Seattle Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

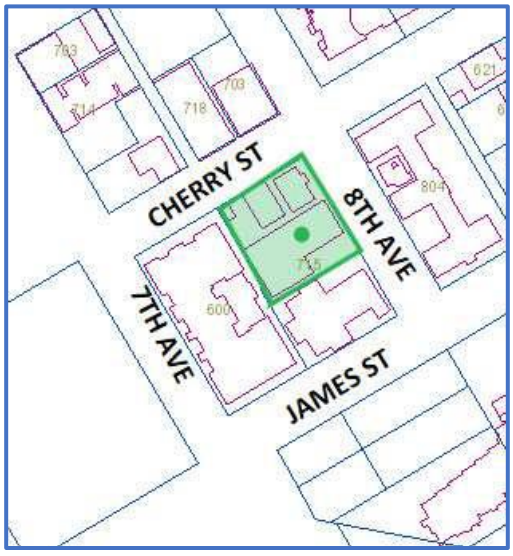
Project Number:	3028710
Address:	609 8th Avenue
Applicant:	Jodi Patterson-O'Hare for Caydon Seattle Property
Date of Meeting:	January 10, 2018
Board Members Present:	Curtis Bigelow, Chair Barbara Busetti Kenny Pleasant Andrew Haas
Board Members Absent:	Melissa Alexander
SDCI Staff Present:	Holly J. Godard

SITE & VICINITY

Site Zone: High Rise (HR)

Nearby Zones: (North) (HR)
(South) (HR)
(East) (HR)
(West) (HR)

Lot Area: 19,191 square feet



Current Development:
Current development is the Parish Hall for Trinity Church and buildings which house other church services such as a food bank and thrift shop.

Surrounding Development and Neighborhood Character:
The surrounding development is a mix of residential, institutional, and commercial uses. There are residential multifamily structures to the north, east and west of the immediate site. The national landmark Trinity Parish Church is directly to the south. I-5 is one block away separating the First Hill neighborhood from downtown commercial high-rise buildings and city municipal buildings. Two large hospitals, Harborview Medical Center and Swedish Medical Center are located within three blocks.

8th Avenue is a city designated green street with a concept plan outlined in the First Hill Public Realm Action Plan, a document prepared by Seattle Department of Transportation, Seattle Parks and Seattle Department of Constructions and Inspections.

The neighborhood character is principally residential in nature with high-rise and midrise residential building serving low income residents, senior living and market rate apartment and condominium residents.

Access:
Access to the site is via 8th Avenue or Cherry Street. The alley in the block has been vacated.

Environmentally Critical Areas:
A small area of environmentally critical areas (ECA), steep slope is mapped at the site.

PROJECT DESCRIPTION

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE January 10, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

The First Hill Improvement Associate advocates on behalf of a vibrant pubic realm and submitted the following comments.

- PL1A. Network of Open Spaces. First Hill currently lacks ample public seating and FHOA favors seating along 8th Avenue and Cherry Street. We do suggest the applicant replace the proposed community table with smaller opportunities that include ADA accessible furnishings.
- PL1B. Walkways and Connection. FHIA is supportive of mobility assistance, handrails, and opportunities for pedestrian to rest along the steep Cherry Street hill climb.
- PL2A Accessibility. Pedestrian-scale lighting that is fully shielded is a high priority for FHIA and we encourage the applicant to follow this design principle in their overall plan.
- PL2B Safety and Security. We strongly suggest deep curb bulbs at all intersection of 8th Avenue and Cherry Street as is proposed at 8th and Columbia and which is consistent with the PRAP.
- DC1B Vehicular Access and Circulation. FHIA encourages transparency to the garage entrance/exit due to high pedestrian traffic and the steep slope of Cherry Street.
- DC2A Massing FHIA is in support of massing Option C for the tower and podium. Material choice deserves special attention to complement the historic church.
- DC3 B Open Space Uses and Activities. FHIA strongly supports the Memorial Garden and understand the need to secure the space. We encourage fencing or barriers be as transparent as possible to preserve visual access to this open space.
- Additional public comments offered included a First Hill member of the public who thought the 3rd Option was a good start and who supported the higher building.

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

A comment letter was received that covered several points including the following:

- The large amount of proposed parking is unnecessary for an area of Seattle that is so well served with transit options and walk scores of 99/100, transit score of 100/100 and bike score of 63/100. Parking will contribute to the cost of the units and therefore will cause the units to be high priced and less available to market rate renters or buyers.
- Additional cars on the road will adversely affect transit movement and reliability in the area.
- Additional cars will adversely affect the street grid with additional overcrowding which can impact pedestrian and bike safety.
- Affordable, low income or mid income housing efforts appear to be missing from this proposal.

