Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE RECOMMENDATION
(SOUTHEAST)

Record Number:	**3028449-LU**
Address:	**2800 Martin Luther King Jr. Way S.**
Applicant:	**Doug Leigh, Mithun, Inc.**
Date:	**Friday, April 3, 2020**
SDCI Staff:	**David L. Landry, AICP, Land Use Planner**

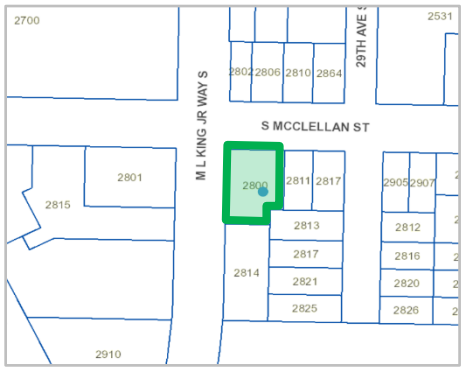
SITE & VICINITY

Site Zone: Neighborhood Commercial 1-75 (M1) [NC1-75(M1)]

Nearby Zones: (North) Seattle Mix-North Rainier [SM-NR 75(M)]
(South) NC1-55 (M) and LR3 (M2)
(East) NC1-55 (M) and LR3 (M2)
(West) SM-NR 95 (M)

Project Area: 10,841 Square Feet (Sq. Ft.)

Overlay District: Mount Baker Station Overlay



The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors or differences, the documents in SDCI's file will control.

Current Development:
The proposal site is located on the southeast corner of Martin Luther King Jr. Way S. ("ML King Jr. Way S.") and S. McClellan St. The proposal site is currently occupied by a single-story masonry structure built in 1955 used as a gasoline station/automotive repair shop.

Surrounding Development and Neighborhood Character:
The proposal site is located within the Mt. Baker neighborhood in the Rainier Valley district of southeast Seattle. The neighborhood is going through changes with the redevelopment of older homes and the construction of newer homes. A light rail station is located to the southwest and Lake Washington is located further to the east.

Rainier Avenue S. and ML King Jr. Way S. are both busy north-south thoroughfares while S. McClellan is a busy east-west thoroughfare designed to accommodate electrical bus traffic. Major land uses within proximity of the development site consists of a variety of land uses, including Lowes Home Improvement store to the west, and several multi-family residences to the north and east. Located on the southwest corner of S. McClellan and ML King Jr. S. is a gasoline station with a bus transit center located further to the south, and the light rail station is located to the south west. Located to east across the street of the gas station is a former automobile repair shop with a with a single-story strip mall with a variety of commercial uses to the south.

Access:
Access to the site is currently east off ML King Jr. Way S or south off S. McClellan St.

Environmentally Critical Area (ECA): Steep Slope
Liquefaction Prone Area

PROJECT DESCRIPTION

Land Use application to allow a 7-story, 102-unit apartment building with retail. No parking proposed. Existing building to be demolished. Administrative Design Review conducted under 3033743-EG.

The design packet includes materials presented to Staff, and is available online by entering the record 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

ADMINISTRATIVE EARLY DESIGN GUIDANCE April 18, 2018

PUBLIC COMMENT

There were no written comments public comments provided for the EDG phase of the review.

Seattle Department of Transportation comments consist of the following:

- The project is required to add street trees on both street frontages, preferably inside a 5.5' planting strip (or tree pits) between a 6' minimum sidewalk and a 6" curb.
- Curb ramps are required to comply with current ADA standards, in addition all unused curb cuts shall be permanently closed.
- Subject to SPU guidance, the building size is likely to require dumpsters for solid waste. SDOT is concerned with where or if the solid waste containers will be staged within the right-of-way on ML King Jr Way S which it does not support. The curb lane on this roadway cannot be obstructed for solid waste staging and recommends working closely with SPU to ensure that solid waste can be properly serviced.

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

Any public comments submitted in writing for this project will be viewed using the following link and entering the record number: Permit and Property Records

PRIORITIES & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and considering public comment, Staff provided the following siting and design guidance.

1. **Massing:**
    a. While all three massing options appear to be similar in their layout scheme and outward appearance, Staff supports continued exploration of the preferred option, Option 3, which emphasizes the corner as a gateway or focal point into the neighborhood and ground floor commercial space that wraps the corner, assisting the project in activating the street frontage and taking advantage of foot traffic going to and from the public transit facilities located to the southwest. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, CS2-I-ii, DC2-I-i)**
    b. While Staff supports further exploration of Option 3, it is unclear how the proposal relates to existing buildings located to the east and to the south. As such, Staff requests additional exhibits which show the relationship of the proposed building height and massing to the adjacent properties located to the east and the south. The added studies shall identify all height relationships and potential for upper level setbacks, shade and shadow relationships, potential impacts to existing relationships, potential view impacts, and potential impacts related to the placement, staging, or removal of solid waste and recycling. **(DC2-A-2, DC2-D, DC2-I-i)**

