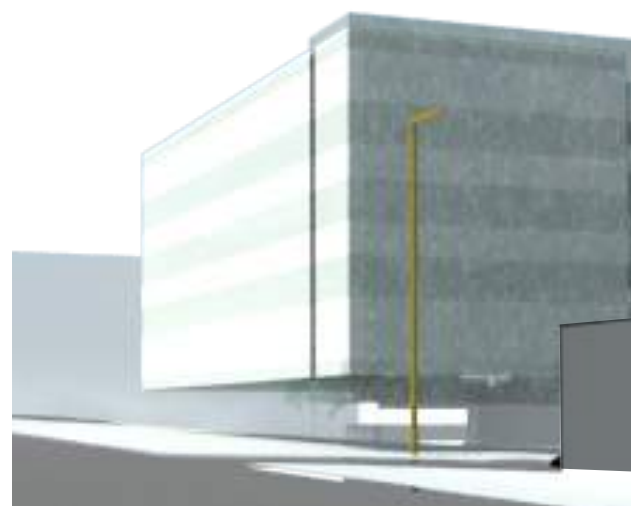
Axonometric View



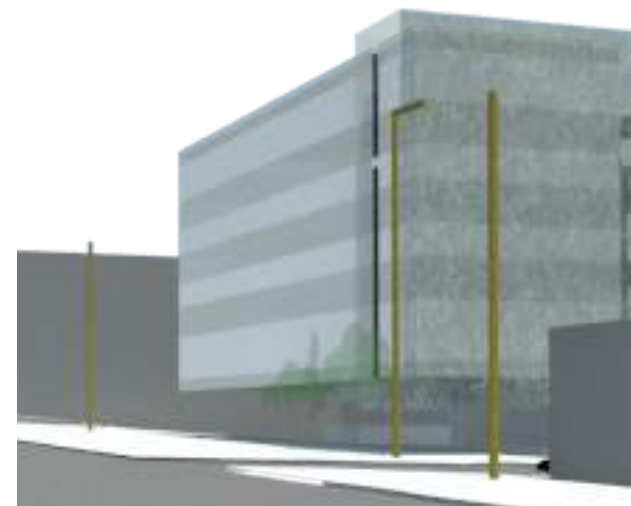
Key Plan



PD Sketch



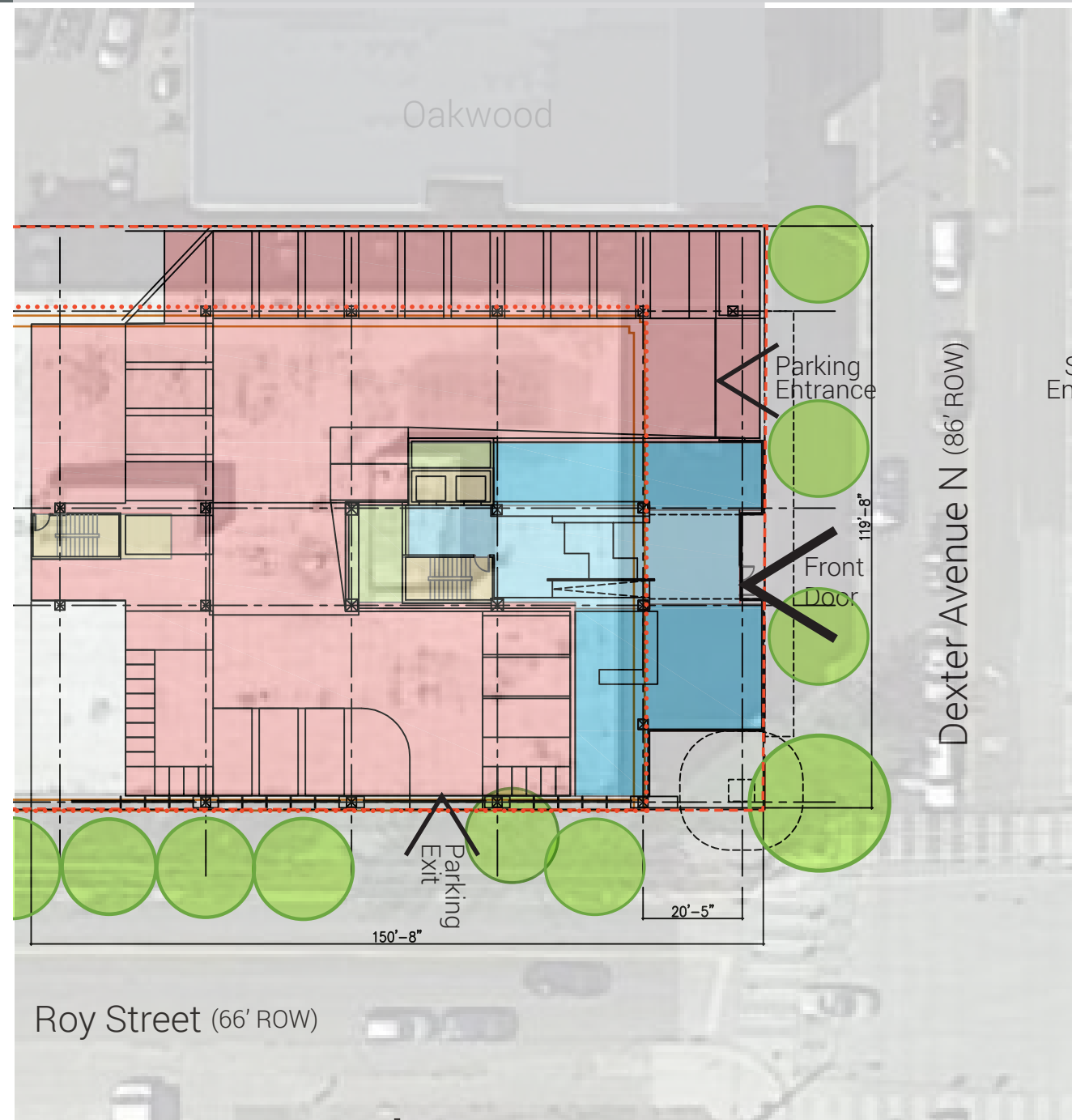
V3: Aurora -Scenario 1



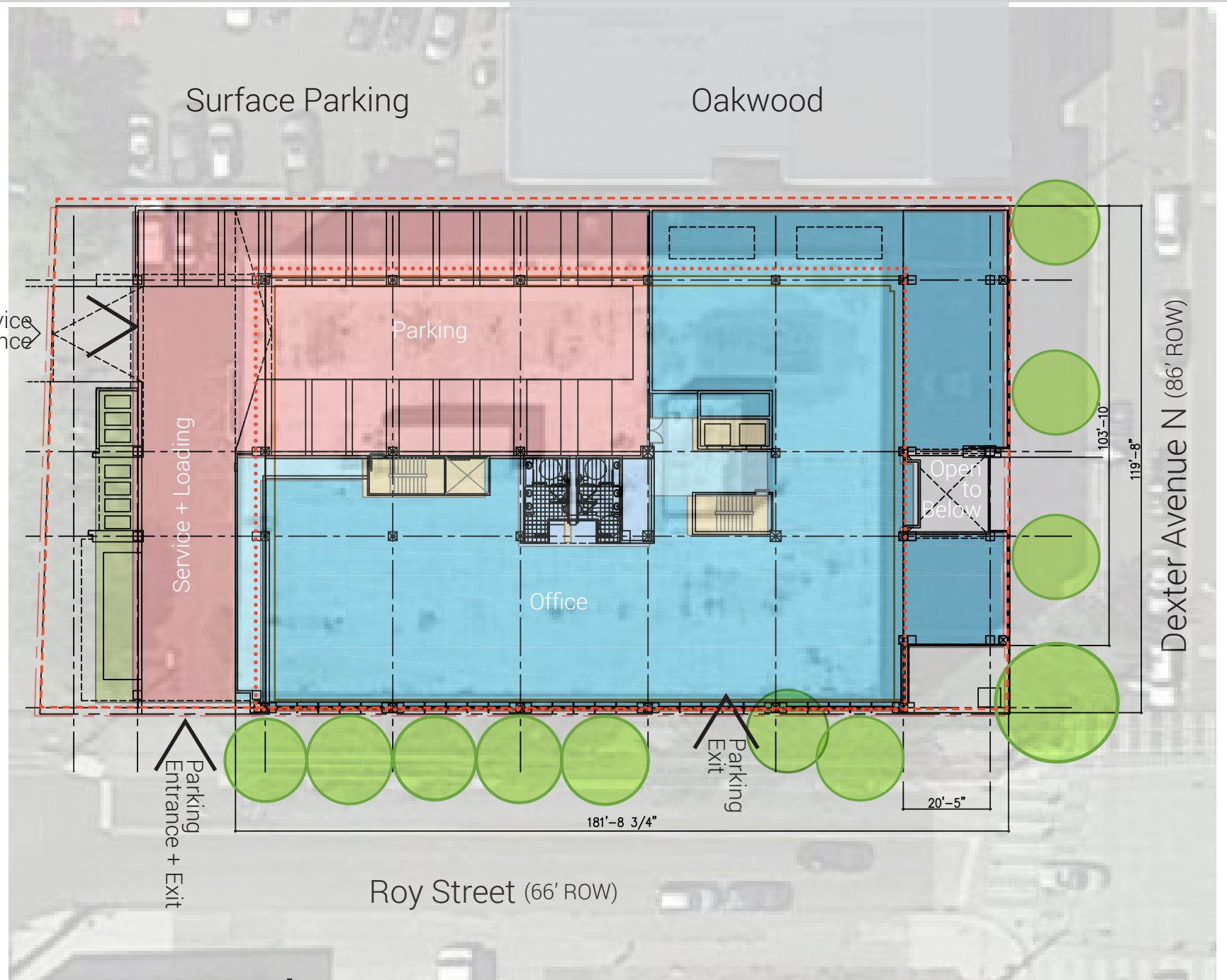
V4: Aurora - Scenario 2

A continuous theme, regardless of massing option, is to create an energetic façade to revitalize a capable building. Option 1 most emphasizes this desire. Holding the corner with a potential feature screened façade, while respecting the original intention of the existing building, signals identity to those approaching the area from downtown Seattle in the boldest fashion. Allowing the feature façade to stand proud of the