Seattle Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Record Number:	3032609-EG
Address:	3421 Woodland Park Ave N
Applicant:	Robert Humble, Hybrid Architecture
Date of Meeting:	Monday, January 07, 2019
Board Members Present:	Brian Bishop, Chair Katy Haima Anita Jeerage Dan Rusler
Board Members Absent:	James Marria
SDCI Staff Present:	Abby Weber

SITE & VICINITY

Site Zone: Existing zoning designation is Commercial 1-40 (C1-40). Applicant proposes a Contract Rezone to rezone the property to Neighborhood Commercial 2-75 (NC2-75).

Nearby Zones: (North) C1-40
(South) C1-40
(East) Industrial Commercial-45 (IC-45)
(West) Lowrise 3 (LR3)

Lot Area: 13,000 SF

Current Development:

The development site consists of two existing lots. The rectangular site has frontage on Albion Place N along the western property line and Woodland Park Ave N along the eastern property

line. The site is currently developed with two existing single family residences and accessory structures.

Surrounding Development and Neighborhood Character:

The site is located within the Fremont Hub Urban Village, approximately 1 block east of Aurora Ave N (SR 99), 1 block west of Stone Way N and 1 block north of Lake Union. The site is adjacent to the Fremont Brewery to the south and Urban Earth Nursery to the north. The site is located 1 block north of the Burke Gilman Trail, which provides bicycle and pedestrian connections.

Surrounding development consists of a mix of older single family and lowrise residential structures, while newer development within the Fremont commercial core and along the Stone Way N corridors consists of midrise mixed-use structures. Existing development within the Fremont commercial core is characterized by a mix of eclectic and artistic styles, while newer development along the Stone Way N corridor is contemporary in design.

Access:

Existing vehicular access occurs from Albion Place N and Woodland Park Ave N. Vehicular access is proposed to occur from Albion Place N. Existing and proposed pedestrian access occurs from both street frontages.

Environmentally Critical Areas:

There are no known ECAs onsite.

PROJECT DESCRIPTION

Design Review Early Design Guidance for an 8-story, 123-unit apartment building and 5 live/work units. Parking for 9 vehicles is proposed. Existing buildings are proposed to be demolished. Contract Rezone is proposed to rezone the property from Commercial 1-40 (C1-40) to Neighborhood Commercial 2-75 (NC2-75).

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

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript. The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000

P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE January 7, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Preferred Option A as it has the least massing impact.
- Concerned about the additional mass and bulkiness of rooftop features, such as the elevator overrun, stair penthouses and mechanical equipment.
- Stated the ground floor design should minimize impacts on the pedestrian experience by maximizing setbacks from the sidewalk.
- Concerned about trash staging on Albion Place N as it is a narrow street and has the potential to impact vehicular traffic; trash should be staged inside.
- Noted the design should promote resident and pedestrian safety.
- Concerned about parking impacts and impact of vehicular access on existing adjacent uses and Albion Place N as it a very narrow street.
- Concerned about how the proposed uses will impact the existing uses in the area.

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

- Noted that Albion Place N is a small street and turning into the alley driveway can be difficult.
- Noted proposed structure would stand very tall relative to all of the other structures in the neighborhood; the MHA proposed NC-75 building height applies only to a narrow strip of properties and the project will continue to stand 2-3 stories taller over adjacent sites indefinitely.
- Noted that the structure will feature prominently in views towards Lake Union from a great many properties to the North, as well as feature in all views from Lake Union looking North.
- Would like the design review process to ensure a quality building is constructed in a manner that contributes to the Fremont neighborhood, which is known for quirky and artistic businesses and residents, and near the growing cultural scene on Stone Way which has proliferated with many well-designed restaurants and other businesses.
- Favored the preferred option, but concerned that the options B1 and B2 appear to be designed to be deliberately unappealing to favor the preferred option. Would like to see the developer to revisit these two schemes.
- Appreciated the formal distinction between the ground level “podium” and the monolithic upper mass and the “kink” in the form that angles the facade back from site

edge as it would create a visually distinct building that is unique to the site, which could become iconic to the neighborhood.

