



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

Record Number: 3033099-EG

Address: 701 Dexter Avenue North

Applicant: Jody Patterson-O'Hare, Permit NW

Date of Meeting: Wednesday, July 10, 2019

Board Members Present: Stephen Porter (Chair), Jen Montessoro, John Morefield

Board Members Absent: Brian Walters  
Patreese Martin

SDCI Staff Present: Crystal Torres, Senior Land Use Planner  
Patricia Neighbor, Land Use Planner II

**SITE & VICINITY**

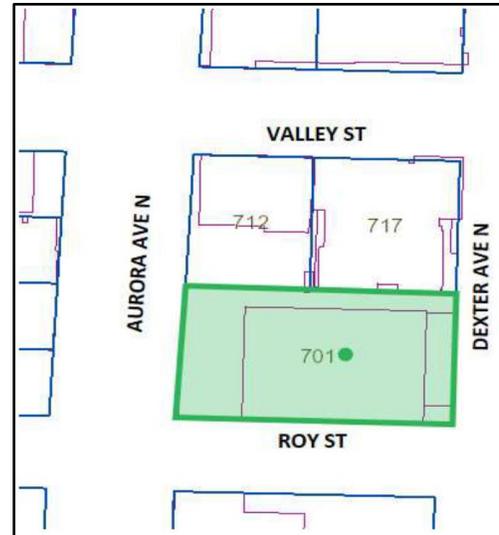
Site Zone: SM-SLU 175/85-280

Nearby Zones: (North) SM-SLU 175/85-280  
(South) SM-SLU 175/85-280  
(East) SM-SLU 175/85-280  
(West) SM-UP 85 (M)

Lot Area: 27,127 sf

**Current Development:**

The site is occupied by a six-story, reinforced concrete structure.



**Surrounding Development and Neighborhood Character:**

The project site is located in the South Lake Union neighborhood, which is characterized by close proximity to Lake Union and a mixture of commercial, office, and residential uses. Historically, maritime uses were located in the area. Within the last decade, substantial redevelopment occurred in South Lake Union. Redevelopment in the area includes a mix of office, commercial, residential, and mixed-use buildings currently under review or recently constructed. For example, nearby proposed development includes a 14-story office building across Dexter Avenue North (3026942-LU)(to the East), a 15-story, 162-unit apartment building

to the North on the subject block (3017871-LU), and a mid-rise, multi-family residential structure with ground-floor retail uses also to the North, on the adjacent parcel (“Oakwood”).

The subject development site is between two major through-streets, Aurora Avenue North and Dexter Avenue North. The site’s three frontages include Dexter Avenue North, Aurora Avenue North, and Roy Street. Dexter Avenue North is a corridor with full sidewalks, bicycle lanes, and on-street parking. Dexter Ave. N. carries pedestrian and bicycle traffic from North of the subject site to downtown (in particular, bicycle traffic from North Seattle to downtown). Dexter Ave N. also carries north-south transit (#62) and vehicular traffic. Aurora Ave. N. is a state highway (State Route 99) that is currently a barrier between areas to the east and west at this location due to heavy vehicular traffic and transit (#5, #26, #28). Centerline barriers block east-west pedestrian, bicyclist, and vehicle travel. An underpass approximately 400-ft to the south of the subject site, at Mercer Street, is the closest location for east-west movement across Aurora Ave. N. Roy Street at this location is a local street and is a designated east-west bicycle route.

**Access:**

The subject property currently has vehicular access off Dexter Ave N, Aurora Ave N, and Roy St. The project proposed vehicular access off Roy Street and pedestrian access off Dexter Avenue.

**Environmentally Critical Areas:**

None

**PROJECT DESCRIPTION**

The applicant proposes a 10-story building, to include office and retail uses. An Exceptional Tree is proposed to be removed. The proposed development includes 230 underground parking spaces.

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 SDCl:

**Mailing    Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

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

**PUBLIC COMMENT**

No public comments were provided at the meeting.

**SDOT COMMENT**

An April 15, 2019 Seattle Department of Transportation (SDOT) letter supported:

- Access from Roy St.
- A parking pull-in bay to accommodate passenger loading.

The letter specifies that SDOT requests:

- Relocation of the proposed parking pull-in bay on Roy to be “closer to mid-block.”
- Loading: Three loading berths; consult with SDOT on any reduction in the number of loading berths (*SDCI staff note: per SMC 23.54, loading berth reductions are decided by SDCI after consultation with SDOT*). The applicant is advised to contact SDOT regarding requirements related to the requested reduction in the size of one of the proposed berths.
- The applicant should appropriately address waste collection.

The applicant is advised to refer to the SDOT letter for further detail.

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.

