



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3027067

Address: 1200 12th Ave S

Applicant: Maggie Carson from Weber Thompson and David Cutler from Northwest Studio.

Date of Meeting: Tuesday, October 10, 2017

Board Members Present: Julian Weber, Chair
Dawn Bushnaq, Substitute
Sharon Khosla
Charles Romero
David Sauvion

Board Members Absent: Carey Dagliano Holmes, recused

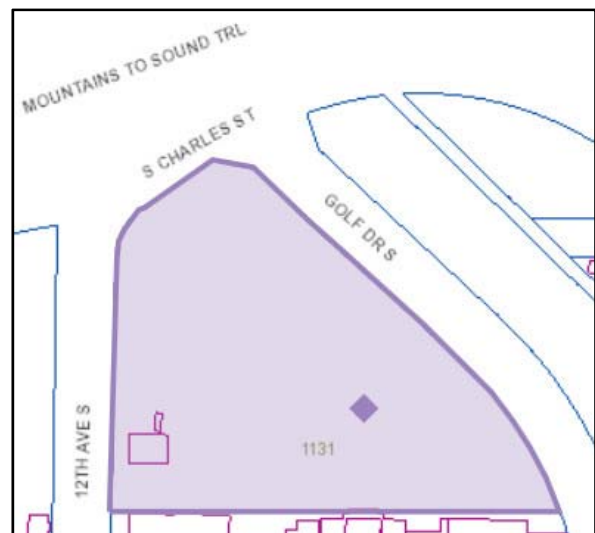
SDCI Staff Present: Magda Hogness

SITE & VICINITY

Site Zone: Commercial 1 (C1-65, C1-85, C1-125, C1-160)

Nearby Zones: (North) Single Family (SF-5000)
(South) C1-125, C1-160
(East) Lowrise (LR-1)
(West) Single Family (SF-5000)

Lot Area: 131,537 sf



Current Development:

The project site contains a surface parking lot which services the Pacific Tower.

Surrounding Development and Neighborhood Character:

Perched on the north side of Beacon Hill, the project site is visible from many parts of the city. Directly to the south of the proposed development site, the historic Pacific Tower is a prominent piece of the skyline. The 16-story tower was designed by Carl Gould and features a distinctive Art Deco style. Completed in 1932, the building originally functioned as a Marine hospital. The larger campus organizes buildings around the perimeter and contains a central open space, accessible to the public.

The entire site was landmarked in 1992 (Ordinance 116055). The site also has a current property use and development agreement (PUDA) with the City of Seattle, associated with the rezone of the site (Ordinance 116143). Both the Landmark Controls and Incentives Ordinance and the PUDA place certain restrictions on site development.

The development site is enclosed by two parks; Dr Jose Rizal Park to the west and Lewis Park to the east. The Mountains to Sound Greenway, a regional bike trail, provides a cyclist and pedestrian connection through these nearby parks to other open spaces throughout the neighborhood.

The area is also close to several mass transportation routes including the Light Rail station in North Beacon Hill. Both Golf Dr S and 12th Ave S are arterial streets that accommodate existing bicycle facilities and transit.

Access:

There are currently three curb cuts accessing the site. For the future development, primary vehicular access is proposed from 12th Ave. The driveway connecting 12th Ave and Golf Dr S is also proposed to remain for vehicular drop off and access to the Pacific Tower garage.

Environmentally Critical Areas:

Steep Slope and Potential Slide Environmental Critical Areas are present onsite. The site topography slopes away from the top of Beacon Hill towards the International District and I-5.

PROJECT DESCRIPTION

The proposal is for two, seven-story buildings containing 300 residential units, adult care center, child care center and below grade parking for 225 vehicles.

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

EARLY DESIGN GUIDANCE October 10, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the project as it fits the needs of the surrounding community.
- Concerned with the height, bulk and scale of the proposal.
- Would like to see the massing further broken up.
- Lack of support for the two way access off 12th.
- Noted that the PUDA ensured the proposal matches and contributes to the campus.
- Would like to see active uses such as Fare Start remain in the Pac Med building.
- Concerned with lack of public access for the community.
- Concerned with traffic impacts.

