



**SECOND EARLY DESIGN GUIDANCE OF THE  
EAST DESIGN REVIEW BOARD**

Record Number: 3030779-EG

Address: 10700 5<sup>th</sup> Avenue NE

Applicant: Emily McNichols, Group Architect

Date of Meeting: Monday, November 05, 2018

Board Members Present: James Marria (chair)  
Brian Bishop  
Katy Haima  
Anita Jeerage  
Dan Rusler

Board Members Absent: None

SDCI Staff Present: Allison Whitworth

**SITE & VICINITY**

Site Zone: Neighborhood Commercial 3 with a 65' structure height limit (NC3-65)

Nearby Zones: (North) NC3-65  
(South) NC3-65  
(East) NC3-65  
(West) NC3-85

Lot Area: 57,935 square feet



### **Current Development:**

The project is currently developed with a one-story commercial structure constructed in 1966 with a surface parking adjacent to the street. A 24' wide access easement beneficial to the parcels to the north and east runs along the northern property line connecting 5<sup>th</sup> Ave NE to 8<sup>th</sup> Ave NE. The site slopes down to the east, with an overall grade change of approximately 23'.

### **Surrounding Development and Neighborhood Character:**

The project site is located midblock between NE Northgate Way and NE 103<sup>rd</sup> St in the Northgate Urban Center. The proposal is Phase II of the Northgate Apartments. The two Phase I structures are currently under construction to the north and northeast of the site. 5<sup>th</sup> Ave NE functions as a north/south arterial street. The area is largely defined by the Northgate Mall located west of the project site across 5<sup>th</sup> Ave NE, the southern portion of which is currently proposed for redevelopment.

### **Access:**

The proposal provides vehicular access to the site from the existing access easement which includes a curb cut from 5<sup>th</sup> Ave NE.

### **Environmentally Critical Areas:**

The entire site is mapped as a Category 2 Peat Settlement Prone environmentally critical area. A steep slope environmentally critical area is located along the eastern property line.

### **PROJECT DESCRIPTION**

Design Review Early Design Guidance for a 7-story, 235-unit apartment building with retail. Parking for 249 vehicles proposed. Existing building to be demolished.

The design packet includes information presented at the meeting, 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 SDCl:

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Appreciated the description of the greater context of the building.
- Recommended sun screen devices as the building will receive lots of sunlight.
- Concerned with environmental impacts from traffic along 5<sup>th</sup> Ave NE such as exhaust and road grit.

The following comments were received from SDOT:

- SDOT noted the site's easy access to transit and the future light rail station to open in 2021 and strongly supported any improvements, both in the right-of-way and on-site that will encourage people to walk, bike and take transit to the site.
- SDOT supported the 12' sidewalk provided along the project frontage.
- SDOT supported the requested design departure to allow planting strips along 5<sup>th</sup> Ave NE which will allow for both a generous pedestrian space and a planting strip to buffer people walking from people driving.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-EG: <http://web6.seattle.gov/dpd/edms/>

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

### **1. Massing:**

- a. The Board discussed the three massing options and agreed there was a lack of response to the surrounding context including the relationship to transit, pedestrian access and the Phase I structures. The Board would like to review a 4<sup>th</sup> massing option at a second EDG meeting. (CS2-C-2 Mid-Block Sites, PL2-III Superblock Development, PL3-I Promote Pedestrian Connection, PL4-B Planning Ahead for Bicyclists)
- b. The east façade was discussed relative to the grade change. The Board provided guidance to further develop the relationship of the eastern façade to the topography, particularly at the ground plane. (CS1-C Topography, CS2-C-2 Mid-Block Sites)
- c. The Board agreed that the massing form should acknowledge pedestrian connections and create a pedestrian scale along 5<sup>th</sup> Ave NE and the access easement. (PL2-III Superblock Development, PL3-I Promote Pedestrian Connection)

- d. The Board provided guidance to further study the relationship and massing response between the proposal and the Phase I structures, including sunlight access and the angle of the east building. (CS2-C-2 Mid-Block Sites, DC2-A Massing)
- e. The Board would like to better understand privacy impacts between the west Phase 1 building and the proposal and requested privacy studies showing the relationship to adjacent building windows. (CS2-D-5 Respect for Adjacent Sites)
- f. The Board requested additional perspective views from the east of the site looking west toward the massing. (CS1-C Topography, CS2-C-2 Mid-Block Sites)

