Seattle Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Record Number:	3033912-EG
Address:	1415 NE 43rd St
Applicant:	GGLO
Date of Meeting:	Monday, October 07, 2019
Board Members Present:	James Marria, Chair Dan Rusler Katy Haima Tim Carter
Board Members Absent:	Brian Bishop
SDCI Staff Present:	David Landry, AICP

SITE & VICINITY

Site Zone:	SM-U 75-240 (M1)
Nearby Zones:	(North) SM-U 75-240 (M1) (South) MIO-105-MR (M) (East) MIO-105-MR (M) (West) NC3P-65
Lot Area:	32,960 sq. ft.

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

Current Development:

The subject site is rectangular in shape and slopes approximately 20 feet downward from northeast to southwest. Mature landscaping and street trees border 15th Ave NE. The existing site is currently developed with a religious institution constructed in 1926.

Surrounding Development and Neighborhood Character:

The site is located on the southwest corner of NE 43rd St and 15th Ave NE in the University District Urban Center. The vicinity includes residential, commercial and institutional uses, with hospitality and arts venues scattered throughout. A parking lot is located north of the site, the new Burke Museum to the northeast, the University of Washington School of Law to the east, Parrington Lawn to the southeast, a mixed-use residential and religious institution to the south, and the University Station Post Office and four commercial structures to the west. The University of Washington campus continues eastward.

The neighborhood character outside the campus boundaries is eclectic with no one single architectural style dominating. Most are older buildings ranging from one to eight stories in height and the neighborhood is expected to change to include new high-rise structures in the future. Design details enhance the pedestrian experience, such as bright signage, awnings, small storefronts, material variation, glazing and developed alleys. Placemaking corners at intersections are embraced by windows wrapping both facades. Newer construction similarly focuses on street connections and ground-level activity. Buildings directly west of the University typically have brick facades, punched windows with mullion patterns and modest landscaping. By contrast, institutional buildings form strong urban walls with little modulation.

Multiple projects in the vicinity are currently in review or under construction for proposed development, including the University District Light Rail Station at 4328 Brooklyn Ave NE, 1300 NE 45th St, 4519 Brooklyn Ave NE and 4105 Brooklyn Ave NE. Other notable sites in the vicinity include the University of Washington Bookstore, the University of Washington Tower and two pedestrian gateways into the University of Washington campus. 15th Ave NE is a principal arterial; NE 43rd St is a collector arterial and green street. One block west, NE University Way, or "The Ave," supports a variety of retail and dining establishments and is a community hub.

Access:

Vehicular access is proposed from NE 43rd St. Pedestrian access is proposed from NE 43rd St and 15th Ave NE.

Environmentally Critical Areas:
There are no mapped environmentally critical areas located on the subject site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 22-story tower and a 12-story tower above a podium with 159 congregate residences, 65 apartments and religious facility. Parking for 145 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number (3033912-EG) 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

FIRST EARLY DESIGN GUIDANCE October 7, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Appreciated the development team's effort put into their public outreach and their willingness to listen to public feedback.
- Suggested that the loss of a visual icon from the neighborhood will be difficult to handle.
- Suggested that the placement of the towers back away from the street frontage and the scale and use of material will evoke a feeling of familiarity as opposed to a building designed simply as replacement.
- Appreciated the that 15th Ave NE building edge will continue to be a center community gathering area.
- Agreed with how the corner along the alley edge and NE 43rd Street which has caused so much debate and consternation has been designed as student entry with a large glass opening that will improve the dynamic of the area.
- Suggested that activating the alley will make it more inviting which will be appealing to many users.
- Appreciated the neighborhood context of the design as depicted in the presentation drawings during the EDG presentation.
- Asked if there will be provisions for students moving into the residences to prevent disruption to the neighborhood.
- Appreciated the strong articulation of the design of the church as an anchoring institution, its streetscape presence on the south and the redesigned alley and the wrap around lantern element of the highly transparent student entry.
- Appreciated the indoor-outdoor relationship of the dining facility on the alley which allows for a lot of eyes looking out on the alley.
- Suggested that the open space makes an honest contribution to 15th Ave NE.
- Supported the requested departures.
- Appreciated the placement of the student lobby as indicated in the plan.
- Questioned the grade change as it relates to the alley suggesting that there is very limited opportunity to spill out into the alley.

