



# City of Seattle

Department of Construction & Inspections  
Nathan Torgelson, Director

DESIGN  
REVIEW

## RECOMMENDATION OF THE WEST DESIGN REVIEW BOARD

Project Number: 3025946

Address: 225 Roy Street

Applicant: Tina Ritval ,GGLO Maria Barrientos

Date of Meeting: Wednesday, January 03, 2018

Board Members Present: Homero Nishiwaki (Chair)  
Patreese Martin  
Stephen Porter  
Brian Walters

Board Members Absent: Christine Harrington (Recused)

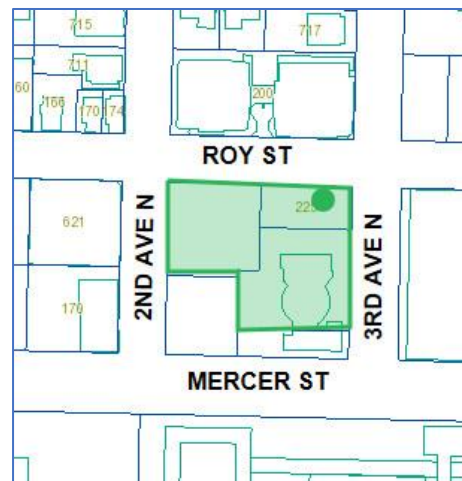
SDCI Staff Present: Crystal Torres

### SITE & VICINITY

Site Zone: . At the time of the EDG meeting, the subject lot was zoned Neighborhood Commercial (NC3-40) and was being considered for a City initiated rezone. Since that time, the City initiated up-zone has been approved. The subject lot and all adjacent lots have been rezoned to Seattle Mixed (SM-85).

Nearby Zones: (North) NC3-40  
(South) NC3-85  
(East) NC3-40  
(West) NC3-40

Lot Area: approximately 44,420 sq. ft.



**Current Development:**

The subject site is located on the northwest half of a block bound by Mercer Street to the south, 2<sup>nd</sup> Avenue to the west, 3<sup>rd</sup> Avenue to the east, and Roy Street to the north. The subject lot and lots to the north, east and west are all currently zoned Neighborhood Commercial (NC3-40). Lots to the south, across Mercer Street, are zoned NC3-85. The site contains three parcels with an existing commercial building and surface parking lot. The site contains approximately 13 feet of grade change from the southeast corner, the low point of the site, to the northwest corner, the high point of the site. To the south, along the only shared property line, are existing City of Seattle properties.

**Surrounding Development and Neighborhood Character:**

This neighborhood, located within the Uptown Urban Center, includes multifamily housing, retail and office uses, community services, restaurants, the Seattle Center, parking, and shopping. Mercer Street is a principal arterial street connecting Queen Anne to I-5. Roy Street is also a principal arterial street and is the principal commercial corridor adjacent to the site. Many 1-4 story mixed use structure and single use commercial structures are located along the corridor. To the west is an existing brick residential structure. Directly south of the subject lot is the Seattle Center. To the east is the Seattle Center parking garage. The subject site is separate from Mercer Street by two City of Seattle properties. Within walking distance from the site services include restaurants, grocery stores, shopping, and parks.

**Access:**

2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue and Roy Street.

**Environmentally Critical Areas:**

No Environmentally Critical Areas have been identified on site.

**PROJECT DESCRIPTION**

Design Review application proposing an eight-story building containing 320 residential units and 9,619 sq. ft. of retail space. Parking for 225 vehicles to be located below grade.

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

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

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

**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Would like to see the two buildings treated distinctly to create more visual interest.
- Supported the proposed right-of-way design for 2nd Avenue. Would like to see more generous sidewalks provided along 3<sup>rd</sup> Avenue.
- Questioned whether public parking will stay on 2nd and 3rd Avenue.
- Noted the transition from 85-feet to the Lowrise Three zone to the north required significant attention. Would like to see upper level setbacks on Roy facing the south slope of Queen Anne.
- Expressed concern regarding shadow and privacy impacts to residential units across Roy Street.
- Noted that this building will set a precedent for future projects along Roy Street. Felt an upper level setback should be provided since the building is significantly higher than existing projects.
- Expressed concern that this will be the only building of this scale in the neighborhood. Felt building should be limited to 4 or 5 stories.
- Felt the building should do more to fit into the existing community and context.
- Expressed concern regarding the contemporary, dark material application. Would like to see a lighter material treatment.
- Expressed concern regarding the loss of middle income housing in the neighborhood.
- Noted the public plaza along Mercer Street will provide a significant amenity to both the neighborhood and theatre district.
- Expressed concern that the plaza would not feel public. Would like to see the grade treated in a way to provide an openness that feels welcoming to the public.
- Noted that Seattle Center has purview over the plaza design.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Expressed concern regarding the increased height proposed for the site.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Neither SDCI nor the Board have purview over the unit income of proposed units.