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

**PRIORITIES & BOARD RECOMMENDATIONS**

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

**1. Contextual Analysis and Massing Responses:**

- a. The Board discussed the presented options, voicing concern that a clear architectural concept was not illustrated within the presented materials. In addition, the Board was concerned the contextual analysis lacked acknowledgement and study of important contextual cues. As a result, the Board was not supportive of any of the presented massing options, as all seemed to lack a clear concept and response to the site conditions. The Board unanimously requested the project return for a second EDG. (DC2 Architectural Concept, *SLU* DC2-1 Massing, Design, and Scale)

- b. Context Analysis. The Board directed the design team to further study and demonstrate the surrounding context, including but not limited to the following:
  - i. Relationship of the proposed massing to adjacent residential structures immediately to north and extending along Dexter Avenue to the north, with the goal of addressing the transitional nature of the project site from taller buildings to a lower mixed-use/residential scale. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-D Height, Bulk, and Scale)
  - ii. The Board commented on the nature of the project site as a visual gateway and stated they expect to see additional study of how the prominent building corners will be viewed moving south and north along Dexter Avenue. The Board commented the prominent SE corner should be especially analyzed in consideration with the transition in height and impacts of the height, bulk, and scale. (CS2-1 Gateways Locations)
  - iii. Study possible design implication of important maritime related uses. (SLU CS2-1-a. Site Characteristics)
  - iv. Consider how the project responds to the midblock connection across the street (the Dexter Yards project).
  - v. From these studies the Board expects to see at the next EDG meeting a clear illustration and conceptual diagram of the how massing has evolved to better respond to site conditions. (CS2-D Height, Bulk, and Scale)
- c. Massing Options. The Board discussed the massing options, commenting on the merits and concerns of each:
  - i. Option 1: some merits to the massing modulation proposed along Roy Street and interest at the upper level corner
  - ii. Option 2: some merit to the ground floor setback wrapping from Dexter to Roy
  - iii. Option 3: Appreciated notch on the north wall to bring in light
  - iv. All options: approved of recessing the stair tower along Aurora to break up massing and some potential in pulling back the 1<sup>st</sup> level along Aurora
  - v. The Board was concerned with the pinched condition due to the site sloping up.
  - vi. Though the Board acknowledged that currently Option 3 may be the strongest massing form, they were hesitant to support Option 3 without a clear parti to anchor the project. As such, the Board was not inclined to support any specific option moving forward.
- d. Additional massing studies. The Board clarified they would be comfortable with the design team returning with one improved massing option, perhaps a modified Option 3 or a combination of the presented options, with the goal of addressing the following concerns:
  - i. Overall height, bulk, and scale of the design as it relates to the transitional nature of the site from larger structure to lower mixed-

- use/residential development north along Dexter Avenue. (CS2-D Height, Bulk, and Scale)
- ii. Related to transitional concerns, further study of the location and impacts of the stair tower. As presented, the Board was concerned the stair tower in Option 3 did not successfully transition to the adjacent lower residential structure nor to the larger context to the north along Dexter Avenue. (CS2-D Height, Bulk, and Scale, DC2-4 Tall Buildings)
  - iii. Further consideration for the modulation approach along Roy Street. As Roy is longest street frontage, consider if the single angle is the best design strategy for breaking up this façade. (CS2-D Height, Bulk, and Scale, DC2-4 Tall Buildings)
  - iv. Further resolve the relationship between the voids on the east west façade with the Roy street angle if these concepts are maintained. Currently the design logic is unclear. (DC2-B Architectural and Facade Composition)
  - v. Modulation/inflection along Roy emphasizes the garage entry. The Board requested the applicant demonstrate a design concept/massing that uses modulation to emphasize pedestrian entry on Dexter rather than garage entry. Perhaps connect the bend with the pedestrian level along Dexter to point toward the entry. (DC1-C-2. Visual Impacts)
  - vi. Further consider how the Dexter Avenue façade can be designed in a manner which contributes to the character and fabric along Dexter Avenue, specifically the animated nature of the façade moving north along Dexter which is characterized by secondary architectural elements at the upper façade levels. (DC2-C Secondary Architectural Features)
  - vii. Address the potential pinched condition along Aurora corner as this impact the proportions of the building on Aurora. (CS1-C Topography)

## **2. Street-level Design:**

- a. The Board commented the street-level experience should be amplified and enhance the pedestrian realm. At the next meeting the Board expects to see more detail related to how the ground plane will add to the public realm and activate the street. (PL1-A-2. Adding to Public Life)
- b. The Board was supportive of the general direction of the conceptual ground floor plan with the exception of further study of the stair tower along Dexter. At the next meeting the Board would like to see the following further refined:
  - i. Relationship to residential structure immediately to the north (CS2-D Height, Bulk, and Scale, DC2-4 Tall Buildings)
  - ii. Location of the pull-in bay and follow-up to address SDOT guidance related to curb cut location. (DC1-B-1. Access Location and Design)