- Suggested that there is a missed opportunity in the language of the church along 15th as the 90-foot distance between the two towers for pedestrians is extreme. Continued to suggest they there should be additional ways of breaking down the massing and the scale along the street frontage.
- Suggested that there are opportunities for activating the roof.
- Suggested that there might be an opportunity to pull back the south massing as a way of opening up views to the south.
- Stated that they liked how the proposed building is keeping a façade that looks like a church while moving from the past into the future.
- Stated that they liked that the design is providing housing for students and liked the glass view out toward NE 43rd St.

SDCI staff did not receive any design related comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

- Recommended providing one designated vehicle loading space in the building off the alley and two solid waste staging locations on private property to maintain a clear alley on collection day.
- Recommended incorporating weather protection or other transit stop amenities at the building frontage.
- Recommended a paved step-off area adjacent to parking and wider landscaping and sidewalks where possible.
- Supported the project's design to orient open space towards NE 43rd St.

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 and bicycle storage standards 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 3033912-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. **EDG Packet:**
    a. The Board stated that the packet did a good job explaining how the two towers evolved into one lower tower to the south and a taller tower the north. The Board questioned why the packet could not provide additional shade and shadow studies,

for an alternative that flipped the towers or other information that demonstrated why the current building configuration is the best design approach. This information should be provided in the Recommendation meeting packet. **(CS1-I-a, DC2-VI)**

b. The Board agreed with the placement of the Church Sanctuary as a center piece between the two towers. **(CS1-I-a, PL1-I, DC2-VI, DC2-VI-k.)**
c. The Board agreed that the Urban edge condition along 15th Ave NE is very successful. **(CS2-B, CS2-C, PL1-I)**
d. The Board said that it was helpful to understand the different church programming components and how they will interact with one another. **(CS2-B, PL1-I, DC2-VI-k.)**
e. The Board appreciated the sketch imagery in the EDG packet which aided in providing a better understanding as to which direction the design was going. **(DC2-VI, DC2-VI-k)**

2. Massing:

a. The Board stated that they were pleased how the design had progressed toward the preferred option. **(CS1-I-a, DC2-A-2, DC2-C)**
b. Board members suggested that the massing options appeared to be more of a design progression rather than three distinct massing options depicting three distinct massing ideas. **(CS1-I-a, DC2-A-2, DC2-C)**
c. The Board supported the third massing option, Option III, and the concept of the podium, the expression of the building along 15th Ave NE and the placement of the student housing entry on NE 43rd St. **(DC2-A-2, DC2-C, DC2-I-c)**
d. The Board supported the arrangement of uses as depicted in the third option and liked the strong base and programming along 15th Ave NE. (**CS1-I-a, CS2-D-4)**

3. Design Concept:

a. The Board applauded the duality of the project, taking on the requirements of the church and the developer's requirement for student housing. **(DC2-II-b, DC2-II-b)**
b. The Board appreciated the design of the corner at NE 43rd St and 15th Ave NE which features the student housing entry which they felt aided in defining the adjacent open space in relationship to the alley. **(CS2-B-2, CS2-B-3, PL3-A, PL3-I)**
c. The Board appreciated the design progression of the preferred option particularly at the base of the project, the use of the colonnade, its framing and rhythm, and how all of the elements relate to the rest of the building structure. **(CS1-I-a, CS3-I-a)**
d. The Board discussed at length various concerns they had with the colonnade, its perceived height and scale of the open/gathering space and gave guidance that the space needs to be more inviting with a higher degree of comfort so that it does not feel so overwhelming. **(PL3-I-c, DC3-A, DC3-B)**
e. The Board suggested that the landscaping along colonnade edge could be scaled back to open the space more which would help make the space more inviting. **(PL3-I-c)**
f. The Board stated that as the colonnade space becomes more developed, the design should consider specific detailed design elements such as lighting and how the ceiling/soffit will be designed. **(PL3-I-c, DC3-B)**
g. The Board appreciated how the overall design displayed both an ecclesiastical as well as a 'fun urban' feel. **(CS3-I-a)**