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

- Supported Massing Option 1 because it seems to be less of a “wall” to the neighborhood than the preferred scheme.
- Would like to see the facades be less wall-like and more like a collection of buildings (that happen to touch), if the preferred Massing Option 3 moves forward,
- Would like pedestrian and vehicular safety addressed, especially as the internal street will get much more use.
- General support for the massing; pleased to see such a thoughtfully designed building that respectfully accentuates the existing landmarked tower.
- Concerned that few eyes will be on the heavily shadowed sidewalks around the required perimeter fencing and trees.
- Would like to see safety on surrounding sidewalks enhanced, potentially with human-scale lanterns or fence lighting. (PL2)
- Would like to see more emphasis or details in the plans for active transportation, including plans for secure bike storage/parking near the main pedestrian entrance. (PL4)
- Would like to see the plaza between the two buildings be wheelchair and stroller accessible from the main walkway.
- Preference for active outdoor spaces year-round.
- Strong support of the project; the design fits well with the Beacon Hill neighborhood vision.

- Given the multimodal character of the street, SDOT encourages the applicant to improve connections between the site and transit stops and consider improving the bike facility and transit stops adjacent to the site.
- SDOT supports minimizing and consolidating curb cuts to create safer, more predictable interactions between people walking, biking and driving. SDOT is especially concerned with visibility and safety of the north curb cut on 12th Ave S, and would like to see this curb cut removed or minimize the number of vehicles utilizing this curb cut.
- SDOT respects the historic designation of the site and supports our standard pedestrian area cross section, which includes street trees in a 5'-wide planting strip adjacent to the curb and a 6' -wide sidewalk.
- The Architectural Review Committee for the Landmarks Preservation Board (ARC) supported the overall project approach to organization and massing, in the context of site analysis, requirements outlined in the Property Use and Development Agreement (PUDA), and an understanding of the specific features and characteristics of the designated landmark campus.
- The ARC appreciated the alternatives explored. All five board members have agreed that the applicant's preferred option is the best direction.
- The ARC Board members noted the importance of preserving the perimeter landscape buffer / tree canopy, and other major landscape features and also agreed that adjusting the widths of existing drives to safely accommodate vehicles and pedestrians would be appropriate.
- Moving forward, the ARC Board members expressed concern about architectural character and recommended a language that is timeless, and a suitable companion for the tower. The ARC Board recommended studying the design features and organization of the tower that is conversely, primarily vertical, supported by horizontal elements. They noted the towers nuanced details, light and dark, sensitive scale, and material palette.

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 and traffic 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 siting and design guidance.

- 1. Massing Options and Response to Landmark and Context:** The Board discussed the strengths of the different massing options and strongly supported the arrangement of uses, open space and broken up massing shown in Option 2, and endorsed the open space solar access and the organic form shown in Option 3. Although the Board generally supported Massing Option 3, the Board also agreed with public comment that the option needed additional breaks to strengthen permeability through the site and create different scales of massing modulation. The Board directed the applicant proceed with Massing Option 3 and recommended incorporating some of the successful massing organizational cues found in Massing Option 2 to further break up the massing.
 - a. Echoing public comment, the Board stressed the importance of permeability through the site to allow for views and connections to the streetscape. The Board agreed the building and frontage conditions should be substantially become more open and porous. (CS2-B-2, PL3-C3, DC1-A, DC3-A1)
 - b. The Board supported the general intent to visually set the new construction apart from the landmarked context with a strong horizontal expression, however the Board agreed that additional massing shifts, breaks or articulation was needed along the driveway frontage to diminish the appearance of one long bar building. (CS2, CS3-A-1, DC2)
 - c. The Board also recommended additional massing articulation near the portal along the driveway and/or substantially increasing the portal height to open up the frontage and increase permeability through to the open space. (CS2, PL1, DC2)