- iii. Landscape and Dexter Avenue design which supports an improved pedestrian realm. (PL1-BWalkways and Connections)
- c. Exceptional Tree. The Board provided preliminary support for removal of the Exceptional Tree with proposed robust landscaping and two sizable trees better situated on-site. The Board acknowledged this seemed to be a more logical design decision moving forward, so long as the massing at EDG fully addresses the concerns outlined within the guidance. (CS2-3-a. Aurora and Dexter Ave N, DC4-D Trees, Landscape, and Hardscape Materials)

**3. Materials and Façade Development:**

- a. At the next meeting the Board would like to see additional precedents and/or character sketches further clarifying the design intention related to materials and façade articulation. The Board was not convinced by the precedent images of a curtain wall system and applied fins and were concerned with how the building would differentiate itself from the many similarly clad buildings in the South Lake Union area. (CS3-A-3. Established Neighborhoods, CS3-A-4. Evolving Neighborhoods)

**SECOND EARLY DESIGN GUIDANCE July 10, 2019**

**PUBLIC COMMENT**

No public comments were provided at the meeting or in advance of the meeting.

**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. **Contextual Analysis and Massing Responses:** The Board applauded the responsiveness to the guidance provided at the First Early Design Guidance meeting, while noting elements of the proposed building to be resolved.
  - a. The Board supported:
    - i. The evolution and clarification of the design concept. The Board supported the overall massing of the proposed, which featured a large cohesive mass, with smaller projecting ‘box’ masses that are focused on the façade along Dexter Avenue North. (DC2 Architectural Concept, *SLU* DC2-1 Massing, Design, and Scale)
    - ii. Addressing height, bulk, and scale concerns by breaking down the building into two distinct architectural languages, or two “halves” that are focused on separate frontages. One half is characterized by projecting rectangular volumes at the upper stories, fronting Dexter and wrapping

to Roy Street. The other is a contrasting simplified volume, along Roy Street and wrapping to Aurora Avenue. The two approaches are strongly contrasting, yet cohesive. (DC2 Architectural Concept, *SLU DC2-1 Massing, Design, and Scale*)

- iii. Addressing transitional concerns—especially on Dexter Avenue North--by breaking up the Dexter façade into smaller volumes that relate to the scale and proportion of the smaller residential structures along Dexter Ave. (as illustrated on page 15). (DC2 Architectural Concept, *SLU DC2-1 Massing, Design, and Scale*)
  - iv. Addressing of the prominent nature of the visual gateway moving north and south along Dexter Avenue, by incorporating the projecting boxes. (CS2-1 Gateways Locations)
  - v. The height of the proposed development, including the higher massing near the North property boundary given the stair and elevator at that location. Despite concern regarding the contrast with the existing Oakwood apartment building (to the North), the Board was satisfied regarding that proposed northern massing, with agreement that the applicant will need to address the blank wall condition on the North façade. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-D Height, Bulk, and Scale)
  - vi. Resolving the pinched condition by providing a setback at the ground plane on the Aurora Avenue façade, and by providing a modulating projection that serves as a minor visual marker at Aurora and Roy. (CS2-B Adjacent Sites, Streets, and Open Spaces, CS2-D Height, Bulk, and Scale)
- b. Moving forward the Board directed the applicant to:
- i. Refine the mass, scale, configuration, dimension, and proportion of the scheme of projections and specific projecting elements. In particular, refine the architectural features that project on Dexter Avenue North and wrap the corner onto Roy Street. (DC2 Architectural Concept, *SLU DC2-1 Massing, Design, and Scale*)
  - ii. Consider wrapping the box language around the northeast corner as a means to potentially address the height, bulk, scale and potential blank wall condition of the stair tower. (CS2-D Height, Bulk, and Scale)

## **2. Façade Composition and Materials**

- a. The Board indicated satisfaction with the general direction of façade development as indicated by precedent images included in the packet. (DC2-B Architectural and Facade Composition, *SLU DC4-1 Exterior Building Materials*)
- b. Overall Material Direction. The Board noted success of project lies in refining the materials to support the concept. The Board would like to see studies illustrating how the final articulation and material applications were determined including

(DC2-B Architectural and Facade Composition, SLU DC4-1 Exterior Building Materials):

