City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE
EAST DESIGN REVIEW BOARD

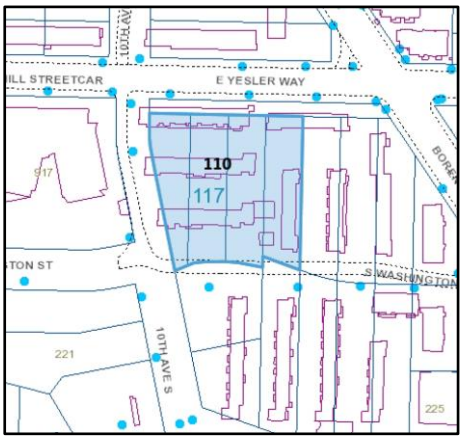
Project Number:	3032257-EG
Address:	110 10th Avenue South
Applicant:	Eli Hardi, Hewitt Architects
Date of Meeting:	Wednesday, August 29, 2018
Board Members Present:	Andrew Haas, Chair Melissa Alexander AJ Taaca Alastair Townsend
Board Members Absent:	Betsy Anderson Carson Hartmann
SDCI Staff Present:	Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Master Planned Community
Yesler Terrace (MPC-YT) 85/240

Nearby Zones: (North) MPC-YT 85/240
(South) MPC-YT 85/240
(East) MPC-YT 85/240
(West) LR 3

Lot Area: 1.25 acres



Current Development:
The site is vacant following the recent demolition of the early to mid-20th century low-rise affordable housing apartment buildings as part of Seattle's oldest public housing project.

Surrounding Development and Neighborhood Character:
The Yesler Terrace community was developed following World War II in response to a need for housing in the Seattle area and was the first racially integrated public housing development in the United States. In 2013 the City Council adopted a rezone of the Yesler Terrace neighborhood, including Design Review Guidelines. A series of approved street vacations will result in realignment of the public rights of way and parks/open spaces within the Yesler Terrace neighborhood.

The neighborhood is rapidly changing from early and mid-20th century apartment buildings with several sites under construction or in the process of demolition, in line with the intended plan for the area. The historic landmark Yesler Terrace Steam Plant is located immediately two blocks to the northwest of the project sites. The structure has recently been converted to include community rooms and Seattle Housing Authority services. A community center is located across 10th Avenue South from the site, and was constructed in 2005, replacing the original facility. A pocket park is planned across the access drive to the south of the project site and will reviewed under separate permit and approval through the Design Commission, Seattle Department of Transportation and City Council.

Recent development includes an eight-story multi-family building to the east, project number 3023987-LU. Eight and nine-story multi-family building are proposed under MUP project numbers 3026743-LU and 3028954-LU across the access drive to the south. To the south along S Main St, an eight-story building containing residential, hotel, grocery store, child care center, theater and retail/restaurant uses is proposed under project number 3022675-LU. To the north an eight-story multi-family building is proposed, project number 3032434-LU.

Yesler Terrace is surrounded by First Hill hospitals to the north, I-5 and downtown to the west, the Central District to the east, and the International District to the south. The area is close to several mass transportation routes, including the streetcar, several bus routes, and the Light Rail stations in downtown and the International District. A bridge connects Yesler Way from the site to downtown.

Access:
Vehicular access proposed from the access drive along the south property line of the property.

Environmentally Critical Areas:
No mapped ECAs.

PROJECT DESCRIPTIONS
The proposal is for 3 apartment buildings, (a 5-story, a 6-story, and a 7-story) with 1 office and 127 units total. Parking for 67 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the project number (3032257-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 Public Resource Center
Address: 700 Fifth Ave., Suite 2000 P.O.
Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE August 29, 2018

PUBLIC COMMENT
No public comments were offered at this meeting or submitted in writing before the meeting.

All future 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/Design Concept:** The Board discussed the 3 massing options, commenting on the similarity between options and expressing some disappointment that other options were not presented such as a T- or W-shaped scheme. (CS2-B-1. Site Characteristics, DC2-A Massing) However, the Board continued their discussion of the presented options with the following observations and guidance:
    a. Option A included two L-shaped structures wrapping around a central courtyard and a lowered corner expression. Through there was some support for the lower corner massing which created opportunity to relate to the green street along 10th Avenue with terrace space, the Board noted Option A offered less massing relief than other options. (CS2-D Height, Bulk, and Scale, DC2-A Massing)
    b. Option B. The Board noted this option was the least successful in terms of massing relief, corner expression, and relationship to the park. (CS2-D Height, Bulk, and Scale, DC2-A Massing)
    c. Option C.
        i. The Board agreed Option C provided the most massing relief with breakdown of the development into 3 buildings and potential of the anchor

corners to architecturally indicate the location of community services. The Board was also intrigued by the "garden house" which created opportunity for a strong project identity and potential icon within the greater Yesler Terrace development. (CS3-A-2. Contemporary Design, CS2-DHeight, Bulk, and Scale, DC2-A Massing)