- Noted that the expression of the facade will be important to the aesthetic effect of the completed structure. The preferred option proposes what could be an attractive façade, while the other two options appear underdeveloped.
- Supported the use of large floor-to-ceiling glazing because it suggests high-quality construction and creates a pattern of horizontal banding, which is further improved by the varied width and placement of panels. Appreciated that the horizontal bands wrap around all sides of the building, leaving no side as the "ugly back" and creating a visually interesting building.
- Supported the eroded corners and hoped the concept will be expanded to include "erosions" at other points on the façade, such as recessed balconies, which could help break up its otherwise monolithic faces.
- Stated that high quality materiality is critical for such a highly visible building; Hardie board should be discouraged.
- Would like to see the use of natural colors of the materials (brick, wood, metal, glass); color should be used sparingly as an accent. Concerned that buildings that rely on garish color schemes appear dated quickly and less attractive with time. Buildings that rely on the aesthetics of quality building materials age much more gracefully, and more easily become a welcome part of the neighborhood.

SDOT Staff provided the following comments in writing prior to the meeting:

- Noted a neighborhood greenway to calm vehicular traffic and prioritize people walking and biking is planned on Woodland Park Ave N.
- Supported the emphasis on bicycle over vehicular parking. The garage interior should be designed to make bicycle parking easy to locate, secure and attractive.
- Supported vehicular access and trash collection from Albion Place N as proposed.
- Noted street trees are required along both frontages.
- Did not support the proposal to locate the sidewalk on the curb along Albion Place N; encouraged the planting strip to be located between the curb and sidewalk to buffer pedestrian from vehicular traffic, and to enhance the safety and attractiveness of the pedestrian realm.
- Recommended the applicant upgrade the substandard curb ramps on N 35th St and sidewalk on Albion Place N.

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 Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with

building height calculations are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3032609-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Massing & Response to Context**
    a. The Board unanimously supported Option B3, the applicant's preferred massing option, as it is highly responsive to the present and future context, neighboring structures, and unique perimeter conditions. (CS2)
    b. The Board supported the subtle and sophisticated sculpting of Option B3, and stated it appears to be light and fun in comparison to the blocky and conventional form of options B1 and B2. In agreement with public comment, the Board encouraged further development of the overall architectural character in a manner that expresses the whimsy and quirkiness of the Fremont neighborhood and specifically prioritized Design Guideline CS2-A, Location in the City and Neighborhood, and CS3-A, Emphasizing Positive Neighborhood Attributes. (CS2-A, CS3-A)
    c. In agreement with public comment, the Board supported the eroded corners concept. The Board noted this feature is important to the success of the mass and should be expanded upon – see additional guidance below under #4.a. (DC2)
    d. The Board appreciated that Option B3 appears to best maximize access to sunlight for the existing garden center to the north and encouraged further development in this regard. The Board specifically prioritized Design Guideline CS1-B, Sunlight and Natural Ventilation. (CS1-B)
    e. The Board supported the response to the existing commercial datum to the south along Woodland Park Ave N and the resulting upper-level setback above the live/work units. (CS2-B, CS3-A-1, DC2-A-1)
    f. The Board specifically prioritized Design Guidelines CS2-B, Adjacent Sites, Streets and Open Spaces; CS2-D, Height, Bulk and Scale; and DC2-A, Massing. (CS2-B, CS2-D, DC2-A)