## **2. Access:**

- a. The Board agreed that the massing was predominantly focused on vehicular access and provided guidance to prioritize pedestrian and bicyclist access over vehicles. (PL3-I Promote Pedestrian Interaction, PL4-B Planning Ahead for Bicyclists, DC1-C Parking and Service Uses)
- b. The Board was concerned with the number of garage entry points and the negative impact to the pedestrian experience and safety. The Board provided guidance to minimize garage entry points and create efficient vehicular access, including study of combined internal vehicular access. Multiple garage access points should be justified by the Design Guidelines. (DC1-C Parking and Service Uses, PL3-I Promote Pedestrian Interaction)
- c. The Board discussed the proximity to transit and the future light rail station and gave guidance to provide bicycle access and storage from the 5<sup>th</sup> Avenue NE façade that is easily accessible and adequately sized. (PL4-B Planning Ahead for Bicyclists, PL4-C Planning Ahead for Transit)
- d. The Board felt the massing options created a canyon-like experience of garage walls through the access easement. The Board provided guidance to further develop the character of the access easement, creating a pleasant pedestrian experience and considering how safety will be addressed. The Board also provided guidance to integrate the courtyard with the pedestrian experience through the access easement. (PL3-I Promote Pedestrian Interaction)
- e. Noting that the project is not required to provide parking, the Board requested study of providing pedestrian access on the south side of the access easement. (PL3-I Promote Pedestrian Interaction)
- f. The mid-block north/south pedestrian connection established with Phase 1 and other developments to the north was discussed and the Board recommended the proposal continue this pedestrian connection along the eastern property line and further develop the entry court at the secondary lobby, complementary to the mid-site plaza of Phase I. (PL1-II Interior Block Pedestrian Connections, PL3-I Promote Pedestrian Interaction)
- g. The Board was concerned that the trash storage and staging location was harmful to the pedestrian experience and requested study of other locations. (DC1-C Parking and Service Uses, PL3-I Promote Pedestrian Interaction)

## **3. Façade Composition:**

- a. The Board supported the intention to complement but not mimic the design aesthetic of Phase 1. At the second EDG meeting the Board would like to review

precedent images to better understand the design concept for the façade composition. (DC2-B Architectural and Façade Composition, CS2-C-2 Mid-Block Sites)

#### **4. Landscape Concept:**

- a. The Board was generally supportive of the indicated landscape concept. (DC3-III Landscaping to Reinforce Design Continuity, DC3-C Design, DC4-D Trees, Landscape and Hardscape Materials)

#### **5. Arrangement of Uses:**

- a. The Board did not express a preference for the location of the lobby along 5<sup>th</sup> Avenue NE but recommended activation of the access easement through the arrangement of uses. (DC1-A Arrangement of Interior Uses)
- b. The Board supported a secondary lobby located at the northeast corner which responds to the mid-site plaza created by Phase I. (DC1-A Arrangement of Interior Uses, DC3-A Building-Open Space Relationship)

### **SECOND EARLY DESIGN GUIDANCE November 5, 2018**

#### **PUBLIC COMMENT**

No public comments were offered at this meeting.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

#### **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

##### **1. Massing:**

- a. The Board expressed disappointment that a fourth massing option was not presented but agreed that the revised Option C successfully addressed the concerns identified at the first EDG meeting. (CS2-C-2 Mid-Block Sites, PL2-III Superblock Development)
- b. The Board appreciated the attention paid to bicycle access and the provision of multiple bike storage locations. (PL4-B Planning Ahead for Bicyclists)
- c. The upper massing form was generally supported and no additional massing changes were recommended. (DC2-A Massing)

- d. The Board also supported the treatment of the ground level units on the east façade as related to the grade change. (CS1-C Topography, PL3-B-2 Ground-level Residential)