- i. Study multiple curtain wall types. The Board observed that two types of curtain wall systems may further distinguish the halves or projecting volumes, rather than one system.
  - ii. Study glazing patterns, operability, mullions etc.
  - iii. Demonstrate alternatives, illustrating success, failures, and studies supporting final material conclusions.
  - iv. Any railings should read as part of the projected masses rather than separate element.
- c. Cohesion of the two halves:
- i. The Board discussed the contrasting architectural expressions: the eastern mass of projecting boxes oriented toward Dexter Ave and the simplified western mass oriented toward Aurora. Though the Board appreciated the one projecting box integrated into the simplified western mass, they questioned if this gesture was enough to create legible cohesion and relationship between the two expressions. (DC2-B Architectural and Facade Composition, SLU DC4-1 Exterior Building Materials)
  - ii. After further consideration of the contrasting expressions, the Board agreed they were supportive of the differing responses to the contrasting street conditions (Dexter- pedestrian, Aurora- auto). However, the Board provided guidance to reconcile this stark contrast between the two massing forms by thoughtful articulation between the eastern projecting volumes and western projecting volume in terms of glazing and materiality. The Board expects the articulation of these pieces to support enhanced cohesion between the two halves. (DC2-B Architectural and Facade Composition, SLU DC4-1 Exterior Building Materials)
- d. Blank Wall. Though the Board was okay with the location of the stair tower, they were concerned with the highly visible blank wall condition along the north lot line. The Board expects to see a thoughtful treatment of the blank wall beyond the articulation studies provided on page 35. The Board noted the contextual studies should inform development of the blank wall as they have informed the architectural development of the rest of the project. In addition, the Board supported the highly transparent stair tower, which should be maintained. The Board suggested the design team further study (DC2-B-2. Blank Walls):
- i. Explore the wrapping of the 'boxes' around the corner from Dexter to the North façade as a primary approach.
  - ii. Provide a reflected/refracted wall that reflects the sky, water, or north light; -- OR -- integrate art.

### 3. Street-Level Design

- a. Exceptional Tree. The Board remained supportive of removing the exceptional tree and replacing with robust landscaping and two sizable trees. At the Recommendation meeting the Board would expect to see more information on how the landscape plan has gone above and beyond to mitigate removal of the exceptional tree as preliminary indicated in the packet. (CS2-3-a. Aurora and Dexter Ave N, DC4-D Trees, Landscape, and Hardscape Materials)
- b. Ground-level entries. The Board was surprised to see the secondary entry was placed at the corner, rather than the primary entry. Moving forward the Board would like to see more prominence given to the corner entry. In addition, provide more images clarifying the pedestrian experience in terms of access points, uses, and circulation. (PL3-A Entries)
- c. The Board supported the proposed concept of the corner of Dexter Avenue North and Roy as a public-facing nexus for bicycles and pedestrians, given the location of the development at an intersection of designated bikeways and nexus of future pedestrian travel between Mercer Street and South Lake Union. At the Recommendation meeting the Board would like more information on how this concept is designed as a public facing expression and demonstrate legibility of the concept. (PL1-A-2. Adding to Public Life)
- d. Landscape. The Board had some concerns related to the resiliency of the plant palette. At the Recommendation meeting the Board expects to see a refined plant palette to ensure durability and longevity of the plant life. (CS2-3-a. Aurora and Dexter Ave N, DC4-D Trees, Landscape, and Hardscape Materials)

### DEVELOPMENT STANDARD DEPARTURES

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

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

1. **Façade Modulation (SMC 23.48.245.D):** The Code limits unmodulated facades for non-residential structures greater than 65' in height to 150' wide within 15' of the street lot line up to a height of 145' and requires modulation to be a minimum 15-foot depth and 40 wide length. The applicant proposes some portions of the upper level modulation areas to be less than the required 15-foot depth by 40-foot length.

The Board indicated unanimous early support for the requested departure, given the proposed massing and design. The departure enables the applicant to propose the boxes that are a central aspect of the massing concept supported by the Board, which has the potential to

better meet the intent of Design Guidelines CS2, Urban Pattern and Form and DC2, Architectural Concept.

- 2. Street-level Development Standards – setback (23.48.240.B.b):** The Code limits the maximum setback on Dexter Avenue North (a Class II Pedestrian Street) to 12-ft. The applicant proposes to provide a 14-ft setback for Level 1 and Level 2 of the proposed building, on Dexter Avenue North.

The applicant requested a departure to setbacks. The Board indicated unanimous support for the requested departure, indicating that the setbacks as proposed enable facades that provide interest and dynamism, especially at the juncture between the proposed building and the existing Oakwood apartment building. This has the potential to better meet the intent of Design Guidelines PL1, Connectivity; PL2 Walkability; and DC3, Open Space Concept.

## 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.

#### ***South Lake Union Supplemental Guidance:***

**CS1-1 Energy Use:** Take advantage of site configuration to accomplish sustainability goals. Examples include solar orientation; stormwater run-off, detention, and filtration systems; sustainable landscaping; or versatile building design for entire building life cycle.

**CS1-2 Sunlight and Shadows:** Avoid or reduce shadow impacts to Cascade, South Lake Union, and Denny Parks, particularly the gardens or active use areas of the parks.

