



## EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3022675

Address: 1032 S Jackson Street

Applicant: Scott Shaw, Hewitt Architects

Date of Meeting: Wednesday, May 11, 2016

Board Members Present: Natalie Gualy (Chair)  
Curtis Bigelow  
Barbara Busetti  
Christina Orr-Cahall  
Amy Taylor

Board Members Absent: Dan Foltz

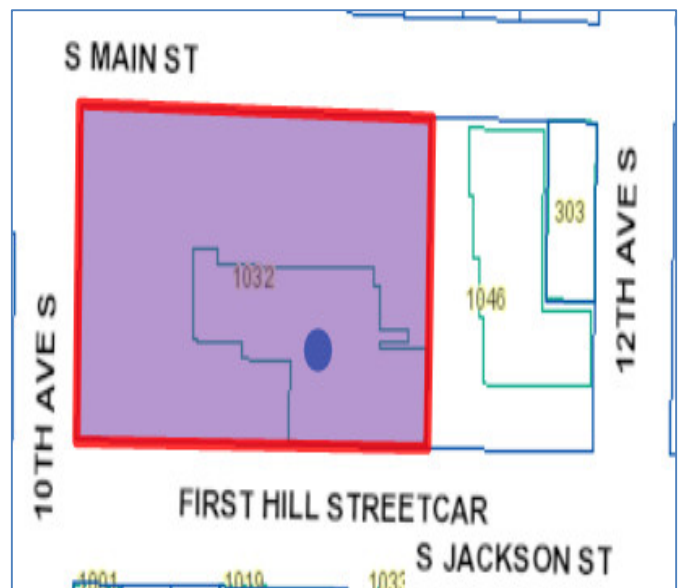
SDCI Staff Present: Lindsay King

### SITE & VICINITY

Site Zone: Downtown Mixed Residential Commercial (DMR/C 65/65-85)

Nearby Zones: (North) MPC-YT  
(South) DMR/C 65 65/85  
(East) D DMR/C 65/65/85  
(West) DMR/C 65 65/85

Lot Area: 79,596 square feet



**Current Development:**

The subject site is located on the northeast corner of 10<sup>th</sup> Avenue S and S Jackson Street. The subject lot and lots to the south, east and west are zoned Downtown Mixed Residential Commercial (DMR/C 65/65-85). Lots to the north are zoned Master Planned Community-Yesler Terrace (MPC-YT). The site contains one parcel with existing commercial buildings and a surface parking lot. To the west, east, and south exist 1-4 story commercial structures and mixed use structures.

The subject lot and lots to the east, west and south are all located in the neighborhood known as Little Saigon. The immediate context includes a variety of commercial and residential uses. S Jackson Street is the major commercial corridor running east west and the north boundary of the International Special Review District. S Jackson Street is an arterial street, a principal pedestrian street and a major transit corridor, that also contains the Seattle Street Car. The subject lot and development is located just north of the historic district and is subject to the City of Seattle Design Review Program. S Jackson Street includes many one story commercial structure with retail and service uses. The subject lot abuts 10<sup>th</sup> Avenue S along the west property line. Currently 10<sup>th</sup> Avenue S provides access to the mixed used structure located directly west. 10<sup>th</sup> Avenue S is a dead end vehicular street but includes a pedestrian access, called the 10<sup>th</sup> Avenue Hillclimb that connects S Jackson Street to the Yesler Terrace Planned Community Development directly to the north. On the southwest corner of 10<sup>th</sup> Avenue and Jackson Street is a mixed use structure currently under review (SDCI project #3022628) addressed at 913 S Jackson Street. S Main Street is located along the north property line. The right of way is partially improved. The subject lot contains approximately 50 feet of grade change from S Jackson Street, the low point of the site, to S Main Street, the high point of the site. S Main Street provides access from 12<sup>th</sup> Avenue through the Yesler Terrace Planned Community Development to Yesler Way. Main Street has a quieter residential character. As noted previously, the subject lot is located between the Yesler Terrace Planned Community Development to the north and the International Special Review District, to the south.

