RECOMMENDATION OF THE
WEST DESIGN REVIEW BOARD

Record Number: 3030925-LU

Address: 100 Roy Street

Applicant: Diana Keys, Johnson Braund

Date of Meeting: Wednesday, March 04, 2020

Board Members Present: Brian Walters (chair)
Gloria Mah
Patreese Martin
Jen Monstressor
John Morefield

Board Members Absent: Stephen Porter

SDCI Staff Present: Allison Whitworth

SITE & VICINITY

Site Zone: Seattle Mixed Uptown with a 65’ structure height limit (SM-UP 65 (M))

Nearby Zones: (North) LR3 (M)
(South) SM-UP 85 (M1)
(East) SM-UP 65 (M)
(West) SM-UP 85 (M1)

Lot Area: 30,732 square feet
Current Development:
The project site is located on the south half of the block bounded by Roy Street to the south, Warren Ave N to the east and 1st Ave N to the west. The site is currently developed with a four-story brick apartment building constructed in 1948 with surface parking along the north edge. The site generally slopes down from the northwest corner to the southeast with an overall grade change of approximately 20’.

Surrounding Development and Neighborhood Character:
The project site is located within the Uptown Urban Center, which includes multifamily housing, retail, office uses, community services, the Seattle Center, parking and shopping. Roy Street is a principal arterial street with many 1-4 story mixed use structures located along the corridor. The area north of the project site transitions to smaller-scale multifamily development and single family residences. Directly north of the project site are two multifamily structures.

Access:
The site currently has vehicular access from both 1st Ave N and Warren Ave N. The proposal provides vehicular access from Warren Ave N only.

Environmentally Critical Areas:
Steep Slope Environmentally Critical Areas are mapped along the north property line.

PROJECT DESCRIPTION

Land Use Application to allow a 7-story, 167-unit apartment building with retail. Parking for 164 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 SDCI:

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE August 15, 2018

PUBLIC COMMENT
The following public comments were offered at this meeting:
• Stated that the Metropolitan Market referenced by the applicant is the antithesis of street level integration.
• Identified the importance of the ground plane in fostering integration with the street.
• Felt the arcade was incompatible with the neighborhood and did not create a clear delineation of public and private space.
• Stated that the guidelines do not address an arcade in the Heart of Uptown where storefronts typically come to the street.
• Encouraged creative treatments in the courtyard.
• Stated the neighborhood expects tall buildings with the recent zoning change.
• Supported ground-related housing.
• Preferred alternative 3 but recommended breaking up the massing more creatively.
• Felt the corners of the site needed to be embraced by the massing.
• Stated that the treatment of the north façade is very important to create a successful zone transition.
• Identified the Expo development as a successful example of ground-related housing.
• Suggested an upper-level setback along Roy to add diversity and allow more light access to adjacent properties.
• Concerned with the arcade and how it would be used.
• Recommended consideration of balconies, either full or Juliet.
• Recommended more greenery to enhance the pedestrian experience along Roy Street.
• Questioned impacts to on-street parking on Roy Street due to the garage entrance.
• Questioned where dumpsters will be located and how trash collection will function.
• Questioned whether charging stations will be provided.

SDCI staff also summarized design related comments received in writing prior to the meeting:
• Concerned that the height is too tall and incompatible with the neighborhood.
• Objected to sterile and boring looking new construction.
• Felt the design is not sensitive to the residents of 1st Ave N, Valley St and Warren Ave N.
• Stated the north façade should utilize comparable materials to the current high-quality natural surface of variegated brick.
• Noted the proposal blocks sunlight access of multifamily and single family homes on the north half of the block.
• Recommended the upper massing be separated into two volumes or upper level setbacks provided to admit light to homes on the north side of the block.
• Recommended mature landscaping at the northern edges to absorb sound or setbacks on 1st Ave N and Warren Ave N with mature landscaping to absorb sound.
• Clarified that both 1st Ave N and Warren Ave N are two-way but one-lane roads.
• Recommended materials, open space, landscaping and modulation of the mass to create a transition from the Uptown Urban Center to the residential neighborhood.
• Noted the project will block views, air flow and the amount of natural light to neighboring structures to the north and recommended maintaining view and air corridors for uphill properties.
• Recommended reduction of the bulk and scale of the structure.
• Stated the proposal does not respond to the topography (sloping uphill) of the base of Queen Anne Hill.
• Suggested moving the building forward on Roy Street.
• Felt the treatment of the north façade provides greater light to parking areas located in the middle of the block instead of showing a sensitive response at the edges of the site where the mass is adjacent to existing structure.
• Identified shading impacts to properties to the north.