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.

- 1. Massing.** The Board provided unanimous support for the applicant’s preferred massing Option IV. Option IV provides many massing benefits including a through-block connection open to the sky, a courtyard with generous proportions, reduced building height along the south façade allowing light into the central courtyard, and site design and massing connection to the Seattle Center. The Board heard public comment and discussed whether the massing provided an appropriate response to Roy Street and the zone transition to the north. Ultimately, the Board agreed that the required zoning upper level setback would create an awkward proportion for the structure. A strong street wall may be appropriate for the existing context, if executed in an exceptional way consistent the precedent images.

  - a) At the Recommendation stage, the Board requested a detailed study of the precedent images provided at the EDG meeting, conveying how each brick street wall constitutes a great composition. (CS2-A, CS3-A)
  - b) The Board expressed concern that the proportion of a 225-foot long façade with 85-foot height would be inappropriate scale along Roy Street. The Board agreed with public comment that the two buildings, individually, offered better proportions, and supported a separate treatment for each building to break down the scale of the development and provide a high-quality, resolved design. (CS2-C, CS3-A, DC2, DC4-A)
  - c) At the Recommendation stage, the Board echoed public concerns and requested a range of studies demonstrating how Buildings A and B can respond to existing massing and character context along Roy Street. The Board suggested the following treatments for study: variation on upper level setback for one or both buildings, vertical vs. horizontal expression, variation on the architectural composition. (CS2-A, CS3-A)
  - d) At the Recommendation stage, the Board would like to see a shadow impact analysis along Roy Street with and without an upper level setback. (CS2-D)
  - e) The revised Roy façade must demonstrate how the proportion and scale of the structure, fenestration, architectural detailing, and high quality material treatment incorporate concepts from the precedent images and the Roy Street context study. (CS2, CS3-A, DC2, DC4).
  
- 2. Architectural Concept.** The Board supported the geode architectural concept but questioned the successful execution of the concept. The Board noted public comments about the neighborhood character and discussed the neighborhood context of the site: beautiful masonry facing Queen Anne and the funky fun of the Seattle Center. The Board supported loosening the concept to provide a better response to Roy Street and tightening the concept in other areas of the building. Overall, the Board supported a simplification of the four façade treatments.

  - a) The Board noted that the 3rd Avenue gasket and commercial material step needed further resolution. The Board noted that if the gasket progresses within the design, it must have a stronger expression. (DC2, DC4)

- b) The Board applauded the concept of the beacon element along Mercer Street as an appropriate response to the Seattle Center, but felt the expression should be stronger. (CS2-A)
- c) The Board noted that the Mercer Street ground-level, faceted commercial wall created a strength and energy that could inform the upper levels of the structure. (CS2-A)
- d) At the Recommendation stage, the Board would like to see details of the material, fenestration, and architectural detailing along each façade. The Board noted that the interior facades will be visible until the City of Seattle develops the vacant lot. (CS2-A, DC2-B, DC4)

**3. Streetscape.** The Board applauded the detailed context analysis and agreed that the project provided a strong site design informed by the site’s key relationships. The Board strongly supported the open to the sky through block passage from lower Queen Anne to the Seattle Center. The Board also supported the easement between the subject lot and the City of Seattle property. The Board provided the following guidance to further evolve the site design.

- a) Develop the through block to feel public, welcoming and provide a sense of exploration.
  - i. The Board questioned the need to provide overhead weather protection between Buildings A and B. The Board suggested the design team consider ways to provide a sense of containment while maintaining a sense of openness between the buildings. (PL1-l-i)
  - ii. Define the intermediate space with a visual terminus when a user cannot see from end to end in the through block. Use features guide users through the space and provide sense of discovery. (PL1-l, PL2-D)
  - iii. At the Recommendation stage, provide a conceptual wayfinding plan. (PL2-D)
  - iv. Maximize transparency, at ground level, on north/south through block entrances to increase the visual access to the central courtyard. (DC1-A, PL1-l, PL2-D, PL2-l)
  - v. The Board expressed support for the courtyard’s layered landscaping and overlook seating. The Board applauded the concept of a quiet refuge in the urban context. (PL1-l)
  - vi. At the Recommendation stage, the Board acknowledged public comment and requested clarity on the interim condition adjacent to the vacant City of Seattle parcel (PI1-l)
- b) Develop the public plaza along Mercer Street to feel public and welcoming.
  - i. The Board applauded how the site design manages the substantial grade change along Mercer Street. The design allows multiple paths between the site and the right-of-way, without stairs. At the Recommendation stage, the Board would like to see how the ‘shoulders’ at the corner create a space that feels generous for the public. (PL1, PL2-A, PL2-D, PL2-ll)