**CS1-3 Topography and Elevation Changes:** Accommodate sloping terrain through ‘stepping’ ground floor and other architectural features. Emphasis should be placed on ground-level treatments that create a safe, attractive transition between the site and pedestrian zone.

**CS1-3-a. Transitional Space:** On sloping street frontages, entryways should include a generous and level transitional space for commercial or residential activity, in addition to Citywide Design Guideline PL3.

**CS1-3-b. Setback or Recess Entrances:** Setback or recess entrances for a gracious transition from a sloped sidewalk to a flat grade at the entry.

**CS1-3-c. Conceal & Treat Parking:** Conceal underground parking from street views and design any parking walls exposed above grade-level with an attractive treatment such as integrated, quality architectural cladding, planting, and/or artwork.

**CS1-3-d. Visual Transition:** Create a safe visual transition between ground-level interior and adjacent pedestrian areas and public sidewalks.

**CS1-3-e. Incorporate Hill Climbs:** Incorporate hill climbs as identified in the South Lake Union Urban Design Framework.

**CS1-4 Plants and Habitat:** South Lake Union is on a bird and insect flight path between green-belts on Capitol Hill, Queen Anne, and Magnolia.

**CS1-4-a. Provide Refuge Habitat and Food Sources:** Consult with landscape architects to develop landscape plans that provide refuge habitat and food sources in project landscape species to facilitate movement for urban population of some species.

**CS1-4-b. Consider Species' Needs:** In designing open spaces, Green Factor measures, green roofs, and other landscape element consideration should be given to plantings and other elements (such as fountains) that might be used by such species.

**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.

### ***South Lake Union Supplemental Guidance:***

**CS2-1 Gateways Locations:** The South Lake Union Urban Design framework (UDF) identifies important gateways to consider in project design. Gateways are transition locations and places that mark entry or departure points to the neighborhood for automobiles and pedestrians. Private sites at gateways should create opportunities for identification - a physical marker so the community notices they are entering a special place.

**CS2-1-a. Site Characteristics:** Consider site characteristics such as topography, views, or surrounding building patterns, which are important for gateway locations.

**CS2-1-b. Contributing Elements:** Design elements that contribute to gateways include building out to meet the corner where appropriate, or tools such as setbacks to allow for pedestrian friendly spaces and expanded sidewalks, signage, landscaping, artwork, or signature facade treatments.

**CS2-1-c. Collaborate with Adjacent Projects:** Where opportunities exist, collaborate with adjacent development projects or projects across the street that mark the same gateway location.

**CS2-2 Heart Locations:** In addition to Gateways, the UDF identifies Regional and Neighborhood Heart Locations. 'Heart' locations are the center of commercial and social activity within the neighborhood. These locations provide anchors for the community and give form to the neighborhood.

**CS2-2-a. Respond to Heart Locations:** Primary building entries and facades should respond to the heart location. Amenities to consider include: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs, and entry plazas.

**CS2-3 Adjacent Streets:** Project design should respond to adjacent street character. These street descriptions should inform how projects relate to the right-of-way. See full guidelines for design guidance for projects on the streets below.

**CS2-3-a. Aurora and Dexter Ave N:** Projects should include substantial landscaping and attractive building facades. The scale of street improvements and facade elements could be larger than if these streets were predominantly pedestrian-oriented.

**CS2-3-b. Eighth and Ninth Ave N:** Substantial landscaping and pedestrian interest should be emphasized along the street front. Courtyards and small open spaces may be more appropriate than a uniform street wall.

**CS2-3-c. Westlake Ave N:** Projects facing Westlake should reinforce the street wall at ground level by aligning buildings along the sidewalk or should feature small courtyards, plazas, or other pedestrian oriented open spaces. The setback of upper stories from Westlake Ave should be encouraged to reduce view blockage of the lake.

**CS2-3-d. Boren, Fairview, Minor, Pontius, Yale and Eastlake Ave N:** Respond to the character of the historical structures that are along these streets by featuring some of the massing, fenestration patterns, use of materials, or other non-stylistic character of the older buildings.

**CS2-3-e. Denny Way:** Large scale landscaping features such as street trees are more appropriate than smaller pedestrian pockets or plazas. Pedestrian orientated retail uses are less important on Denny Way if the ground floor is active with interior uses and is lit

at night. Maintain the spatial street envelope with street-front facades that create a strong street wall or an active open space.

**CS2-3-f. John and Thomas Streets:** John Street is a neighborhood Green Street that is well-suited for ground related housing. Thomas Street is a Green Street. The Thomas Street Streetscape Concept Plan supports bicycle-friendly design.

**CS2-3-g. Harrison, Republican and Mercer Streets (East of Fairview Ave):** These are envisioned as residential streets between Fairview and Yale Avenues. East-west mid-block connections are encouraged. Ground floor residential uses are appropriate. Landscaped areas and courtyards are encouraged on Harrison and Republican Streets.