existing building signals importance and value, while leading pedestrians along the Dexter and Roy, the most pedestrian friendly adjacent streets. Similar to the subtle patterns and textures employed by neighbors, this 'Billboard' marries cladding strategy and signage for a unique design and wayfinding solution, indicative of commercial and retail activity.

# Option 1



Lobby Level: 1/32" = 1'-0" —N— existing bldg. - - - property line



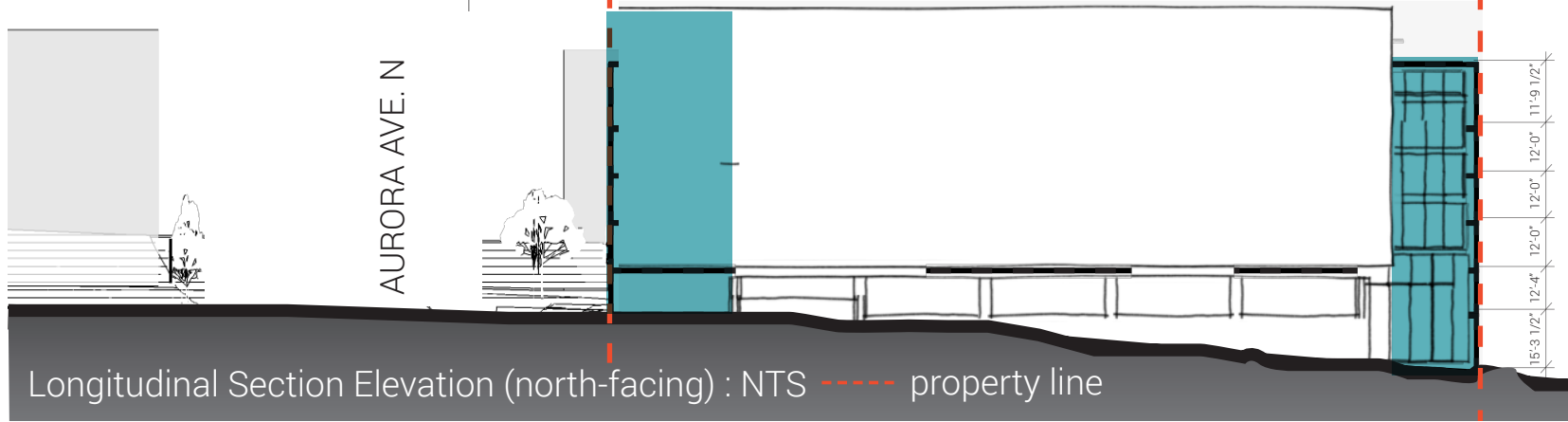
Level 1: 1/32" = 1'-0" —N— existing bldg. - - - property line



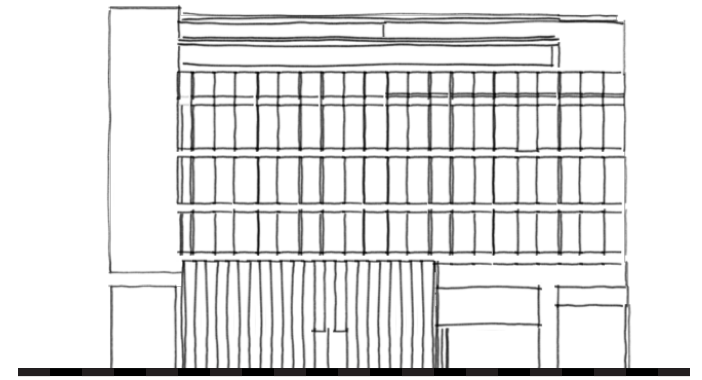


Level 2: 1/32" = 1'-0"

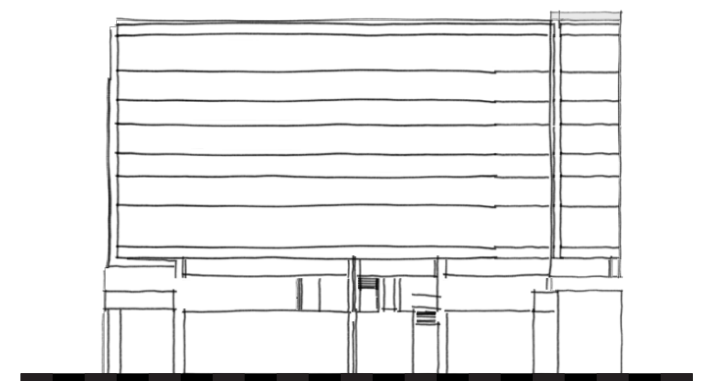
 N  
 existing bldg.