- ii. The Board noted that the site slope should be treated as a gift, allowing opportunities for seating to view the theatrical performance of people moving around and through the site. (PL1, PL2-A, PL2-D, PL2-II)
- c) Further develop the ground plan around Building A to provide a semiprivate transition for ground floor residential units.
  - i. The Board supported the proposed residential stoops along 2<sup>nd</sup> Avenue. At the Recommendation stage, the Board requested a composite hardscape/landscape plan and site section showing the treatment of the space between the unit and the sidewalk to provide a generous semi-private residential transition. (PL3-B)
  - ii. Along the through block, and the south easement, demonstrate a thoughtful treatment of the site lines between the units and the public space. Consider way to layer quality materials to allow residential privacy while maintaining a comfortable public passage through the space. (PL3-B)
- d) Develop Roy Street to provide a welcome introduction to the through block and respond to the existing commercial character.
  - i. The Board expressed support for a highly transparent residential lobby and public coffee shop in Building B; both features will provide visual access and invite user into the courtyard space. (DC1-A, PL1-I, PL2-D, PL2-I)
  - ii. At the Recommendation stage the Board requested further detail on the treatment of the commercial, live work uses, and residential lobby on Roy Street. The Board expressed support for the commercial scale and materiality represented within the EDG packet renderings on page 43 and 51. (CS2-I, PL3-li, DC1-A)
- e) The Board expressed support for the combined driveway access on 3<sup>rd</sup> Avenue, but felt the stepped commercial façade and upper level architectural concept needed further resolution. (DC2-B, DC4-A)

**RECOMMENDATION January 3, 2018**

**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Supported the evolution of the building design.
- Supported development of the plaza and Mercer Street façade.
- Supported the proposed landscape design and 2<sup>nd</sup> Avenue R-O-W improvements.
- Supported the proposed retail base, materials, and beacon element.
- Appreciated the shadow study and thoughtfulness of design.
- Encouraged the design team to further integrate pet-friendly elements into the landscape plan.
- Concerned with creating a safe through-block and deterring homeless loitering.

- Seattle Center representative expressed support for the plaza and through-block connections.
- Concerned with parking and traffic impacts.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Concerned with height and lack of upper story setbacks.
- Desire for activating retail uses along the through-block passageway.
- Concerned with impacting views to the Space Needle.

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

All public comments submitted in writing for this project can be viewed using the following link and entering the 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 recommendations.

### **1. Massing and Architectural Concept:**

- a. At EDG the Board supported Massing Option 4, noting support for two separate buildings with open-air through-block connections, generous central courtyard, dynamic site plan/landscaping design, and beacon concept across from the Seattle Center. (CS2-A-2. Architectural Presence, CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C-3. Full Block Sites, CS2-D Height, Bulk, and Scale)
- b. At the Recommendation meeting, the Board acknowledged the preservation of these key design elements and expanded on the following:
  - i. The Board acknowledged the responsiveness of the design team to initial guidance related to developing the massing in a manner that reflected the transitional nature of the site. Specifically, at EDG the Board was concerned with addressing the transition from the more commercial/institutional Mercer Street edge to the neighborhood character along Roy Street and further transitioning into the Lower queen Anne residential area. (CS2-A-2. Architectural Presence, CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-C-3. Full Block Sites, CS2-D Height, Bulk, and Scale)
  - ii. The Board further supported the evolution of the two building forms, noting the successful contrast between the vertical expression of Building A and the horizontal expression of Building B. (CS2-C-3. Full Block Sites, CS2-D Height, Bulk, and Scale, CS2-A-2. Architectural Presence)
  - iii. The Board discussed the height, bulk, and scale of Building A commenting on the thoughtful articulation of the brick façade coupled with the vertical