c. Staff supports how the commercial spaces will wrap the corner from S. McClellan St along ML King Jr. Way S. Staff requests further information as to how these spaces might be used as one large space or broken down into smaller spaces with the ability to provide individual access doors along ML King Jr. Way S. **(CS1-C-2, CS2-II-iii).**
d. Staff requests elevation and section drawings to demonstrate the extent of the grade change between the adjacent property located to the east and the proposed project's ground plane, the residential entryway and finish floor elevations for the commercial floor spaces **(CS2-A-2, CS2-D, CS2-II-iii, DC2-A-1, DC2-A-2, DC2-D, DC2-E)**

2. Architectural Concept:

a. Materials, window sizes and depths and façade treatments will be critical to the success of the preferred massing option. Please explore the use of varying textures and materials that will create greater visual interest along the west facing building façade. The current massing appears to be a solid flat wall mass with very little modulation or articulation and will be highly visible from the west. **(DC2-C-1, DC2-D-1, DC2-D-2)**
b. Staff requests that the design team develop an overall design concept that centers on a unifying and unique design language with an organizing theme that emphasizes different building planes and façade depths. **(PL3-A-1, DC2-B-1, DC2-C-1, DC2-D-1, DC3-A, DC4-A)**
c. Staff is concerned with the large flat building surface along the upper regions of the ML King Jr. Way S. facing facades. Staff suggests further exploration on ways of breaking down the façade into smaller units; possibly using the gasket or notch or other approach used on the S. McClellan St facing façade. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1)**

3. Residential Entry:

a. The design team shall provide additional information on how the residential entry will be designed to create an architectural statement and visual cue that announces its location. **(PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-I-I, PL4-A, DC4-C)**
b. Both residential and commercial entries shall be designed to have a strong connection to the street and with an emphasis on creating opportunities for interaction with the public realm. **(CS2-II-iii, PL1-B-3, PL1-I-vi**, **PL2-A-1, PL2-D)**
c. Staff is concerned with the placement of the southern entry stairway as potential ambush point, and an area lacking eyes on the street. The design team shall provide additional information its programming and usage. **(PL1-B-3, PL2-B-1, PL3-A-4, PL4-B)**

4. Corner Site:

a. Per the City-Wide design guidelines, corner sites should serve as focal points due to their high visibility from two or more streets and long distances as one travels to and from the area. **(CS2-B-1, CS2-B-2, CS2-I-ii**, **PL2-B-3, DC1-A-4, DC2-B-1, DC4-D-4)**
b. The design team shall provide greater clarity on how this corner building will function as a gateway in terms of the programming; exterior building materials; ground plane treatments; fixtures and furnishings; and how these will be perceived by both

vehicular and pedestrian traffic traveling into the area from various approaches. **(CS2-A-1, CS2-A-2, PL1-B-3, PL2-B-3, PL1-I-vi)**

5. **Courtyard:**
    a. Staff generally supports the concept of the open courtyard located on the south side of the building but requests additional information on how the space will programmed for maximize usability and how any impacts to neighboring properties located to the west and south will be mitigated. **(CS2-D-5, DC1-A-2, DC3-A, DC3-B, DC3-C-2, DC4-C, DC4-D-2)**

6. **Bicycle Parking:**
    a. The design team shall demonstrate how the long-term bicycle parking space functions, including circulation and access points, along with the proposed number of spaces. The team shall also develop a program for short-term bicycle parking that is integrated into other site improvements such as benches, landscaping, lighting or other features. **(PL-4-B)**

7. **Trash:**
    a. The design team shall describe in both written and graphic detail how solid waste collection will function; where the collection area is located; and how it will be staged and/or picked up for both residential and commercial uses. **(DC1-C-4)**

8. **Adjacent Site:**
    a. Staff requests additional information on the relationship of the maximum development envelope or potential of the adjacent properties located to the east and south of the development proposal. **(CS2-D-5, CS2-II, DC4-A-1)**

ADMINISTRATIVE RECOMMENDATION April 3, 2020

PUBLIC COMMENT

SDCI received the following written comments after the completion of the Early Design Guidance phase.

- Objected to the seven-story height of the project and suggested it will dwarf other buildings in the area and make S. McClellan St into a canyon in which sight lines of the natural environment will be obliterated resulting in less light and safety.
- Objected to the number of units being provided without parking.

