City of Seattle

Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Report Number:	3032146-EG
Address:	3524 Stone Way N.
Applicant:	Jodi Patterson-O'Hare
Date of Meeting:	Monday, July 16, 2018
Board Members Present:	James Marria (Chair) Brian Bishop Anita Jeerage Dan Rusler Katy Haima
Board Members Absent:	None
SDCI Staff Present:	David Landry, AICP, Land Use Planner

SITE & VICINITY

Site Zone: Industrial Commercial, Maximum Height Limit 45' (IC-45)

Nearby Zones: North: Commercial 2 40 (C2-40)
South: IC-45
East: IC-45
West: IC-45

Project Area: 34,163 Square Feet (sq. ft.)

Overlay Districts:

- Fremont Hub Urban Village
- Frequent Transit Service Corridor (No Parking Requirement)

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

Current Development:
The proposal site is located at the southwest corner of Stone Way N and N. 36th St. in the Wallingford neighborhood which is partially located within the Fremont Hub Urban Village Overlay. The site is currently occupied by a number of retail and service establishments in what can be characterized as several different storefronts. King County assessor records identifies a one single-story wood framed structure originally built in 1920. The commercial structure has its primary frontage along Stone Way with a smaller secondary frontage at the corner.

Surrounding Development and Neighborhood Character:
The proposal site is located within the Wallingford neighborhood along a Stone Way N., a Frequent Transit Corridor in which the provision of off street parking is not a requirement for this site. Historically Wallingford has been residential in nature, with the southern portion of the neighborhood along Lake Union occupied by an industrial and commercial business strip. In recent years, a number of office buildings have been developed in areas adjacent to the Fremont neighborhood to the west. In 2014 Brooks Sports relocated their headquarters to a new six-story Living Building at the northeast corner of Stone Way N. and N. 34th St.

The area surrounding the proposal site is characterized by a mixture of small commercial retail establishments that dominate the southern portion of Stone Way N., while the area to the north is made up of a commercial buildings and newer multi-family residential structures of between three and five stories in height. Located immediately to the north of the project site is the public storage facility approximately three stories in height, while to the south is a refurbished single-story concrete masonry structure. Brooks Sports is immediately south of this building.

Located one block to east of the site, along Interlake Ave N are single-family residences interspersed with a number of newer townhomes and row houses. The area located one block to the west of Stone Way along Woodland Park Ave N is characterized by a dense mixture of commercial businesses and multi-family residential structures of three and four stories in height. Portions of Woodland Park Ave N as well as Stone Way north of N. 36th St can also be characterized as having an abundance of tree coverage which adds to the area's unique character.

Access:
Access to the site is currently from Stone Way along a driveway between the buildings at 3524 and 3500 N. Stone Way, descending to a surface parking located to the rear of the structures. There is also access into the existing building structure N 36th St. via a black top modified roll curb.

Environmentally Critical Areas:
The site is identified as being partially located within a steep slope Environmentally Critical Area.

PROJECT DESCRIPTION
Design Review Early Design Guidance application proposing a 5-story office and retail building. Parking for 110 vehicles proposed. Existing buildings to be demolished.

EARLY DESIGN GUIDANCE July 16, 2018

The design packet includes information presented at the meeting, and is available online by entering the project number (3032146-EG) 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

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Disappointed to see a green building project with 110 parking spaces in light of the project being located within a frequent transit corridor.
- Remarked that there was not enough detail related to the public art and urban agriculture as mentioned in the design proposal.
- Suggested that the applicant look at the 'Rooftops Food Project' at the University District Food Bank as an example of urban agriculture.
- Suggested that the public art should reflect aspects of the Stone Way Bridge and maritime history and native cultures in the areas, in a sensitive and respectful manner.
- Preferred Option B as it generated more visual interest at the street level with smaller better refined retail spaces, as opposed to the wide and narrow spaces reflected in Option C.
- Stated that there should be more texture, more brick and landscaping along the perimeter of the project.
- Preferred an option that continues to have full retail frontage along N. Stone Way.
- Echoed the comment that retail along the street should be maintained as a means of continuing life and wanted to guarantee that the existing commercial establishment could afford to stay at this locale. Also suggested that communities need to have affordable small businesses in order to be sustainable as this is what makes neighborhood areas special.
- Suggested that the applicant communicate with the existing retailers to determine if the existing businesses could be brought back.
- Supported the use of design elements from the local neighborhood.