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/](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 schemes and observed that the options were primarily reactionary to zoning restrictions and site constraints and lacked a strong concept driven by the Design Guidelines. The Board identified successful elements of each option and requested the project return for a second EDG meeting to present three new massing alternatives which incorporate these successful elements:
      i. The Board appreciated the rhythm and massing breaks in option #1 which respects the pattern recommended by the Design Guidelines. (CS2-IV-ii Façade Width in Uptown Heart, CS2-IV-iii Massing in the Uptown Urban Character Area)
ii. The Board supported how option #2 placed an emphasis on attracting people and activity from the southwest corner. (PL1-A-1 Enhancing Open Space, PL1-ii Plaza Location)

iii. The Board supported the larger courtyard proposed in option #3. (PL1-A-2 Adding to Public Life)

b. While acknowledging the topography constraints, the Board provided guidance to better align the code requirements with the intent of the Design Guidelines to create a strong massing concept which respects the established urban pattern. (CS2-II-iv Uptown Heart Area, CS2-IV-ii Façade Width in Uptown Heart, CS2-IV-iii Massing in the Uptown Urban Character Area)

c. The Board recommended simpler, bigger massing moves with small, refined details. (CS2-C-3 Full Block Sites, DC2-I-I Architectural Context, DC2-A Reducing Perceived Mass)

d. In agreement with public comment, the Board would like to see exploration of modulation of the roofline as recommended by the Design Guidelines. (DC2-I-I Architectural Context)

e. The Board was supportive of a strong expression at the corner conditions along Roy Street. (CS2-III-I Addressing the Corner)

f. The Board was not convinced of the need for strong horizontal articulation and agreed that vertical expression of the massing was not necessarily negative. (CS2-C-3 Full Block Sites)

2. Architectural Concept:

a. The Board requested an in-depth study of the character of the Heart of Uptown area, including both recent construction and older buildings. (DC2-I-I Architectural Context)

b. The Board recognized that many public comments identified the Expo as a successful development and encouraged the design team to reference this project as the massing concepts are further developed. (DC2-I-I Architectural Context)

c. The Board also encouraged the applicant to meet with the Uptown Alliance prior to the second EDG meeting to further inform the architectural concept. (DC2-I-I Architectural Context)

d. While the massing options paid great attention to the Roy Street façade, the Board agreed that the same attention had not been given to the other elevations. The Board provided guidance to articulate the architectural concept on all facades. (DC2-II Architectural Concept and Consistency)

e. The Board acknowledged that the Uptown Neighborhood Design Guidelines do not recommend balconies but they were not generally opposed to balconies. (DC2-I-I Architectural Context)

f. The Board was supportive of the use of brick. (DC4-A Building Materials, DC4-II Exterior Finish Materials)

3. Zone Transition:

a. The Board discussed the zone transition to LR3 zoning occurring at the north property line and agreed that the massing did not create a sensitive response at the corners of the site. The Board provided guidance to be mindful of the zone
transition, particularly at the property corners where adjacent structures are located. (CS2-D-3 Zone Transitions, CS3-D-5 Respect for Adjacent Sites)

4. Courtyard and Open Space:
   a. The Board agreed that the open space should generally be consolidated to create more useable and active public space. (PL1-A-1 Enhancing Open Spaces, PL1-A-2 Adding to Public Life)
   b. The Board provided guidance to focus the open space concept on gathering rather than traversing people. (PL1-A-2 Adding to Public Life)
   c. The Board also agreed that the landscape concept should take cues from the larger massing gestures. (PL1-iii Open Space Scale/Definition, PL1-II-ii Streetscape Landscaping)