Longitudinal Section Elevation (north-facing) : NTS



EAST

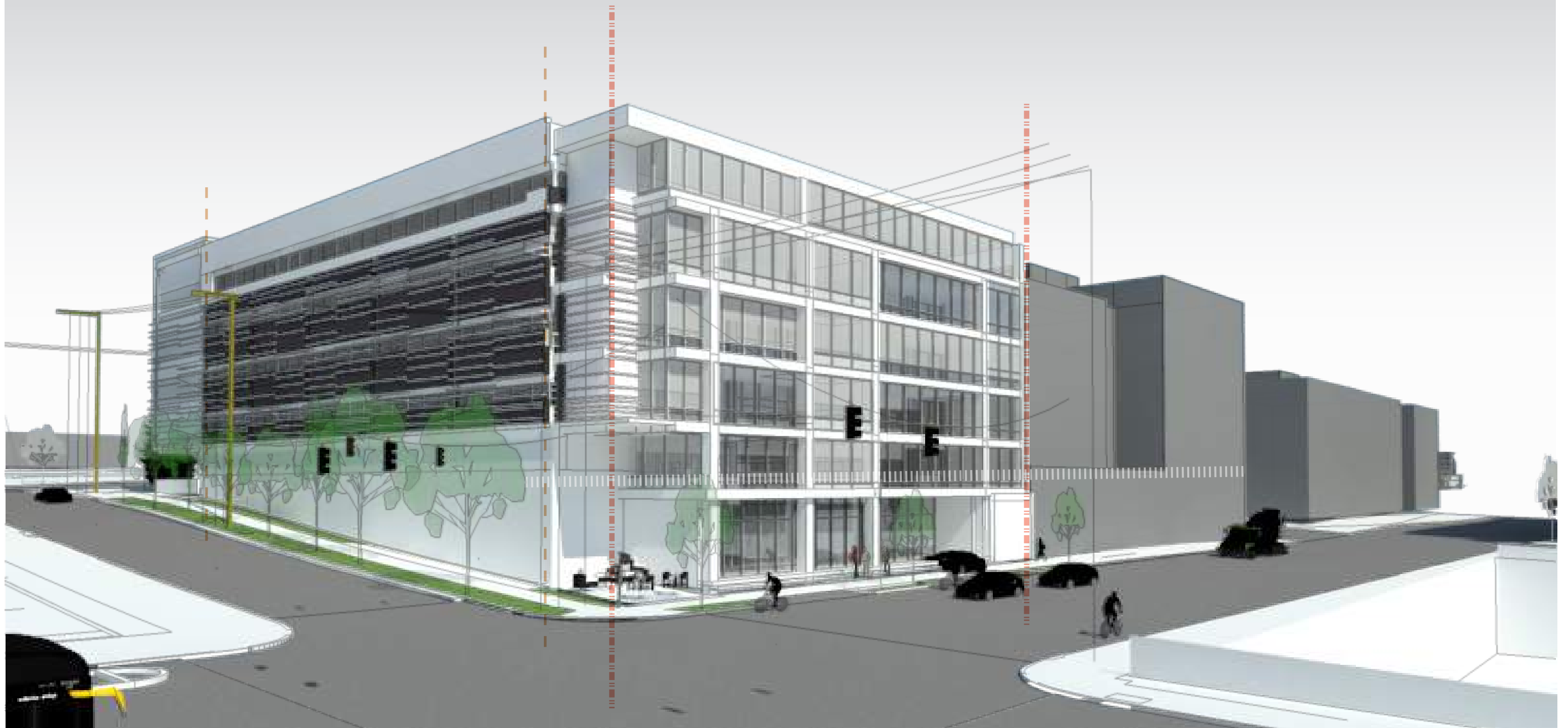


WEST

Sketch Elevations: NTS

# Option 2

42  
DC2 - A+B Massing + Facade Composition



DLR Group ■■■■ Property Lines ■■■■ noticeable datum line, program - - - existing building bounds

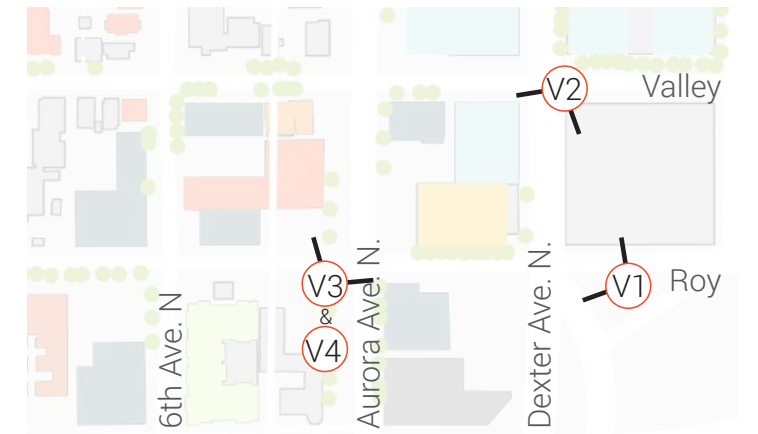
Ⓟ V1: Dexter & Roy



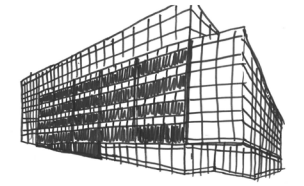
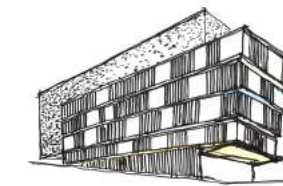
V2: N. Dexter