- Suggested that the north side of the proposal should reflect more of the existing friendly neighborhood character and context of the area around Interlake and N. 36th St.
- Felt that including more neighborhood context of Interlake would help to foster greater traffic calming and more neighborhood interaction.
- Commended the applicant for moving toward the Living Building Pilot Program.
- Suggested that some of the energy and water saving systems associated with the Living Building Pilot Program be visually incorporated into the design scheme in a transparent fashion as an educational element and important demonstration project in the City, showing observers how the systems work and helping the public embrace green concepts and techniques.
- Appreciated the community outreach process undertaken by the develop team.
- Concerned about light pollution and suggested that buildings like the Brooks which is lit all night are a detriment.
- Wanted to make sure that the back side of the building is finished or fenestrated in a tasteful and aesthetically pleasing manner and not just left as a blank façade.
- Suggested incorporating some of the same landscaping elements associated with the new park into the landscape design of the project proposal.
- Suggested that more of an emphasis should be placed on the fact that a unique green building is being introduced into a high profile and centralized hub in close proximity to schools, business and other activities, and that it should be used for educational purposes and as a model for the rest of the city.

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

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Massing Options:** The Board verbalized their concern that the massing options seemed to be too similar in their visual appearance and suggested more variation and greater exploration in the concept studies. The Board suggested that there are a variety of approaches to organizing access points and site circulation for projects of this scale and observed that this project did not go far enough in its exploration. While it was stated that the primary organization of all three schemes was virtually identical with only minor changes to openings and roof lines, the Board suggested that Concepts B and C showed the greatest

variation in terms of massing, especially at the ground plane noted that the two options are a good starting point for further design exploration.

The Board supported the diagonal retail element of Concept C and plaza which they visualized as a technique for funneling patrons into the building space. However, the Board did not support the connected roof element over the entry court as it accentuated the length of the building in Option C rather than working to break the scale of the building down. Board members also stated that they did not understand the rationale for using a shed roof designed primarily to capture rainwater. The Board noted that the roof for Option C should be redesigned to be more accessible for purposes of encouraging more community engagement, through tours or other learning opportunities to learn about a beautifully designed passive solar system and other green building elements.

Finally the Board verbalized that there could be a hybrid design approach that uses elements from Option C while potentially pulling in other aspects of Option B. Board members suggested that Option B did a better job breaking down the building façade and generally being more engaging to the neighborhood. As such they directed the design team to look for additional ways of breaking down the scale especially along the roofline of Option C by possibly using different materials, adding a notch along the roof form over the primary entry similar to option B, or other techniques.

- **a.** Provide additional studies in the Recommendation packet that explore different ways of breaking down the bulk and scale of the proposal (Option C or a hybrid option). **(CS2-D, CS3-A, CS3-B, DC2-A, DC2-B, DC2-C)**
- **b.** Use the context of the influences of the surrounding urban environment to better inform the design. This should include varying types of textures, screening, or industrial iconography as seen in precedent images, or in nearby examples such as the Fremont Office Park. **(CS2-D, CS3-A, CS3-B, DC2-A, DC2-B, DC2-C)**

2. **Design Concept/Local History:** The Board briefly discussed how the project might do a better job engaging the public with multi-sensory experiences beyond just providing a plaque identifying the building as a green building project. The design should integrate features that highlight specific aspects of the local culture and industrial history. The Board encouraged the team to look back further into the local history and explore local artists and artistry of the site and the surrounding area. The Board cited the rain water collection system near the Fremont Bridge as an example of an interesting design feature that celebrate the neighborhood.
   - **a.** Incorporate more features into the building designed to engage the general public. The Board also stated that they would like to see people interact with the building in a tangible way based on the context of the surrounding neighborhood including several nearby learning institutions. **(CS2-A-1, CS1-E-2, CS2-A, CS3-A, CS3-B, DC2-C**
   - **b.** At Recommendation stage of review, provide a description of how specific individual building elements are designed to engage the public, or will be used as an educational tool. **(CS2-A-1, CS2-A, CS3-A, CS3-B, PL2-C-1, PL1-C-2, PL3-A-2**