5. Ground Plane:
   a. The Board provided guidance to further study how the building meets the street and create a strong transition. (PL1-I Streetscape Compatibility, CS2-II Streetscape Compatibility)
   b. In order to mitigate grade change challenges at street level the Board encouraged the applicant to consider breaking the podium and/or transfer deck. (PL3-I-i Active, Customer-oriented Retail Storefronts, PL1-I Streetscape Compatibility)
   c. The Board acknowledged public comment regarding the arcade proposed in option #3. The Board did not support the arcade and felt it would be dark and out of context. (PL3-I-i Active, Customer-oriented Retail Storefronts, PL1-I Streetscape Compatibility)
   d. The Board requested exploration of providing direct access to ground level units along 1st Ave N. (PL1-I Streetscape Compatibility)
   e. Commercial uses at both the southeast and southwest corners were supported. However, the Board acknowledged public comment about vacant commercial space in the neighborhood and provided guidance to plan for the viability of the commercial spaces such as designing the flexibility to create smaller retail spaces. (PL3-I-i Active, Customer-oriented Retail Storefronts)
   f. The Board agreed that Warren Ave N was the appropriate street frontage for vehicular access but was concerned with impacts to pedestrian safety. At the next meeting the Board would like to review how the design will mitigate pedestrian safety concerns. (DC1-B-1 Access Location and Design)

6. Departures:
   a. The Board discussed the requested departures and emphasized that departures shouldn’t alleviate difficulty with meeting development goals but rather result in a project that better meets the Design Guidelines. At the next EDG meeting, departure requests should be accompanied by a design-based rationale which is supported by Design Guidelines identified by the applicant.
PUBLIC COMMENT
The following public comments were offered at this meeting:

- Desire to see a further setback from the northern lot line
- Concerned about the shape of the building and the suggestion that something more broken up would better design quality
- Desire to see diversity of design in the neighborhood and not buildings that mimic one another
- Concerned about the expanse of aluminum storefronts along the ground floor
- Supported requested departures on all proposals

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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. **Response to past guidance, massing and architectural concept**
   a. The Board was appreciative of the applicant’s responses to guidance provided at the first EDG. They stated that the proposals numbered four five and six showed a clear evolution on the massing that indicated the applicant’s comprehension of previous guidance. They unanimously agreed that the Applicant’s preferred option best responded to previous guidance to create open space and visual interest. (CS2 and DC2)
   b. The applicant's proposal to place the powerlines underground was lauded by the Board. They expressed their appreciation for the move and stated that it would help the design reach its full design potential. (CS2, PL3 and DC3)
   c. The Board expressed concern about the north elevation of the project, particularly given the lack of alley and zone transition present. They required renderings, perspective studies and sections to understand the building’s relationship to its northern neighbors and this facades integration with the project as a whole.
      i. The Board asked the applicant to reach out to the neighbors to the north for feedback on the treatment of this elevation. The applicant should demonstrate this dialogue and how it impacts design development in future submittals. (CS3, CS3, DC1- Uptown)

2. **Streetscape, ground plane and architectural details**
The Board warned the applicant about trying to overtly mimic nearby buildings, particularly those at a different scale, as a strategy to stitch the new project into the neighborhood. They stated that these moves would erode the concept of the building. Instead, the Board expected to see a design that was unique and internally coherent in and of itself as well as fitting into the neighborhood. They offered the following strategies to accomplish this goal:

i. Provide secondary details on the proposal to add visual interest

ii. Call upon elements of the ground plane elsewhere in the building’s design
   1. While the Board suggested the residential entry as a potential organizing element to guide this process, they were keen to give the applicant the flexibility to find design solutions that they felt best meet the intent of this guidance. (CS3, DC2 and CS3 – Uptown, and DC4)

b. The Board stated that they expect to see secondary details to add visual interest and some level of character that transitions between the façade and the ground plane. The applicant should be prepared to demonstrate how they developed these features in future design review proposals. (CS2 Uptown, DC4 and DC4-Uptown)

c. The Board was supportive of the ground floor canopy concept and asked to see it further refined at the recommendation phase. (CS3, DC1, PL2, PL3 and PL4-Uptown, and PL4)