- 2. Streetscape Character, Arrangement of Uses and Open Space:** The Board discussed the arrangement of open space and uses on the site and gave guidance to enhance openness and connections along the site frontages.
 - a. The Board recommended modifying the arrangement of ground level uses to engage with the larger community and requested additional studies to improve visual access into the site. The Board acknowledged the public comment related to the active uses and encouraged building on uses presently located onsite to reinforce how the public is currently accessing the campus. (CS2-B-2, CS3- A1, PL-1, PL3-C3, DC1-A, DC3-A1)
 - b. Related to the departure for Street-level Uses, the Board agreed the arrangement of uses should meet the Code and indicated lack of support for the proposed departure. The Board also encouraged additional retail to enhance the life of the street and connect to the larger community. (CS2-B-2, PL3, DC1-A)

- 3. Entries and Circulation Relationships:** The Board gave guidance on the proposed entries and site circulation to strengthen permeability through the site.
 - a. The Board strongly encouraged alternate pedestrian and bicyclist access points and recommended pursuing the potential for strategic openings through the landmarked fence and buffer with the Landmarks Board. (CS2-B-2, CS2-A2, CS3-A1, CS3-B, PL1, PL2A-1, PL4)
 - b. The Board recognized a section of the Landmarked fence was going to be retrofitted and widened along 12th to allow for the vehicular access and viewed the widening of the fence entrance as an opportunity to improve pedestrian access and wayfinding.

The Board recommended either incorporating a visible entry or a prominent stair entrance to provide a hospitable means to pull the pedestrian in, and indicated they did not support the related departure as shown. (CS2-B-2, CS3-A1, CS3-B, PL1, PL2A-1)

- c. To improve the pedestrian connectivity along the other frontages, the Board also encouraged studying pedestrian entries which could be open for public access. (CS2-B-2, CS3-A1, CS3-B, PL1, PL2A-1)
- d. The Board noted that SDOT did not support the two-way access from 12th and understood the impact of the traffic will be analyzed during the MUP process. The Board declined to comment on the proposed access location. (DC1-B, DC1-C)

4. Architectural Composition and Materiality: The Board agreed that the new building should complement the existing building and discussed the early ideas for façade composition and materiality.

- a. The Board supported the architectural concept diagrams shown on page 81 which illustrate the intent to distinguish between the existing Landmark and new development with horizontal and vertical elements. (DC2, DC4)
- b. The Board supported a timeless, clean, orderly, simple massing expression and recommended material changes that reinforce massing shifts. The Board discussed the concepts shown on pages 79-80 and recommended simplifying the massing expression by removing the added frames/protruding frames. (DC2, DC4)
- c. The Board recommended using institutional quality materials which have human scale and are durable. While the Board referenced brick as an obvious choice, the Board also acknowledged that other durable materials, such as wood or concrete, could provide texture, human scale and quality if they are well detailed. (DC4)

5. Open Space and Landscape: The Board reviewed the general landscape conceptual response and gave guidance for further design development.

- a. The Board supported the general landscape intent and the intent to retain all onsite and adjacent Exceptional Trees (CS1-D, DC3)
- b. To strengthen the open space relationship with the streetscape as well as interior uses, the Board recommended programming each open space with a purpose and a function. (DC3- A1, PL1-C-2, PL3-C1)

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. **Street-level Uses (SMC 23.47A.005):** The Code limits residential uses to no more than 20% of the street-level street-facing facade in NC and C zones where the zone has a

height limit of 85 feet or higher. The applicant proposes residential uses occupying more than 20% of the street-level street-facing facade along Golf Dr. S.

The Board indicated lack of support for the proposed departure and recommended studying the arrangement of uses to meet the code. The Board also encouraged additional retail and permeability through site and agreed additional commercial use would present the opportunity to connect to the larger community.

2. **Street-level Development Standards (SMC 23.47A.008.D.1):** The Code requires at least one of the street-facing facades containing a residential use to have a visually prominent pedestrian entry. The applicant proposes prominent pedestrian entries along the internal drive rather than Golf DR or 12th Ave S.

The Board indicated they did not support the departure as shown and recognized a section of the Landmarked fence was going to be retrofitted and widened along 12th to allow for the vehicular entrance. The Board found the widening of the entrance as an opportunity to also improve pedestrian access and wayfinding at this location and recommended either incorporating a visible entry or a prominent stair entrance.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-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.

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.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

PL3-A-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.

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.

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.

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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, 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.

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.

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.

RECOMMENDATIONS

BOARD DIRECTION

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