ii. Parti. Though the Board supported breaking down the development into 3 buildings, the Board was concerned with the overall composition. The Board was also concerned this was too much for one site and would result in 3 watered down concepts. In order to clarify and strengthen the design concept the Board provided the following direction moving forward:
    1. Create a coherent architectural language/parti and hierarchy. The Board suggested unifying the architectural language of 2 buildings of the buildings, and allowing the "garden house" to be the special icon and identity of the site. The Board further clarified that the buildings don't need to be identical but should relate to each other more than currently indicated by precedent images. (CS2-A-2. Architectural Presence, Yesler Terrace DC2-I-iv Scales of Architectural Composition)
    2. The Board suggested further differentiating between the "garden house" and other structures by lowering the height of the garden house. (CS2-A-2. Architectural Presence, Yesler Terrace DC2-I-iv Scales of Architectural Composition)
    3. The design concept should be carried through both building design and landscape design. (Yesler Terrace DC2 Building Sitting, Size, and Configuration)

iii. Corner. The Board also discussed the corner of 10th Avenue and Yesler way, commenting on the merit of lowering the corner (as shown in Option A) vs. the taller corner expression (shown in Option C). The Board directed the design team to further study the corner height, perhaps finding an in-between height that allowed for terrace activation, connection to the green street, and a strong corner. (CS2-C-1. Corner Sites, CS2-A-2. Architectural Presence)

iv. Yesler Way.
    1. The Board was supportive of the stoops proposed along Yesler Way, but directed the design team to further refine the relationship of the stoops and sidewalk with the goal of creating active entries and transitioning from the public to private spaces. (*Yesler Terrace CS3-I Emphasizing Urban Residential, Yesler Terrace PL1-IV-i Public Realm, Yesler Terrace PL3-I-ii Residential Frontage for Ground-level Units)*
    2. The Board had some concerns related to the location of the bike/stroller storage and package/locker room along the street frontage, rather than a more active use. Through the Board supported the easy access to these uses, they questioned if

alternative locations or distributing these uses to different areas of the building would allow opportunities for more active uses to occupy the street frontage. As the design is refined, the design team should study the location of uses along this street frontage in combination with programming of the courtyard space. (*Yesler Terrace PL1-IV-i Public Realm,* DC1-A Arrangement of Interior Uses, DC3-A-1 Interior/Exterior Fit, *Yesler Terrace PL4-I-i Cyclists*)

v. Access Drive. The Board was most concerned with the response along the access drive and fronting the park. Specifically, the Board was not supportive of the continuous plinth along this frontage and noted that this was a missed opportunity to further the building identity, activate this edge, and strengthen the relationship to the park. The Board provided the following direction moving forward:
    1. Create a "grand" gesture from the sidewalk to the courtyard, this should feel more continuous: eroding the concrete wall, and blurring the lines between the courtyard and p. patch. (Yesler Terrace CS1-I-i Hillside, Yesler Terrace CS2-II-ii Woonerfs, Yesler Terrace DC1-II-i Visual Impacts)
    2. Integrate creative terracing to mask the prominence of the parking plinth. (*Yesler Terrace CS1-I-i Hillside*, *Yesler Terrace CS2-II-ii Woonerfs, Yesler Terrace DC1-II-i Visual Impacts)*
    3. Explore additional entry points. (*Yesler Terrace PL3-I- iii Residential Frontage on Access Drives or Pedestrian Pathways*)
    4. The Board acknowledged the access drive was the most logical location for the garage entry, however, the entry and p. patch seemed to be conflicting programmatically. Continue to resolve the transition from p. patch to garage entry with the goal of minimizing visual impacts from the garage entry and parking garage. (*Yesler Terrace PL1-III-iii Access Drives, Yesler Terrace DC1-II-i Visual Impacts*)
    5. Clarify trash location and screening. (DC1-C-4. Service Uses)

2. **Streetscape and Landscape Design:** Overall the Board was supportive of the landscape concept including the p. patch, courtyard, and green street response along 10th Avenue. The Board provided the following direction, noting the landscape design development as key to the success of a clear design concept and unification of the overall development:
    a. Yesler Way. Enhance and activate with street furniture, wide sidewalks, an emphasis on making sure the public space reads as public, and transitioning from the residential stoops to sidewalks. (*Yesler Terrace PL1-IV-i Public Realm)*
    b. 10th Avenue. The Board noted the response along 10th as currently the most successful. Moving forward, the Board suggested further studying the circulation and connectivity from the building to the sidewalk. (PL1-B Walkways and Connections)

c. Access Drive. As noted above, relationship of the access drive, p. patch, and courtyard should be revised to support the project identity, improve the pedestrian realm, and activate this edge. The Board suggested creating a grand gesture, perhaps stair case, integrated into the p. patch with additional terracing. (*Yesler Terrace PL1-III-iii Access Drives, Yesler Terrace PL1-IV-i Public Realm)*)

d. Courtyard.
    i. Provide more information regarding programming of the courtyard space and adjacent uses. (*Yesler Terrace PL1-I Network of Open Spaces, Yesler Terrace DC3-I-ii Courtyards*)
    ii. Create visual connections from the street into the courtyard. (*Yesler Terrace DC3-I-ii Courtyards*)

e. All edges. Work with the topography and integrate Yesler Terrace preferred stormwater features as feasible (Yesler Terrace CS1-III-i Cascading Stormwater Features)