- expression and lighter material palette which worked together to mitigate the height, bulk, and scale of the building. (CS2-D Height, Bulk, and Scale, Uptown: CS2-IV-i. Reducing Visual Bulk, Uptown: CS2-IV-iii. Massing in the Uptown Urban Character Area)
- iv. The Board supported pulling back the top floor of Building B which emphasized the horizontal expression, as well as reduced in the height, bulk and scale of this long façade along Roy Street. (CS2-D Height, Bulk, and Scale, Uptown: CS2-IV-i. Reducing Visual Bulk)
  - v. The Board supported the overall breakdown of the development into multiple buildings noting not only the two separate buildings (A and B) but also the breakdown of Building B into two expressions with a Mercer Street expression and a Roy Street residential expression. The Board noted the importance of the two gaskets as a means to divide this large structure into two building expressions and recommended a condition to further strengthen the gasket along 3<sup>rd</sup> Avenue, suggesting narrowing the gasket and/or refining the plane change between the upper gasket and base terminus. The Board noted that the depth of the recess should be considered relative to what the gasket is dividing. The Board further clarified that the gasket is to remain and be strengthened, the materiality was also supported. In addition, the Board noted the two different gasket expressions, which they supported as the two expressions would not be experienced simultaneously. (CS2-D Height, Bulk, and Scale, Uptown: CS2-IV-i. Reducing Visual Bulk)
- c. Mercer Façade.
- i. After a thoughtful discussion regarding the ‘beacon’ form and prominence the Board was unanimously in support of the Mercer Street façade composition. The Board discussed the application of the channel glass as a framed expression and whether this element provided enough prominence. The Board supported the refinements of the Beacon including extending up 5' and the connection to the roof top amenity space. In addition, the Board supported the 1' plane change from the metal panel to the face of the channel glass. (CS2-A Location in the City and Neighborhood, Uptown: CS2-II-iii. Uptown Urban Area)
  - ii. The Board supported the Mercer Street elevation as shown, coming to a consensus that the combination of the beacon, faceted color-shifting metal panel, ground floor transparency and active uses (retail-restaurant, café, and pedestrian spill out from the garage), and relationship to the plaza worked together to create an appropriate response to the Seattle Center context. (CS2-A Location in the City and Neighborhood, Uptown: CS2-II-iii. Uptown Urban Area, DC1-A Arrangement of Interior Uses)
- d. 2nd Avenue Residential Stoops. The Board supported the treatment of the 2<sup>nd</sup> Avenue residential stoops, noting the combination of recessed entry and landscape buffer was a successful strategy for activating the ground level residential uses. (CS2-A Location in the City and Neighborhood, Uptown: CS2-II-iii. Uptown Urban Area)

## 2. Ground-level Experience



- a. At EDG, the Board acknowledged the ground-level plane was evolving in the right direction. At the Recommendation meeting, the Board continued their support for the development of the through-block passageway and plaza space noting the integrated landscape plan and seating elements which were thoughtfully designed to accommodate the grade change on site. (PL1-I Streetscape Compatibility, PL1-B Walkways and Connections)
- b. One concern noted was the difference in grade between the plaza and 3<sup>rd</sup> Avenue. As the landscape plan for the plaza is refined, the corner of 3<sup>rd</sup> and Mercer should include additional landscaping, taking special care to minimize any blank wall conditions resulting from the grade change from the plaza to 3<sup>rd</sup> Avenue. (Uptown: DC1-III-i. Wall Materials)
- c. Although the Board supported the overall design of the through-block passage the Board was concerned with the proposed overhead weather protection located at the Roy Street through-block entrance. The Board was not in support of this feature as the weather protection seemed to create a residential threshold discouraging people from entering, expressing more of a privatization of the through-block passageway and diminishing the expression of two separate buildings. As such, the Board recommended a condition to remove the overhead weather protection located at the Roy Street through-block entry. The Board was comfortable with a small brow at each of the entries flanking the through-block but noted the width of the passageway should be respected. (PL2-A-1. Access for All)

### **3. Materiality and Façade Composition.**

- a. The Board acknowledged the overall high quality of the material palette, applauding the design team's thorough analysis of successful brick facades and the integration of these details into the proposed building design. The Board appreciated the high-quality materials including brick and metal, specifically noting the importance of the brick detailing which expressed depth and articulation. The Board further noted they approved the elevations as shown within the recommendation packet and material detail presented at the Recommendation meeting. (CS2-IV Height, Bulk and Scale Compatibility, Uptown: Uptown: CS2-IV-iii. Massing in the Uptown Urban Character Area, DC4-A Exterior Elements and Finishes)
- b. Building A. The Board supported the material palette for Building A, noting that the light material palette further alleviated the height, bulk, and scale, as well as, helped differentiate the two buildings. The Board supported the brick detailing and window composition which further emphasized the verticality of Building A. (CS2-IV Height, Bulk and Scale Compatibility, Uptown: Uptown: CS2-IV-iii. Massing in the Uptown Urban Character Area, DC4-A Exterior Elements and Finishes)
- c. Building B. The Board was also highly supportive of the brick detailing and horizontal expression of Building B. (CS2-IV Height, Bulk and Scale Compatibility, Uptown: Uptown: CS2-IV-iii. Massing in the Uptown Urban Character Area, DC4-A Exterior Elements and Finishes)
- d. Mercer Expression. The Board discussed the Mercer Street façade composition, supporting the material palette which included channel glass, color changing metal panel, and a highly transparent ground floor. The Board discussed the importance of the overall material quality as critical to the expression, as the materials themselves

work together to create visual interest and drama rather than significant punched windows. (CS2-IV Height, Bulk and Scale Compatibility, Uptown: Uptown: CS2-IV-iii. Massing in the Uptown Urban Character Area, PL3-C-1. Porous Edge)