2. **Woodland Park Ave N – Entry Experience & Street-Level Uses**
    a. The Board supported the proposed location of the primary residential entry in the northwest corner, and directed further study of a singular entry sequence. The sequence should explore integrated ramping and stairs, and consider how pedestrian paths visually terminate – avoiding blank wall conditions in those locations. The Board specifically prioritized Design Guideline DC3-A-1, Interior/Exterior Fit, as it relates to the resolution of the entry sequence. (PL3-A, PL3-B, DC2-B-2, DC3-A-1)

b. The Board supported the proposed location of the live/work units and noted it provides an appropriate transition between the existing adjacent commercial use and the proposed residential use. (CS2-B, CS2-D-1, CS3-A-1, PL3-B-3)
c. The Board stated the design of the spill-out space between the live/work units and the sidewalk should be useable and contribute to the pedestrian realm. The Board noted they would be inclined to support a departure from commercial depth requirements if it contributes to the resolution of this guidance and the interior arrangement is thoughtfully designed to create distinctive live and work spaces. (CS2-B-2, PL3)
d. The Board supported the grouped street-facing live/work entries and the secondary entries off the residential lobby, as it promotes distinction between the live and work spaces as well as commercial viability. (PL3-A, PL3-B-3, DC1)
e. In response to public comment, the Board encouraged the applicant to respond to the character of the Fremont neighborhood in the design of the live/work frontage. (CS2, CS2-B-2, CS2-D-1, CS3-A, PL3-B-3)
f. The Board specifically prioritized PL3-A, Entries, and PL3-B, Residential Edges. (PL3-A, PL3-B)

3. Albion Place N – Entry Experience & Street-Level Uses

a. The Board supported the proposed individual entries along Albion Place N as it maximizes eyes on the street. Stoops should be designed to be usable spaces and contribute to a residential character. (PL2-B-1, PL3-A-3, PL3-B, DC2-D-1)
b. The Board acknowledged SDOT comments regarding the preferred planting strip location along Albion Place N; however, the Board noted that locating the sidewalk between the curb and the planting strip helps buffer residential units by creating a more contiguous landscape along the property line. (PL3-B, DC4-D-1)
c. The Board supported the proposed trash storage, staging and service plans. (DC1-C)

4. Facade Composition, Secondary Features & Materiality

a. In response to public comment, the Board directed further study of additional recessed balconies on the south facade in a manner that activates and enlivens the façade, takes advantage of views, and is consistent with the eroded corners concept. Studies should be documented at the Recommendation phase. (DC2, DC2-A-1, DC2-B-1, DC2-C-1, DC2-C-2)
b. The Board noted that the attached balconies on the west façade successfully contribute to a quirky character; however, the Board noted the balconies should be of a useable size. (CS3, DC2, DC2-C, DC3-B-1)
c. In agreement with public comment, the Board supported the continuous horizontal banding. The Board noted that banding should be achieved through figure/ground composition of glazing and materials, as depicted in precedent images 1 and 3 on page 35 of the EDG Packet, rather than literal horizontal material striping, as depicted in precedent image 4 on the same page. (DC2-B-1)
d. The Board questioned the success of the angled parapet, but ultimately noted the angle contributes to the sculptural quality of the proposed mass. (CS3, DC2)

e. The Board specifically prioritized Design Guidelines DC2-B, Architectural and Façade Composition; DC2-C, Secondary Architectural Features; and DC4-A, Exterior Elements and Finishes. (DC2-B, DC2-C, DC4-A)

5. Rooftop Open Space & Landscape

a. The Board supported the proposed location of the rooftop amenity on the south side of the penthouse - away from the less intense residential zones - as it promotes respect for adjacent sites. (CS2-D-5, DC3-B)
b. In response to public comment, the Board noted that the rooftop will be perceived as a fifth elevation from the bridge and higher elevations. The penthouse should be designed to be sculptural, informed by the overall architectural concept and inspired by the character of the Fremont neighborhood. (CS3-A, DC2, DC2-B-1, DC3)
c. The Board encouraged the incorporation of existing vegetation where possible, and directed further consideration of conifers in the landscape design. The Board specifically prioritized Design Guideline DC4-D, Trees, Landscape and Hardscape Materials. (DC4-D)

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance meeting, no departures were requested.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design 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.

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

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

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

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

CS2-D Height, Bulk, and Scale

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

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

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.
PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.
PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.
PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.
PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.
PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.
DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Featues

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.