3. **Materials:** The Board was concerned with the 3 "house" concept, which indicated a very different architectural language for each of the 3 buildings. The Board noted the importance of material application and detailing moving forward as the façade development should further clarify the design concept and unify the development. (DC2-A Massing, DC2-B Architectural and Facade Composition) The Board provided the following guidance:
    a. The Board was intrigued by the applicant indicating the design's potential reference to Japanese culture stemming from the proposed project name, Hinoki. At the next meeting the Board would like clarification on whether this has been wrapped into the design concept and how, as currently it is unclear if/how the name and design concept are linked.(CS3-B Local History and Culture)
    b. Provide graphics clarifying corner and parapet details. (DC4-A Exterior Elements and Finishes)
    c. Provide graphics illustrating location and details of venting, demonstrating how vents have been seamlessly integrated into the façade composition. (DC2-B Architectural and Facade Composition, DC4-A Exterior Elements and Finishes)
    d. Provide details of service doors, gates, fences, garage door design and details of all exterior stairs and soffits. All should be integrated into the composition and reinforce the design concept. (DC2-B Architectural and Facade Composition, DC4-A Exterior Elements and Finishes, Yesler Terrace DC4 Building Materials)
    e. Enhance the residential character with high-quality materials and avoid an institutional appearance. *(Yesler Terrace DC4 Building Materials)*
    f. The "garden house" should be detailed to reflect the "jewel box" or "gem" concept as presented by the precedent images. (CS2-A-2. Architectural Presence, DC2-B Architectural and Facade Composition, DC4-A Exterior Elements and Finishes, Yesler Terrace DC4 Building Materials)
    g. Pay special attention to the façade development within the courtyard and do not treat this area as back of house. Rather, the material application should support the design concept and building identity. The Board noted the south facing façade

of the "main street" house should be treated with extra thoughtfulness as this will be the backdrop seen most from the access drive. (DC2-B Architectural and Facade Composition, DC4-A Exterior Elements and Finishes, Yesler Terrace DC4 Building Materials)

4. **Additional items to provide at Recommendation phase:**
    a. Rendered views from all approaches (from pedestrian view) including views from the adjacent Modera apartment building under construction to the east, and the Pocket Park to the south. (*Yesler Terrace DC2-I-iv. Scales of Architectural Composition*)
    b. Sections clarifying grade change and relationship of building and sidewalk. (CS2-B-1 Site Characteristics)
    c. Window/privacy studies. (CS2-D-5. Respect for Adjacent Sites)
    d. Physical material samples. (DC4-A Exterior Elements and Finishes, Yesler Terrace DC4 Building Materials)

DEVELOPMENT STANDARD DEPARTURES

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

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

1. **Upper level Setbacks (SMC 23.75.140 – Table A):** The code requires a 10-foot setback above 50 feet for street facing facades. The applicant proposes a 2-foot setback above 50' for portions of the façade along the build to area front 10th Avenue South and East Yesler Way.

The Board indicated preliminary support for the requested departure as the resulting design creating a stronger more cohesive massing form at the corner.

2. **Street-level Development Standards –Doors and transparency (SMC 23.75.170.D.1):** The Code requires that for façades located less than 10 feet from a boundary, a minimum of at least 75 percent of the area of the façade shall consist of doors and/or transparent windows. The applicant proposes 44 percent transparency.

The Board indicated they were not in favor of the requested departure at the time EDG, as the design rationale did not provide a strong enough justification. The Board would like to see alternative locations for the proposed artwork, as well as a better understanding of how this departure would result in a design that better meets the intent of the design guidelines.

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

CS1 Yesler Terrace: Use natural systems/features of the site and its surroundings as a starting point for project design.

I. TOPOGRAPHY

i. Hillsides: Design buildings to step up and down hillsides, in order to reflect the site context and provide light and air at lower levels.

ii. Underground Parking Access: Coordinate underground parking access with adjacent properties where feasible, in order to minimize the visual and traffic

impacts of parking. This guideline is especially relevant where parking extends to a shared property line.

iii. **Internal Pedestrian Connections:** Provide internal connections such as stairways and terraces, in order to give pedestrians more options for navigating the hills of Yesler Terrace. Where possible, allow access to the public.

iv. **Facade Orientation:** Orient building facades and open space to activate the 9th Ave pedestrian pathway location described in the "Context and Priority Issues" section).

II. PLANTS AND HABITAT

i. **Tree Preservation:** To protect existing habitat and provide a sense of an established neighborhood, preserve trees designated for protection in the adopted Yesler Terrace Tree Protection Plan.

ii. **Tree Health:** Design buildings and open space to optimize the visibility and long term health of preserved trees, as well as major new tree plantings.

iii. **Direct Access to Green Features:** When providing landscape amenities to meet Land Use Code requirements, focus on locations where the improvements will provide the greatest benefits for building occupants and passersby.

iv. **Screening of I5:** To enhance screening from Interstate 5, work with the Washington State Department of Transportation as feasible to preserve and enhance the tree buffer separating Yesler Terrace from the freeway. Manage these areas to improve public safety, soils, and tree cover.

III. WATER

i. **Cascading Stormwater Features:** Use cascading stormwater features to manage stormwater and create visual interest, as sites and drainage plans allow.

ii. **Streetscape GSI:** Incorporate GSI in streetscapes to meet Stormwater Code requirements. The conceptual GSI plan gives preliminary guidance on the placement of these features, but other locations may also be appropriate depending on final grading and streetscape design.

iii. **Integrated GSI:** When GSI is proposed, integrate the drainage features into building and site design to enhance the overall interest and attractiveness.

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.