- e. The Board supported the through-block façade composition noting the simple material application and expression of the floor lines. The Board further discussed the cedar base noting the activation and emphasis of the ground floor with cedar as appropriate. The Board supported cedar along the ground level used to create a distinction between the base and upper stories. The Board also commented on the use of cedar on both buildings as a means to create a cohesive ground plane expression. The Board further stated they supported subtle differentiation between the cedar base of each building, but noted there should be an overall consistency at the ground level. As such, the Board recommended a condition to further demonstrate how the cedar base would be finished (stained) and detailed with the goal of maintaining a subtle difference between buildings while creating an overall cohesive expression between buildings. (PL2-C-2. Design Integration)

#### 4. Lighting Plan.

- a. The Board discussed up-lighting of trees within the ground plane, as the up-lighting proposed is minimal and captures the structure of the trees. Ultimately, the Board was comfortable with the strategic up-lighting of a few trees as shown on the lighting plan. The Board stated that this was an appropriate response to the contextual cues of the Seattle Center theatres. Lastly, noting the dramatic lighting, The Board agreed that the lighting would further encourage people to move through the through-block space. (PL2-B-2. Lighting for Safety, Uptown: PL2-II-iv. Lighting)

#### 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.

1. **Upper Level Setback (SMC 23.48.735 A):** The Code requires an upper level setback for structures greater than 65 feet in height. A setback of an average of 10 feet from the lot line is required for any portion of a structure exceeding the maximum height that is permitted without a setback. The applicant does not propose any setback along Roy Street.

The Board unanimously supported the requested departure as the two separate buildings utilized contrasting vertical and horizontal expressions which differentiated the buildings and created a more significant reduction to height bulk and scale by splitting the site into two buildings rather than one with an upper level setback. Furthermore, the Board supported the strong street-wall and detailing of the brick facades which further broke down the scale of the building with fine-grained brick detailing. The Board agreed that the proposed design better meets Design Guidelines CS2-D Height, Bulk, and Scale,

Uptown: CS2-IV-i. Reducing Visual Bulk, Uptown: CS2-IV-iii. Massing in the Uptown Urban Character Area.

- 2. Parking Space Standards-Maximum Driveway Slope (type –1 Decision) (SMC 23.54.030.D):** The Code limits the amount of driveway slope to 15 percent. The applicant proposes a slope of 19.7 percent.

The majority of the Board (3-1) recommended approval of the requested departure as the proposed location of the garage entry reduced the impacts of the garage entry on the pedestrian realm by pulling the entry away from the intersection and opposing entry of the mercer garage. In addition, the Board acknowledged the slope site and the challenge of maintaining the ground-floor programming and maximizing retail along the Mercer street plaza. A majority of the Board agreed that the proposed design better meets Design Guidelines DC1-C Parking and Service Uses, DC1-B-1. Access Location and Design, DC3-A-1. Interior/Exterior Fit.

### DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-A Energy Use

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

### CS1-B Sunlight and Natural Ventilation

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

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

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

### CS1-C Topography

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

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

### CS1-D Plants and Habitat

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

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

#### **CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

### **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-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**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.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

### ***Uptown Supplemental Guidance:***

#### **CS2-I Responding to Site Characteristics**

**CS2-I-i. Pedestrian Character:** Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood’s pedestrian character.

**CS2-I-ii. Outdoor Dining:** In the Uptown Urban and Heart of Uptown character areas encourage outdoor dining areas utilizing sidewalks and areas adjacent to sidewalks. Outdoor dining is especially encouraged for sites on block faces with southern exposure.

#### **CS2-II Streetscape Compatibility**

**CS2-II-i. Gateways:** Throughout Uptown site identity features such as art, signage or major public open space at gateway locations as identified on the map on page v. Seek opportunities for welcoming signage that is specific to the Uptown neighborhood at gateway locations (see Map on page v). Architecture should also reinforce gateway locations.

**CS2-II-ii. Uptown Park:** Within the Uptown Park character area, streetscape improvements should include where feasible a consistent park-like landscaped strip in the planting strip, as consistent with the historic pattern in the area. New developments may elect to take inspiration from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of the streetscape. However, adherence to the landscaped streets element is voluntary.

**CS2-II-iii. Uptown Urban Area:** In the Uptown Urban and Heart of Uptown character areas, encourage streetscapes that respond to unique conditions created by Seattle Center. Encourage wide sidewalks to accommodate high pedestrian volumes during event times, and create safe, wellmarked crossings at entrances to the Center. Streetscape furniture and landscaping should be sited and designed to accommodate the flow of event crowds. Buildings on and adjacent to the Seattle Center campus should be sited to create relationships and connections between the Center and surrounding Uptown neighborhoods.