h. Board member suggested that the weakness of the project in terms of the third option are the tower pieces, which seem to emulate the typical tower placed on a podium as seen throughout Seattle. It was also stated that the strength of the base of the project was not necessarily being reflected in in the tower components. **(CSI-I-a, CS2-B-2, CS3-1)**
i. The Board stated that if the project is targeting a distinct, separate concept, then the towers should become even more stark in their contrast between the base and tower. Alternately, the base element could become one with the tower by interlocking or integrating the two elements together. **(CSI-I-a, CS3-1)**
j. Board members noted that the upper massing isn't doing justice to the overall program. **(CSI-I-a, CS2-B-2, CS3-1, DC2-I-d)**
k. Board members suggested that the open space element along NE 43rd St could potentially be a third design language that intersects with the two opposing design languages of the base and tower. **(DC3, DC3-I)**
l. The Board stated that at the Recommendation meeting they would like to see how the application of materials will work to create a distinct building identity. **(CS3-1, PL1-II-c)**
m. The Board stated that they will be looking to understand the final intention of the materials application as something unique and different and made note of the precedent imagery on page 88 of the EDG packet as examples of a successful composition. **(CS3-1, PL1-II-c)**

4. Landscape/Streetscape/Open Space Concept:

a. The Board generally supported the overall approach to the layout of the landscaping elements. **(DC3-C-2, DC2-VI-k)**
b. The Board appreciated how the design effectively deals with grade changes. **(PL1-I-a, PL1- II -c, PL3-1-b.)**
c. The Board verbalized their concern about the colonnade and the perception of its extreme height. The design of the colonnade should relate to both the pedestrian scale and the overall building scale. **(PL3-I)**
d. The Board was also concerned with how the colonnade transitioned from the two-story space down to the one-story entryway which they thought to be constrained. The Board gave guidance to do as much as possible to make the transition space as inviting as possible. **(PL3-A, PL3-I)**
e. The Board requested additional information on how the grades work in relationship to the street and to the back wall of the colonnade. **(CS2-B-1)**
f. The Board was troubled by the constrained nature of the secondary entryway created by the landscaping planter element. The Board verbalized support for a potential departure to remove the landscaping planter make the secondary entry more inviting. **(PL3-A, PL3-I, DC4-D-1, DC4-D-4)**
g. The Board asked if other elements like benches could be installed in areas where there are windows along 15th Ave to help further activate the street frontage. **(PL1-II -e, DC4-D)**

5. **Alley Scape**:
    a. The Board appreciated the activation of the south end of the alley and suggested continuing a similar design approach throughout a greater extent of the alley. **(CS2-B-2, PL1-I-a, PL1-I-d)**
    b. The Board gave guidance for better integration with the alley by wrapping the corner of the student entry element further around the corner into the alley. **(PL1-I-a, PL1-II, PL3-A)**
    c. The Board suggested that additional activation of the alley could facilitate more eyes on the street while also creating a feeling of ownership. **(CS2-B-2, PL1-I-a, PL2-B-1)**
    d. The Board supported the idea of creating more access points into the alley which could make the building edge more permeable. **(PL1-II, PL2-B-1, DC2-VI-k)**
    e. The Board discussed how more activation of the alley could be achieved by adding more upper level elements or pulling in more design features used at the south end of the alley further inward. **(PL1-II, DC2-I-d)**
    f. The Board was interested in seeing if the church program could create an activity or element within the confines of the alley which would allow other entities and individuals to contribute to it as a means of further activating the alley. The Board continued by suggesting that even a more celebrated bike entry at the northern portion of the alley could aid in activating the space so that it is not considered just a place for solid waste removal. **(PL1-I-a, PL1-II, PL3-I, DC3)**

6. **Materials:**
    a. The Board suggested that in terms of material use the design team seemed to be heading in the right direction and appreciated the first look at some of the material ideas. **(PL1 II c, DC1-2-b, DC4-I,**
    b. The Board stated that it will be important to see how the application of materials has progressed during the next phase of the review process. **(PL1-II c, PL3-I, DC1-2-b)**
    c. The Board asked the design team to bring their studies and development diagrams that demonstrate how they arrived at their decisions on their material choices. **(PL3-I, DC1-2-b, DC4-II)**

DEVELOPMENT STANDARD DEPARTURES

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

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

1. **Rooftop Features (23.48.645.C.7.b):** The Code allows that the combined total coverage of all features listed in subsection 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:
    a. All mechanical equipment is screen
    b. No rooftop features are located closer than 10 feet to the roof edge.