**Surrounding Development and Neighborhood Character:**

The neighborhood includes one, two and multi-story commercial and residential structures. Development sites vary in size and shape. The predominant material is brick, concrete, masonry and wood.

**Access:**

Access is available from S Jackson Street, S Main Street and 10<sup>th</sup> Avenue S.

**Environmentally Critical Areas:**

Steep slope and potential landslide environmentally critical areas have been identified on site.

## PROJECT DESCRIPTION

Early design guidance for a hotel/ retail development that includes 240 residential units, 500 seat theater, 180 hotel rooms, restaurant and child care. Parking for 637 vehicles will be located below grade. Existing structures to be demolished.

The design packet includes materials presented at the meeting, and is available online by entering the project number (3022675) at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

**Mailing Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

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## PUBLIC COMMENT

The following comments, issues and concerns were raised during the public comment portion of the Early Design Guidance meeting:

### Pedestrian Connection

- Expressed support for the pedestrian connection. The development will continue the existing walkway from Harborview through Yesler Terrace down to Little Saigon.
- Noted that the hillclimb currently terminates on the very steep 10<sup>th</sup> Avenue S. The project will provide an accessible route between the hillclimb and the transit services provided at the corner of S Jackson Street and 12<sup>th</sup> Avenue.
- Expressed concerns regarding the safety of the planned walkways. Encouraged a building and site design to provide safe public spaces and include a Crime Prevention Through Environmental Design (CPTED) analysis.

### Streetscape Development

- Felt the building should be designed with active retail frontages on both S Main Street and S Jackson Street, in addition to the internal pedestrian connections.
- Noted that a project located at the southwest corner of 10<sup>th</sup> Avenue S and S Jackson Street is currently under review by the International Special Review District.

- Expressed support for Scheme C upper level massing which canted its form to acknowledge the 10<sup>th</sup> Avenue hillclimb connection.
- Would like to see all four corners of the building receive focused design attention but felt that the corner of 10<sup>th</sup> Avenue S and S Jackson Street was of particular importance.
- Would like to see the architecture along S Jackson Street reference the smaller scale of the architecture in the neighborhood. Noted that the building could include upper level setbacks and/or modulation to achieve a smaller scale.

#### Community and Cultural References

- Expressed concerns regarding the loss of cultural identity with the new development.
- Would like to see the team study the history of the site and neighborhood.
- Felt the design process should engage local community members and businesses moving forward.
- All efforts should result in a design that expresses the look and character of Little Saigon while striving to maintain the cultural integrity of the neighborhood.
- Suggested that the Central District provided a good example of how to maintain cultural integrity through the process of redevelopment.
- Felt a successful redevelopment of the site should consider the rich culture and strong community located on and around the site.
- Noted that the project team is invested in the success of the proposed theatre. Felt the programming of the space would be integral in achieving cultural and nightlife activity.

#### Local Businesses

- Noted the Helping Link Community Center would be displaced with the redevelopment.
- Would like to see the existing commercial and community spaces return to the site after the redevelopment is complete.
- Expressed concern regarding impacts to the local businesses during construction.
- Encouraged the team to investigate ways to support local during the transition.
- Noted that the proposed project will change the whole neighborhood and that the project should include thoughtful traffic planning.

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

### **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

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- 1. Massing.** The Board appreciated how each of the three massing alternatives step along the steep hillside between S Jackson Street and S Main Street while maintaining a commercial

frontage along each street. Ultimately the Board endorsed both Schemes A and C. The Board agreed that both options provided a better building scale along the adjacent streets.