d. There were comments from the public citing concerns about the use of aluminum storefronts at the lower level. Given this concern and the amount of storefront the building creates along Roy Street the Board requested a detailed study of the storefront system as well as the uses and features happening behind them, above them and in front of them. The applicant will be expected to demonstrate how the landscape and hardscape work with these uses. However, the Board indicated preliminary approval of the small retail spaces and how the ground floor elevation cants back and forth to define these spaces and create visual interest. (CS3, PL3, PL3-uptown DC2, DC3, DC3-Uptown and DC4)

e. The Board had some concerns about the delineation of public versus private space along Roy St. They expect to see studies of how these spaces will function as well as supporting information for how the applicant arrived at their conclusions. This study must include dimensions, details of landscape and hardscape features and circulation patterns. (DC1, DC3-Uptown and DC3)

f. The surrounding buildings and topography of the local area will make the roof of this building very visible. For this reason, the Board emphasized the importance of the “fifth” elevation (the roof). They requested perspectives and renderings from the hill to the north, demonstrating a thoughtful, well-integrated design of the roof. (CS1 Uptown, CS3 Uptown, CS1, CS3 DC2 and DC3)

RECOMMENDATION March 4, 2020

PUBLIC COMMENT
The following public comments were offered at this meeting:
• Stated the notice on the Design Review website was confusing regarding the cancellation of the 6:30 meeting.
• Stated that the concerns of neighbors to the north have not been adequately addressed and that not all neighbors have been met with by the applicant.
• Stated the project does not comply with the Citywide or Uptown Design Guidelines (specific guidelines referenced below).
• Stated that there is no meaningful stepping or breaking of the massing, including variation at the roofline. (CS2)
• Stated the massing does not adequately respond to the grade change. (Uptown DG CS1)
• Felt that art has not been made an integral part of the project and felt more detail on the art should be provided. (Uptown DG CS3)
• Concerned about reduced sunlight to adjacent properties. (Seattle DG CS1)
• Felt the proposed project did not create a sensitive transition to the lower intensity zone to the north. (Seattle DG CS2)
• Felt that greater detail and higher quality materials should be used on the north façade at the zone transition. (Seattle DG CS2)

The Uptown Land Use Review Committee (LURC) offered the following public comments at the meeting:
• Stated the applicant had successfully responded to previous concerns about the ground level units along 1st Ave by providing a landscaped buffer between the units and the sidewalk.
• Stated support for the Roy St. façade and the pedestrian plaza.
• Supported the dark storefront and the ability for differentiation by commercial tenants.
• Supported the canopies and signage.
• Supported the inclusion of art and the community input selection process described by the applicant.
• Supported the fenestration, materials and colors.
• Supported modulation of the north façade and the response to the zone transition.
• Stated support for the departure as it strengthens the plaza design.

SDCI received non-design related comments in writing concerning parking, housing affordability, and the Landmark status of the existing structure.

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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. **Architectural Concept:** The Board discussed the strategy of cladding the eastern and western masses with the same material in two different colors and whether it was successful in breaking down the overall bulk and scale. While one Board member felt the color change was not necessary, the majority of the Board was supportive of the two cladding colors as proposed. (DC2-B Architectural and Façade Composition)

2. **North Façade & Zone Transition:** The Board acknowledged the difficult condition created by the zone transition and the public comment voicing concern about the massing response. The Board noted the evolution of the project since EDG in response to guidance and identified the following elements as successful in breaking down the bulk and mitigating the impacts of the zone transition:
   a. modulation of the north façade with 5’ balconies;
   b. subtle variation at the roofline;
   c. the overall building setback;
   d. the use of higher quality, textural materials used where adjacent to neighboring structures;
   e. limited windows on facades adjacent to neighboring structures;
   f. and the overall improved massing response to the change in topography across the site.
For these reasons, the Board recommended approval of the north façade as proposed. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices)

3. **Materiality & Façade Detailing:**
   a. The Board discussed the proposed materials and voiced concern with the use of faux materials at the pedestrian level, including the canopies. The Board recommended a condition that faux materials may not be used at the pedestrian level. (DC4-1 Building Materials)
   b. The Board noted the prominence of the venting and the impact to the façade composition. The Board recommended a condition to integrate the venting within the overall façade composition. (DC2-B-1 Façade Composition)