The applicant is requesting that a rooftop feature be located within 5 feet of the roof edge along the east face at the tower. In addition, a portion the rooftop feature will be aligned with the north face near the NE corner of the tower. The overall rooftop coverage for the project would be less than the permitted 65 percent coverage and all mechanical equipment would be screened.

The applicant's design rationale is that the resulting design will help visually mark the corner of the building at 15 Ave NE and NE 43rd St, interlock the rooftop amenity to the overall tower design, and will result in a more visually interesting, and unique terminus that enhancement the skyline (DC2.6j-l).

The Board indicated that as the design develops, if it is determined that the departure is still needed that they would be in favor of support as they felt it supported a very strong overall design concept. The Board also suggested that if the design team needed to push the departure request further, they would also be in favor of this as well. Finally, the Board requested to see the programming of the roof space in the next DRB packet. The Board suggested that they would be in favor of approving the departure during the Recommendation phase providing that the roof programming is designed to be an active space. **(CS2 Urban Pattern and Form, CS3-1 University District Architectural Character, b DC2 Architectural Concept)**

2. **Upper-level development standards in SM-U zones (23.48.645.A.2 [Table A]):** The Code dictates the following for Highrise floor area limits in SMU 75-240 and SM-U 320 zones: for height greater than 160' but not exceeding 240' in height, average gross floor area for all stories above 45' shall not to exceed 10,500sf and maximum gross floor area shall not to exceed 11,500sf.

   The applicant is requesting to exceed the average gross floor area above 45', which will allow a 900sf circulation corridor located on Podium Level 3 to connect the towers and sanctuary roof area.

   The applicant team suggests that thee corridor is not visible to pedestrians from the ground level and is designed for circulation purposes only.

   The Board supported the departure given the different program uses that the design team is trying to accommodate. The Board suggested that the departure would aid in enhancing the identity of the church program below and therefore gave initial support. The Board did follow up by saying that the design of this corridor space would need to be well thought out and integrated while allowing the identity of the sanctuary to 'shine' and come through visually and hopefully be seen from the west side of the building. **(CS2 Urban Pattern and Form, DC2 Architectural Concept)**

3. **Required open space for large lot developments in SM-U zones (23.48.650.B.3):** The Code requires that the open space shall generally be provided as one connected area that is accessible at street level, with variations in elevation allowed to accommodate changes in topography or to provide for features such as ramps that improve access for persons with disabilities.

   If the required amount of open space exceeds 4,500 square feet, open space areas may be provided at separate locations on the lot, provided that no separate area is less than 2,000 square feet.

   The project is required to provide 15 percent of the lot area or 4,944sf of open space per SMC 23.48.650.B. The applicant proposes three designated open space areas that include a total of 4,993sf open space, exceeding the Code minimum requirement. Two of the open space areas meet the required 2,000sf minimum connected area.

   The applicant proposes to add a third open space area at the Secondary Entry Porch that is 212sf and designed to enhance the secondary church entry. As such the applicant requests a departure from the minimum connected open space standard to allow for the smaller open space at the Secondary entry Porch. The applicant suggested that the Sanctuary entry porch is part of the 15th Ave NE facade expression which provides an important opening in the street wall designed to frame the north edge of the sanctuary. It will also provide a smaller more intimate space that will counter the larger contemplative seating provided for the public.

   The Board supported this departure and agreed that the scale seemed to be the right size in relationship to the secondary entrance. **(PL3 Street-Level Interaction, PL3-1-b Grade Separations)**

4. **Required open space for large lot developments in SM-U zones (23.48.650.B.6):** The Code requires that open space provided as unenclosed space covered overhead by the structure for weather protection shall abut a street lot line and be open and accessible to pedestrians along the sidewalk. The area shall have an average horizontal dimension of 10 feet and a minimum horizontal dimension of 5 feet, and the minimum vertical clearance of the covered space shall be 20 feet.

   The applicant is requesting to depart from the minimum vertical clearance of 20' at the covered open space to provide a 12-foot clearance at the 1,300-sf portion of the covered open space.

   The applicant team suggested that the 15th Ave NE Colonnade is designed to match the larger institutional scale of the surrounding context and will provide a large, welcoming porch for the Church Sanctuary. However, from a user experience the 20-foot minimum height would be excessive at the entry doors in their view. To provide a better transition to the Sanctuary lobby, the colonnade soffit will step down to 12 feet at the

entry doors. Stepping the soffit allows the colonnade to address the larger neighborhood scale as well as the more intimate scale when entering the building.