King County provided the following written comments:

- Requested that the traffic control plan for the project minimize impacts to transit operations as the project site is near the Mt. Baker Transit Center and several buses pass by the project site to access the transit center.
- Stated that construction impacts associated with project will likely require coordination with Metro's Trolley Impact Coordinator.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code 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 record number: http://web6.seattle.gov/dpd/edms/

ADMINISTRATIVE RECOMMENDATION

1. **Massing & Response to Guidance**
   a. Staff recommends approval of how the preferred massing scheme has been further developed to reinforce the concept of the gateway corner, with ground floor commercial space that wraps the corner and generous setback from the residential parcels at the southwest corner reducing visual and shadow impacts. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, CS2-I-ii, DC2-I-i)**
   b. Staff supports and recommends approval of development of the preferred massing alternative and a design intent that reinforces a gateway concept that features a transparent lower level corner and street wall, and a generous setback from the residentially zoned parcel at the southwest corner along ML King Jr W. S. **(CS1-C-1, CS1-C-2, CS2-A, CS2-D, CS2-I-ii, DC2-I-i)**
   c. Staff recommends approval of the proposed building massing form that sets a precedent for the street edge along both MK King Jr Way and S McClellan and that emphasizes NW corner of building at the intersection. Staff also recommends approval of the design approach of simple volumes with a recessed vertical element connecting to the hallway upper floors and allowing infiltration of light from both the north and south. **(CS2-A-2, CS2-D, CS2-II-iii, DC2-A-1, DC2-A-2, DC2-D, DC2-E)**

2. **Architectural Concept and Façade Articulation:**
   a. Staff recommends approval of how the revised design uses varying textures, colors and materials to create visual interest as seen from ML King Way S. **(DC2-C-1, DC2-D-1, DC2-D-2.**
   b. Staff recommends approval of how the north and west building facades have be broken down into smaller units which provides a strong visual character using dynamic windows and accent panel pattern using horizontal fiber cement planks with a subtle projection of the accent panels designed to add depth & shadow. **(DC2-C-1, DC2-D-1, DC2-D-2).**
   c. Staff recommends approval of the design of the operable windows and colorful accent panels which also create visual interest across north facing façade,

designed to break up what was previously perceived as solid flat wall that had very little modulation or articulation. **(DC2-C-1, DC2-D-1, DC2-D-2).**

d. Staff recommends approval of the simplified building form that emphasizes the northwest corner with a double height commercial retail space and overhead weather protection, designed to wrap the corner and activate both MLK Way S. and S. McClellan St. **(DC2-C-1, DC2-D-1, DC2-D-2.**
e. Staff recommends approval of the increased number of commercial entry points which allows the very large commercial floor area to be divided into small units. **(PL3-A-1, DC2-B-1, DC2-C-1, DC2-D-1, DC3-A, DC4-A)**

3. Residential and Commercial Entries:

a. Staff recommends approval of the location of the residential entry that opens onto S. McClellan Street while announcing itself with a large canopy, accented colored doorway, and visible signage. **(CS2-II-iii, PL1-B-3, PL1-I-vi**, **PL2-A-1, PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-I-I, PL4-A, DC4-C)**
b. While previously concerned with the placement of the southern entry stairway as a potential ambush point, Staff recommends approval of the placement of the gate to protect the service entryway from the sidewalk. **(PL1-B-3, PL2-B-1, PL3-A-4, PL4-B)**

4. Courtyard:

a. Staff recommends approval of the open courtyard located on the south side of the building designed as a landscaped space with various plants, trees, and fixed and moveable seating. Views to and from adjacent properties are screened for privacy. **(CS2-D-5, DC1-A-2, DC3-A, DC3-B, DC3-C-2, DC4-C, DC4-D-2)**

5. Bicycle Parking:

a. Staff appreciates the added information that describes the access points and circulation for the long-term bicycle parking. Staff recommends approval of the bicycle storage room located at ground floor service level with access from ML King Jr. Way at the southwest corner of the site, with an additional access point via stair or elevator from the upper level from S. McClellan. **(PL-4-B)**

6. Trash:

a. Staff recommends approval of the location of the location for the solid waste staging and pickup area which has now been relocated at northeast corner of the site. As the staging area is located in close proximity of the primary residential entry, area, Staff is concerned about potential visual and olfactory impacts and recommends as a condition approval that building management ensures that solid waste containers are staged on a short-term basis on days of pick up only. **(DC2-A-2, DC2-D, DC2-I-i)**

DEVELOPMENT STANDARD DEPARTURES
Staff's recommendation on the requested departure(s) are 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 following departures were requested at the time of Administrative Recommendation review:

1. **Street Level Uses (SMC 23.47A.005.C.1)** The Code requires that residential uses at the street level are limited to 20% of the street level, street facing facade. This applies to both street facing facades in the NC-1 zone.

   The applicant is requesting to be allowed to increase the length of non-commercial facade along S. McClellan Street from 20% to 28%. The proposed design is to have a non-commercial facade length is proposed at the residential entry lobby located along S. McClellan Street of 21'-6" out of a total facade length of 77'-6" or 27.7% which is greater than the 20% Max.