3. **Street Frontage/Retail Street Edge:** The Board briefly discussed the building edge and the presence of the overhead protection along the street, and wanted to gain a better

understanding of the relationship of the retail plaza, entry court and how these spaces could be programmed.

- **a.** At the Recommendation stage of review, provide additional details on the retail plaza and entry court in terms of façade materials and detailing, their relationship with the rest of the building, the lighting program, materials for furnishings and fixtures, and the physical connection with the street space and other details. **(PL3-A DC1-A-4, DC2-D, DC3-A-1)**
- **b.** In the Recommendation packet, provide a demising plan which identifies the boundaries between the different tenant spaces and the common public spaces, especially in light of the grade changes. Demonstrate how the retail store frontage character will be expressed and establish a sense of identity. **(PL3-A-1, PL3-A-2, DC2-D, DC4-C**

4. **Street Edge N 36th St.:** The Board briefly discussed the street edge along N. 36th St and the possibility of adding landscaping elements to enliven the street edge. The Board also discussed ways of introducing different lighting schemes, material finishes or other visual elements on the back of wall of the garage entry, similar in technique to the Hugo House. The Board also agreed with the public comment that there should be more texture and landscaping along the perimeter of the project and suggested that N 36th St should be treated as a gateway into the neighborhood traveling east. In addition, the Board noted that the driveway running along the east property line could be made to be a unique, safe, and highly visible space. Finally, the Board suggested that the trash loading could be located off of the driveway instead of N. 36th St, making the pedestrian realm safer with greater opportunities for retail space or bike entryway directly off of the street.
   - **a.** Re-think the programming of the north facing street façade. Locate the trash facility at the lower level off the driveway, or another area away from the street frontage. Extend the retail along the north street frontage, create an additional micro retail space, or possibly a bike room with direct street access in the location of the loading/trash/back of house currently shown in Concept C. **(PL3-C-1, DC4-D**

5. **East Facing Façade**: In discussing the east facing building façade, the Board agreed with the public comment that the east facing building should be finished or fenestrated in a visually pleasing manner and not left as a blank façade. In their added discussion, the Board supported the use of the balcony element above the alley. The Board also supported the idea of material details that reflect a more modern industrial look and suggested that the design team take this approach when detailing this façade but gave no specific guidance as to how to achieve this. Finally the Board supported the design team's approach of using mass timber for many of the framing elements of the project design. **(PL3-C, PL4-B-2, DC2-B-2, DC4-A**

6. **Access:** The Board briefly commented about the bicycle access to the site and wanted the team to be cognizant of the navigating process along the block to the short term bike parking which appears to be a nice amenity. **(PL4-B-2, PL4-B-3)**

7. **Departure:** While the Board agreed in principle with the proposed Living Building goals, the Board did not feel that applicant provided enough convincing evidence as to why the green

factor requirements could not be met. As such the Board requested the applicant demonstrate how the proposed departure would better meet the intent of the Design Review Guidelines.

a. The Board directed the design team to demonstrate how the design has incorporated all the possible options for meeting Green Factor, and to demonstrate how the departure would better meet the intent of the Design Review Guidelines or better meet the intent of the Living Building Pilot Program and would not conflict with the Design Guidelines per SMC 23.41.012.D.1. **(DC2-B-2.b, DC4-D)**

(Note: There are many options for meeting green factor, rather than just a green roof; layered landscaping, green walls, increased soil depth in planted areas, pervious sidewalk, pervious treatment within the ally driveway a few examples.)

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.