Three of the Board members supported the departure with the caveat that the design guidance given at EDG is followed and carried through to the Recommendation phase. The fourth Board member did not fully support the departure as they were struggling with understanding a perspective of being in the space with only a 12-foot ceiling height for a long transition which they associated with being overly private. The Board member asked what the intention of the space might be and how it will be programmed. **(PL3 Street-Level Interaction)**

5. **Required open space for large lot developments in SM-U zones (23.48.650.B.3):** Open space required by subsection 23.48.650.A shall meet the following standards:
    a. Open space covered overhead by the structure, such as an arcade or building cantilever, and subject to a maximum allowed amount of 20 percent.

Of the total 15% (4, 944sf) open space required for the site, per SMC 23.48.650.B, a maximum of 20% (989sf) may be covered. The applicant is requesting to depart from the maximum allowed coverage by an additional 37% which is a combined area of 1,853sf designed to accommodate the 15th Ave. Colonnade and the Sanctuary entry porch.

The applicant stated that providing 80% of the open space as uncovered area is a challenge due to site geometry and fundamental church program requirements. In order to address the City's design guidelines, the preferred option will provide high quality, usable open space "carved" out of the solid, grounded podium at the project's base. The street presence and visibility along 15th Ave NE is fundamental to church's mission and therefore the 15th Ave colonnade and sanctuary entry porch will engage the surrounding community at the ground plane while remaining covered, allow the upper podium to hold the street edge along 15th.

Three Board members supported the departure as it supports the design language set up for the colonnade. One Board member did not support the departure as they were not convinced that the covered space lends itself to the purposed of public open space. The Board member requested additional information on how the space will work and make the space more transparent, whether it is landscaping along the street edge or wall along the back edge of the space. **(PL1-I Networks & Connections to Community Open Space, CS2 Urban Pattern and Form, DC2 Architectural Concept, 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

University Supplemental Guidance:

CS1-I Plan for Daylight & Trees

CSI-I-a. Building Massing & Upper Level Step-Backs: Arrange building massing and use upper-level step-backs to increase solar access into ground floors, shared amenity spaces, streets, and the public realm, especially on narrow rights-of-way such as University Way NE. Use two-story or mezzanine layouts for residential or live-work units at or below-grade to increase daylight access to those units.

CSI-I-b. Recessed or Sunken Living Space: Avoid recessed or sunken living space, and minimize the distance that units are located below grade to provide direct access to daylight and air from above-grade windows for each unit.

CSI-I-c. Trees: Incorporate new and existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area. Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.

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-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.

University Supplemental Guidance:

CS3-I University District Architectural Character

-A, DC3-B). Architectural Styles: Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.

CS3-I-b. Predominant Styles: Complement and continue predominant styles or materials when the immediate context of a site is comprised of buildings or a collection of buildings with local significance or identifiable architectural styles or similar materials.

CS3-I-c. Historic Patterns: Articulate building forms and facades to respond to historic platting patterns to create compatibility between contemporary architecture and existing development**.**

CS3-I-d. Horizontal and Vertical Patterns: Respond to nearby predominant horizontal and vertical patterns and datum lines and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.

CS3-II Adaptive Reuse & Preservation

CS3-II-a. Existing Structures & Facades: Preserve or rehabilitate existing structures or facades, especially those with architectural merit, local significance, and/or quality materials including brick.

CS3-II-b. Repurpose Materials: Creatively repurpose materials, signage, and other physical pieces from existing development into new projects to create a connection with the neighborhood's past and contribute to a sense of place.

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-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.

University Supplemental Guidance:

PL1-I Networks & Connections to Community Open Space

PL1-I-a. Engage the Public Realm: Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios.

PL1-1-b. Green Streets & Green Spines: Projects located on Green Streets and within the U District Green Spines: Include multiple types of publicly-accessible open spaces and private amenity spaces that address the public realm including: balconies and unit patios, pocket plazas, strategic setbacks at grade for seating areas and play areas, and upper-level setbacks with terraces or patios.

PL1-I-d. Alleyways: Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys.