CS2 Yesler Terrace: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

I. Location in the City and Neighborhood

i. **Gateways:** Use signage, street banners, or other placemaking features to highlight routes in and out of the neighborhood, specially at major gateways as identified in the "Neighborhood gateways + wayfinding kiosks" diagram.

ii. **Wayfinding Kiosks:** To help visitors orient and appreciate site context, provide wayfinding kiosks that include information on public open space and pedestrian pathways. Signs and kiosks should be designed and built according to SDOT standards for pedestrian and bicycle signage.

iii. **High-rises:** Consider city-wide visual impacts when designing highrise buildings. Towers will be visible from vantage points throughout Seattle, and will be particularly prominent when viewed from the south on Interstate 5.

II. Street Character and Abutting Uses

i. **Street Network:** A new network of neighborhood streets, access drives and pedestrian pathways has been designed for Yesler Terrace that safely connects all parts of the community to each other and to surrounding neighborhoods; encourages healthy mobility by walking, biking, and transit; and provides public

places for residents to interact and recreate. The three designated street characters are:

1. Arterials, which focus commercial activity at intersections.
2. Connectors, which provide connectivity to and from the neighborhood.
3. Green street loop, which provides circulation within the neighborhood and connects the pocket parks.

ii. **Woonerfs:** In addition to the defined public street characters, access drives should be designed with the character of woonerfs - mid-block, narrow streets on private property, meant to be shared by pedestrians, cyclists, and motor vehicles traveling at very low speeds. Mid-block pedestrian pathways will be for circulation through Yesler Terrace's larger blocks. These pathways will have strong residential qualities and act as social spaces. Their purposes are to enhance the network of pedestrian and cyclist routes, and to break up building mass in larger blocks. Many ground-related residential units will open directly onto these areas, so special consideration must be given to the design of building entries, stoops and thresholds.

iii. **Integrated Design:** Consider the intended character of abutting streets, access drives, and pedestrian pathways in the design of open space and building frontage.

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.

***CS3 Yesler Terrace: Contribute to the architectural character of the neighborhood*.**

I. Emphasizing Urban Residential

i. Ground-Level Residential: Line sidewalks with residential units with views to the street, landscaped setbacks, and, where feasible, ground-level entries.

ii. Building Base Detail: Concentrate landscape improvements and architectural detailing in the lowest 30 feet of buildings.

II. Neighborhood Context

i. Integration with Adjacent Neighborhoods: Neighborhoods bordering Yesler Terrace vary widely in character. Design redevelopment projects with consideration for how they will integrate with the architectural contexts described below.

1. To the north, architectural character is dominated by the highrise medical office buildings of Harborview Medical Center. Development at a similar intensity is appropriate along Alder St; compatible uses include office, medical services, lodging, residential, and street level commercial. Use the tiered form and intricate facade of Harborview's East Hospital as a design inspiration for buildings in this area.
2. To the east, the Central District is a medium-density residential neighborhood with buildings ranging in age, scale, and architectural style. Adjacent uses include midrise multifamily housing, a school, low-rise commercial uses, and SHA housing. Design buildings to create visual connections to and across Boren.
3. To the south is Little Saigon, an evolving neighborhood of lowrise commercial buildings and surface parking lots, and an active and lively street character. To improve the safety and comfort of the pedestrian connection from Yesler Terrace to Little Saigon, design uses and facades of adjacent buildings to provide "eyes on the street" toward the hill climb.
4. I-5 runs along the western border, creating a substantial gap between Yesler Terrace and the urban fabric on the other side of the freeway. Design buildings and landscape features along the western edge of the site to reduce freeway impacts where feasible. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design and maintenance of buffer plantings.

III. Historic and Cultural Context

i. **Steam Plant:** Once Yesler Terrace is redeveloped, the steam plant will be the only historic structure on the site.

1. Provide a distinguishing landscape design in the space in front of the steam plant's west facade.
2. Throughout the site, reference the history and unique cultural mix of Yesler Terrace through art and architectural features.

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.

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

I. Network of Open Spaces

i. Social Interaction: Design open spaces to serve as an outdoor stage for daily life, with designs that maximize social interaction throughout the day and year.

ii. Multiple Functions: Program open spaces for multiple functions and uses, combining social, recreational, and ecological functions.

iii. Passive/Active Mix: Provide a mix of passive places (e.g. sitting and watching) and active areas (e.g. play, exercise) to support users of all ages and abilities.

iv. Yesler Terrace Qualities: Highlight the intrinsic qualities of Yesler Terrace, such as its views, topography, trees, history and culture.

II. Pocket Parks

i. Active and Passive Spaces: Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.

III. Pedestrian Pathways and Access Drives

i. Pathway Design: Pedestrian pathways and access drives should be located and designed to:

1. Improve pedestrian connections, encourage interaction, and mediate the site's topography.
2. Incorporate small gathering spaces, outdoor seating, bike racks and/or planting areas.

3. Have well-defined entries where they meet a public right-of-way.
4. Coordinate with adjacent parks and private residential amenity areas.
5. Use landscape buffers at the transition from shared pathways to private residential amenity areas and entries.
6. Coordinate plantings with adjacent developments, and consider incorporating edible landscapes or plantings that provide beneficial habitat.
7. Incorporate CPTED principles, using clear sight lines and consistent pedestrian lighting.

ii. **Pathway Edges:** Where site conditions and adjacent uses allow, pedestrian pathways and access drives should:

1. Provide active uses along their edges.
2. Incorporate a runnel conveyance element that captures and reveals stormwater, capturing roof runoff from adjacent buildings if feasible.

iii. **Access Drives:** Access drives, designed in the spirit of a woonerf, provide shared space for pedestrians, cyclists and vehicles to move slowly and safely in close proximity to one another. Access drives should contribute to the urban residential character of the neighborhood and foster community by creating places for chance encounters.