Axonometric View



Key Plan



PD Sketch



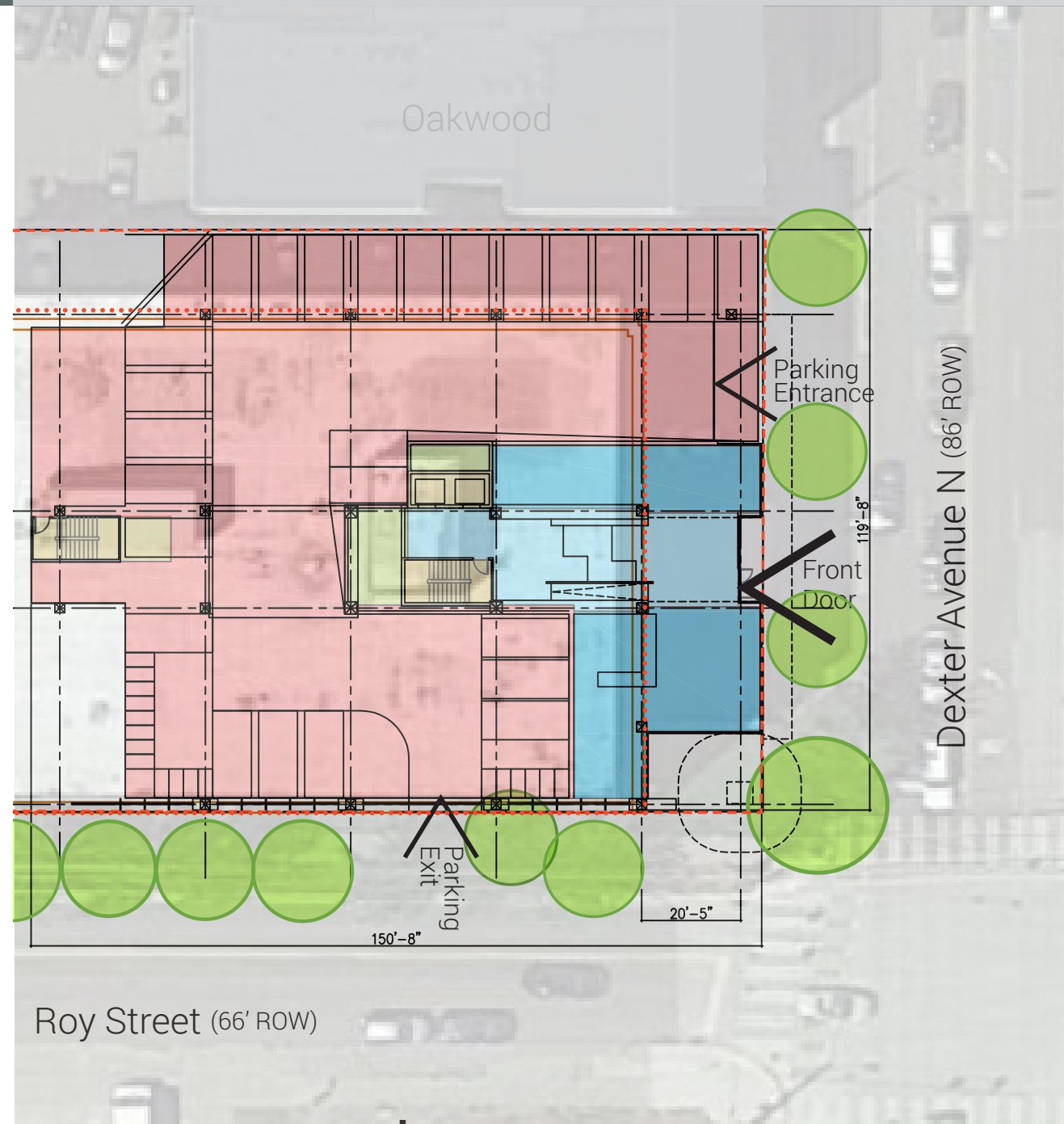
V3: Aurora - Scenario 1



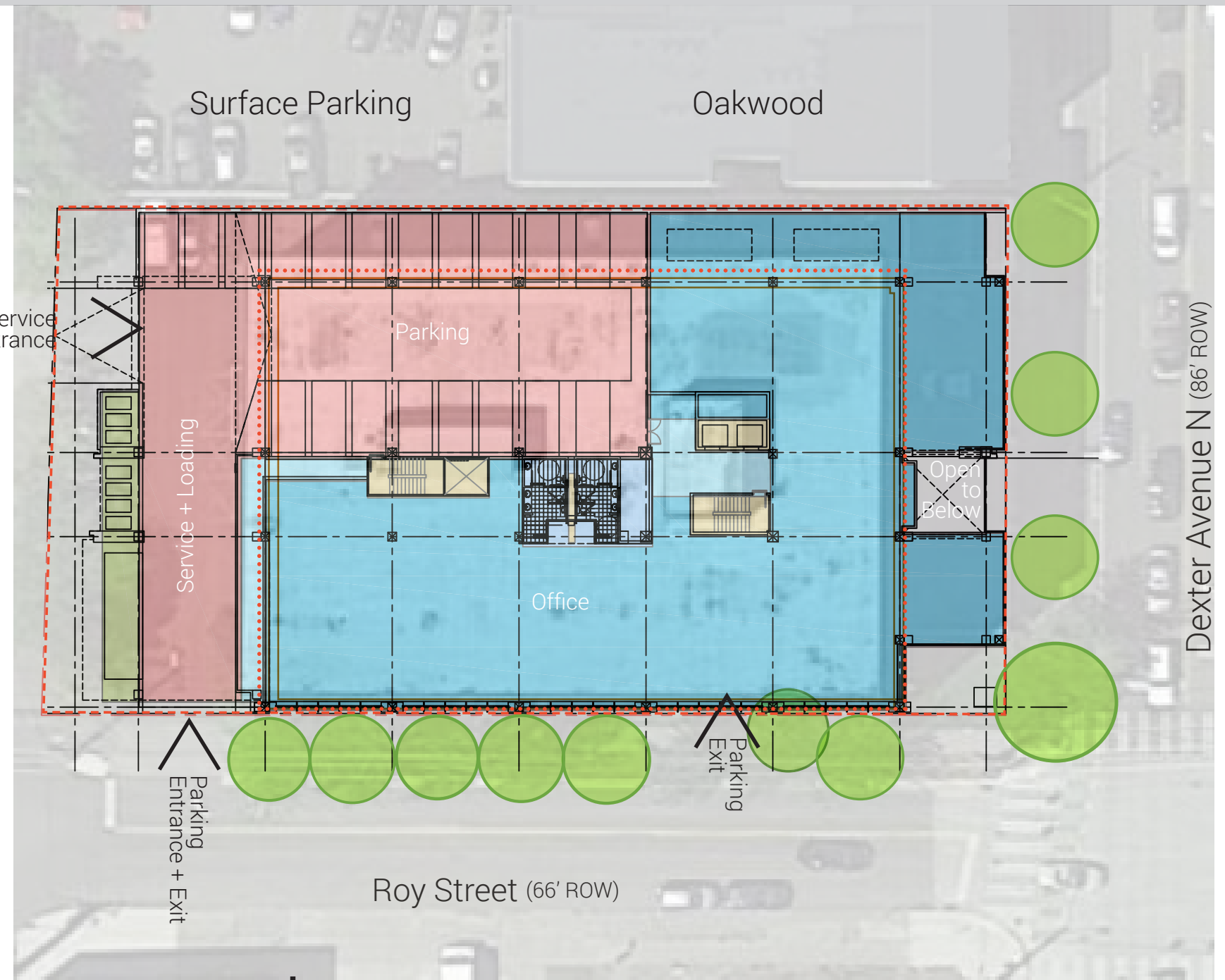
V4: Aurora - Scenario 2

Strategic subtractions used to hold the most pedestrian corners are key in keeping this clean, rectilinear option dynamic. Overall, the mass uses simple 'stacked boxes' and facade applications to achieve a continuous, south façade, where rhythm varies as the façade turns the corners. Working with the knowledge that the south-facing façade can be maximized to showcase identity, a continuous façade is ideal for cladding and color options employed to create light and shadow play. As a result, smaller scale balconies offer flexibility for multiple tenants or one tenant alike. Ultimately, continuous screening and strategic subtraction create a balanced façade with several opportunities to support the intentions of the original building it is anchored by.

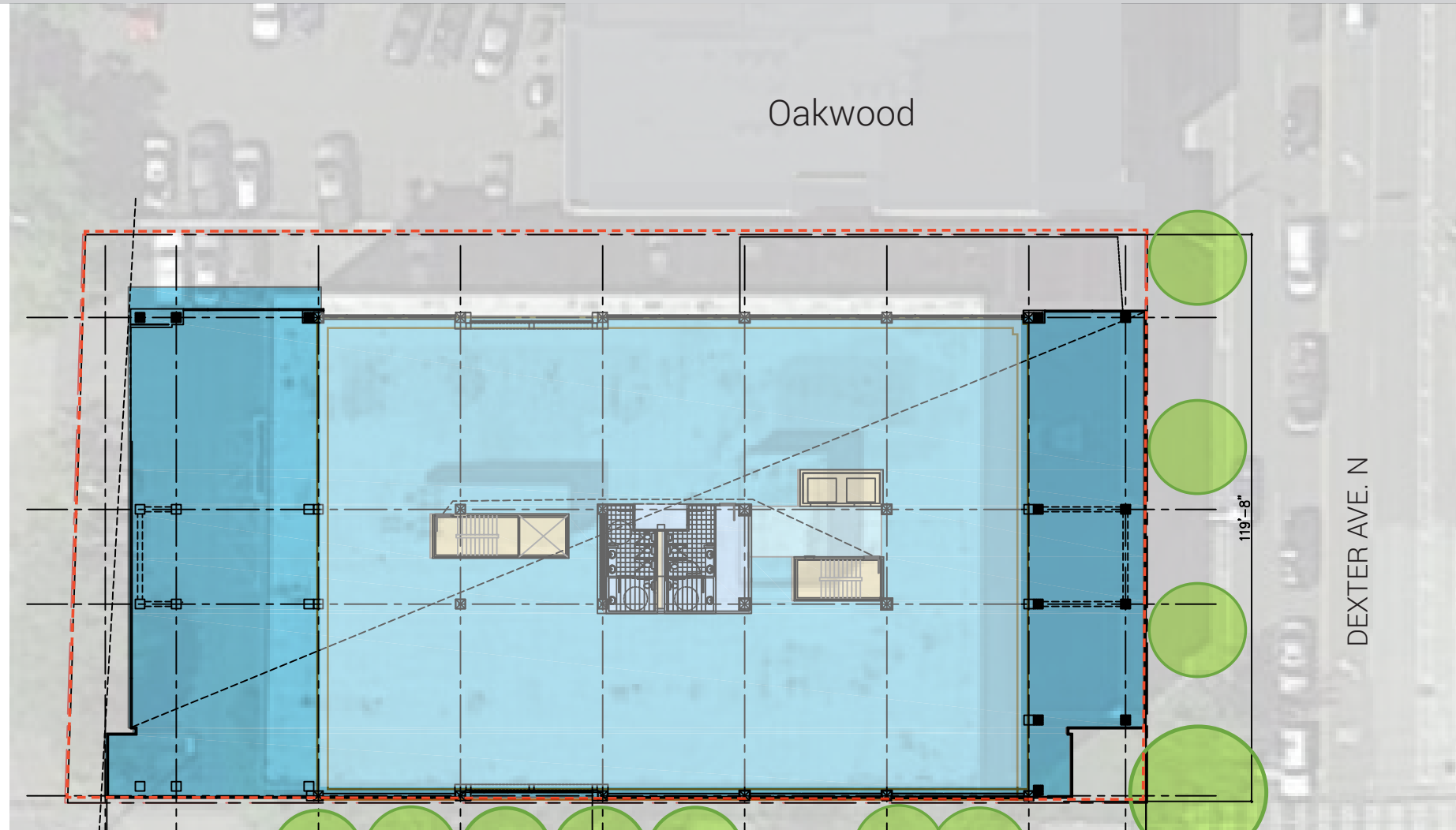
# Option 2



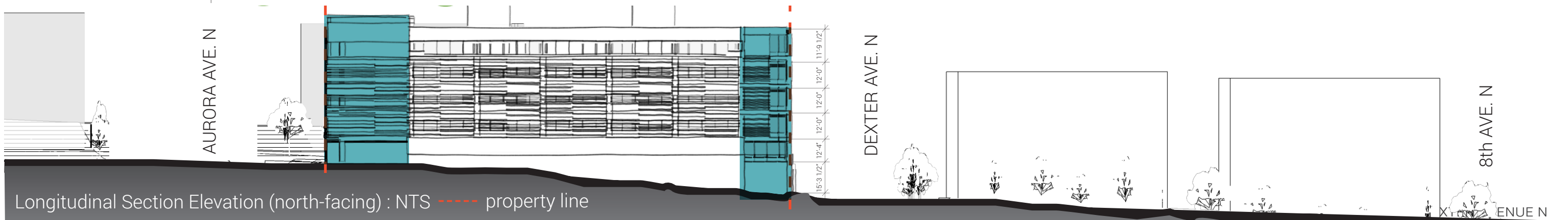
Lobby Level: 1/32" = 1'-0" —N— ——— existing bldg. - - - - - property line