PL1-II Shared Alleys & Mid-Block Pedestrian Connections

PL1-II-a. Pedestrian-Priority Network: Reinforce existing movement patterns and introduce connections that weave a pedestrian-priority network throughout the neighborhood with mid-block pedestrian pathways and shared alleys.

PL1- II -b. Connect Street to Alley: East-west mid-block pedestrian connections from the street to alley are strongly encouraged on blocks within the "Mid-block Pedestrian Pathway Priority Area." Projects within the approximate middle third of the block are the preferred location for mid-block pedestrian connections.

PL1- II -c. Activate Second "Fronts": Design facades adjacent to mid-block pedestrian connections and shared alleys as a second "front" with activating uses:

1. Locate active ground-level uses along shared alleys and pedestrian pathways, including secondary entrances for businesses and individual unit entries separated by grade or setbacks for residential uses.
2. Avoid long blank walls. Where unavoidable due to service uses, treat blank walls with artwork, interesting materials, lighting, and/or architectural features.

PL1-II-d. People-Friendly Spaces: Create usable, safe, people-friendly spaces:

1. Include upper-level balconies or terraces so that occupiable spaces overlook shared alleys and mid-block connections.
2. Strive for clear sightlines. Where mid-block connections do not cross the right-of-way or do not align across an alley or street, provide a focal point and wayfinding features at the visual terminus.
3. Incorporate secondary spaces for impromptu gatherings, play opportunities, outdoor seating, and bike racks.

PL1- II -e. Signage & Wayfinding: Create consistent signage & incorporate wayfinding elements:

1. Install wayfinding elements on street and alley facades to highlight entrances to alleys and midblock crossings including special architectural treatments, creative signage, ground treatments, lighting, and façade design. Strive for continuity of design features throughout the neighborhood.
2. Incorporate street furniture, art installations, creative paving, paint patterns or lighting throughout shared alleys and mid-block connections.

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

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.

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.

University Supplemental Guidance:

PL3-I Entries

PL3-I-a. Prominent Design: Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use high-quality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.

PL3-1-b. Grade Separations: Avoid grade separations at retail entries: Step building floor plates along sloped sites to avoid raised or below-grade entries for commercial along the sidewalk.

PL3-I-c. Courtyard Entries: Courtyard entries should be physically and visually accessible from the street. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction. Any fences or gates should be set back from the sidewalk to incorporate a semi-public transitional space.

PL3-III Mixed Use Corridors & Commercial Frontages

PL3-III-a. Street Wall: Maintain a well-defined street wall on mixed-use corridors to create an urban character. Incorporate strategic setbacks at corners and entries for seating, usable open space, and landscaping.

PL3-III-b. Human-Scaled Experience: Provide frequent entrances, expressed breaks, and architectural interest at regular intervals of 20-30 feet (regardless of uses/ tenants occupying ground-level spaces) to create a human-scaled experience and accommodate the presence or appearance of small storefronts. Add unique features to long sections of storefront systems.

PL3-III-c. Residential Entries & Signage: Residential entries for upper-floor residential uses and residential signage should not dominate the street frontage over commercial uses.

PL3-III-e. Edge: Design a porous, engaging edge for all commercial uses at street-level. Include operable windows at all levels of the building and especially at the street level to maximize permeability and activate the streetscape. Design street-level facades that open to or near sidewalk level allowing uses to spill out and provide areas for outdoor seating.

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

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.

University Supplemental Guidance:

PL4-I Bicycle Circulation & Parking

PL4-I-a. Efficient & Secure Parking: Design bicycle parking for efficiency and security. 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".

PL4-I-b. Placemaking: Integrate design features into bicycle facilities that enhance placemaking, such as having a uniform color for bike racks within the U District or having distinctive place-names designed into the racks.

PL4-I-c. Convenient Location: Locate bicycle parking and bicycle racks in convenient locations for residents and temporary users with easy access, weather protection, and minimal grade changes. Provide direct routes from bicycle lanes to bicycle parking in garages or bicycle racks and provide signage that directs bicyclists to these facilities. When bicycle parking is located indoors, minimize obstructions, and consider using sliding or automatic doors.

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.

University Supplemental Guidance:

DC1-I Activating Uses

DC1-I-a. Street Frontages: Maximize active uses along street frontages and minimize the amount of frontage dedicated to lobby/lounges, office, and leasing spaces - uses which an be located elsewhere in the building. Provide a high frequency of entries for both commercial and residential uses.