   The applicant's rationale is that the increased facade length at the residential entry lobby, along with a fully transparent glazed street facing wall, will enhances the presence of the residential apartment complex at street level providing for a greater sense of community along S. McClellan Street. The increased width of the residential use will also facilitate flexible use of the lobby space, as a multi-purpose amenity space accessed directly from the sidewalk. In addition, the added width will allow the lobby to feel more like a room and less like a hallway.

   Staff recommends approval of the rationale for increasing the presence of the residential entryway and the width of the residential lobby area and recommends approval of the proposed departure, as it better meets the intent of Design Guidelines; **PL1.A.2 Adding to Public Life, PL3-A-4. Ensemble of Elements, PL1.B.2, PL1.B.3 Pedestrian Amenities, PL2.B.3 Street-Level Transparency, PL2.C.3 Weather Protection,** and **DC1.A Arrangement of Interior Uses.**

2. **Street Level Facades (SMC 23.47A.008.A.3)** The Code requires that street level facades must be located within 10' of the street lot line.

   The applicant is requesting to be allowed to increase the maximum allowable street facing facade setback from 10'-0" to 11'-6" from the M.L. King Jr. Way S. street lot line.

   The rationale is based on a design that responds to the requirement that the upper levels of the building must be set back 14'-0" from the high-voltage power lines located several stories above grade. The building has been designed with a 2'-6" cantilever below the

second story to highlight the tall, commercial base at the sidewalk. The resulting dimension at the street level, street facing facade is 11'-6" from the street lot line. The increased building setback allows for a broader sidewalk for enhanced pedestrian movement while still meeting the intent of the code.

Staff recommends approval of the rationale for the increased sidewalk width and the effect of the cantilever projection which emphasizes the double height ground level commercial space. Staff recommends approval of the proposed departure, as it better meets the intent of Design Guidelines; **CS2-A-2. Architectural Presence, CS2-A-1. Sense of Place, PL1.A.2 Adding to Public Life, PL1.B.2, PL1.B.3 Pedestrian Amenities, PL2.B.3 Street-Level, PL3-I Street-Level Interaction.**

3. **Setback Requirement (SMC 23.47A.014)** The Code requires that a 10' setback is required between 13' and 65' height where the site abuts a residentially zoned lot. An additional 1' setback is required for every 10' above 65', measured from grade.

   The applicant is requesting to begin the required setback from a residentially zoned lot at a height of 18' above grade at the lowest corner, for level 2 of the building.

   The rationale is based on the fact that the proposed setback located above the level 02 courtyard greatly exceeds the required setback. The level 2 floor elevation is set approximately 18' above grade at the lowest in order to provide adequate floor-to-ceiling clearance above the residential entry, and to provide generous commercial ceiling height along S. McClellan Street and ML King Jr. Way S. As the site slopes in two directions along two street frontages, the Level 2 floor elevation is consistent. At the residential entry, the floor to ceiling elevation is 13' which is not enough height for the courtyard to meet the second-floor height due to the sloping nature of the site. To offset the departure request, the building has been set back further away from the adjacent LR3 zone at the buildings southeast corner. The result is greater relief to the adjacent residences while providing for a vertical recess that allow light to infiltrate into the hallway on the residential floors in addition to reducing building mass.

   Staff supports the rationale and recommends approval of the departure as it better meets the intent of Design Guidelines; **CS2-A-2. Architectural Presence, CS2-B-1. Site Characteristics, CS2-D-5. Respect for Adjacent Sites, DC2-A-2. Reducing Perceived Mass, DC2-I-i. Massing.**

4. **Amenity Area (SMC 23.47A.024)** The Code requires that common amenity areas shall be equal to 5 percent of the total gross floor area of residential uses.

   The applicant is requesting to reduce the common amenity area from 5% to 2.9% of gross floor area. The total proposed residential gross floor area is approximately 50,948 Gross Square Feet (GSF) with 5% or 2,547 SF required as outdoor amenity area. The proposed

design includes approximately 1500 SF of common amenity area at the Level 2 courtyard or 2.9%.

The rationale for the request is because residents of this project identified as Maddux South are proposed to share the rooftop amenity / courtyard amenity areas with the proposed 'companion' affordable housing project located on the north side of S. McClellan St. identified as Maddux North. The companion project with its outdoor common amenity area is managed by the same entity as this project, Mt. Baker Housing and therefore the common amenity areas will be shared by residents of both buildings, North and South projects. With the intent of fostering a greater sense of community.

Staff supports the rationale for providing the largest portion of the required amenity area for Maddux South at the Maddux North project as the building will be designed to accommodate a total of 7.233 square feet of amenity area. The amenity space at North Maddux will include 3.622 square of courtyard space and 2,675 square feet of rooftop amenity area. As such staff recommends approval of the departure as it better meets the intent of Design Guidelines; **CS2-A-1 Sense of Place , CS2-II Adjacent Sites, Streets, and Open Spaces, CS3-A-4. Evolving Neighborhoods, DC1-A-2 Gathering Places, DC3-B-4 Multifamily Open Space.**

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design 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-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.