- a) The Board expressed support for the following Scheme A concepts:
  - i. The grand staircase provided along S Jackson Street (CS2-A, CS2-B2).
  - ii. The upper level massing which provides gateway framing the stair (CS2-A, CS2-B2).
  - iii. The scale and building massing provide a gracious and welcoming pedestrian experience (CS2-A, CS2-B2).
- b) The Board expressed support for the following Scheme C concepts:
  - i. The overall project scale is reduced by the four upper level masses (CS1-C2).
  - ii. The upper level massing in the southwest corner cants to acknowledge 10th Avenue and S Jackson Street as a gateway to the site and hillclimb (CS2-A, CS2-B2).
  - iii. The façade along S Main Street includes substantial modulation, creating excitement and motion in the massing (CS3-A1).
  - iv. The upper level massing generally includes a dynamism that is reflective of the Little Saigon activity (CS3-A).
  - v. The pedestrian pathway provides a more direct connection to the transit opportunities at 12th Avenue and S Jackson Street (PL2-A, PL4 A and C).
  - vi. A winter garden that can be used throughout the year as a public amenity (PL1, DC3).
  - vii. The port catcher on S Jackson Street is limited to drop off and pick up only (DC1-C).
  - viii. The Board expressed concern regarding the pedestrian connection to S Jackson Street, noting the staircase, next to the hotel lobby, with the building cantilever, felt intimidating and private (CS2-B2).
- c) At the Recommendation Meeting the Board requested additional information showing how the massing and architectural concept articulate a monumental gateway along S Jackson Street that is welcoming to the general public (CS2-B).
- d) At the Recommendation Meeting the Board requested plans and vignettes demonstrating how the site programming, architecture, and finishes create an active, gracious, inviting public space from S Jackson, through the site to the winter garden, and beyond to the hillclimb (PL1, PL2, PL3-C, DC1-A, DC3).
- e) At the Recommendation Meeting the Board requested additional information demonstrating how the massing, modulation, fenestration, material and architectural details reduce the scale of each façade (CS2-D, DC2-A-D, DC3, DC4-A).

**2. Streetscapes.** The Board appreciated the expressed design intent to develop the character of each street: a quiet, tree lined S Main Street and the commercial corridor of S Jackson Street.

- a) The Board directed that that active, transparent uses be located along S Jackson Street and S Main Street (PL3-C, DC1-A).
- b) At the Recommendation Meeting the Board requested renderings, and a composite hardscape/landscape plan, demonstrating how the right-of-way design, ground level

programming, architecture, and finishes create an active, welcoming pedestrian streetscape along each street (PL3-C, DC1-A, DC2- D, DC4-A-D).

- c) At the Recommendation Meeting the Board requested more information demonstrating how the grocery store use would be programmed to create an active streetscape along S Jackson Street. In addition, the Board agreed upon the importance of and would like to better understand how the scale of the façade and right-of-way design create an engaging pedestrian environment (CS3-A, PL3-A and C, DC1-A, DC2-A-D, DC4).

**3. Cultural Identity.** Echoing public comments, the Board noted that the site is located within a neighborhood with substantial history and a strong cultural identity. The Board observed that the comments provided by local community members center around two primary concepts: how the project design will express the cultural identity of Little Saigon, and how the existing businesses on site and within the neighborhood can be supported through the redevelopment process. The Board clarified that business support is not within the purview of the Design Review Program. However, the Board encouraged the development team to engage with the community regarding the expressed concerns. Regarding the integration of the cultural identity into the site design and architecture, the Board strongly encouraged reaching out to the various members of the Little Saigon community to inform how this could be best achieved.

- a) At the Recommendation Meeting the Board would like to a presentation demonstrating how the design incorporates cultural context from the Little Saigon Neighborhood (CS2-A and B, CS3-A, CS3-B, DC2-C, DC3, DC4).
- b) The Board felt that the design should also express the Vietnamese culture and presence within the neighborhood while maintaining a cohesive, high quality, thoughtful design from the architectural concept to the storefront design (CS2-A and B, CS3-A, CS3-B, DC2-C, DC3, DC4).