**CS2-II-iv. Uptown Heart Area:** In the Heart of Uptown character area new development should provide when possible: a widened sidewalk through additional building setback at street level; or retail façade design with panels, sliding doors or other features that allow generous openings to the street.

**CS2-II-v. Retail/Office Development:** In the Uptown Park character area, when retail and offices are located within the neighborhood, they should be designed to acknowledge and blend with the predominantly residential environment. Storefronts, office entries and signs should be understated and muted, while still presenting a street presence. Bright or loud colors and lights should be avoided in this park-like residential character area.

**CS2-III Corner Lots**

**CS2-III-i. Addressing the Corner:** Generally, buildings within Uptown should meet the corner and not be set back. Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.

**CS2-III-ii. Corner Features:** Corner lots are often desirable locations for small publicly-accessible plazas, turrets, clock towers, art, and other special features. Design corner retail entries to not disrupt access to residential uses above.

**CS2-IV Height, Bulk and Scale Compatibility**

**CS2-IV-i. Reducing Visual Bulk:** Throughout Uptown, a departure would be supported for 3' of additional height for projects that step back the top floor of the structure a minimum of 6' from the street. This has the effect of reducing the impact of the structure height on the sidewalk below as well as reducing the length of shadows over the street. Where the Code regulates podium height, the additional 3' applies to the podium.

**CS2-IV-ii. Facade Width in Uptown Heart:** In the Heart of Uptown character area, break facades into smaller massing units. Encourage a horizontal rhythm in the range of 30' to 60', in keeping with a main street scale, particularly at street level.

**CS2-IV-iii. Massing in the Uptown Urban Character Area:** larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.

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

**CS3-A Emphasizing Positive Neighborhood Attributes**

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

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

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

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

**CS3-B Local History and Culture**

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

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

***Uptown Supplemental Guidance:***

**CS3-I Architectural Context**

**CS3-I-i. Historic Continuity:** The Uptown Park character area emphasizes the notion of historic continuity—the relationship of built structures over time. This relationship encourages diversity of styles within a coherent whole, reinforcing the key elements of noteworthy buildings.

**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.

***Uptown Supplemental Guidance:***

## **PL1-I Streetscape Compatibility**

**PL1-I-i. Streetscape Continuity:** Site outdoor spaces in accordance with the location and scale of adjacent streets, buildings, and uses. For example, an on-site plaza should not unduly interrupt the retail continuity of a street.

**PL1-I-ii. Plaza Location:** Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Special paving materials, landscaping, and other elements can be used to provide a clear definition between the public and private realms.

**PL1-I-iii. Open Space Scale/Definition:** Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

## **PL1-II Landscaping to Reinforce Design Continuity with Adjacent Sites**

**PL1-II-i. Uptown Park Area:** Within the Uptown Park character area, streetscape improvements should include a consistent landscaped planting strip between the sidewalk and the street as consistent with the historic pattern in the area. New developments may take guidance from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of streetscape improvements.

**PL1-II-ii. Streetscape Landscaping:** Throughout Uptown, streetscape landscaping as per the guidelines CS2.II, PL1, PL2 and PL4 is encouraged.

## **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.

***Uptown Supplemental Guidance:***

**PL2-I Entrances Visible from the Street**

**PL2-I-i. Prominent Entrances:** Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addresses and names (if applicable) should be located at entrances, tastefully crafted.

**PL2-I-ii. Street Life:** Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.

**PL2-II Pedestrian Open Spaces and Entrances**

**PL2-II-i. Pedestrian-Friendly Entrances:** Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.

**PL2-II-ii. Defensible Space:** Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensible space as well as safety features (e.g., decorative fencing and gating). Landscaping should be consistent with these features.

**PL2-II-iii. Pedestrian Experience:** Throughout Uptown special attention to the pedestrian experience and street right-of-way should be given along pedestrian corridors as identified on the map (pg. v).

**PL2-II-iv. Lighting:** Throughout Uptown the use of a pedestrian-scaled street lamp within all character areas is encouraged. In addition, streetscape features such as street clocks and benches are encouraged in Heart of Uptown and Uptown Urban character areas.

**PL2-II-v. Seattle Center Street Activation:** In the Uptown Urban and Heart of Uptown character areas, encourage Seattle Center campus redevelopment along its boundaries to either open vistas from Uptown into Seattle Center or to provide activation for the street.

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

**PL3-A Entries**

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

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

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

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

**PL3-B Residential Edges**

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

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

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

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

**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.

***Uptown Supplemental Guidance:***

**PL3-I Human Activity**

**PL3-I-i. Active, Customer-oriented Retail Storefronts:** A top priority within the Heart of Uptown character area is to promote active, customer-oriented retail storefronts at street level. The ground floor of buildings in this character area should help create the most active and vibrant street environment in Uptown. A variety of narrower store-front shops are preferred to wide continuous single storefronts.