Mount Baker Town Center Supplemental Guidance:

CS1-I Energy Use

CS1-I-i. Building Orientation: Along Rainier Ave. S., balance energy-based orientations with the goal of creating an active building façade along the sidewalk.

CS1-II Topography

CS1-II-i. Slope: Pay particular attention to the ground plane of building facades along a slope to support a good pedestrian environment.

CS1-II-ii. Viewsheds: Buildings should be located and designed to take advantage of potential views, and also to enhance views from the public right-of-way.

CS1-III Plants and Habitat

CS1-III-i. Greenbelt Enhancement: Projects that abut the Cheasty Greenbelt should not only minimize negative impacts to the unique character of this “forest within a city,” but also explore ways to enhance the beauty and function of the greenbelt.

CS1-III-ii. Restoration: Where possible restore and replant degraded habitat or soils that border green spaces.

CS1-III-iii. Significant Trees: Preservation of significant trees on private property is highly encouraged.

CS1-IV Water

CS1-IV-i. On-site Stormwater: Where possible, use on-site stormwater management to collect stormwater and create visual interest.

CS1-IV-ii. Stormwater Code Standards: Combine green roofs, rain gardens, permeable paving, and other plantings to meet Stormwater Code standards while achieving attractive design.

CS1-IV-iii. Capturing Runoff: For sites adjacent to steep slopes within greenbelts, employ features that capture runoff.

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.

Mount Baker Town Center Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Neighborhood Hub Sites: Capitalize on opportunities for establishing a new neighborhood hub on sites within and adjacent to the Town Center.

CS2-I-ii. Gateway Sites: "Gateway" sites abound throughout the neighborhood and have the potential to provide a sense of arrival to the neighborhood or to a particular place. Buildings at gateway sites should present strong forms that strengthen the corners through massing and height.

CS2-I-iii. Quality Design: New buildings should set a positive precedent for future development with quality design.

CS2-II Adjacent Sites, Streets, and Open Spaces

CS2-II-i. Rainier Frontage: All new development fronting on Rainier should be designed with buildings to the sidewalk edge, minimizing curb cuts, minimizing surface parking, and providing active, transparent street facades.

CS2-II-ii. Pedestrian-Friendly Environment: To help create a pedestrian-friendly environment in the town center, commercial uses fronting these streets should generally be built to the sidewalk.

CS2-II-iii. Triangular Lots: On triangular lots at the intersection of Rainier Ave. and MLK, buildings should be designed to create an active, porous façade on both sides, with minimized parking and service entrances.

CS2-II-iv. Design Features Along McClellan: New buildings on McClellan between Rainier and 30th Ave. S should emphasize overhead weather protection, porous, transparent facades, and uses that spill out on to the sidewalk.

CS2-II-v. Network Connections: Building entrances and circulation patterns should reinforce existing trail systems in the Cheasty greenbelt, as well as other open space network connections.

CS2-II-vi. Limit Disturbances: Locate busy, noisy service entrances away from natural areas to limit disturbance to natural areas.

CS2-II-vii. Hanford Steps: Adjacent projects should complement and interconnect in to the stairway.

CS2-III Relationship to the Block

CS2-III-i. Set a Good Precedent: New development should set a good precedent for future redevelopment on the block by building to the sidewalk, providing active street level uses, and minimizing surface parking.

CS2-III-ii. Mid-Block Connections: The Town Center encompasses several very large parcels. New development sites should be broken up with shared-use, mid-block connections wherever feasible.

CS2-IV Height, Bulk, and Scale

CS2-IV-i. Respect Neighborhood Context: The combination of the above conditions presents a unique opportunity for the development of large buildings without imposing on the surrounding neighborhood context.

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.

Mount Baker Town Center Supplemental Guidance:

CS3-I Emphasizing Positive Neighborhood Attributes

CS3-I-i. Consider Small Spaces: Where viable, new development should consider designs that include small commercial spaces or spaces adaptable to small, independently owned, local businesses.

CS3-I-ii. Setting the Context with Quality Design: The designs of the first several new developments in the Mount Baker Town Center will require especially careful attention. Thoughtful, high-quality design will be critical for the new development, because they will set the context for quality design for future development.

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.

Mount Baker Town Center Supplemental Guidance:

PL1-I Networks of Open Spaces

PL1-I-i. Contribute to Open Space Networks: Redevelopment of the Lowe's site represents an opportunity for contributing to the Town Center's open space networks. Future development on this large site should strive to include a public open space central to the site, as well as pedestrian connections to Martin Luther King Jr. Park through the northeast corner of the site.

PL1-I-ii. Connectivity to Light Rail: Development adjacent to the light rail station should reinforce connections to the station plaza – to and from Rainier Ave. in particular.