1. Pedestrians and recreational users should have an equal priority to vehicles in access drives. The design speed for vehicles should be 5 mph.
2. Access drives shall have a minimum easement width of 32', with a dedicated pedestrian walkway of at least 6' and a 20' roadway width for vehicle access. Curbs, bollards, planters, paving details or a combination of these elements shall be used to mark the boundary between vehicle and pedestrian zones.
3. Access drives should also incorporate small gathering and play areas, outdoor seating, bike racks, planting areas and limited parking (for visitors, deliveries, drop-offs, etc.).

iv. **Pedestrian Pathways:** These are similar to access drives, but they do not allow vehicular access. Pedestrian pathways may have commercial or residential uses along their edges.

1. Pedestrian pathways should be designed to invite and encourage walking.
2. Like access drives, pedestrian pathways must have a minimum width of 32', dedicated through an easement between properties or to an open space association. Within that space, a 15' wide public easement must be granted to provide public pedestrian access.
3. Pedestrian pathways should include secondary spaces for impromptu gatherings, play opportunities, outdoor seating, bike racks and plantings.

v. **Sloped Pedestrian Pathways:** Many pedestrian pathways at Yesler Terrace will require a substantial grade change.

1. Provide viewpoints, seating opportunities, and solar exposure in addition to other standard pedestrian pathway amenities.

III. **Outdoor Uses and Activities**

i. **Network Considers All Users:** This network should provide passive and active open spaces that support a range of uses from contemplation and picnics to informal

play and active recreation. Each open space should be designed to respond specifically to the needs of one or (preferably) more of the following groups:

1. Young children and families (1-5 years) -- Need safe and creative places to play close to home; comfortable places to supervise children; destination play spaces further from home
2. School-age children (5-12 years) -- Need safe connections that allow them to circulate; opportunities for adventurous play
3. Teens -- Need exciting places to gather, socialize and recreate; to see and be seen
4. Adults -- Need spaces for recreation, socializing, relaxation, and retail services; circulation paths serving multiple modes of travel
5. Older Adults -- Need walkable connections to visit friends and family; frequent places to stop, sit, and rest; places to feel part of the mix, but not overwhelmed by younger users
6. Visitors -- Need clear wayfinding guidance; welcoming gateways; destination spaces, such as view spots, a retail core, and community and cultural events
7. Office & Hospital Workers -- Need places to eat lunch, get coffee, and people watch; paths to the retail core; easy access in and out of the neighborhood

IV. Street Furniture, Art and Fun

i. Public Realm Activation: Activating the public realm and building a unique neighborhood character with colorful, fun and playful design features is highly encouraged at Yesler Terrace. Throughout the neighborhood's network of open spaces there are many opportunities to incorporate street furniture, space for art installations and permanent art, and creative paving, paint patterns or lighting on the ground plane.

1. Incorporate playful features and details that engage passersby and create memorable spaces.

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

I. Accessibility

i. **Accessible Slopes:** Yesler Terrace is characterized by sloping topography, and many of the sidewalks in the public rights-of-way have slopes that create accessibility barriers. Where feasible, mid-block pedestrian pathways and access drives should be designed to provide reduced slopes, improving accessibility.

II. Safety and Security

ii. CPTED Principles: All streets, open spaces, walkways and connections should be designed with CPTED principles.

iii. Eyes on the Street: To promote safety and security,design buildings so that residents and businesses provide "eyes on the street" to create an active, comfortable, and safe pedestrian environment.

1. Maximize the number of ground-related residential entries to create activity along the street edge.
2. Concentrate retail uses north of the central park
3. To prevent blank facades, conceal above-ground structured parking behind habitable space as required by code.
4. Provide access drives and mid-block pedestrian pathways that improve connectivity; avoid creating dead ends.

III. Lighting for Safety and Vibrancy

i. Exterior Lighting Design: Lighting should not only enhance public safety, but also contribute to vibrancy and neighborhood identity. Illumination type, fixture design, and location all contribute to a neighborhood's character. To enhance safety and vibrancy, exterior lighting should comply with the following guidelines:

1. Establish a visual cadence to the streetscape.
2. Create elegant, lighted "punctuation points" along the street edge at a variety of scales.
3. Reinforce the distinct street characters
4. Avoid excessive lighting or light spillage.
5. Emphasize pedestrian-scale lighting in streetscapes, placing fixtures at an appropriate height to illuminate faces.

6. Provide adequate light in potential problem areas, including pathways, stairs, entrances/exits, parking areas, mailboxes, recreation areas, and waste disposal areas.
7. Avoid lighting that creates blind spots, glare, or deep shadows.
8. Luminaires should have full cutoff above the light source, and should be directed downward and away from living quarters.
9. Use LED, metal halide, and halogen lamps to provide illumination with a true-color daylight spectrum. Minimize exposed fluorescent lighting; flashing, animated, intermittent, or other xenon "strobe" type lighting; high intensity discharge; incandescent; low-pressure sodium; and neon.

ii. Reflect the Character of the Adjacent Space: Design lighting along streets and sidewalks, access drives, pedestrian pathways, and open spaces to reflect and enhance the character of the adjacent space. Use pedestrian-scale lighting to light the sidewalk and provide a consistent vertical design element along the green street loop. Guidelines for specific areas:

1. Access Drives: Lighting for access drives should generally be pedestrian-scale, with an emphasis on building-mounted lighting where possible.
   i. Provide a maximum average spacing of 60 feet.
   ii. Place lights within 15 feet of each intersection with a street right-of-way.
2. Pedestrian Pathways
   iii. Illuminate pedestrian pathways continuously during nighttime hours with low-intensity, downward-directed lighting.
   iv. Consider using catenary lighting where feasible to create attractive, comfortable nighttime outdoor spaces.
3. Shared, Semi-Private Open Spaces: Multifamily residential buildings will include shared courtyards and other open spaces for use by residents.
   i. Provide continuous illumination for circulation paths through these spaces during nighttime hours.
   ii. Emphasize illumination of stairs and ramps where they occur.
   iii. For residential entries along streets, incorporate low-level recessed lights to supplement lighting for the adjacent sidewalk.
   iv. Integrate lighting with landscape features and art where appropriate.
4. Building-Integrated Lighting: Fixtures built into building facades can provide lighting that is functional and attractive. In particular, building-integrated lighting enhances pathways and open spaces.
   i. Focus building-integrated lighting in the bottom 20' of building facade.
5. Parking and Loading Areas
   i. Light parking and loading areas such that light does not spill into the street, on buildings/open space, or create glare.

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.

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

I. Frontage

i. Street-Level Frontage: Ensure that all frontage engages the street-level in order to:

1. Create a sidewalk environment that's lively and safe.
2. Provide visual surveillance of the public realm without compromising privacy and security for ground-floor dwelling units.
3. Make urban living inviting and desirable.
4. Give the neighborhood a predominantly residential character.

The following conditions are exempt from PL3 street-level frontage guidelines:

5. Facades that do not abut a street, pocket park, access drive, or pedestrian pathway.
6. Facades set back more than 30' from a lot line or easement line.
7. Facades along Interstate 5.

ii. Residential Frontage for Ground-Level or Live-Work Units: These guidelines apply to buildings with ground-level residential uses or live-work units. Due to the

quantity of ground-level residential uses expected at Yesler Terrace, residential frontages will play a large role in establishing the neighborhood's character.

1. Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
2. Establish a streetscape that clearly looks and feels residential.
3. Where feasible, provide street-facing entries for ground-level units.
4. For security and privacy, use design elements and techniques to create a layered transition from the privacy of the home to the public space of the street and sidewalk, incorporating each of the following elements. Where barrier-free entry is provided, modify or waive provisions relating to vertical separation and thresholds as needed.
5. The preferred entry-level elevation for ground floor residential units is between 2 and 6 feet above the sidewalk. Design residential frontage to maximize the number of units in this zone. While topography will sometimes require portions of a unit to be less than 2 feet above the sidewalk, no entries should be below finished grade.
6. Provide a physical feature on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Locate this threshold between 1' and 4' from the sidewalk, with features such as a hedge, retaining wall, rockery, stair, gate, railing or a combination thereof. Thresholds should screen but not block views to and from the street, and should help define individual units.
7. Retaining walls should generally not be taller than 4', but may be up to 6' if grade conditions require; any retaining walls taller than 4' should be separated from an abutting sidewalk, pedestrian pathway, or access drive by one or more terraces of landscaping stepping down from the top of the wall.
8. Provide direct access to any private outdoor space provided for a dwelling unit. Make the space large enough to be usable by residents, and place it at the same level as the interior of the unit where feasible. Minimize the amount of amenity space below the level of the abutting sidewalk or pocket park.
9. Create a ground-level facade with a residential character. Design the front door and entry area to enhance the privacy transition. Provide operable windows for ground-level units.

iii. Residential Frontage on Access Drives or Pedestrian Pathways: Residential frontage on access drives or pedestrian pathways should have a different character from those on streets and pocket parks, as they open onto a more intimate outdoor space. Typical residential frontages (discussed in the previous section) are allowed on access drives and pedestrian pathways, but a smaller minimum setback (per SMC 23.75.140) means that buildings can provide less private outdoor space and a smaller threshold transition. The following guidelines apply:

1. Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
2. Establish a frontage that feels residential, but has a variety of building forms, styles and materials that add up to a space that's eclectic and intimate.
3. Where building program allows, provide street-facing entries for ground-level

units.

4. Integrate the design of residential entries and associated threshold elements with the access drive or pedestrian pathway design, so that landscaping, street furniture and other amenities contribute to the overall character of a unit's entry.

iv. Transition Areas: For security and privacy, create a layered transition from the privacy of the home to the shared space of the access drive or pedestrian pathway. Incorporate each of the following elements within this transition area. Where barrier-free entry is provided, modify or waive provisions relating to vertical separation and thresholds as needed.

1. Where grading allows, locate the entry level of each unit 1' to 4' above the access drive or pedestrian pathway it faces.
2. The substantial threshold described for typical residential frontage is not required, but provide at least one of the following: a rail, wall, or landscape separation.
3. Provide direct access to the shared space of the access drive or pedestrian pathway. Private amenity space is allowed, but not required in these locations.
4. Integrate elements of a porch or stoop into the unit entries as the setback allows; these features will necessarily have a smaller scale than they would on streets or parks.

v. Non-Residential Frontage

1. Articulate building bases with a scale and cadence similar to traditional storefronts. However, style and materials do not need to be traditional.
2. Locate entrances at or slightly above grade.
3. Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance. Stairs may be used for secondary access.
4. Provide moderate to high transparency at the ground level, consistent with code requirements.
5. Extend the public realm from the right-of-way to the edge of the building. Threshold elements should only be used within a narrow zone to define or enclose outdoor seating areas, or to increase privacy for ground-level office or live/work units.
6. Provide shading, weather protection, and human-scale definition at the street level with canopies, awnings, and/or upper-level balconies.
7. Do not use canopies and awnings with back-lighting, high-gloss finishes, or plasticized fabrics.
8. Avoid projections at pedestrian height unless they make the sidewalk and building base more active and pedestrian-friendly.