**PL3-I-ii. Retail Spaces:** Major retail spaces are encouraged on streets designated Large Scale Commercial Corridor as shown on the map on page v. The physical scale of these streets and their buildings is the most appropriate to accommodate major retailers in Uptown without detracting from street activity levels and character.

**PL3-I-iii. Outdoor Dining:** Throughout Uptown encourage outdoor dining.

**PL3-II Transition Between Residence and Street**

**PL3-II-i. Front Setbacks:** Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these. The use of raised planters within the setback should be encouraged in

some locations where this would reduce impacts to landscaping from foot traffic and sidewalk litter.

**PL3-II-ii. Fencing:** Where the incorporation of decorative gates and fencing may be necessary to delineate between public and private spaces, these features should be softened by landscaping where feasible. Fenced areas should be large enough to provide sufficient space for residents to personalize private entrance (e.g., include potted plants or other personal amenities).

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

**PL4-A Entry Locations and Relationships**

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

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

**PL4-B Planning Ahead for Bicyclists**

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

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

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

**PL4-C Planning Ahead For Transit**

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

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

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

***Uptown Supplemental Guidance:***

**PL4-I Pedestrian Open Spaces and Entrances**

**PL4-I-i. Transit Amenities:** Including amenities for transit riders in a building's design rather than the traditional use of curbside bus shelters generates a safer and more active street. In the Uptown Urban and Heart of Uptown character areas the elimination of curbside bus shelters is encouraged in retail areas as appropriate. These boxy shelters visually obstruct storefronts and provide cover for criminal activity. Building designs are encouraged that integrate canopies to accommodate transit riders and nurture stewardship of transit stops by property owners and businesses.

## DESIGN CONCEPT

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

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

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

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

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

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

#### **DC1-B Vehicular Access and Circulation**

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

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

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

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

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

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

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

### ***Uptown Supplemental Guidance:***

#### **DC1-I Parking and Vehicle Access**

**DC1-I-i. Surface Parking:** Throughout Uptown the preferred location for surface parking lots is in the rear of the building or away from or otherwise screened from the street and sidewalk.

**DC1-I-ii. Preferred Alley Access:** Access to new development is preferred via alleyways, if feasible. Throughout Uptown encourage all parking for residential uses to be located below grade.

#### **DC1-II Blank Walls**

**DC1-II-i. Landscaped Walls:** Within the Uptown Park character area landscaping (e.g., trellised climbing plants and other urban greenery) is the preferred treatment for walls.

Larger wall areas should include landscaped treatments at the wall or between the wall and public rights-of-way, but not in a manner that would create unsafe conditions (e.g., create hiding spaces or provide exterior access to higher floors).

**DC1-II-ii. Artistic/Decorative Surfacing:** In the Uptown Urban and Heart of Uptown character areas artwork and decorative surfacing may provide an alternative wall treatment to landscaping in some locations. However, painted murals are the least preferred solution to larger wall areas in Uptown.

### **DC1-III Retaining Walls**

**DC1-III-i. Wall Materials:** Throughout Uptown retaining walls should be constructed of materials that will provide substantial pattern and texture. Rockery, stone, stacked stone or concrete, or brick are preferred. Poured concrete or other smooth treatments/materials are strongly discouraged, unless treated to provide textural or design interest. Walls should be appropriately designed and scaled for the pedestrian environment. Landscaping in conjunction with retaining walls is strongly encouraged.

### **DC1-IV Design of Parking Lots Near Sidewalks**

**DC1-IV-i. At-Grade Parking:** In the Uptown Urban and Heart of Uptown character areas, at grade parking lots near sidewalks are strongly discouraged.

### **DC1-V Visual Impacts of Parking Structures**

**DC1-V-i. Reduce Visual Impact:** Throughout Uptown designs that lessen the visibility of parking structures are preferred. Garages and parking structures should, where feasible, incorporate landscaping to reduce their visual impact. Landscaping may include climbing plantings and other landscape means to reduce the impact of larger blankwalls. Large, open paved driveways and carports are strongly discouraged. Alley access is preferred, if feasible.

**DC1-V-ii. Discouraged Locations:** Parking structures are discouraged in the Uptown Urban and Heart of Uptown character areas.

### **DC1-VI Treatment of Alleys**

**DC1-VI-i. Clean Alleys:** Throughout Uptown ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided.

**DC1-VI-ii. Activation:** In Heart of Uptown and Uptown Urban character areas encourage alleys to be activated with subordinate retail spaces at the mouth of the alley. Encourage retail to “turn the corner” at alley entrances.

## **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 Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades 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 facades 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 facades 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.

