



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director



EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number: 3027905

Address: 501 Rainier Ave S

Applicant: Adrienne Watkins, Weinstein A+U

Date of Meeting: Tuesday, October 24, 2017

Board Members Present: Julian Weber, Chair
Sharon Khosla
Carey Dagliano-Holmes
Charles Romero

Board Members Absent: David Sauvion

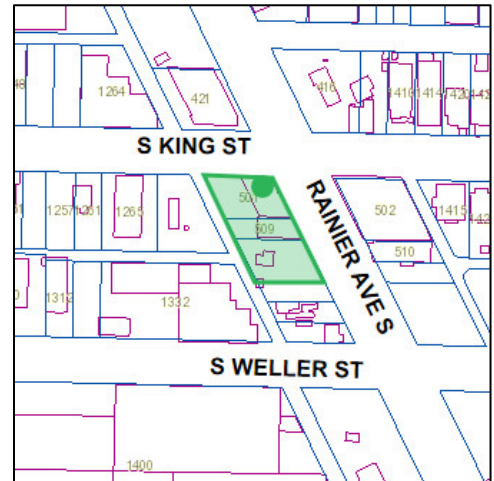
SDCI Staff Present: Abby Weber

SITE & VICINITY

Site Zone: Downtown Mixed
Residential/Commercial 75/75-170
(DMR/C 75/75-170)

Nearby Zones: (North) DMR/C 75/75-95
(South) DMR/C 75/75-170
(East) Neighborhood Commercial 2-65
(NC2-65)
(West) DMR/C 75/75-170)

Lot Area: Approx. 15,003 SF



Current Development:

The trapezoidal site is composed of three existing tax parcels, and is located at the southwest corner of the intersection of S King St and Rainier Ave S. The site is currently developed with two single-story commercial structures located in the northeastern corner, and an L-shaped surface parking lot along the south and west property lines. The site is the location of the former Lincs Tackle shop, and the large signage remains. There is an Exceptional Tree located along the south property line.

Surrounding Development and Neighborhood Character:

The site is located at the eastern edge of the Chinatown-International District within the Little Saigon neighborhood. The site is served by several bus routes along S Rainier Ave, and is located approx. 1-block south of the First Hill Street Car line.

Development along Rainier Ave S includes a mix of 1-2 story auto-oriented commercial and office structures of a variety of architectural styles. Zoning designations in the immediate vicinity allow for maximum building heights ranging from 65-170 feet, however, most structures do not exceed 30-feet in height. Many sites in the vicinity are underdeveloped.

S King St is developed with a mix of 1-2 story auto-oriented commercial, light-industrial or office structures, as well as several existing single-family and one multi-family structure. Multiple sites are vacant and undeveloped, or contain surface parking lots.

Access:

Existing vehicular access occurs from Rainier Ave S and the alley. Vehicular access is proposed from the alley. Existing and proposed pedestrian access occurs from S King St and Rainier Ave S. The alley is located adjacent to the west property line, however, due to the steep slope conditions the alley does not connect between S King St and S Weller St.

Environmentally Critical Areas:

There is a Steep Slope Erosion Hazard Area located along the south property line.

PROJECT DESCRIPTION

The proposal is for a five-story, 92-unit apartment building with street level commercial space. Parking for 19 vehicles to be provided. Existing structures are proposed to be demolished. One Exceptional Tree is proposed to be removed.

At the time of this EDG meeting, the applicant indicated that there is a possibility that an additional story could be added to the proposed development. The applicant noted that this would be treated as an extrusion of the massing options shown in the EDG packet. The massing options and graphics presented in the EDG packet do not reflect this additional height. Based on this description, however, the Board noted the project would not need to return to the Board prior to the Recommendation phase should an additional story be added.

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 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 24, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about what will happen with the existing Lincs Tackle signage.
- Concerned about the lack of customer parking.
- Supported the proposed development as it will be a great addition to the neighborhood, and would like to see street-level views at the Recommendation phase.
- Supported the potential additional floor and extra building height is required.
- Supported massing Options 2 and 3, and the folded entry concept expressed at the corner of Rainier Ave S and S King St.
- Noted that Option 1 better supported the pedestrian experience along S King St.
- Would like to see more ground-level amenity spaces oriented onto the street.
- Noted there are good views from the southeast corner, and encouraged locating shared outdoor or indoor amenity spaces to take advantage of these views and establish a gateway.
- Supported massing Option 3, the preferred massing option, and the proposed corner entry as it relates well to the existing transit stop.
- Appreciated the parking accessed off the alley.
- Questioned the maintenance yard and the ultimate design, and would like to know how this space will be treated. It should maintain an attractive public edge along the alley.
- Did not support Option 1, the tree protection option.

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

- Concerned that the majority of the ground floor space is used for administrative offices rather than active retail space, particularly along Rainier Ave S. The provision of multiple small retail spaces would allow local businesses to stay in the community and avoid displacement due to redevelopment, and activate the street frontages.

