Seattle Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Project Number:	3026579
Address:	200 8th Ave N
Applicant:	Jim Westcott of Weber Thompson
Date of Meeting:	February 28, 2018
Board Members Present:	Christine Harrington (Chair) Patreese Martin Homero Nishiwaki Stephen Porter
Board Members Absent:	Brian Walters
SDCI Staff Present:	Beth Hartwick

SITE & VICINITY

Site Zone: SM-SLU 85-280

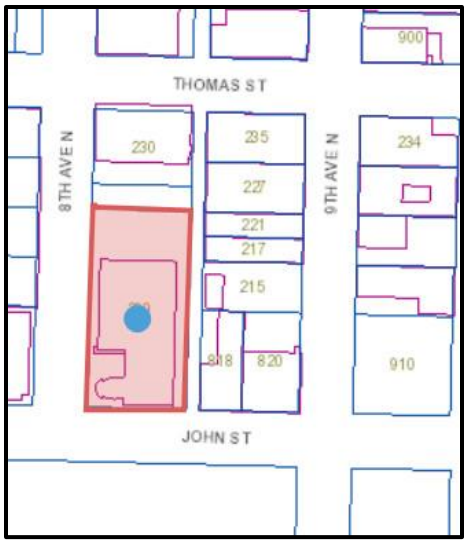
Nearby Zones: (North) SM-SLU 85-280
(South) SM-SLU 240/125-440
(East) SM-SLU 175/85-280
(West) SM-SLU 175/85-280

Lot Area: 28,800 sq. ft.

Access: The site has access from 8th Ave N, John St an alley.

Environmentally Critical Areas: None

Current Development: The site contains a church an attached two-story accessory structure, built in 1960, and surface parking. The site includes five Exceptional Trees.



Surrounding Development and Neighborhood Character: Directly to the north is a surface parking lot and further north on the block is a six story mixed use residential project built in 2005. Across the alley is a proposed 28 story residential project under MUP #3024760. Across John St is Denny Park. Across 8th Ave N is a two story church and accessory use structure constructed in 1939 and a recently constructed 7 story residential structure.

The site is located in the southwest edge of the South Lake Union neighborhood, referred to as the Denny Park area. Denny Park is identified as a Heart Location in the South Lake Union Design Guidelines. The South Lake Union Street Concept plan gives guidance for the treatment of both 8th Ave N and John St.

The area has been in rapid transition the past few years from older one story commercial structures and surface parking lots to large office and residential structures. Recent code changes are now facilitating residential towers up to 280' in height.

The site is served by bus routes on 9th Ave N, Dexter Ave N and Denny Way. Recreational opportunities are available at nearby Denny Park.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 28-story, 374-unit apartment building. Parking for 257 vehicles to be provided below grade. Existing structures to be demolished.

A new church is being proposed on the site along John St under a different project number. Religious institutions are not required to go through the Design Review process, so the design will not be addressed by the Board.

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 SDCI:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated that the massing feels overwhelming at the street and encouraged a break between the podium and tower to make the massing less intimidating.
- Encouraged a through block connection.

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

The following is a summary of comments received from OPCD:

- OPCD stated that the intent of the 2013 zoning changes for 8th Ave N was for 8th Ave as a primarily residential street, using the street, redesigned as a woonerf, and Denny Park as open space resources. The development standards require a setback from the front lot line specifically to allow design of ground related housing which is seen as key to developing the neighborhood character that would define this corridor. Two projects that vested before this zoning became effective somewhat undermine the intent of the zoning (the two commercial projects between Thomas Street and Harrison Street). However, the residential project on the northeast side of 8th between Harrison and Republican, and residential project across the street from this proposed project, and the proposed residential project on the northwest side of 8th north of Harrison will contain ground related housing.
- OPCD is concerned that the departure to allow uses other than what the code allows on 8th avenue undermines the vision for 8th Ave. N.