#### **DC2-E Form and Function**

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

### ***Uptown Supplemental Guidance:***

#### **DC2-I Architectural Context**

**DC2-I-i. Human-Scale Design:** The Uptown Park and Heart of Uptown character districts prefer an architecture that emphasizes human scale and quality, detailing and materials, and that remains compatible with the existing community.

**DC2-I-ii. Discouraged Features:** Features and materials that are discouraged include:

- a. Peaked parapets or other substantial false roofline facades;
- b. Large expanses of steel and glass;
- c. Concrete block on facade;
- d. Large expanses of walling with little or no detailing;
- e. Large expanses of stucco walling without detailing and windows;
- f. Synthetic stucco; and
- g. Flush window treatments (with little or no detailing).

**DC1-I-iii. Uptown Urban Character Area:** Embrace high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged:

- a. Consistent street wall;
- b. Engaging the sidewalk / storefront transparency;
- c. Building siting that responds to Seattle Center entry points;
- d. Defined cornices;
- e. High quality, durable materials;
- f. Distinct residential and commercial components; and
- g. Throughout Uptown, upper level balconies are discouraged on the street side of residential buildings. Bay windows are a preferred architectural element on the street side. This guideline is intended to avoid open displays of storage, which are sometimes an unintended consequence of street side balconies.

**DC2-II Architectural Concept and Consistency**

**DC2-II-i. Cohesive Appearance:** Throughout Uptown, buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

**DC2-III Human Scale**

**DC2-III-i. Proportioned Design:** Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

**DC2-III-ii. Reduce Visual Bulk:** Architectural designs that create an impression of reduced size consistent with a pedestrian-oriented environment should be encouraged, especially in the Uptown Park and Heart of Uptown character areas.

**DC2-III-iii. Weather Protection:** The use of exterior canopies or other weather protection features is favored throughout the district for residential and commercial uses. Canopies should blend well with the building and surroundings, and present an inviting, less massive appearance.

**DC2-III-iv. Integrated Exterior Features:** Throughout Uptown size signs, exterior light fixtures, canopies and awnings to the scale of the building and the pedestrian. Signs that add creativity and individual expression to the design of storefronts are encouraged. Signs should be integrated into the overall design of the building. Signs that appear cluttered and detract from the quality of the building's design are discouraged.

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

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

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

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

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



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

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

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

### **DC3-C Design**

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

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

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

### ***Uptown Supplemental Guidance:***

#### **DC3-I Landscaping to Enhance the Building and/or site**

**DC3-I-i. Varied, Integrated Landscaping:** Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

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

#### **DC4-A Exterior Elements and Finishes**

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

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

#### **DC4-B Signage**

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

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

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



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

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

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

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

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

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

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

**DC4-E Project Assembly and Lifespan**

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

***Uptown Supplemental Guidance:***

**DC4-I Architectural Context**

**DC4-I-i. Brick/Inlaid Tile in Uptown Park:** In the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials and designs with an appearance of substance and quality are recommended to promote Uptown Park's desired character.

**DC4-II Exterior Finish Materials**

**DC4-II-i. Brick/Tile Facades:** Within the Uptown Park and Heart of Uptown character areas, the use of historic looking brick and tile facades are strongly encouraged to create a more consistent, unified, and historic appearance throughout the district. The use of decorative brick façade is consistent historically within the Uptown area, with a strong concentration just north of the district across W. Mercer St. Facade detailing is strongly encouraged and buildings may incorporate both materials to provide a richer finish.

**DC4-III Commercial Signage**

**DC4-III-i. Preferred Signage:** Throughout Uptown tasteful signs designed for pedestrians (as opposed to passing vehicles) are preferred. Backlit signs, animated reader boards and similar signs are discouraged. Blade signs, wall-mounted signs, signs below awnings, and similar signs are preferred.

**DC4-IV Commercial Lighting**

**DC4-IV-i .Lighting for All-Day Activity:** Uptown accommodates shopping and eating experiences during the dark hours of the Northwest's late fall, winter, and early spring.

Pedestrian area lighting is an important feature of each block in the Uptown Urban character area, and the Heart of Uptown character area.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

At the conclusion of the Recommendation meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Wednesday, January 03, 2018, and the materials shown and verbally described by the applicant at the Wednesday, January 03, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Further strengthen the gasket expression along 3<sup>rd</sup> Avenue by narrowing the gasket and/or refining the plane change between the upper gasket and base terminus and addressing the depth of the recess. (CS2-D Height, Bulk, and Scale, Uptown: CS2-IV-i. Reducing Visual Bulk)
2. Remove the overhead weather protection located at the Roy Street through-block entry. (PL2-A-1. Access for All)
3. Demonstrate how the cedar base would be finished (stained) and detailed with the goal of maintaining a subtle difference between Buildings A and B while creating an overall cohesive expression between the two buildings. (PL2-C-2. Design Integration)