SDOT has the following comments:

The updated Right-of-Way Improvements Manual assigns 8th Ave and Columbia St the Urban Village Neighborhood Access street type. For these streets, the ROWIM recommends 6' minimum sidewalks with a 5.5'-7.5 planting strip, adjacent to the 6" curb. The existing planting strip along 8th Ave does not meet ROWIM recommendations. SDOT supports the project's goal to "enhance sidewalks and landscaping", and encourages the project to expand the planting strips along both streets to the standard width. Existing street trees along 8th Ave and Cherry St must be preserved and protected. Infill trees should be planted where possible and the planting strips of existing trees restored to improve tree health, as shown on page 35.

The site falls within the bounds of the First Hill Public Realm Action Plan, developed to take advantage of opportunities to expand the public space network throughout First Hill. SDOT supports the project's desire to implement the elements of the plan. Along 8th Ave, the plan recommends wider sidewalks and generous planting strips, improved crosswalks, pedestrian lighting, additional street trees, and a narrower roadway. In general, SDOT supports improvements that create a calmer, more welcoming pedestrian environment, and encourages implementation of wider sidewalks and planting strips, improved crossings, and pedestrian scaled lighting. However, some recommendations in the Plan do not comply with SDOT's current design standards, including midblock curb bulbs and the specified dimensions of corner bulbs.

SDOT supports crossing improvements at the intersection of 8th Ave and Cherry St to facilitate pedestrian activity around First Hill and between the two developments, particularly directional curb ramps. Additional intersection improvements, such as marked crosswalks, must be reviewed in the context of a Transportation Impact Analysis showing the existing and anticipated pedestrian, bicycle, and vehicular traffic at the site.

SDOT supports pedestrian infrastructure to provide people walking a place to linger and rest, and to increase "eyes on the street". Structures in the right-of-way, such as the "community table" and other furniture on pages 35 and 54, and the weather protection on page 28, will require a SDOT Public Space Management Annual Permit. The specialty paving shown on page 54, if in the right-of-way, will require a maintenance agreement with SDOT.

SDOT may designate loading zones for rideshares and taxis along the frontage.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. 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 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. **Sense of place:** The following Board comments and direction concentrated on important and unarticulated design opportunities and design principles for the applicant to develop. (CS2A, B,D, CS3A, DC3A,B)

    a. Consult the genius of the place, expose and highlight graphically and narratively the important energy and function of the memorial garden without parsing out the strength and power of its role in the codependent relationship of the church and tower.
    b. The Board notes that the design appears to leap to be modern, but they asked, "What is the concept that relates the tower to Trinity church?" Using the basic genius loci of the site as experienced in the garden show how it will inform the garden, podium, tower, and rooftop design.

2. **Tower, podium and church design connection:** The Board asked how the applicant was addressing, in design language, the co-dependency of the church to the south and the tower to the north. The Board discussion returned to the garden, a cloister typology, and supporting building elements several times in their questions and guidance. In various ways the Board expressed that the experiential point of origin is the memorial garden and that concept needs to be communicated by the design. (CS2A, B,D, PL1A, C, DC2C, D,E, DC3A,B, DC4A)

    a. The relationship of the historic church and the tower podium church functions must be communicated and understood while in the memorial garden. Highlight existing site elements and create a "there there". Create relationships between the adjacent structures, linking forms, and new and existing landscape elements.

    b. The Board reacted to the proposed linking wall which they thought may serve to communicate some site organizing feature, but they directed the applicant to complement the wall applique with a rich sense of arrival, harmony of place, relationship of old and new buildings and purpose. They pointed out that a wall can be an empty gesture if there is no greater site meaning communicated to the visitor or parishioner. They noted that the wall is not an artifact of prior buildings so they directed the applicant to study the wall meaning and form using their architectural concept.

c. The Board directed the applicant to redesign the small gasket between the church and the new building and make it a larger element to highlight the church, the church materials, play of light, and functional arrival and passageway. The Board suggested that if the functions are visible, then the gasket could be part of a strong narrative of relationships.

d. The Board asked the applicant to bring more information on the proposed changes to the dimensions of the memorial garden as it expands with tower changes and to more fully explain the departure requests' rationale.

3. **Architectural link to Trinity church:** The codependency of the proposal and the existing Trinity church to the south must be expressed using authentic architectural elements with clear design intent to highlight the location's distinctive atmosphere. (PL1A, C, DC3A,B, DC4A, B,D)

    a. Focus on the memorial garden as the organizing feature to link and show the codependency of the Trinity Church building and the podium level of the tower.

    b. The Board would like to know the genesis of the stone wall and why it would be the best form for a linking role between old and new. The Board would like to see the wall express a meaningful scale and line. They are open to other architectural elements which could serve the same intended role.

    c. The Board said that a proposed gasket between old and new should be a two-story element to embrace the scale of the church. The Board suggested the gasket be expanded to highlight the church. The Board suggested the applicant slide the elevator and vertical circulation to the north to allow for a fully transparent gasket to make the north wall of the original church visible. Refine the concept and the proposed connection.

    d. The Board supported high quality stone for a linking wall and high transparency into the new building where appropriate and asked for more details on uses and links inside and out.