Level 1: 1/32" = 1'-0" —N— ——— existing bldg. - - - - - property line



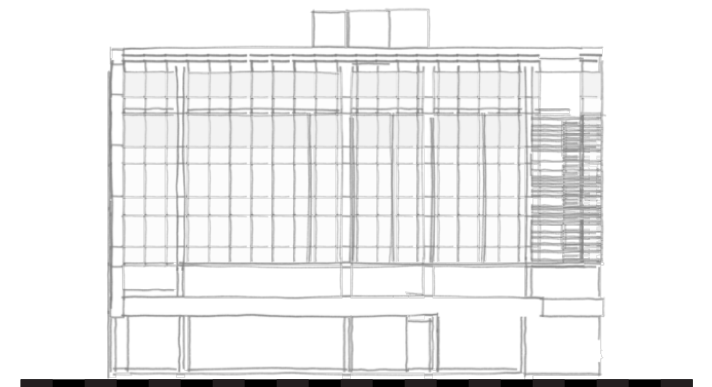
Level 2 : 1/32" = 1'-0" —N— ——— existing bldg.



Longitudinal Section Elevation (north-facing) : NTS ——— property line



EAST



WEST

Sketch Elevations: NTS

# Option 3 | Preferred

46

DC2 - A+B Massing + Facade Composition



 DLR Group  Property Lines  noticeable datum line, program  existing building bounds

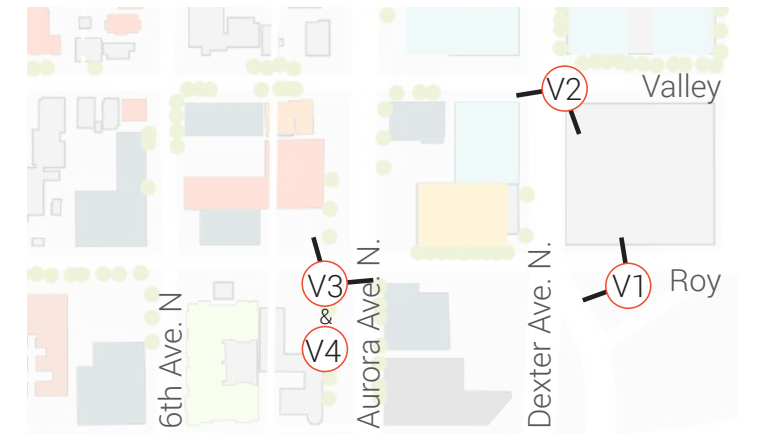
 V1: Dexter & Roy



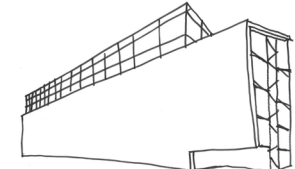
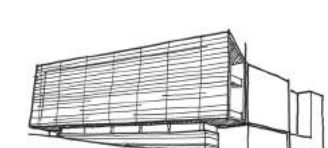
V2: N. Dexter



Axonometric View



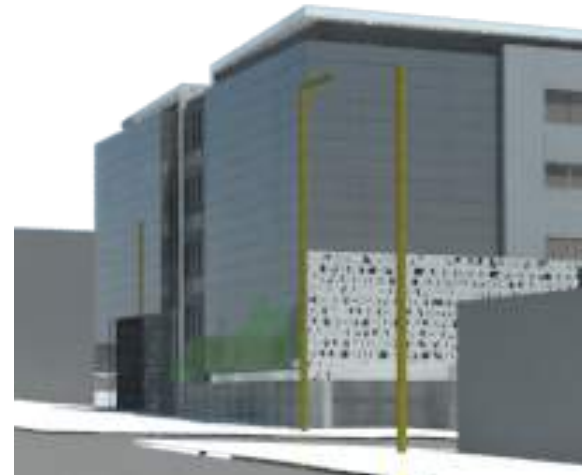
Key Plan



PD Sketch



V3: Aurora - Scenario 1



V4: Aurora - Scenario 2

Two parallel bars atop a base tie closely to the transforming vernacular of the neighborhood. Recent development along Dexter Ave N works with pushed and pulled extrusions surrounding openings, creating dynamic facades further emphasized through color and shadow play. The preferred scheme also is in complete compliance with mandatory clearances set by the power lines. The liveliness of the façade is captured at the perimeter of the mass, instead of at every opening, providing opportunities for pedestrians passing by to detect hints of divisions within. Each bar is representative of the existing building's floor plate division, two key commercial zones. Overall, potential for a skin, existing beneath the power line maintenance zone, capturing both bars has potential to work with texture, color, and perforation for one overall gesture..

# Option 3 | Additional Massing Considerations

48  
DC2 - A+B Massing + Facade Composition

Dexter Avenue N | axonometric



Dexter Avenue N | Axonometric with glazed bay



Axonometric View



Aurora | approach



V2

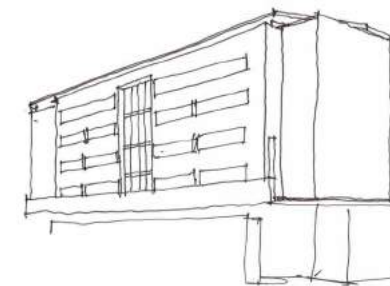
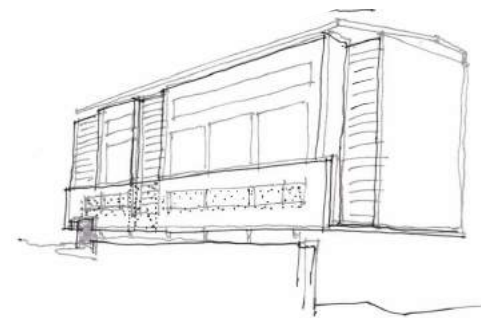
Sketch