PL1-II Walkways and Connections

PL1-II-i. Through-Block Connections in Steep Slope Areas: Buildings that front on steep streets or cover sloping sites, should consider providing through-block connections that:

a. Maximize pedestrian connectivity, encourage interaction, and mediate the site's topography;
b. Are kept open and accessible to the public;
c. Incorporate small gathering spaces, terraced seating, bike racks and/or planting areas;
d. Have clear and creative entries where the driveways or pedestrian pathways meet the public right-of-way;
e. Coordinate with the design of adjacent parks and private residential amenity areas;
f. Use landscape buffers at the transition from shared pathways to private residential amenity areas and entries;
g. Provide active uses adjacent to building edges; and
h. Encourage clear sight lines and consistent pedestrian lighting for all walkways and connections.

PL1-II-ii. Pathway Amenities: In sloping conditions, provide viewpoints, seating opportunities, solar exposure, and bicycle runnels in addition to other standard pathway amenities.

PL1-II-iii. Large Sites: For large potential development sites such as the Lowe's and QFC sites, pedestrian walkways should break up the blocks windows and openings.

PL1-II-iv. Pedestrian Connectivity at Lowe's Site: For the Lowe's site, a mid-block pedestrian connection on McClellan St. would be particularly beneficial.

PL1-II-v. Pedestrian Connectivity at QFC Site: For the QFC site, pedestrian walkways that step up the hill to the west would provide useful connectivity to the Cheasty Greenbelt and Beacon Hill.

PL1-II-vi. Pedestrian Amenities: Development that fronts on the main pedestrian travel routes to the light rail station and bus transfer center should benefit and serve all the development's users by providing pedestrian amenities, such as street trees, pedestrian lighting, benches, newspaper racks, and public art.

PL1-III Outdoor Uses and Activities

PL1-III-i. Engage Passersby: Incorporate playful features and details that engage passersby and create memorable spaces.

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.

Mount Baker Town Center Supplemental Guidance:

PL2-I Accessibility

PL2-I-i. Access for All: Provide physical improvements and activity programming relevant to people with disabilities throughout the Town Center.

PL2-I-ii. Accessible Entrances: Provide accessible pedestrian entrances at both the right-of-way and at entrances abutting mid-block connections.

PL2-I-iii. Barrier-Free Access: Raised stoops are the preferred entry for ground-related residential uses. This could create a barrier to access for some users; use ramps and setback the building to provide barrier-free access to stoops where needed or provide access to first floor units via the main building entrance and internal hallways.

PL2-II Safety and Security

PL2-II-i. Clear Sightlines: All streets, open spaces, walkways and connections should be designed to ensure clear sightlines, such as pedestrian lighting, low or see-through fencing, or landscaping.

PL2-III Weather Protection

PL2-III-i. Locations and Coverage: Wherever possible, buildings fronting sidewalks on the main pedestrian travel routes to and from the train station and bus transfer center should provide continuous and wide overhead weather protection in the form of canopies or awnings.

PL2-IV Wayfinding

PL2-IV-i. Light Rail: The light rail station, being such a key destination and recognizable neighborhood icon, merits top priority for wayfinding efforts.

PL2-IV-ii. Design as Wayfinding: When located on sites where wayfinding would be beneficial, new building designs should explore ways of integrating useful wayfinding displays. Employ interior displays for building users, as well as exterior displays directed towards people in the public realm.

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.

Mount Baker Town Center Supplemental Guidance:

PL3-I Entries

PL3-I-i. Locations and Uses: All new development should be built to the sidewalk edge with prominent pedestrian entries opening on to the sidewalk. The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades.

PL3-II Retail Edges

PL3-II-i. Design Objectives: Retail edges should provide porous, transparent facades with prominent entries.

PL3-II-ii. Incorporate Active Uses: Ideally, retail edges should incorporate active uses that generate pedestrian traffic during large portions of the day and year, and especially those uses that have the potential spillout on to the sidewalk, as with cafe tables or fruit stands.

PL3-II-iii. Design for Increased Pedestrian Volumes: For locations on convenient walking routes to the train station, entries and other elements of the retail edge should be designed with the expectation pedestrian volumes will increase over time, providing more customers, and perhaps even pedestrian congestion.

PL3-III Residential Edges

PL3-III-i. Entry Design: Main residential entries should be designed to maximize their positive impact on the pedestrian environment. Entries should be visually prominent,

emphasized with architecture and landscaping, open and transparent, and include amenities such as benches and bike parking.

PL3-III-ii. Entry Location: Maximize the number of individual residential entries that open directly to the sidewalk on relatively quiet side streets, such as many of the east-west running streets that intersect Rainier Ave. and Martin Luther King Jr. Blvd.

PL3-III-iii. Ground-level Residential: Articulate individual dwelling units at the ground-level and provide opportunities for personalization by occupants.

PL3-III-iv. Streetscape: Establish a streetscape that clearly looks and feels residential.