DC1-I-b. Commercial Spaces: Group commercial spaces (or live-work) at corners and clusters at street level rather than fragmenting them between lobbies and other ground-floor uses.

DC1-I-c. Passive Surveillance: Where residential uses face on-site or public open spaces, parks, or access drive, balance privacy layering with passive surveillance by incorporating stoops, patios, and balconies, lighting. Minimize garage frontages at these locations.

DC1-II Visual and Safety Impacts

DC1-2-a. Service Entries & Trash Receptacles: Locate service entries and trash receptacles within the building, mid-block along shared alleys and away from pedestrian crossings or gathering spots at mid-block connections.

DC1-2-b. High-Quality Materials: Use high quality materials and finishes for all service screening and garage doors with artful treatments and architectural detailing that reinforces the design concept and contributes to visual interest at street level.

DC2-2-c. Above Grade Parking: Wrap any above grade parking with active uses to minimize 'dead facades'. Design any above-grade parking with a high degree of architectural detailing consistent with the non-vehicle design, possibly integrating changing displays or community artwork.

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.

University Supplemental Guidance:

DC2-I Massing & Reducing Bulk and Scale

DC2-I-a. Response to Context: Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.

DC2-I-b. Large Buildings: Reduce the bulk and scale of large buildings: A large building should be legible as a series of discrete forms at multiple scales to reduce perceived bulk, create interest, and help users understand how the building is occupied.

1. Break up larger development into multiple buildings and smaller masses with pass-throughs and pathways
2. Alternatively, give the impression of multiple, smaller-scale buildings by employing different facade treatments at intervals that complement the context by articulating the building at regular intervals
3. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
4. Opt for distinctive and sculptural forms and elements, especially in highly visible locations or corners.

DC2-I-c. Building Base: Design the building base to create a solid and "grounded" form that transitions to a human-scale at the street. The height of the base/podium should be proportional to and substantial enough to "anchor" the upper massing.

DC2-I-d. Upper-Level Step-Backs: Use upper-level step-backs to maintain a human scale along the street and respond to historic datums.

DC2-I-e. Addressing the Public Realm: Ensure that building massing does not dominate the public realm: Setbacks along the sidewalk should be open to the sky. Where overhangs create usable open space at grade, provide an adequate ceiling height—generally at least two stories—with lighting and design detail to create a welcoming space.

DC2-I-f. Stairs & Elevator Cores: Locate vertical stair and elevator cores internally to minimize height impacts to the street. Stair cores visible to the street should be designed as a prominent feature with a high degree of transparency.

DC2-II Architectural Concept & Façade Composition

DC2-II-a. Context-Sensitive Approach: Embrace contemporary design through distinctive, elegant forms that demonstrate a context-sensitive approach to massing and facade design.

DC2-II-b. Mix Styles: Create a finely grained mix of complementary buildings and architectural styles on a block, taking cues from established patterns such as frequent entries, the use of brick and other highly-articulated materials.

DC2-II-c. Cohesive Design: Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion.

DC2-II-d. Base Materials: Use brick, stone or other high-quality, durable, and non-monolithic materials as the predominant base material to reinforce a strong base massing.

DC2-II-e. Color Application: Employ a restrained and purposeful application of bold or high-contrast colors and moments of whimsy to contribute to the eclectic character of the University District, without overwhelming the streetscape.

DC2-II-f. Roof Lines: Provide architectural interest with legible roof lines or the top of the structure that is clearly distinguishable from the facade walls.

DC2-II-g. Large Masses: Avoid expanses of large panels with minimal detailing, and do not rely on the use of colored cladding alone to provide visual interest: Break down large masses or facades by 1) using quality materials that provide relief and interest through shadow lines, depth of fenestration, and detailing, and 2) delineating a base, middle, and top with architectural detailing and massing.

DC2-II-h. Detailing: Intentionally detail joints, reveals, and fasteners to articulate and reinforce the design concept.

DC2-II-i. Depth: Incorporate depth into building facades, especially those with minimal modulation and boxy massing. Integrate facade depth and shadow casting detail, including projecting elements, setbacks and expression of window reveals, to give visual richness and interest. Recessed windows of 6-8 inches are preferable to window trims or fins applied to flush windows.