Aurora | approach with glazed bay

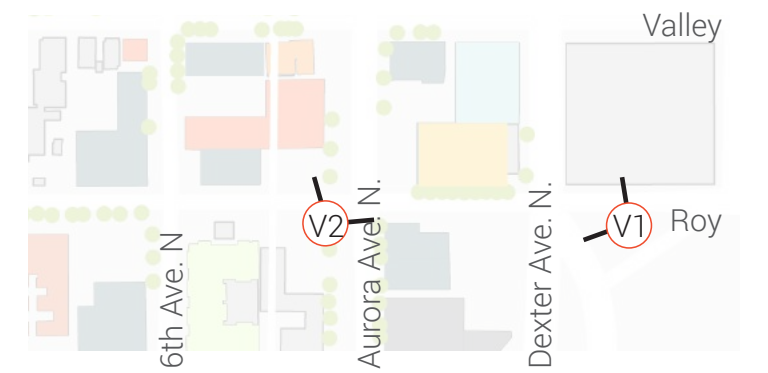


V2

Sketch



Sketch



Key Plan

701 DEXTER AVENUE N

# Option 3 | Screening Considerations

Dexter Avenue N | axonometric with screen overlay on windows



V1

Concept

Dexter Avenue N | axonometric with solid panels subtracted over windows



V2

Concept



Dexter Avenue N | axonometric with solid panels below windows



V3

Concept



Dexter Avenue N | axonometric with louvers