**CS2-3-h. Mercer St:** Strong street walls on both sides of the street will enhance the street's spatial characteristics. Ground floors should contain active building uses such as lobbies and group work spaces facing the corridor as well as retail and other pedestrian oriented uses. Ground floor spaces should be lit at night.

#### **CS2-4 Relationship to the Block**

**CS2-4-a. All Corner Sites:** Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.

**CS2-4-b. Full Block Sites:** New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally disrupt the smaller, historical pattern and pedestrian scale at the ground level, and create a blocky podium from when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

1. With the exception of the Eastlake/Mercer subarea, avoid internalized campus like developments with uniform architectural character. Large projects should express varied architectural elements and orient open spaces toward the streets and public realm.
2. Building facades should be articulated with modulation, fenestration patterns, different materials, and/or other means so that the building podium is not a monolithic block. The articulation should extend to all stories in the podium. If a tower extends directly over the front building facade, then the articulation should extend into the tower itself. Horizontal and vertical modulation beyond code minimums that further breaks a building's facade into legible elements, is encouraged.
3. Projects that include Landmarks should provide generous upper-level step-backs from historical facades to maintain the scale of the Landmark at the street level.

**CS2-4-c. Mid-block Connections:** Mid-block connections are code required for large blocks. These connections have several purposes. First, they enhance pedestrian movement through the neighborhood by breaking up large blocks. Second, they break up large buildings and provide modulation between buildings. Mid-block connections also provide usable ground-level open space.

1. Although portions of mid-block connections may be covered, entrances should open to the sidewalk and interruption of connections with doors or other enclosed space should be avoided.

2. If the connection does not provide a clear line of sight from one end to the other, it should be inviting to the public and be designed to appear as a passage through the block.
3. The ideal mid-block connection will be activated by street-level uses, water features, landscaping, seating, and public art.
4. Mid-block connections should be well lit, safe, and be designed to take maximum advantage of natural light.

**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.

***South Lake Union Supplemental Guidance:***

**CS3-1 Emphasizing Positive Neighborhood Attributes & Challenges**

**CS3-1-a. Fitting Old and New Together:** The retention of existing structures or facades is encouraged by allowing greater flexibility in applying these guidelines if the retention of the existing building fabric contributes to the overall design character and quality of the 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.

***South Lake Union Supplemental Guidance:***

**PL1-1 Network of Open Spaces:** Open spaces in South Lake Union include mid-block connections, ground-level open space developed in new projects, and three parks: Denny Park, Cascade Playground, and Lake Union Park. Including green streets, Class I Pedestrian streets, the development of an open space network is a priority of the neighborhood. These features should be designed as high priority amenities when granting departures from development standards. Proponents should consider the following:

**PL1-1-a. Mid-Block Connections:** Where possible, incorporate mid-block connections, linked courtyards, or activating alleyways. For residential focus areas, use mid-block connections with active and/or passive recreation that can strengthen existing urban activities. Consider merging different mid-block connectors to increase activity, such as an alleyway joined by a courtyard. Alleyway mid-block connections that include parking should incorporate paving that can be used for recreational activity.

**PL1-1-b. Street-Level Open Space:** For both retail and residential focus areas, consider private or semi-private courtyards facing the street, or pocket parks.

**PL1-1-c. Open Space Connections:** Open space connections should respond to view corridors of neighborhood-scale and regional open spaces, such as the Seattle Center, Lake Union, Denny Park, and Cascade Playground.

**PL1-1-d. 8th Ave N:** Create a visual and physical connection along 8th Ave between Mercer Street and Roy Street.

**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.

***South Lake Union Supplemental Guidance:***

**PL2-1 Weather Protection:** Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green Streets, designated trails, and where retail uses are provided along the ground floor.

**PL2-1-a. Reinforce Pedestrian Scale:** Consider opportunities for the canopy or other weather protection to reinforce a sense of pedestrian scale.

**PL2-1-b. Modulation:** Avoid long monolithic designs in favor of modulation along the length of a block. This can be achieved by matching overhead protection to facade bays and breaking up canopies or overhangs accordingly.

**PL2-1-c. Shelter Entries to Eating Establishments:** Entries to spaces that may house eating or drinking establishments should be recessed or provide two sets of doors so that temporary 'air locks' over the sidewalk are not necessary.

**PL2-2 Walkways and Pedestrian Interest:** Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, spatial changes, and points of interest define the pedestrian experience.

**PL2-2-a. Regular Sensory Stimulation:** Points of interest that may include building entrances, window displays, seats, landscaping, change of architectural character, alcoves or artwork should be placed every 15 to 20 feet to create regular sensory stimulation.

**PL2-2-b. Focal Features:** Focal features—an open space, pedestrian connection, activity center, or significant variation in spatial enclosure or architecture character—should be placed approximately every 130 feet.