4. **Pedestrian Experience:**
   a. First Avenue: One Board member expressed concern with the short proportions of the ground level at the northwest corner. While agreeing it was an awkward condition, the majority of the Board was not concerned and did not recommend any changes. (PL3-3 Groundlevel Residential)
   b. Warren Avenue: One Board member also expressed concern with the large garage opening and loading bay along Warren Ave and impacts to the pedestrian experience. The majority of the Board agreed that the recessed gate allowed for cars to queue inside the garage and minimized safety impacts to pedestrians and did not recommend any changes. (DC1-B-1 Access Location and Design)
c. The Board noted the reflectivity of the storefront glass indicated in the renderings and recommended a condition to work with the planner to limit the reflectivity of the storefront glass. (PL3-C Retail Edges)
d. The Board voiced concern with the storefront sill height and recommended a condition to lower the sill height where possible to increase visibility into the commercial space and allow greater flexibility over time. (PL3-C Retail Edges)

5. **Art:** The Board voiced support of integrating art within the project and the applicant’s approach for including public feedback in the selection process. The Board recommended a condition to maintain public integration with the art selection. (CS3-1-A Placemaking)

**DEVELOPMENT STANDARD DEPARTURES**
The Board’s recommendation on the requested departure(s) were 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).

At the time of the Recommendation meeting the following departure was requested:

1. **Required Useable Open Space (SMC 23.48.740.B.1.d):** The Code requires that a maximum of 20 percent of the required useable open space may be covered, if the open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk. The applicant proposes that 48% of the open space be covered.

The Board noted that the proposal exceeds the minimum amount of open space required to be open to the sky and no enclosed open space is provided. The Board agreed that the allowing for greater covered open space as opposed to enclosed open space was a benefit to the public realm and preferable to a code compliant condition and recommended approval of the departure. The resulting design better meets Design Guidelines PL1-A-1 Enhancing Open Space and PL1-A-2. Adding to Public Life.

**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.

### 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. 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.

Uptown Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Pedestrian Character: Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood’s pedestrian character.

CS2-I-ii. Outdoor Dining: In the Uptown Urban and Heart of Uptown character areas encourage outdoor dining areas utilizing sidewalks and areas adjacent to sidewalks. Outdoor dining is especially encouraged for sites on block faces with southern exposure.

CS2-II Streetscape Compatibility

CS2-II-i. Gateways: Throughout Uptown site identity features such as art, signage or major public open space at gateway locations as identified on the map on page v. Seek opportunities for welcoming signage that is specific to the Uptown neighborhood at gateway locations (see Map on page v). Architecture should also reinforce gateway locations.
CS2-II-ii. Uptown Park: Within the Uptown Park character area, streetscape improvements should include where feasible a consistent park-like landscaped strip in the planting strip, as consistent with the historic pattern in the area. New developments may elect to take inspiration from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of the streetscape. However, adherence to the landscaped streets element is voluntary.

CS2-II-iii. Uptown Urban Area: In the Uptown Urban and Heart of Uptown character areas, encourage streetscapes that respond to unique conditions created by Seattle Center. Encourage wide sidewalks to accommodate high pedestrian volumes during event times, and create safe, wellmarked crossings at entrances to the Center. Streetscape furniture and landscaping should be sited and designed to accommodate the flow of event crowds. Buildings on and adjacent to the Seattle Center campus should be sited to create relationships and connections between the Center and surrounding Uptown neighborhoods.

CS2-II-iv. Uptown Heart Area: In the Heart of Uptown character area new development should provide when possible: a widened sidewalk through additional building setback at street level; or retail façade design with panels, sliding doors or other features that allow generous openings to the street.

CS2-II-v. Retail/Office Development: In the Uptown Park character area, when retail and offices are located within the neighborhood, they should be designed to acknowledge and blend with the predominantly residential environment. Storefronts, office entries and signs should be understated and muted, while still presenting a street presence. Bright or loud colors and lights should be avoided in this park-like residential character area.