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.

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

I. Planning Ahead for Cyclists and Transit

i. Cyclists

1. Provide visible, attractive bike racks that meet City standards at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate.
2. Provide wayfinding signage for cyclists at major neighborhood entries and the intersection of Yesler Way and Broadway, consistent with city-wide bicycle signage standards

ii. Transit

1. Provide public seating and other pedestrian amenities for sites that abut a transit stop, consistent with the recommendations of the Seattle Design Guideline for “On-site Transit Stops”.
2. For sites at Yesler and Broadway, help connect retail activity on the north side of the intersection with recreation and social activity at the community center and neighborhood park. This may be done through paving details or other design cues
3. Include weather protection and lean rails or other seating as part of frontage abutting transit stops.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

DC1 Yesler Terrace: Optimize the arrangement of uses and activities on site.

I. Vehicular Access and Circulation

i. Access Points and Curb Cuts: Vehicular circulation and parking access will be provided on a network of streets and access drives. Allowed access points and curb cuts are regulated by SMC 23.75.180.

1. In order to promote safety for pedestrians, cyclists, and drivers, minimize the size and frequency of curb cuts and vehicular access points.
2. Separate parking access points by a minimum of 30' on a access drive as measured between the two closest spaces or locate parking access points directly across from each other.

II. Parking and Loading Uses

i. Visual Impacts: To reduce the visual impacts of parking, Land Use Code standards require that onsite parking be underground, or, if aboveground, concealed from streets, parks, access drives, or pedestrian pathways by space dedicated to active uses (residential units, storefronts, etc.).

1. Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space; occupancy and activity in these frontages is key to truly concealing the parking.
2. Screen and gate parking and loading access areas, concealing the opening through use of elements such as walls, louvers, fins, solid or perforated metal panels, or vegetated walls. Gates should fully enclose the area up to a minimum height of 8', have a maximum transparency of 15%, and use materials that do not detract from the appearance of the street level facade.

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.

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

I. Building Siting, Size, and Configuration

i. Bulk and Scale: Building bulk and scale should be balanced with an appropriate amount of open space, and buildings should compose a variety of types, heights and shapes on a block. Site design should promote:

1. A building's flexibility and adaptability over time, as owners, users, visitors, and building systems change.
2. Connectivity between project sites and opportunities for human interaction in the space between buildings.
3. A clear, intuitive organization of buildings on a site; a fine-grained, human-scaled development pattern; and a sense of each individual building's identity within the neighborhood.

ii. **Shading onto Parks:** Buildings should be designed to reduce shading to the neighborhood park and pocket parks. Any structure greater than 85' in height that will shade an existing or future park should incorporate the following measures to the extent feasible:

1. Exceed minimum upper level setbacks from the park.
2. Orient the floor plate configuration(s) of the highrise structure to reduce shading to the park.
3. Arrange rooftop features to reduce shading to the park.

iii. **Massing:** Highly articulated building forms at all levels are desired at Yesler Terrace; development standards are written in part to achieve this variety.

1 . Use massing to differentiate between portions of a building with different functions.
2. Foster architectural variety on a block.
3. Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.

iv. **Scales of Architectural Composition:** Building design at Yesler Terrace should pay particular attention to three scales:

1. Human Scale – near the level of the sidewalk and at building openings such as windows and doors where the tactile nature of materials, the subtlety of colors, and well-articulated architectural details or ornament can help establish connections between a building, its occupants, and passersby.
2. Neighborhood Scale – at the mid to upper building levels, where the building mass establishes the overall spatial enclosure for the street, park, access drive, or pedestrian pathway; and
3. City Scale – at the building tops, where rooftops, highrise forms, and groups of highrises can shape the skyline as viewed statically from afar, or dynamically on approach from the freeway.

v. **Human Scale:** Focus on the First Thirty Feet: The character of buildings near the level of the street is of the utmost importance. At the level of the sidewalk, create

interest through use of facade materials and architectural detailing. Strategies and features to meet this guideline include, but are not limited to, the following:

1. Provide places to sit at the base of the building.
2. Include doors and operable windows with glazing area subdivided by frames, muntins, or mullions; or curtain wall systems whose dividing elements are finely detailed with snap caps, fins, or expressed structural elements of the window system.
3. Express structural elements (such as window and door lintels, colonnades and arcades, and bolt and pin connections), weather protection elements
4. (such as sills, sunshades, canopies, rainwater leaders, downspouts, and eaves), and differentiate these elements from the primary façade through the use of materials, patterns, or ornament.
5. Provide distinctive exterior lighting fixtures, window and door hardware, or other functional building elements.
6. Use clear, Low E, or slightly tinted glazing to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed areas.
7. Relate window size, proportion, and pattern to unit types and room layouts.
8. Coordinate architectural detailing of street-level shop fronts with the dimensions and proportions of building elements above to visually extend the building mass and character to the ground.
9. Avoid clear glass with surface reflective coatings or reflectance ratings above 20.