The following comments were received from SDOT after they reviewed the packet:

- SDOT noted that the project is located at the intersection of 8th Ave N and John St, two neighborhood streets that are the focus of the South Lake Union Street Concept Plans, the concept plans identify to "take advantage of major opportunities for creating needed public amenity." The concept plans note the particular opportunity to create a signature shared-use street on 8th Ave and encourage the creation of "street rooms that offer seating and space for activities along the block." SDOT encourages the development team to consider more robust ways to improve the public realm and reinforce the street's connection to Denny Park and the 8th Ave shared street / woonerf, currently under construction, one block north of the site.
- SDOT recommends the development install a raised intersection at the intersection of 8th Ave and John St to improve the connection between the park, development site and the 8th Ave pedestrian street. Additionally, the project could consider an 8'-wide (approximately) curb extension on 8th Ave along the length of the site and consider partnering with SDOT to complete the curb extension between the site and Thomas St.
- SDOT encourages the applicants to consider additional measures to improve the "park-like" nature of 8th Ave N, per the concept plan. Temporary loading zones can be accommodated adjacent to the curb on 8th Ave and/or John St.
- SDOT recommends more generous sidewalk widths.

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.

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 supported the preferred option #3, as the tower location will provide a better relationship to the proposed new church on site, the proposed John and 9th tower across the alley, and Denny Park. The Board was concerned about the blurring of the podium and tower and gave guidance for a design with stronger delineation of the podium and tower. The Board appreciated the tower design being a simple elegant structure that did not propose vertical "racing stripes". (CS2.A, CS2.C.2, CS2.D.1, DC2.A.1, DC2.B.1)
    a. Provide a design with a clean break between the podium and the tower. (DC2.B.1)
    b. Appreciated that the podium height is lower than the height of the proposed church. (CS2.D.5)
    c. Provide a design with increased fenestration at the podium and more fenestration than the tower. (DC2.D.1)
    d. Supported the design of the top of tower with the canopy and exterior facades at the roof edge. (DC2.B.1)

2. **Public Realm, Ground Level Uses and Design:** The Board discussed the proposed interior recreational community space along most of the 8th Ave N street level. As presented, the space would be only for the use of the residents and would require a departure (see below). The Board noted that the precedent images on page 55 of the EDG packet show spaces that have a height higher than being proposed for this project. They were also concerned that the space would not be active, as residents would most likely prefer to use the roof top amenity space. The Board gave guidance to activate the interior and exterior space with programming that is innovative and ground breaking and includes inviting people into the spaces with a blending of public and private use. (CS2.B.2, PL1.B, PL3.III.i, DC2.A.1, DC3.A.1)
    a. Design an inviting street level space that blends private and public use, considering amenity space for the church, and the relationship to Denny Park. (PL1.B, PL2.I, DC3.A.1, DC3.C.2)
    b. Provide a precedent-setting design with innovative programing that will invite people to use and activate the spaces. (PL1-SLU, DC2.A.1, DC3.A.1)

3. **Landscaping and Buffer:** The Board encouraged that the proposed landscaped bioretention buffer between the residential structure and church be designed as a visual focal point that enhances the abutting uses and the neighborhood, even if it is not necessarily accessible. The Board did not support a blank wall at the biorention buffer area, as shown on page 63 of the EDG packet. (CS3.B, DC2.B.2, DC3.A.1)
    a. Design the landscaped buffer to be as interesting and visible as possible. (CS3.B, DC2.B.2, DC4.D)
    b. Provide better connection between the inside uses and the outside landscaped areas. (DC1.A.4, DC3.A.1)
    c. Provide a more detailed landscaping plan, including the bioretention area. (DC4.D)

EXCEPTIONAL TREES

Five Exceptional trees are located on the site. Three trees are located along the northern side of the existing structure and two trees are located along a southern elevation of the existing structure. The applicant proposed to remove of all the Exceptional trees.