CS2-III Corner Lots

CS2-III-i. Addressing the Corner: Generally, buildings within Uptown should meet the corner and not be set back. Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.

CS2-III-ii. Corner Features: Corner lots are often desirable locations for small publicly-accessible plazas, turrets, clock towers, art, and other special features. Design corner retail entries to not disrupt access to residential uses above.

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. Reducing Visual Bulk: Throughout Uptown, a departure would be supported for 3’ of additional height for projects that step back the top floor of the structure a minimum of 6’ from the street. This has the effect of reducing the impact of the structure height on the sidewalk below as well as reducing the length of shadows over the street. Where the Code regulates podium height, the additional 3’ applies to the podium.

CS2-IV-ii. Facade Width in Uptown Heart: In the Heart of Uptown character area, break facades into smaller massing units. Encourage a horizontal rhythm in the range of 30’ to 60’, in keeping with a main street scale, particularly at street level.
CS2-IV-iii. **Massing in the Uptown Urban Character Area:** larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.

**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.

**Uptown Supplemental Guidance:**

**CS3-I Architectural Context**

**CS3-I.i. Historic Continuity:** The Uptown Park character area emphasizes the notion of historic continuity—the relationship of built structures over time. This relationship encourages diversity of styles within a coherent whole, reinforcing the key elements of noteworthy buildings.

**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.

Uptown Supplemental Guidance:

PL1-I Streetscape Compatibility

PL1-I-i. Streetscape Continuity: Site outdoor spaces in accordance with the location and scale of adjacent streets, buildings, and uses. For example, an on-site plaza should not unduly interrupt the retail continuity of a street.

PL1-I-ii. Plaza Location: Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Special paving materials, landscaping, and other elements can be used to provide a clear definition between the public and private realms.

PL1-I-iii. Open Space Scale/Definition: Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

PL1-II Landscaping to Reinforce Design Continuity with Adjacent Sites

PL1-II-i. Uptown Park Area: Within the Uptown Park character area, streetscape improvements should include a consistent landscaped planting strip between the sidewalk and the street as consistent with the historic pattern in the area. New developments may take guidance from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of streetscape improvements.

PL1-II-ii. Streetscape Landscaping: Throughout Uptown, streetscape landscaping as per the guidelines CS2.II, PL1, PL2 and PL4 is encouraged.

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.

Uptown Supplemental Guidance:

PL2-I Entrances Visible from the Street
PL2-I-i. Prominent Entrances: Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addresses and names (if applicable) should be located at entrances, tastefully crafted.

PL2-I-ii. Street Life: Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.

PL2-II Pedestrian Open Spaces and Entrances
PL2-II-i. Pedestrian-Friendly Entrances: Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.

PL2-II-ii. Defensible Space: Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensible space as well as safety features (e.g., decorative fencing and gating). Landscaping should be consistent with these features.
PL2-II-iii. Pedestrian Experience: Throughout Uptown special attention to the pedestrian experience and street right-of-way should be given along pedestrian corridors as identified on the map (pg. v).

PL2-II-iv. Lighting: Throughout Uptown the use of a pedestrian-scaled street lamp within all character areas is encouraged. In addition, streetscape features such as street clocks and benches are encouraged in Heart of Uptown and Uptown Urban character areas.

PL2-II-v. Seattle Center Street Activation: In the Uptown Urban and Heart of Uptown character areas, encourage Seattle Center campus redevelopment along its boundaries to either open vistas from Uptown into Seattle Center or to provide activation for the street.

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.

**Uptown Supplemental Guidance:**

**PL3-I Human Activity**

**PL3-I-i. Active, Customer-oriented Retail Storefronts:** A top priority within the Heart of Uptown character area is to promote active, customer-oriented retail storefronts at street level. The ground floor of buildings in this character area should help create the most active and vibrant street environment in Uptown. A variety of narrower store-front shops are preferred to wide continuous single storefronts.

**PL3-I-ii. Retail Spaces:** Major retail spaces are encouraged on streets designated Large Scale Commercial Corridor as shown on the map on page v. The physical scale of these streets and their buildings is the most appropriate to accommodate major retailers in Uptown without detracting from street activity levels and character.