4. **Entries:** The Board was supportive of all entries off 8th Avenue. (PL3AC)

    a. Create an entry hierarchy for the site along the 8th Avenue façade and garden. Highlight the Church garden and entry as a unique entry. Create a secondary residential entry and tertiary commercial entry. In response to Public comment the Board expressed their support of the 8th Avenue entry locations.

5. **Relationship to neighborhood street life:** The Board supported efforts to connect to 8th Avenue and to early ideas on visual connections to Cherry Street. (CS1C, CS2A, PL3A)

    a. Show more detail on how the parish hall relates to Cherry Street.

    b. Continue to develop the Cherry Street hill climb as preliminary sketches suggest.

    c. The Board in response to public comments thought the tower to sidewalk porosity was good and should be further developed.

    d. The Board asked the applicant to communicate how the community table in the right of way will be managed, day and night.

    e. The Board supported the distinct residential lobby, distinct retail use, and separate parish uses and their direct relationship to 8th Avenue. The Board, in response to public comment, supported street access for the retail and private property seating at the sidewalk level.

    f. The Board requested that the garage entry be more pedestrian friendly. They suggested adding more secondary architectural design elements, carve away some of the entry bulk, and add transparency for pedestrian safety.

    g. Show the rationale and more detail for the large Cherry Street window and show how it relates to the street and neighborhood.

    h. Develop the Parrish Hall, entry lobby, gallery presence at the ground floor where it interacts with the street. Show how the interactions are different for the public entry and the garden entry.

6. **Memorial Garden:** The Board grappled with the nature and design of the memorial garden. (CS2A, CS3,A, PL1A, C, DC4A,C,D)

    a. The Board suggested that the garden feels like a dead end or a walkthrough garden. Create a cloister you walk around.

    b. The Board noted that the garden is stated as a destination, so more information to show how and why it is a destination needs to be presented.

    c. The Board thought that, in the EDG proposal, the garden is not an inviting space. They asked for more information on the fence and its purpose. They suggested the garden lose the separation from the sidewalk.

    d. The Board supports using the cloister typology to describe whose garden it is and how to experience it.

e. At the next meeting the Board asked for dimensions for the garden design and show the overlap of the tower form.

f. Develop the cozy and intimate scale of the memorial garden as a place to be, rather than a place to pass through.

7. **Tower:** The Board supported the direction of several tower elements. (DC2A,B, DC4A,C)

   a. The Board liked the direction of the rooftop explorations which included open areas for views, screening of mechanical equipment, lighting ideas and variation in roof forms.

   b. The Board supported initial concepts of tower massing and façade glazing patterns.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance the following departures were requested:

1. **Side Setbacks (SMC 23.45.518):** The Code requires 10 feet above 4 feet high. The applicant proposes a variable setback from zero feet to 5 feet setback abutting Cherry street.

The Board indicated that more information is needed to understand the scope of the setback as well as the rationale for the setback. The Board asked for more street and neighborhood views to communicate the location and scale of the departure request.

2. **Rear Setbacks (SMC 23.45.518):** The Code requires 20 feet setback above 45 feet. The applicant proposes reducing the setback to 10 feet.

The Board indicated that more information is needed to understand the scope of the setback as well as the rationale for the setback. The Board asked for more street and neighborhood views to communicate the location and scale of the departure request.

3. **Front Setbacks (SMC 23.45.518):** The Code requires 10 feet setback above 45 feet. The applicant proposes reducing the setback on 8th Avenue to 1a variable setback of 5 to 10 feet.

The Board indicated that more information is needed to understand the scope of the setback as well as the rationale for the setback. The Board asked for more street and neighborhood views to communicate the location and scale of the departure request.

4. **Floor Plate Size (SMC 23.45.516C2B1):** The Code requires that for structures over 240 feet and above 85 feet the average gross floor area above 45 feet does not exceed 9,500 square feet. The applicant proposes increasing the gross floor area per story (between 45 feet and 297 feet to 10,550 square feet per floor, an increase of 1,050 per floor.

The Board indicated that more information is needed to understand the scope of the setback as well as the rationale for the setback.

5. **Additional Height (SMC 23.45.514J11b):** The Code requires that if the applicable height limit is 300 feet, the height of a structure may be increased by 30 feet or by 45 feet if it is no greater than 50 percent of the area bounded by the facades. The applicant requests more than 50% of the area.

The Board indicated that more information is needed to understand the scope of the additional height as well as the rationale for the setback. Planner note: This may be a measurement standard which is not departable.

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 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.

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.