**PL2-2-c. Provide a Destination:** A strong element at one end of a corridor can act as a ‘terminus’ by providing a destination or a view point that can be seen from the corridor. Similarly, a central plaza or landmark can attract pedestrians from throughout the corridor, thereby unifying the corridor’s activity.

### **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.

#### ***South Lake Union Supplemental Guidance:***

**PL3-1 Entries:** Buildings with more than 200 linear feet of street frontage should feature one or more primary building entries that are enhanced or articulated by design measures such as entry design elements that extend above the ground floor, special canopy features, architectural elements such as special lighting, artwork, or other similar treatment.

#### **PL3-2 Residential Edges**

**PL3-2-a. Ground-Level Residential (Including Live/Work):** The UDF identifies areas with a residential focus. Projects fronting onto a designated Green or 'woonerf' street should include the following elements to provide privacy layering to the sidewalk.

1. Provide a direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering the building during inclement weather.
2. Elevate the ground floor of the living area at least 2-4 feet above the adjacent sidewalk grade. This guideline does not apply to designated ADA accessible units.
3. Provide a physical 'threshold' feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds should filter but not block views to and from the street, and should help define individual units. Retaining walls should generally not be taller than 4 feet. If additional height is required to accommodate grade conditions, then stepped terraces of more than one 4 foot wall can be employed.
4. Provide an outdoor space at least 6 feet in depth and 6 feet wide (36 square foot minimum) in the front yard such as a porch, patio, or similar space that can accommodate seating at least 2 persons. Where feasible, this space should be at the same level as the interior of the unit.
5. Design the front door and entry area to enhance the privacy transition. Windows should be located so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor. (This means that the bottom of the ground floor windows facing the street should be at least 6 feet above sidewalk grade.)

#### **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.

***South Lake Union Supplemental Guidance:***

**PL4-1 Bicycle Facilities:** Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation’s bike parking program or be an approved rack of similar ‘inverted U’ or ‘staple’ style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within South Lake Union or having distinctive place-names designed into the racks.

**PL4-2 Transit Facilities:** Public transit is an essential part of a well-functioning Urban Center that supports dense, mixed-use development with high concentrations of jobs and housing. These facilities work best when they are carefully integrated into the urban fabric of the neighborhood and reinforce pedestrian activity at the ground level. Transit facilities that occur out of the public right-of-way and are subject to design review can include light rail stations, bus terminals, and off-street bus layover.

**PL4-2-a. Pedestrian Activity:** Transit facilities should be designed as an integral part of any co-development and be designed to support all relevant Citywide Design Guidelines, especially those regarding the ground floor and pedestrian activity.

1. On Class I Pedestrian Streets required street-level uses are essential to achieving the intent of Pedestrian Street Classifications. Operational needs may require that vehicle entrances to transit facilities be wider than permitted for parking garages and facade lengths may be greater than other structures in the

neighborhood. Street frontage of these projects should maintain and reinforce the levels of pedestrian activity and visual interest that Class I Pedestrian streets are intended to achieve.

2. Consider completely screening the layover space from public view. Ideally other uses with transparent, active storefronts are located between bus parking and the public right of way.

## 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 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.

#### ***South Lake Union Supplemental Guidance:***

**DC2-1 Massing, Design, and Scale:** Consideration of three scales. Buildings and their surroundings are perceived at three scales: 1) The pedestrian scale that relates to human activity within the immediate vicinity of the pedestrian (roughly 60 feet horizontally); 2) The street space where the street and adjacent open spaces are perceived as a ‘room’ (generally street block or two long and about 60 feet high); and 3) Tall building or skyline scale (where the building form is perceived generally at more than a block away).

**DC2-2 Pedestrian Scale:** These guidelines apply to both taller buildings above the base height of 85 feet and buildings less than 85 feet in height.

**DC2-2-a. Street-Level Scale:** Podiums in South Lake Union are intended to promote a pedestrian scale by creating a 'street wall' that is proportional to the width and intensity of the streets they face. A Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building's street-front facade upward directly from the podium can break up height and scale consistency of an otherwise coherent spatial 'street room.' For a successful scale transition, the podium facade should provide pedestrian scaled elements and proportions.

**DC2-2-b. Commercial Podiums:** Structures should express a podium level by setting back a portion of the structure at the podium height limit.

**DC2-3 Building Podiums:** Podiums in South Lake Union are intended to promote a pedestrian scale by creation a 'street wall' that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building's street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial 'street room.' For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

**DC2-3-a. Express Building Podiums:** Commercial structures should express a podium level by stepping back a portion of the structure at the podium height limit.

**DC2-3-b. Street Wall Variation:** Although podiums are required it is important to achieve some variety in street wall height. Full block projects should explore creative massing at the podium level to achieve variety.