**PL3-I-iii. Outdoor Dining:** Throughout Uptown encourage outdoor dining.

**PL3-II Transition Between Residence and Street**

**PL3-II-i. Front Setbacks:** Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these. The use of raised planters within the setback should be encouraged in some locations where this would reduce impacts to landscaping from foot traffic and sidewalk litter.

**PL3-II-ii. Fencing:** Where the incorporation of decorative gates and fencing may be necessary to delineate between public and private spaces, these features should be softened by landscaping where feasible. Fenced areas should be large enough to provide sufficient space for residents to personalize private entrance (e.g., include potted plants or other personal amenities).

**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.

Uptown Supplemental Guidance:

PL4-I Pedestrian Open Spaces and Entrances

PL4-I-i. Transit Amenities: Including amenities for transit riders in a building’s design rather than the traditional use of curbside bus shelters generates a safer and more active street. In the Uptown Urban and Heart of Uptown character areas the elimination of curbside bus shelters is encouraged in retail areas as appropriate. These boxy shelters visually obstruct storefronts and provide cover for criminal activity. Building designs are encouraged that integrate canopies to accommodate transit riders and nurture stewardship of transit stops by property owners and businesses.

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-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.

Uptown Supplemental Guidance:

DC1-I Parking and Vehicle Access

DC1-I-i. Surface Parking: Throughout Uptown the preferred location for surface parking lots is in the rear of the building or away from or otherwise screened from the street and sidewalk.

DC1-I-ii. Preferred Alley Access: Access to new development is preferred via alleyways, if feasible. Throughout Uptown encourage all parking for residential uses to be located below grade.

DC1-II Blank Walls

DC1-II-i. Landscaped Walls: Within the Uptown Park character area landscaping (e.g., trellised climbing plants and other urban greenery) is the preferred treatment for walls. Larger wall areas should include landscaped treatments at the wall or between the wall and public rights-of-way, but not in a manner that would create unsafe conditions (e.g., create hiding spaces or provide exterior access to higher floors).

DC1-II-ii. Artistic/Decorative Surfacing: In the Uptown Urban and Heart of Uptown character areas artwork and decorative surfacing may provide an alternative wall treatment to landscaping in some locations. However, painted murals are the least preferred solution to larger wall areas in Uptown.

DC1-III Retaining Walls

DC1-III-i. Wall Materials: Throughout Uptown retaining walls should be constructed of materials that will provide substantial pattern and texture. Rockery, stone, stacked stone or concrete, or brick are preferred. Poured concrete or other smooth treatments/materials are strongly discouraged, unless treated to provide textural or design interest. Walls should be appropriately designed and scaled for the pedestrian environment. Landscaping in conjunction with retaining walls is strongly encouraged.

DC1-IV Design of Parking Lots Near Sidewalks

DC1-IV-i. At-Grade Parking: In the Uptown Urban and Heart of Uptown character areas, at grade parking lots near sidewalks are strongly discouraged.

DC1-V Visual Impacts of Parking Structures

DC1-V-i. Reduce Visual Impact: Throughout Uptown designs that lessen the visibility of parking structures are preferred. Garages and parking structures should, where feasible, incorporate landscaping to reduce their visual impact. Landscaping may include climbing
plantings and other landscape means to reduce the impact of larger blank walls. Large, open paved driveways and carports are strongly discouraged. Alley access is preferred, if feasible.

**DC1-Vii. Discouraged Locations:** Parking structures are discouraged in the Uptown Urban and Heart of Uptown character areas.

**DC1-VI Treatment of Alleys**

**DC1-Vi-i. Clean Alleys:** Throughout Uptown ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided.

**DC1-Vi-ii. Activation:** In Heart of Uptown and Uptown Urban character areas encourage alleys to be activated with subordinate retail spaces at the mouth of the alley. Encourage retail to “turn the corner” at alley entrances.

**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.

Uptown Supplemental Guidance:

DC2-I  Architectural Context

DC2-I.i. Human-Scale Design: The Uptown Park and Heart of Uptown character districts prefer an architecture that emphasizes human scale and quality, detailing and materials, and that remains compatible with the existing community.