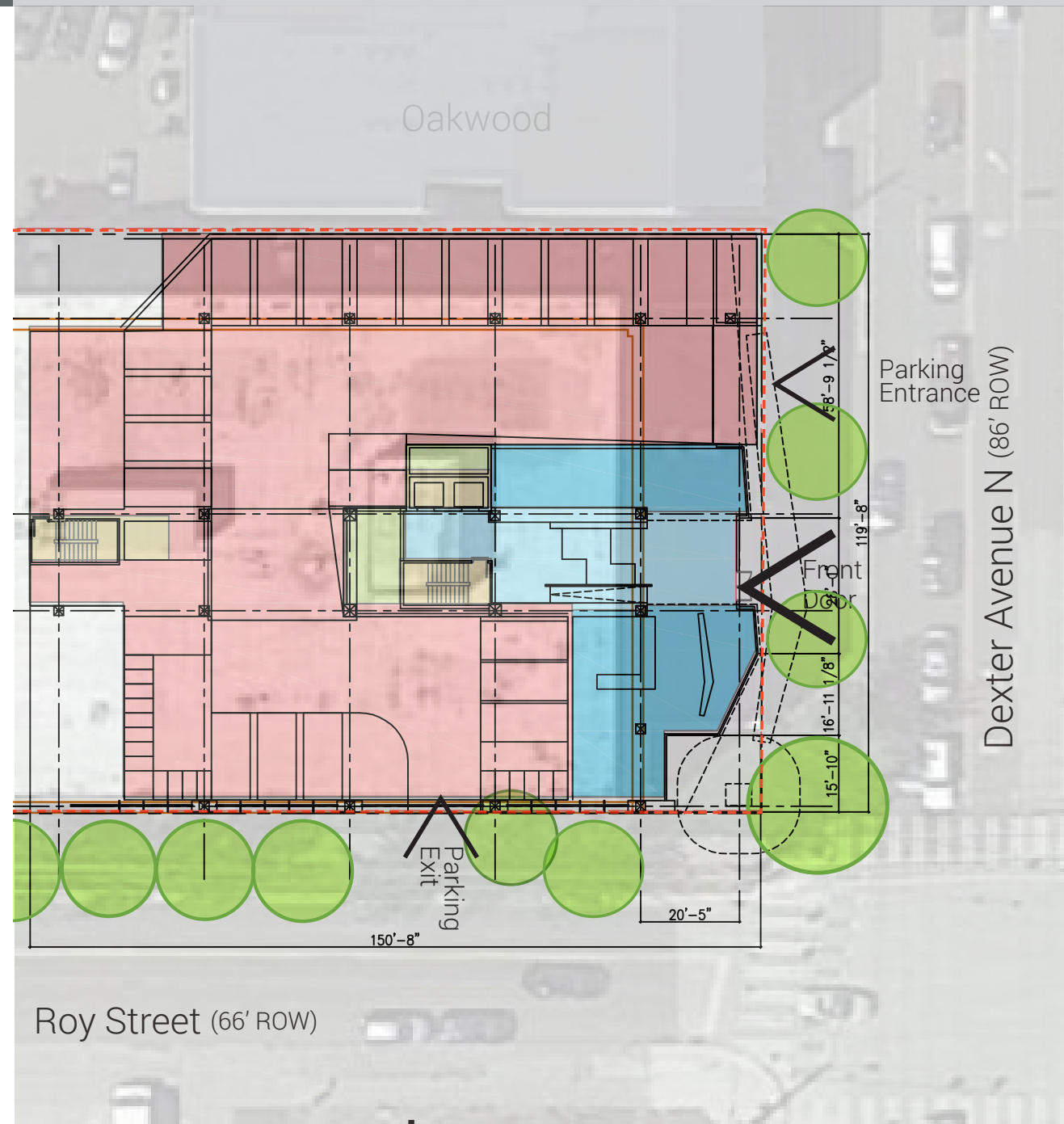


V4

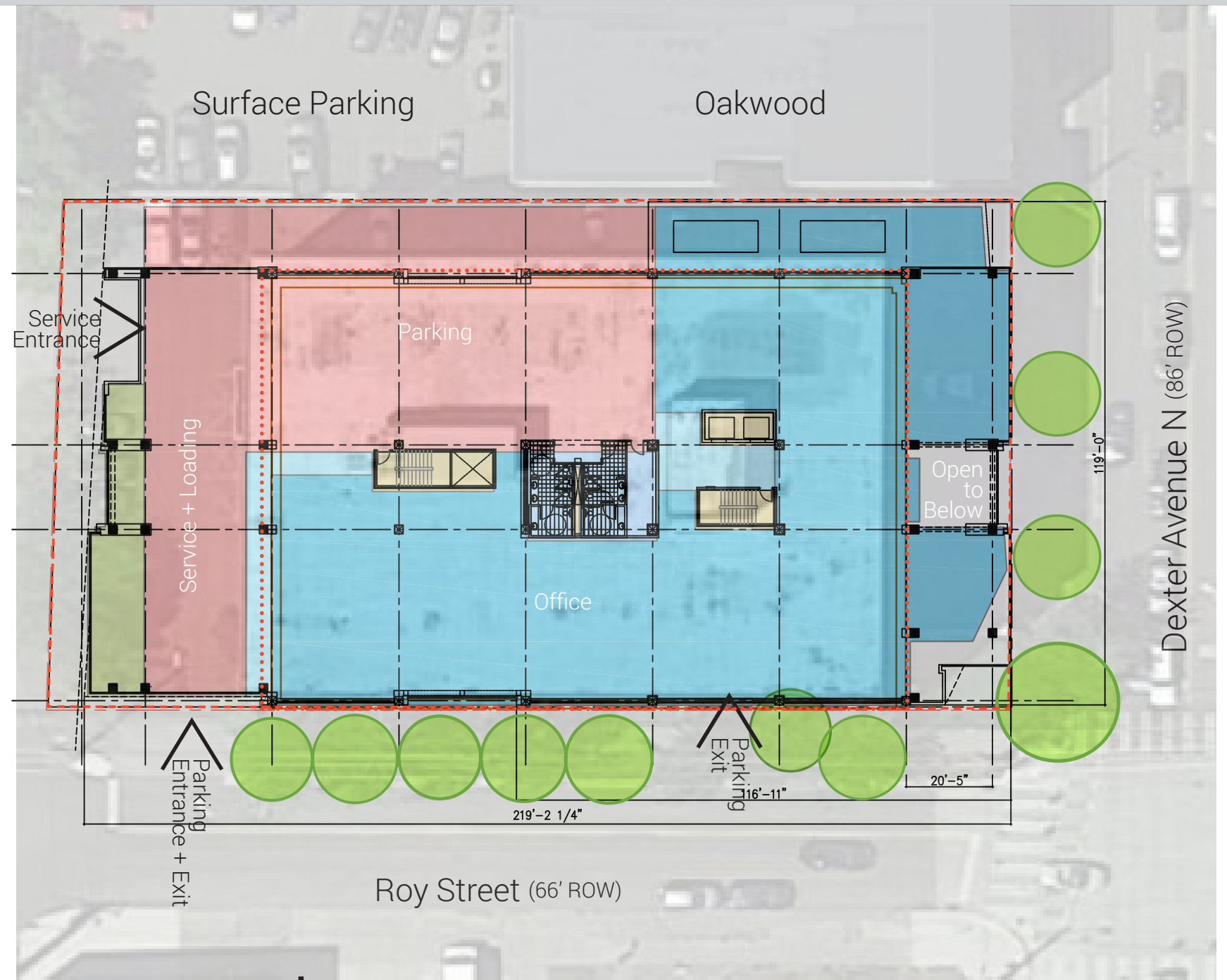
Concept



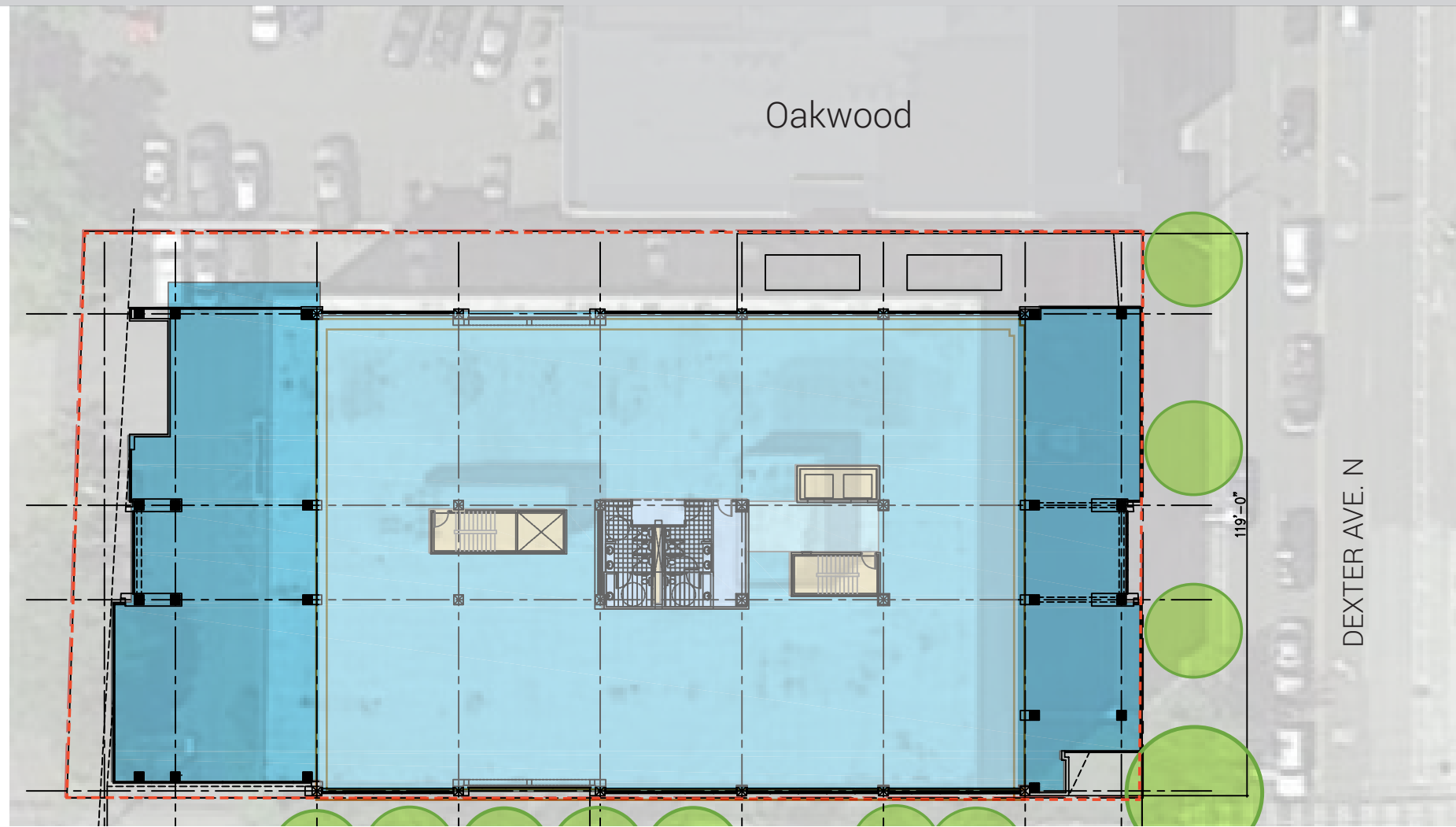
# Option 3 | Preferred



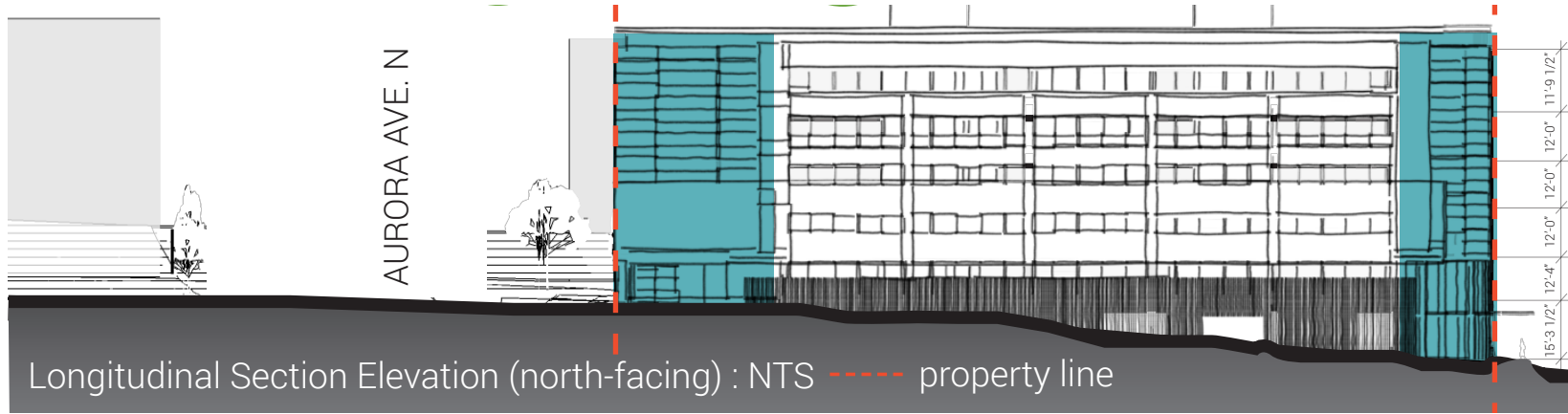
Lobby Level: 1/32" = 1'-0" —N— existing bldg. - - - - property line



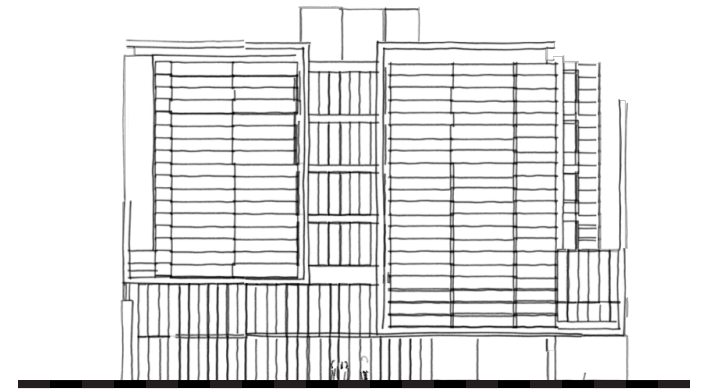
Level 1: 1/32" = 1'-0" —N— existing bldg. - - - - property line



Level 2: 1/32" = 1'-0" —N— existing bldg.