1. **Industrial Commercial - Screening and Landscaping (SMC 23.50.038):**

A. Screening and Landscaping Requirements for all uses

1. Landscaping that achieves a Green Factor score of 0.30 or greater, pursuant to Section 23.86.019, is required for any lot zoned Industrial Commercial (IC) located within a designated urban village or urban center, with:

a. development containing more than four new dwelling units; or
b. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or
c. any parking lot containing more than 20 new parking spaces for automobiles.

The applicant is proposing a departure to reduce the required Green Factor minimum of 0.30 to 0.194 per SMC 23.50.038.

The applicant's justification reportedly lies in the general purpose of the Living Building Pilot Program to reduce water resource consumption and mitigate the negative efforts of stormwater runoff. The approach to the program is to quantify the added value in the ecosystem services or categories, specifically stormwater quantity mitigation, that vegetative landscaping for example can provide for new construction projects. Other added value would also be that the Living Building Pilot Program (LBPP) also addresses stormwater mitigation by requiring that no potable water is used for non-potable uses, thereby encouraging rainwater catchment and reuse. By reducing the amount of

vegetative planting required to meet Green Factor, the applicant states that the amount of irrigation water is able to be reduced.

The project proposal includes the use of drought-tolerant planting in the right-of-way along with limited planting on the project property as a whole. With the current design requirements, the applicant states that the project would not be able to meet the 0.3 minimum green factor without installing an additional 4,800 sf of green roof. The added green roof would requires an additional 14,097 gallons of irrigation during the summer months while also reducing the available roof space for on-site Photo Voltaic cells.

The applicant states that the proposal is better able to meet several design guidelines through a combination of landscape (including urban agriculture) and hardscape, while creating a pleasant pedestrian environment with a variety of rich experiences at the office and retail entries at grade along the entire street-facing frontage, which better meets the intent of LBPP guidelines CS1.I, as well as the following guidelines ; Landscape Design to Address Special Site Conditions PL- 2.I, Pedestrian Open Spaces and Entrances PL-3.A, Entries, PL-3.C., Retail Edges, PL-3.I Entrances Visible From the Street, and DC-4.II Landscaping to Enhance the Building / Site. Further the project will also include environmental signage and design elements that provide public education around the stormwater mitigation strategies, better meeting the intent of guidelines DC-4.B. Signage.

The Board in theory was in tentative support of the departure based on the LBPP goal of reducing potable water consumption and mitigate the negative efforts of stormwater runoff. However the applicant will need to demonstrate how the design has incorporated all the possible options for meeting Green Factor, and to demonstrate specifically how the departure would better meet the intent of the Design Review Guidelines or better meet the intent of the Living Building Pilot Program and would not conflict with the Design Guidelines per SMC 23.41.012.D.1.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

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

CS1-A ENERGY USE:

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

CS1-B SUNLIGHT AND NATURAL VENTILATION

CS1-B-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-D PLANTS AND HABITAT

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. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

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 NEIGHBORHOOD

CS2-A-1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its 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. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

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-C. OUTDOOR USES AND ACTIVITIES

PL2-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. These may include:

a. seasonal plantings or displays and/or water features;
b. outdoor heaters;
c. overhead weather protection;
d. ample, moveable seating and tables and opportunities for outdoor dining;
e. an extra level of pedestrian lighting;
f. trees for moderate weather protection and shade; and/or
g. 24-hour wi-fi service.

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. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. **Office/commercial lobbies** should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
b. **Retail entries** should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
c. **Common entries to multi-story residential buildings** need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
d. **Individual entries to ground-related housing** should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

PL3-A-2. 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.

a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting;
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

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.

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.

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. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.

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.

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, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

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. These may include:

a. newsstands, ticket booths and flower shops (even if small or narrow);
b. green walls, landscaped areas or raised planters;
c. wall setbacks or other indentations;
d. display windows; trellises or other secondary elements;
e. art as appropriate to area zoning and uses; and/or

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. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

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.

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.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, four of five Board members recommended moving forward to MUP application. The fifth Board verbalized concerns that all the massing options were too similar in their appearance and wished to see further refinement of the all three options.