4. **Exceptional Trees:** Option 0 is the only option with the Exceptional trees retained. The Board noted that Option 0 that preserved the trees was not a true viable option as it did not provide any underground parking. The Board indicated the design with the trees removed appears to meet the Design Guidelines better than Option 0. The Board gave guidance to provide a curb extension as requested by SDOT (see Public Comments above) and to provide significant trees in the landscaped space near the street. (DC3.I.iii, DC4.D.3)

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 the following departures were requested:

1. **Facade requirements in the SM-SLU 85-240 zone (SMC23.48.240. C.1.c):** The code requires that street-facing facade setback for residential uses along 8th Avenue N are required to set back an average of 10 feet from the street lot line, provided that no setback shall be less than 5 feet from the street lot line, and any setback area further than 15 feet from the street lot line shall not be included in the averaging calculation. Only ground-related residential units and floor area for building lobbies for residential uses are permitted within the portion of the story of the structure abutting the required setback area, and each unit or lobby area is required to have direct access to the required setback area.

The applicant proposed a design with uses accessory to the residential use, for the majority of the area abutting the required setback. One residential unit along the street will have access to the required setback area.

The Board indicated they may be inclined to grant the departure with a design that meets the guidance given above in **Public Realm, Ground Level Uses and Design**. (PL2.I, PL3.III.i)

2. **Rooftop Features (SMC23.48.025. C.7):** The code requires that the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all mechanical equipment is screened, and no rooftop features are located closer than 10 feet to the roof edge.

   The applicant proposed a rooftop coverage of 64.5% that includes open but covered and enclosed common amenity area that is located at the roof edge flush with the tower skin.

   The Board indicated support for this departure as it will allow for a design where the rooftop features are an integral part of the design concept of the tower meeting the sky. (DC2.B.1)

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. 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-D Plants and Habitat

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.

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

South Lake Union Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-ii. Shadows: Minimize shadow impacts to Cascade Park.

CS2-I-iv. Heart Locations: Several areas have been identified as "heart locations." Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

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

CS3-A Emphasizing Positive Neighborhood Attributes

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-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.

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.

South Lake Union Supplemental Guidance:

PL1-I Human Activity

PL1-I-i. Open Connections: Keep neighborhood connections open, and discourage closed campuses.

PL1-I-ii. Pedestrian Network: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

PL1-I-iii. Lighting: Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

PL1-II Landscaping To Reinforce Design Continuity With Adjacent Sites

PL1-II-i. Spatial Hierarchy: Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements onsite to create larger spaces.

PL1-III Pedestrian Open Spaces and Entrances

PL1-III-i. Public Realm Amenity: New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as:

a. curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;

b. pedestrian-oriented street lighting;
c. street furniture.

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-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.

South Lake Union Supplemental Guidance:

PL2-I Streetscape Compatibility

PL2-I-i. Street Level Uses: Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.

PL1-I-ii. Streetscape Amenities: Provide pedestrian-friendly streetscape amenities

a. tree grates;
b. benches;
c. lighting.

PL2-II Personal Safety and Security

PL2-II-i. All-Day Activity: Enhance public safety throughout the neighborhood to foster 18- hour public activity. Methods to consider are:

a. enhanced pedestrian and street lighting;
b. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on 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.

South Lake Union Supplemental Guidance:

PL3-II Human Activity

PL3-II-i. Public/Private Transition: Create graceful transitions at the streetscape level between the public and private uses.

PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

PL3-II-iii. Coordinate Retail/Pedestrian Activity: Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

PL3-II-iv. Activity Clusters: Create businesses and community activity clusters through colocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

PL3-III Transition Between Residence and Street

PL3-III-i. Residential Entries: Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

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

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.

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-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 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.

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

South Lake Union Supplemental Guidance:

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.

South Lake Union Supplemental Guidance:

DC3-I Landscaping To Reinforce Design Continuity With Adjacent Sites

DC3-I-iii. Tree Retention: Retain existing, non-intrusive mature trees or replace with large caliper trees.

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.

BOARD DIRECTION

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