vi. **Neighborhood Scale:** Create variety: Articulate building facades below 85’ with modulation elements and secondary architectural features that add visual interest to the streetscape and functionality to the building. Acceptable elements and features include, but are not limited to:

1. Building recesses and terraces;
2. Projecting balconies, enclosed bays, and covered porches;
3. Expressed structural members;
4. Ground-level pedestrian passages through the building. Integrate Modulation Elements: Where individual elements or features are repeated along a facade, vary their spacing, design, rhythm, type, or purpose to support architectural variety within the context of the overall architectural design concept.
5. Arrange modulation elements and secondary architectural features on the facade to create a balanced composition integrated with the design of the building.
6. Avoid bolt-on balconies and similar elements that appear “tacked-on” to the building facade.

vii. **City Scale:** Design the Skyline: Collectively, building tops and roofscapes help establish the identity of the neighborhood as viewed from afar and from above. Because Yesler Terrace can be seen from many locations throughout the city, the visual impact of midrises, highrises, and rooftops should receive special consideration.

1. Highrise buildings should use modulation or upper-level detailing to present an attractive form to the static views from First Hill, Squire Park, the Central

District, the International District, Beacon Hill, the stadiums, and Pioneer Square. Additionally, the dynamic views experienced approaching from the south along I-5 and from the LINK light rail alignment should be considered.

2. Building tops and highrise forms should be both sculptural and functional. Where appropriate, building tops should provide open spaces for building occupants, and/or opportunities for energy and water capture.

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.

DC3 Yesler Terrace: Integrate open space design with the design of the building so that each complements the other.

I. Building Open-Space Relationship

i. **Private Yards, Patios and Balconies:** Design these areas to:
   1. Provide refuge and relaxation for residents.
   2. Integrate with the building design, and with adjacent semi-private or public open spaces.

ii. **Courtyards, Gardens and Rooftop Patios:** Think of these spaces as shared outdoor rooms. Take advantage of this concept when laying out plots and designing building forms. In stepped buildings, use roofs and terraces for private and

communal outdoor patios and gardens. Buildings with courtyards, gardens and rooftop patios should:

1. Provide a mix of passive places (e.g. sitting) and active areas (e.g. play) to support residents of all ages and needs. Examples include niches for a single or a few people; larger areas for a crowd; places to sit, cook, garden, play, and exercise; and a variety of levels and materials.
2. Provide gardening opportunities in locations where they will be used, incorporating access to light, water and storage.
3. Use native, drought-tolerant, and regionally adapted plants.
4. Consider views from above; green roofs are encouraged as a multifunctional design strategy to beautify roofs, enhance space, and provide functional benefits including cooling and stormwater management.
5. Apply passive and active design strategies for making spaces safe and secure, such as incorporating natural surveillance techniques and adequate lighting (i.e., CPTED principles).

iii. Forecourts and Entry Courtyards: Design forecourts and entry courtyards to:

1. Provide clear physical and visual differentiation between the public realm of the street, park, access drive, or pedestrian pathway and the semi-private realm of the forecourt or courtyard.
2. Complement the abutting residential or non-residential frontage, as determined by the primary use of the building frontage adjacent to the forecourt and/or entry courtyard (PL3: Street- Level Interaction: Frontage).
3. Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway; this is encouraged in order to break up building mass and provide pedestrian permeability.

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.

DC4 Yesler Terrace: Use appropriate and high-quality elements and finishes for the building and its open spaces.

I. Building Materials

i. Preferred Exterior Materials:

1. Use materials that have a durability that is appropriate for an urban application. Masonry (such as local rock, cut stone, brick, or ground face concrete masonry units), integral color cement plaster, metal, and concrete are preferred primary façade materials.
2. Where wood and heavy timber are exposed to weather, provide appropriate protection to increase their durability.
3. Clad projecting ground-level and upper-level bays in a material that differentiates the bay from the background facade.

ii. Street-Level Facade:

1. Along streets, access drives, pedestrian pathways, and open space, use the above preferred materials for at least 50% of the street-level facade, excluding areas with glazing.
2. Use the above preferred materials at all heights on facades subject to build-to line or reduced setback area standards.

iii. Signage: Signs are a valuable component of the urban public realm. They communicate important information about local services and building uses, animate the streetscape, build neighborhood character and expression, and generally enrich the visual character of a block edge. Signs at Yesler Terrace should be designed in consideration of the following approaches that support the aesthetic and visual character of an urban residential neighborhood.

1. Permanently attach signs to the ground, building or other structure by direct attachment to a rigid wall, frame, or structure.

2. Incorporate signs with the architectural design of a building where feasible; integrate the design of the sign with that of the building for a coordinated appearance; blade signs are encouraged because they enhance the pedestrian experience.
3. Make a sign master plan for projects with four or more nonresidential tenants, and/or where the total area of signs for all uses exceeds 100 square feet.

iv. Fences and Free-standing Walls: The code allows fences and free-standing walls in required setbacks, with limitations on height. While such features may be appropriate to delineate different spaces or provide a safety function, they should not screen views to the extent that they cut ground-level facades off from the public realm.

1. Where a fence or free-standing wall is proposed in a required setback, any portion that is more than 2 feet above the adjacent sidewalk, park, or pedestrian area should be at least 50% open or transparent.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.