**DC2-4 Tall Buildings:** Tall buildings require additional design guidance since they are highly visible above typical 'fabric structures' and impact the public visual realm with inherently larger facade surfaces, bulk, and scale shifts. These Tall Building Guidelines work in concert with and do not restate applicable Citywide Guidelines (or applicable neighborhood guidelines), which cover many important topics on the base and lower levels of tall buildings. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 foot height.

**DC2-4-a. Response to Context:** Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

**DC2-4-b. Tall Form Placement, Spacing & Orientation:** Locate the tall forms to optimize the following: reduce shadow impacts on public parks, plazas and places; increase tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.

**DC2-4-c. Tall Form Design:** Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context,

nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

**DC2-4-d. Intermediate Scales:** To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.

**DC2-4-e. Shape & Design All Sides:** Because tall forms are visible from many viewpoints/distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

**DC2-4-f. Adjusted Base Scale:** To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.

**DC2-4-g. Ground Floor Uses:** Include identifiable primary entrances -scaled to the tall form - and provide multiple entries. Include genuinely activating uses or grade-related residences to activate all streets.

**DC2-4-h. Facade Depth & Articulation:** Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/ lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

**DC2-4-i. Quality & 6th Elevations:** Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings, and other surfaces seen from below, including lighting, vents, etc.

**DC2-4-j. Transition to the Sky & Skyline Composition:** Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study and design how the tall building will contribute to the overall skyline profile and variety of forms.

## **DC2-5 Secondary Architectural Features**

### **DC2-5-a. Visual Depth and Interest**

1. **Rooftops:** Design the 'fifth elevation' — the roofscape — in addition to the facades. As South Lake Union is a topographic valley, the roofs will be visible from tall buildings and locations outside the neighborhood such as the freeway and Space Needle. Therefore, roof-top elements should be intentionally designed and organized to present a coherent image when seen from above. Equipment should be fully screened.
2. **Windows and Fenestration:** Fenestration design should respond to context and the size and character of glazed areas. Well-articulated fenestration with a break in the facade plane is strongly encouraged. Expanses of unarticulated glazing and repeated horizontal 'ribbon' windows are discouraged. Patterns of different sized windows indicate how interior spaces or residential units are organized.

Multi-paned windows provide a much finer scale and sense of refinement – and can sometimes relate to near-by historical structures.

#### **DC2-6 Scale and Texture**

**DC2-6-a. Texture:** Materials such as brick, stone, pre-cast concrete, smaller paned glass, tile, etc. provide both scale and texture and should be selected, especially where the surfaces are prominent or where there are no other architectural features.

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

#### ***South Lake Union Supplemental Guidance:***

##### **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.

#### ***South Lake Union Supplemental Guidance:***

##### **DC3-1 Building Open Space Relationship**

**DC3-1-a. Interior/Exterior Fit:** Locate open spaces toward streets with high pedestrian volumes and 'Heart' locations. Open spaces accessible to the public should be visible from the street.

**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.

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**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.

***South Lake Union Supplemental Guidance:***

**DC4-1 Exterior Building Materials**

**DC4-1-a. Transparent Ground Floor Glass:** Avoid the use of tinted or reflective glass on the ground floor for commercial uses or other non-residential uses. Transparency maintains pedestrian visual interest and safety at the street level.

**DC4-1-b. Panelized Materials**

1. Sheet products can lower the visual quality of buildings – generally because of warping, poor fastening or detailing, and the manner in which the sheet products abut other materials or fenestration.
2. Panelized exterior cladding should be carefully detailed and of a sufficient thickness to prevent warping. The project applicant should provide visual examples of other applications, material samples, construction details (as requested by the Design Review Board and/or City Staff), and description of how the quality of the materials will be installed and ensured.

**DC4-1-c. Materials at Ground Level:** Use durable materials resistant to vandalism, incidental damage, and wear. Ground floor materials should provide the visual interest and texture as described in Citywide Guideline DC.2.D. Brick, tile, and other highly durable materials are encouraged.

**DC4-2 Trees, Landscape, and Hardscape Materials**

**DC4-2-a. Design Standards:** Encourage landscaping that meets LEED criteria, or an equivalent standard. This is a priority in the Cascade neighborhood.

**DC4-2-b. Indigenous Species:** Where appropriate, install indigenous trees and plants to improve aesthetics, capture water, and create habitat.

**DC4-2-c. Mature Vegetation:** Retain existing, non-intrusive mature trees or replace with large caliper trees. Water features are encouraged including natural marsh-like installations.

**DC4-2-d. Reference Materials:** Reference the City of Seattle Street Tree Manual and SDOT’s “Streets Illustrated” for appropriate landscaping and lighting options for the area.

**DC4-2-e. Sense of Place:** Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

**BOARD DIRECTION**

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended the project move forward to the Recommendation stage.