SDOT Staff provided the following comments in advance of this meeting:

- SDOT strongly encouraged the applicant to incorporate wide pedestrian, landscaping and street-furniture zones; bioretention; appropriate street canopy and on-street parking, consistent with Little Saigon Streetscape Concept Plan.
- SDOT recommended locating the curb along S King St 18-feet from the ROW centerline to accommodate on-street parking and vehicle travel lanes in each direction, per the Little Saigon Streetscape Concept Plan.
- SDOT recommended a curb bulb onto S King St, which is in line with the Vision Zero and Neighborhood Greenway plans.

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 Design 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

- a. The Board unanimously supported Option 3, the applicant’s preferred massing option. Particularly, the elongated proportions, strong horizontal articulation, and folded entry concept. (PL3-A-1, DC2-A-1)
- b. The Board supported the proposed removal of the Exceptional Tree, a 9-stem Big Leaf Maple in fair condition, as the resulting elongated mass creates a strong street edge, establishes well-proportioned facades, and increases the architectural presence along Rainer Ave S. (CS2-A-2, CS2-B-2, DC2-A-1, DC2-B-1)
- c. The Board acknowledged the possibility that an additional story could be added to massing Option 3. In agreement with public comment, the Board supported the potential increased building height and added density provided that the material treatment reduces the perceived height and the elongated proportions are maintained. (DC2-A, DC2-B-1, DC4-A-1)

2. Façade Composition & Blank Walls

- a. In agreement with public comment, the Board encouraged the applicant to take advantage of views to the south by incorporating additional glazing and/or residential amenity spaces, such as exterior balconies or interior lounges, on the south the façade. The Board was open to less transparency along Rainier Ave S, if it results in greater transparency along the south façade. The design of the building should “open up” to or acknowledge the community to the south. (DC1-A-4, DC2-A-1)

- b. The Board noted that the south and west facades, as well as the facades adjacent to the primary entry, are prominent, highly visible, and deserving of special attention. The Board was concerned about large, blank walls, but generally accepted the proposed treatment concept which focuses on material application, color and texture. However, the Board strongly encouraged further study of large artistic murals that would relate to the existing cultural context. (CS3-B-2, DC2-B, DC4-A-1)
- c. The Board supported the glazed and modulated corridor ends, but recognized these features would not be highly visible from the public realm. (DC2-A-2, DC2-B, DC4-A-1)
- d. The Board would like to see how the precedent images directly informed the final design and renderings that accurately depict the final design, material palette and façade treatments at the Recommendation phase. (DC2-B, DC4-A)

3. Ground-Level Uses & Entry Experience

- a. The Board supported the proposed ground floor plan of massing Option 3, particularly the generous entry experience. However, the Board noted that the interior arrangement of the Plymouth Housing Group administrative offices and maintenance shop as shown in the EDG packet was ambiguous. The Board would like to see more information presented at the Recommendation phase. (PL3-A-1, DC1-A-1, DC1-A-4)
- b. The Board heard public comment regarding the desire for small-scale retail spaces along Rainier Ave S, and encouraged locating active interior uses and/or an additional entry along Rainier Ave S to activate the public realm. (CS2-B-2, PL2-B-3, DC1-A-1, DC1-A-4)
- c. The Board supported the corner-located community room as proposed in Option 3 as it creates an active space with frontage along Rainier Ave S. The Board strongly recommended adding an entry to the community room off Rainier Ave S. (CS2-B-2, PL3-A-1, DC1-A-4)
- d. The Board heard public comment regarding the need for small-scale commercial spaces to support existing local businesses, and strongly supported the commercial space provided along S King St as it connects to the Little Saigon neighborhood. (PL3-C, DC1-A-3, DC1-A-4)
- e. The Board strongly recommended the ground-level façade of the northeast corner of the commercial space be highly transparent to improve visibility of the primary entry when approached from S King St. (PL3-A-1)
- f. In agreement with public comment, the Board supported the proposed vehicular access off the alley as it minimizes impacts to the pedestrian realm. (DC1-C)
- g. In agreement with public comment, the Board would like to see street-level perspectives at the Recommendation phase. The graphics should depict distant views from the north and south along Rainier Ave S, and pedestrian-level views from the east and west along S King St. (DC2-A-1, DC2-B)

4. Amenities & Open Space

- a. The Board supported the proposed open space adjacent to the primary entry as it contributes to a generous entry experience and creates opportunities for informal community use and gathering. The space should be well-designed with integrated landscaping and street furniture. (PL1-C-2, DC3-A-1, DC3-C-2)

- b. The Board supported the conceptual landscape plan. Particularly, the numerous trees proposed onsite and in the right-of-way, which will provide greenery in place of the Exceptional Tree. (DC4-D-3, DC4-D-4)
- c. In agreement with public comment, the Board was concerned with the proposed maintenance yard and directed the applicant to incorporate landscape buffers and attractive material screening to visually soften the space as viewed from above and the public realm. The Board would like to see more information and perspective graphics depicting the maintenance yard at the Recommendation phase. (DC1-C-2, DC1-C-4, DC3-C-2, DC4-D)
- d. The Board strongly encouraged more outdoor residential amenity spaces that are designed to meet the needs of the intended user. If adjacent to the proposed maintenance yard, the residential amenity spaces should be buffered by landscaping. (DC3-B-1, DC3-C-2, DC4-D)

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance meeting, no departures were requested.

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.

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 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.

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.

BOARD DIRECTION

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