DC2-I.ii. Discouraged Features: Features and materials that are discouraged include:
   a. Peaked parapets or other substantial false roofline facades;
   b. Large expanses of steel and glass;
   c. Concrete block on facade;
   d. Large expanses of walling with little or no detailing;
   e. Large expanses of stucco walling without detailing and windows;
   f. Synthetic stucco; and
   g. Flush window treatments (with little or no detailing).

DC1-I.iii. Uptown Urban Character Area: Embrace high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged:
   a. Consistent street wall;
   b. Engaging the sidewalk / storefront transparency;
   c. Building siting that responds to Seattle Center entry points;
   d. Defined cornices;
   e. High quality, durable materials;
   f. Distinct residential and commercial components; and
   g. Throughout Uptown, upper level balconies are discouraged on the street side of residential buildings. Bay windows are a preferred architectural element on the street side. This guideline is intended to avoid open displays of storage, which are sometimes an unintended consequence of street side balconies.

DC2-II  Architectural Concept and Consistency

DC2-II.i. Cohesive Appearance: Throughout Uptown, buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

DC2-III Human Scale

DC2-III.i. Proportioned Design: Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

DC2-III.ii. Reduce Visual Bulk: Architectural designs that create an impression of reduced size consistent with a pedestrian-oriented environment should be encouraged, especially in the Uptown Park and Heart of Uptown character areas.
DC2-III-iii. Weather Protection: The use of exterior canopies or other weather protection features is favored throughout the district for residential and commercial uses. Canopies should blend well with the building and surroundings, and present an inviting, less massive appearance.

DC2-III-iv. Integrated Exterior Features: Throughout Uptown size signs, exterior light fixtures, canopies and awnings to the scale of the building and the pedestrian. Signs that add creativity and individual expression to the design of storefronts are encouraged. Signs should be integrated into the overall design of the building. Signs that appear cluttered and detract from the quality of the building’s design are discouraged.

**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.

**Uptown Supplemental Guidance:**

**DC3-I Landscaping to Enhance the Building and/or site**
- **DC3-I.1. Varied, Integrated Landscaping:** Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of
textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

**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.

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**Uptown Supplemental Guidance:**
DC4-I  Architectural Context

DC4-I-i. Brick/Inlaid Tile in Uptown Park: In the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials and designs with an appearance of substance and quality are recommended to promote Uptown Park’s desired character.

DC4-II Exterior Finish Materials

DC4-II-i. Brick/Tile Facades: Within the Uptown Park and Heart of Uptown character areas, the use of historic looking brick and tile facades are strongly encouraged to create a more consistent, unified, and historic appearance throughout the district. The use of decorative brick façade is consistent historically within the Uptown area, with a strong concentration just north of the district across W. Mercer St. Facade detailing is strongly encouraged and buildings may incorporate both materials to provide a richer finish.

DC4-III Commercial Signage

DC4-III-i. Preferred Signage: Throughout Uptown tasteful signs designed for pedestrians (as opposed to passing vehicles) are preferred. Backlit signs, animated reader boards and similar signs are discouraged. Blade signs, wall-mounted signs, signs below awnings, and similar signs are preferred.

DC4-IV Commercial Lighting

DC4-IV-i. Lighting for All-Day Activity: Uptown accommodates shopping and eating experiences during the dark hours of the Northwest’s late fall, winter, and early spring. Pedestrian area lighting is an important feature of each block in the Uptown Urban character area, and the Heart of Uptown character area.

RECOMMENDATIONS

At the conclusion of the Recommendation meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Wednesday, March 04, 2020, and the materials shown and verbally described by the applicant at the Wednesday, March 04, 2020 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Faux materials may not be used at the pedestrian level, including the canopies. (DC4-1 Building Materials)
2. Integrate the venting within the overall façade composition. (DC2-B-1 Façade Composition)
3. Limit the reflectivity of the storefront glass. (PL3-C Retail Edges)
4. Lower the storefront sill height where possible. (PL3-C Retail Edges)
5. Maintain the described process for including public input in the selection of art for the project. (CS3-1-A Placemaking)