PL3-III-v. Street-facing Entries: Where building program allows, provide street-facing entries for ground-level units.

PL3-III-vi. Defined Boundary: Provide a physical feature behind the sidewalk that both defines and bridges the boundary between public right-of-way and private yard or patio.

PL3-III-vii. Residential Character: Create a ground-level facade with a residential character. Design the front door and entry area to enhance the privacy transition.

PL3-IV Non-Residential Frontage

PL3-IV-i. Scale and Cadence: Articulate building bases with a scale and cadence similar to traditional storefronts. However, style and materials do not need to be traditional.

PL3-IV-ii. Entry Location: Locate entrances at or slightly above grade.

PL3-IV-iii. Accessibility: Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance.

PL3-IV-iv. Transparency: Provide moderate to high transparency at the ground level, consistent with code requirements.

PL3-IV-v. Public Realm: Extend the public realm from the right-of-way to the edge of the building.

PL3-IV-vi. Weather Protection: Provide shading, weather protection, and human-scale definition at the street level with canopies, awnings, and/or upper-level balconies.

PL3-IV-vii. Modifiable Privacy: Build potential future storefronts to the street edge, with moveable planters or other easily modified strategies for privacy in the interim.

PL3-IV-viii. Group Uses: Group all non-residential uses at street level, rather than dividing areas between lobbies, etc.

PL3-IV-ix. Modifiable Floor Plate: Design a consistent floor plate that can be over built for different tenants, with entries at sidewalk grade.

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.

Mount Baker Town Center Supplemental Guidance:

PL4-I Entry Locations and Relationships

PL4-I-i. Abutting the Plaza: Buildings that abut the plaza beneath the light rail station should locate entries to respond to the plaza and help activate the space.

PL4-II Planning Ahead for Cyclists

PL4-II-i. Bike Amenities: All new buildings in the Town Center should provide amenities that support cycling. This includes dedicated, interior bike parking areas for building residents and patrons, as well as exterior bike parking areas adjacent to the sidewalk that are accessible to residents and the public.

PL4-II-ii. Bike Racks: Provide visible, attractive bike racks at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate.

PL4-II-iii. Runnels: Incorporate bicycle runnels, a channel for bike tires, in outdoor stairways.

PL4-III Planning Ahead for Transit

PL4-III-i. Pedestrian Amenities: Provide public seating and other pedestrian amenities for sites that abut a transit stop, consistent with the recommendations of the Seattle Design Guideline for “On-site Transit Stops”.

PL4-III-ii. Frontage Design: Include weather protection and lean rails or other seating as part of frontage abutting transit stops.

PL4-III-iii. Adjacent Structure Design: Buildings adjacent to bus stops should integrate shelters or covered areas with seating/leaning rails into the facade of the building.

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.

Mount Baker Town Center Supplemental Guidance:

DC1-I Arrangement of Interior Uses

DC1-I-i. Active and Porous Design: Buildings located next to the station should present active, porous facades to help create vibrancy in the areas around and beneath the station at all hours of the day.

DC1-I-ii. Accessible Uses: Uses should be accessible from street level and reflect the convenience and daily needs of light rail patrons coming and going from the station.

DC1-II Vehicular Access and Circulation

DC1-II-i. Safety: In order to promote safety for pedestrians, cyclists, and drivers, new development should minimize the size and frequency of curb cuts and vehicular access points.

DC1-III Parking and Service Uses

DC1-III-i. Surface Parking: Surface parking should be minimized in the Town Center. Where surface parking is proposed, create attractive and pedestrian-friendly lots with plantings, walkways, and attractive lighting.

DC1-III-ii. Minimize On-site Parking: On-site parking should be minimized, given proximity to a high- capacity transit station.
DC1-III-iii. Explore Alternative Opportunities: Explore opportunities for time-shared parking and Park & Ride arrangements on site.
DC1-III-iv. Visual Impacts: Minimize the visual impact of parking.
DC1-III-v. Structured Parking: Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space; occupancy and activity in these frontages is key to truly concealing the parking.

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

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.
DC2-C-3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept
DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

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

determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Mount Baker Town Center Supplemental Guidance:

DC2-I Massing

DC2-I-i. Differentiating Between Functions: Use massing to differentiate between portions of a building with different functions.

DC2-I-ii. Architectural Variety: Foster architectural variety on a block.

DC2-I-iii. Reducing Shading Impacts: Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.

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.