**4. Public Safety.** The Board discussed the community concerns regarding public safety in the through block connection. The Board observed that the pedestrian walkway would be activated throughout the day and night by people traveling to the commercial uses and people traveling through the site since the pathway functions as a continuation of the street grid.

- a) The Board noted that since the pedestrian pathways are intended to be open 24/7 the design should take care to avoid nooks and crannies which create potential hiding spaces (PL1, PL2, PL3-A and C, DC1-A, DC3A-C, DC4).
- b) At the Recommendation Meeting the Board requested a comprehensive lighting plan to demonstrate how the public spaces at the perimeter of the site and through the site will look and feel at night to promote a safe experience for users and neighbors (PL1, PL2, PL3-A and C, DC1-A, DC3A-C, DC4).

**5. Access and Service.** The Board expressed support for the design intent to locate all service spaces internal to the structure.

- a) At the Recommendation Meeting, the Board requested additional plans showing the location of trash and recycling internal to the structure (DC1-C).
- b) The Board discouraged hotel parking along S Jackson Street. The Board noted that the proposed porte cochere should be limited to pick up and drop off only (DC1-C).

c) At the Recommendation Meeting the Board requested additional information demonstrating how the design of the vehicular access points along each street have been minimized to reduce negative impacts to the pedestrian streetscape experience (DC1-C).

**6. Materials.** The presentation did not include any specifics regarding the future material application. The Board recommended quality, high-endurance materials given the scale, location and precedence-setting nature of the structure. The Board agreed that the proposed massing creates an elegant and sophisticated architecture. The Board would like to see more detail showing how the material choices maintain the elegant design and a sense of cohesion between the massing and program parts (DC2-D, DC4-A).

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

### CONTEXT & SITE

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

#### **CS1-B Sunlight and Natural Ventilation**

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

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

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

#### **CS1-C Topography**

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

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

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

#### **CS2-A Location in the City and Neighborhood**

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

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

## **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

## **CS2-C Relationship to the Block**

**CS2-C-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.

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

## **CS2-D Height, Bulk, and Scale**

**CS2-D-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.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

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

### **CS3-A Emphasizing Positive Neighborhood Attributes**

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

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

### **CS3-B Local History and Culture**

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

## **PUBLIC LIFE**

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

#### **PL1-A Network of Open Spaces**

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



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

**PL1-B Walkways and Connections**

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

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

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

**PL1-C Outdoor Uses and Activities**

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

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

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

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

**PL2-A Accessibility**

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

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

**PL2-B Safety and Security**

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

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

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

**PL2-C Weather Protection**

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

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

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

**PL2-D Wayfinding**

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

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

**PL3-A Entries**

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

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

**PL3-A-4. 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.

**PL3-C Retail Edges**

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

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

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

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

**PL4-A Entry Locations and Relationships**

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

**PL4-C Planning Ahead For Transit**

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

**DESIGN CONCEPT**

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

## **DC1-A Arrangement of Interior Uses**

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

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

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

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

## **DC1-C Parking and Service Uses**

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

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

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

### **DC2-A Massing**

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

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

### **DC2-B Architectural and Façade Composition**

**DC2-B-1. Façade Composition:** 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.

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

### **DC2-C Secondary Architectural Features**

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

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

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

### **DC2-D Scale and Texture**

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

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

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

**DC3-A Building-Open Space Relationship**

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

**DC3-B Open Space Uses and Activities**

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

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

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

**DC3-C Design**

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

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

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

**DC4-A Exterior Elements and Finishes**

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

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

**DC4-B Signage**

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

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design,

lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

#### **DC4-C Lighting**

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

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

#### **DC4-D Trees, Landscape, and Hardscape Materials**

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

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

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

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

#### **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance no design review departure were requested.

#### **RECOMMENDATIONS**

#### **BOARD DIRECTION**

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.