DC2-V Blank Walls

DC2-V-a. Materials & Expression: Finish visible walls and rooftops with quality materials or artistic expressions that reinforce the design concept, avoiding simplistic treatments of cladding with only color changes.

DC2-V-b. Visual Scale & Interest: On party walls visible from streets, provide visual scale and interest with murals or other legible artistic or architectural expressions, including joint patterns, plane changes, and/or proportions that break down the scale of large walls.

DC2-VI Tall Buildings

DC2-VI-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-VI-b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize 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-VI-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-VI-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 building base to top.

DC2-VI-e. Shape & Design All Sides: Because towers 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-VI-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-VI-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-VI-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-VI-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-VI-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. Applicants should design and show how the tall buildings will contribute to the overall skyline profile and variety of forms.

DC2-VI-k. Architectural Presence: Consider citywide visual appearance when designing tall buildings, both as an individual structure and as a collection with other tall buildings, as these will be visible from many vantage points throughout Seattle.

DC2-VI-l. Landmarks & Wayfinding: Design tall buildings with memorable massing and forms, to serve as landmarks that enhance a sense of place and contribute to wayfinding in the U District.

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.

University Supplemental Guidance:

DC3-I Open Space Organization & Site Layout

DC3-I-a. Arrangement: Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development, break up large sites, and foster permeability. Arrange buildings on site to consolidate open space areas into designed, usable shared spaces or places for large trees instead of "leftover" spaces or drive lanes.

DC3-I-b. Pedestrian Routes: Extend pedestrian routes from entry courtyards or forecourts all the way through a project site to improve pedestrian walkability.

DC3-I-c. Street Orientation: Arrange residential development, especially townhouse and rowhouses, to orient units towards the street. Where units are oriented towards internal pathways or access drives, design these shared pathways that prioritize the pedestrian experience with paving, landscaping, lighting, stoops, and human-scaled design features.

DC3-III Street Level Open Space

DC3-3-III-a. Welcoming Design: Design open spaces at street-level to be welcoming: Semi-public spaces such as forecourts should engage the street and act as a "front porch" for residents. Minimize the use of gates, or visual and physical barriers, especially those adjacent to the street. Any necessary fences or gates should be set far back from the street to create a semi-public transitional space.

DC3-3-III-b. Community Interaction: Open space design and location should support lively community interaction rather than passive space within a development, as well as the larger University District community.

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-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.

University Supplemental Guidance:

DC4-I Durable, High-Quality Exterior Materials

DC4-I-a. Durable & Permanent: Use materials that provide and evoke durability and permanence: Avoid thin materials that do not age well in Seattle's climate, including those that deform or warp, weather quickly, or require paint as a finish. Use materials in locations that have a durability appropriate for an urban application, especially near grade.

DC4-I-b. Brick & Masonry: Brick or other masonry units are the preferred materials, especially for podiums and the first 30-50 feet from grade.

DC4-I-c. Texture & Complexity: Use materials with inherent texture and complexity: Limit the use of large panels or materials that require few joints, reveals, or minimal detailing. Use materials that provide purposeful transitions and reinforce the design concept and building proportions.

DC4-I-d. Technology & Innovation: Utilize emerging technology and innovative materials that inspire inventive forms, applications, and design concepts.

DC4-I-e. Sustainability: Consider the life cycle impacts of materials, and choose those that are renewable, recyclable, reusable, responsibly sourced, and have minimal impacts to human and environmental health.

DC4-II Hardscaping & Landscaping

DC4-II-a. Placemaking: Incorporate artistic, historical, and U District-unique elements into landscape materials to define spaces and contribute to placemaking, including mosaics, wayfinding elements, reused materials, and lighting.

DC4-II-b. Fine-Grained Texture: Use hardscape materials that contribute a fine-grained texture through joint patterns, scoring, or inherent material qualities. Avoid areas with minimal texture, especially in areas with pedestrian traffic.

DC4-II-c. Delineate Uses: Use pavers and ground treatments to delineate uses, including building entries and seating areas within the public right of way.

DC4-II-d. Green Walls: Integrate purposeful green walls into the construction and design of the building and landscape to avoid appearing “tacked on” as an afterthought. To maximize plant survival and potential for success, provide permanent irrigation and choose locations with appropriate growth conditions.

BOARD DIRECTION

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