Mount Baker Town Center Supplemental Guidance:

DC3-I Building-Open Space Relationship

DC3-I-i. Resident Amenities: Semi-private and private open spaces should provide building residents with more intimate places to socialize than public open spaces, access to sunlight and air, and foster community within and between buildings.
DC3-I-ii. Design Integration: Private yards, patios and balconies should integrate with the building design, and with adjacent semi-private or public open spaces.
DC3-I-iii. Passive and Active Uses: Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places (e.g. sitting) and active areas (e.g. play) to support residents of all ages and needs.
DC3-I-iv. Gardening Opportunities: Provide gardening opportunities in locations where they will be used, incorporating access to light, water and storage.
DC3-I-v. Vegetation: Use native, drought-tolerant, and regionally adapted plants.
DC3-I-vi. Green Roofs: Green roofs are encouraged as a multifunctional design strategy to beautify roofs, enhance space, and provide functional benefits including cooling and stormwater management.
DC3-I-vii. Safety: Apply passive and active design strategies for making spaces safe and secure, such as incorporating natural surveillance techniques and adequate lighting.
DC3-I-viii. Differentiation Between Public Realm and Semi-private Realm: Design forecourts and entry courtyards to provide clear physical and visual differentiation between the public realm of the street, park, access drive, or pedestrian pathway and the semi-private realm of the forecourt or courtyard.
DC3-I-ix. Complement Abutting Frontages: Design forecourts and entry courtyards to complement the abutting residential or non-residential frontage, as determined by the primary use of the building frontage adjacent to the forecourt and/or entry courtyard (*PL3: Street-Level Interaction: Frontage*).
DC3-I-x. Pedestrian Pathways: Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway; this is encouraged in order to break up building mass and provide pedestrian permeability (*PL1: Public Space: Walkways and Connections*).

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.

Mount Baker Town Center Supplemental Guidance:

DC4-I Building Materials

DC4-I-i. Minimize Impacts on Cheasty Greenbelt: Adjacent to the Cheasty greenbelt, building colors should blend rather than clash with the natural landscape, and the impacts of mechanical system noise and lighting should be minimized.

DC4-I-ii. Window Materials: High-quality windows in materials and colors that are compatible with the rest of the building facade are encouraged.

DC4-I-iii. Window Design: Where appropriate, recess the windows into the facade to add depth, rather than apply them to the outside.

DC4-II Signage

DC4-II-i. Directly Attach Signs: Permanently attach building signage to the ground, building or other structure by direct attachment to a rigid wall, frame, or structure.

DC4-II-ii. Façade Design: Design the facade with places to easily locate future tenant signage.

DC4-III Lighting

DC4-III-i. Safety: Appropriately scaled exterior lighting enhances safety and improves the quality of the Mount Baker town center's public realm.

DC4-III-ii. Pedestrian Scale: Coordinate with SDCI to establish a consistent pedestrian scaled lighting fixture for use throughout the town center.

DC4-III-iii. Integration: Employ well integrated lighting along significant pedestrian corridors, particularly those that connect to the Mount Baker light rail station. The priority Citywide and

Neighborhood guidelines identified by Staff 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-C TOPOGRAPHY

CS1-C-1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

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

Mount Baker Supplemental Guidance

CS2-I Location in the City and Neighborhood

CS2-I-ii. "Gateway" sites abound throughout the neighborhood and have the potential to provide a sense of arrival to the neighborhood or to a particular place. Identified "gateway" sites include the corners at the intersections of Rainier Ave., MLK Way, McClellan St., and Mount Baker Blvd., and at Bayview St. to the north, and along

McClellan St. to the east and west of the Town Center. Buildings at gateway sites should present strong forms that strengthen the corners through massing and height.

CS2-II. Adjacent Sites, Streets, and Open Spaces

CS2-II-iii. McClellan St between Rainier Ave. and 30th Ave. S. has been identified as one of the Town Center's best opportunities for a relatively quiet, pedestrian-oriented, commercial street appropriate for neighborhood-focused retail such as restaurants and cafes.

CS2-iv. New buildings on McClellan between Rainier and 30th Ave. S should emphasize overhead weather protection, porous, transparent facades, and uses that spill out on to the sidewalk.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

PUBLIC LIFE

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

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.

Mount Baker Supplemental Guidance

PL1-II Open Space Connectivity

PL1-I-vi. Walkways and Connections: Development that fronts on the main pedestrian travel routes to the light rail station and bus transfer center should benefit and serve all the development's users by providing pedestrian amenities, such as street trees, pedestrian lighting, benches, newspaper racks, and public art.

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.

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

PL3-B Residential Edges

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

Mount Baker Supplemental Guidance

PL3-I Street-Level Interaction

PL3-I-i Entries: All new development should be built to the sidewalk edge with prominent pedestrian entries opening on to the sidewalk. The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades.

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-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-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.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.
DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

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-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-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.

Mount Baker Supplemental Guidance

DC2-I Architectural Concept

DC2-I-i. Massing: Use massing to differentiate between portions of a building with different functions.

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-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-D Trees, Landscape, and Hardscape 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-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated Friday, December 20, 2019. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions

1. Building management shall ensures that solid waste containers are staged on a short-term basis on days of pick up only. **(DC2-A-2, DC2-D, DC2-I-i)**