## **2. Pedestrian Circulation & Access Easement:**

- a. The Board discussed the applicant's preferred site plan which provides pedestrian access only on the north side of the access easement and the additional option studied which includes a sidewalk on the southern side of the easement. The Board agreed that the sidewalk on the north side of the easement wasn't necessarily successful and expressed majority support for providing a sidewalk on the southern side of the access easement. (PL1-B Walkways and Connections, PL1-II Interior Block Pedestrian Connections)
- b. The Board supported the rearrangement of interior uses along the easement and agreed that this programming and activation should be maintained as the sidewalk along the south side of the easement is included. (PL3-II Human Activity)
- c. The Board also supported the lobbies on each end of the access easement which successfully respond to the grade change. (CS1-C Topography, PL3-II Human Activity)
- d. The Board provided guidance to further develop the pedestrian character of the easement through textured, high quality treatment of the building face. The Board agreed that a green wall was not likely to be a successful solution in this location. (PL3-I Promote Pedestrian Interaction, DC2-B-2 Blank Walls)
- e. The Board discussed other options for enhancing the pedestrian character of the easement area including textured paving, lighting, landscaping and speed humps. The applicant could also study stepping the sidewalk rather than providing a continuous ramp. (PL3-I Promote Pedestrian Interaction)
- f. The Board agreed that signage and wayfinding elements would be important for guiding pedestrian circulation throughout the block. (PL2-D-1 Design as Wayfinding, PL1-II Interior Block Pedestrian Connections)
- g. At the Recommendation phase the Board would like to review detailed pedestrian perspective views of the access easement area. (PL3-I Promote Pedestrian Interaction, PL1-II Interior Block Pedestrian Connections)

## **3. Façade Composition & Materiality:**

- a. The Board agreed that the massing was over-articulated and provided guidance to simplify the composition and utilize a cohesive design language on all facades. The concept of creating textured insets as indicated in the precedent image on pg. 36 of the packet was supported. (DC2-B-1 Façade Composition)
- b. The Board expressed initial support for the schematic material palette and strongly encouraged the use of textured materials. (DC2-B-1 Façade Composition, DC4-D-2 Texture)
- c. The Board also supported the indicated use of accent color and encouraged consistent application throughout the structure. (DC2-B-1 Façade Composition)
- d. The Board recommended the use of larger windows at the building corners. (DC2-B-1 Façade Composition)

- e. The Board provided guidance to develop a special facade treatment for the amenity pavilion within the courtyard and distinguish it as a unique element. (DC2-B-1 Façade Composition)
- f. The Board recommended further incorporation of balconies as the façade composition is refined. (DC2-C Secondary Architectural Features)

**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 SECOND Early Design Guidance meeting the following departure was requested:

- 1. Planting Strips Along Major Pedestrian Streets (SMC 23.71.008.E3):** The Code prohibits planting strips along major pedestrian streets in the Northgate Overlay District. The applicant proposes 5’-6” planting strip adjacent to the curb along 5<sup>th</sup> Ave NE.

The Board indicated support of the departure request, as the planting strip provides separation between pedestrians and vehicular traffic and enhances the pedestrian experience, creating an increased sense of safety and comfort. (PL3-I Promote pedestrian Interaction)

**DESIGN REVIEW GUIDELINES**

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

<b>CONTEXT &amp; SITE</b>
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**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

**CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

**CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

**CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

**CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

**CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

**CS2-C Relationship to the Block**



**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

#### **CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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

#### **CS3-A Emphasizing Positive Neighborhood Attributes**

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

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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

#### **CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

## PUBLIC LIFE

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

#### **PL1-A Network of Open Spaces**

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

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

#### **PL1-B Walkways and Connections**

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

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

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

#### **PL1-C Outdoor Uses and Activities**

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

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

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

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

#### **PL2-A Accessibility**

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

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

#### **PL2-B Safety and Security**

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

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

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

#### **PL2-C Weather Protection**

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

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

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

#### **PL2-D Wayfinding**

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

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

#### **PL3-A Entries**

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

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

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

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

#### **PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

#### **PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

**DESIGN CONCEPT**

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

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

#### **DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

#### **DC1-C Parking and Service Uses**

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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

#### **DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

#### **DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

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

#### **DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to 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 SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.