Longitudinal Section Elevation (north-facing) : NTS ----- property line

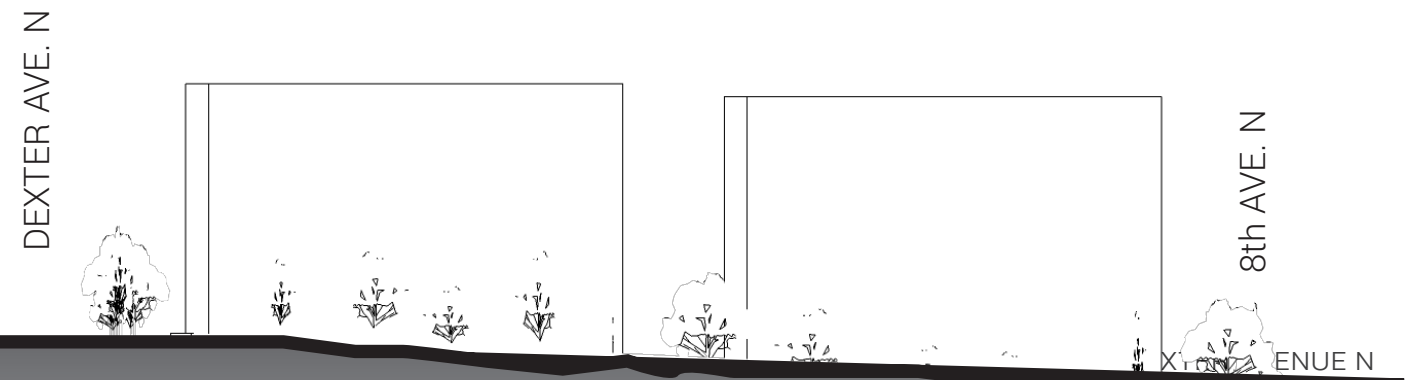


EAST



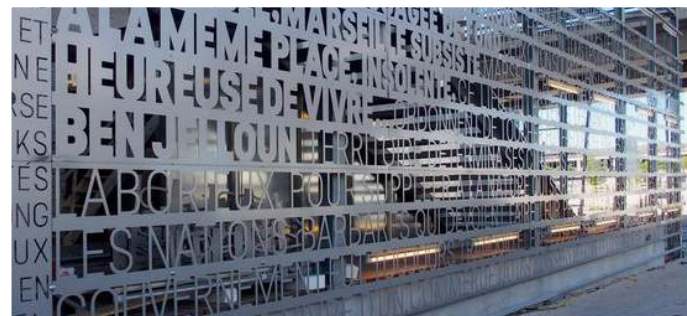
WEST

Sketch Elevations: NTS



# Character Study

building  
for the  
**future**

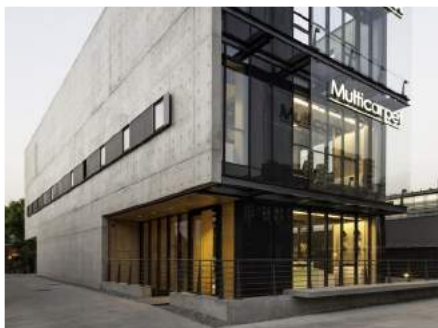
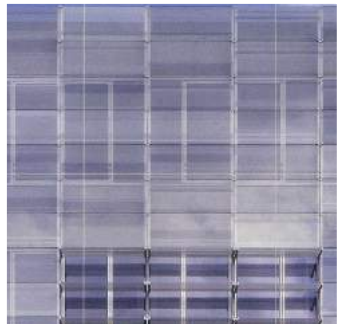


utilizing  
the  
**present**



recognizing  
the  
**past**





## palimpsest

[pal-imp-sest]

noun

2. an object or area that has extensive evidence of or layers showing activity or use

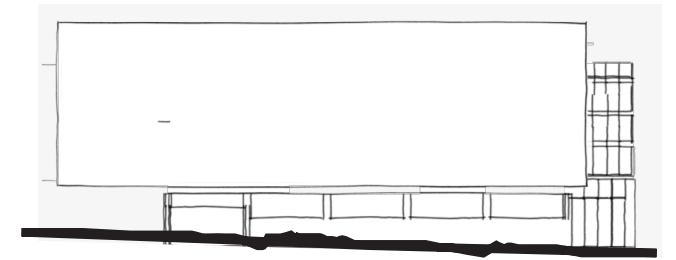
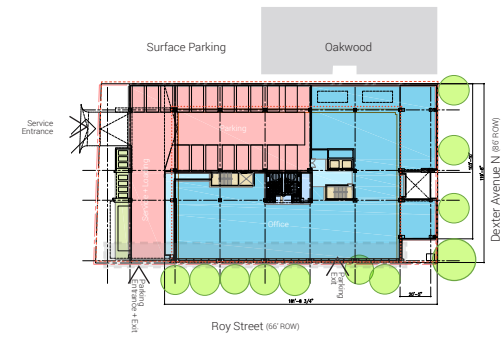
# Options Summary

perspective

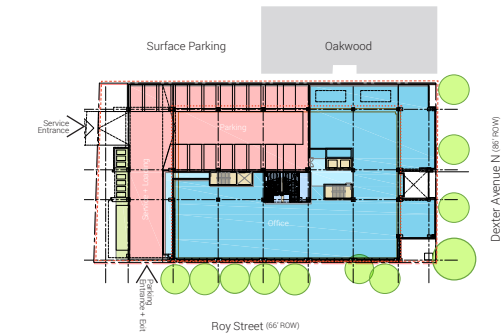
plan - level 1

sketch elevation

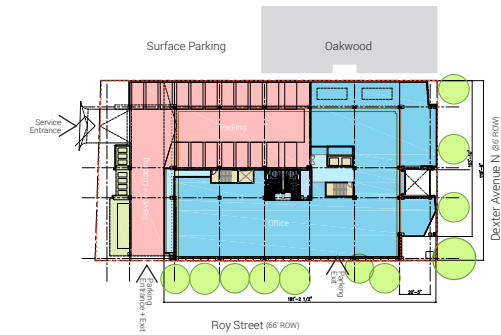
Option 1



Option 2



Option 3







## CS1 - Natural Systems and Site Features

### A. ENERGY USE

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.

### B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

**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 the site.**

3. Managing Solar Gain: Manage direct sunlight falling on south and west facing façades through shading devices and existing or newly planted trees.

### C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

**2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.**

### D. PLANTS AND HABITAT

1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation 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.

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.

## CS2 - Urban Pattern and Form

### A. LOCATION IN THE CITY AND NEIGHBORHOOD

**1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place**

**where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.**

**2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building façades to incorporate design detail, articulation and quality materials.**

### 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. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.**

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. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features). proximity to a tunnel. In such cases, the Director shall determine the maximum feasible amount of parking that can be provided below grade, if any, and the amount of additional parking to be permitted above street level. Site size is not a basis for granting an exception under this subsection 23.48.285.A.1.b.

### 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. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.**

### D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

## CS3 - Arch. Context and Character

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

**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.**

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.

**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.**

### B. LOCAL HISTORY AND CULTURE

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.

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

## PL1- Connectivity

### A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open

spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

**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. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.**

### B. WALKWAYS AND CONNECTIONS

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

**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. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.**

### C. OUTDOOR USES AND ACTIVITIES

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

## PL2- Walkability

### A. ACCESSIBILITY

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. Refrain from creating separate "back door" entrances for persons with mobility limitations.

### 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.

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

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. Choose semi-transparent rather than opaque screening.

## 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.

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.

## D. WAYFINDING

**1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

## PL3 - Street-Level Interaction

### A. ENTRIES

**1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

**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;**

2. **Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special

paving, landscaping, trees, lighting; and  
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

### 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.

## PL4 - Active Transportation

### A. ENTRY LOCATIONS AND RELATIONSHIPS

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.

### B. PLANNING AHEAD FOR BICYCLISTS

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.

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.

**3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.

## DC1 - Project Uses and Activities

### A. ARRANGEMENT OF INTERIOR USES

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.

2. **Gathering Places:** Maximize the use of any interior or exterior gathering spaces by considering the following:

- a. a location at the crossroads of high levels of pedestrian traffic;
- b. proximity to nearby or project-related shops and services; and
- c. amenities that complement the building design and offer safety and security when used outside normal business hours.

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.

**4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.**

## B. VEHICULAR ACCESS AND CIRCULATION

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 by:

- using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
- where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
- employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and

sounds, and similar safety devices.

2. Facilities for Alternative Transportation: Locate any facilities for alter-native transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

## C. PARKING AND SERVICE USES

**2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.**

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.

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. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

# DC2 - Architectural Concept

## A. MASSING

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. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

**2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.**

## B. ARCHITECTURAL AND FAÇADE COMPOSITION

**1. Façade Composition: Design 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their**

**arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.**

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

- green walls, landscaped areas or raised planters;
- wall setbacks or other indentations;
- display windows; trellises or other secondary elements;
- art as appropriate to area zoning and uses; and/or
- terraces and landscaping where retaining walls above eye level are unavoidable.

## C. SECONDARY ARCHITECTURAL FEATURES

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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

**2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.**

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

- a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

#### D. SCALE AND TEXTURE

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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

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.

#### 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.**

## DC3 - Open Space Concept

#### 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.

#### C. DESIGN

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, where appropriate, that other projects can build upon in the future.

## DC4 - Exterior Elements and Finishes

#### 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. Highly visible features, such as

balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

#### 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.**

#### C. 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.**

#### 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 green spaces, 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.

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.

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.

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

#### E. PROJECT ASSEMBLY AND LIFESPAN

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