



**EARLY DESIGN GUIDANCE OF THE
NORTHEAST DESIGN REVIEW BOARD**

Record Number: 3034466-EG

Address: 3800 Latona Ave NE

Applicant: Myer Harrell, Weber Thompson Architects

Date of Meeting: Monday, January 06, 2020

Board Members Present: Brian Bishop, Alternate Chair
Dan Rusler
Katy Haima
Tim Carter

Board Members Absent: None

SDCI Staff Present: David Landry, AICP

SITE & VICINITY

Site Zone: Industrial Commercial-65 (M) (IC-65 (M))

Nearby Zones: (North) Lowrise 3 (M) (LR3 (M))
(South) Industrial Buffer Unlimited/45
(IB U/45)
(East) IC-65 (M)
(West) IC-65 (M) and
Commercial 2-55 (M) (C2 – 55 (M))

Project Area: 62,979 square feet (sq. ft.)

Overlays: University District Parking Impact Area
Frequent Transit Service Area
Wallingford Design Guideline Area
Design Review Equity Area
Shoreline District
Archaeological Buffer Area



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 comprised of eight existing tax parcels currently developed with four industrial structures, built in 1920, 1937, 1955, and 1962. The site slopes downward approximately 26' from north to south.

Surrounding Development and Neighborhood Character:

The subject site occupies a full block in the Wallingford neighborhood in an area historically known as Latona. NE Pacific St, a principal arterial, borders the site to the north, 4th Ave NE to the east, NE Northlake Way to the south, and Latona Ave NE to the west. Adjacent to the site are lowrise commercial structures to the east, south, and west, including the Dunn Lumber Headquarters and main warehouse immediately to the west. To the north are midrise multifamily residential structures up to four stories in height. The area was upzoned from IC-45 to IC-65 (M) on 4/19/19. The I-5 Ship Canal Bridge is two blocks east and Lake Union is one block south.

The area south of NE Pacific St maintains a maritime industrial character continued from its industrial and commercial roots. Structures are low- and midrise, typically with boxy forms, metal siding, and minimal glazing. The streetscape character is fragmented by fencing, surface parking lots, sporadic landscaping, and a few strong street edges. Opportunities to access Lake Union are found along NE Northlake Way, a minor arterial, including from North Passage Point Park and Waterway 15. To the north, the Burke Gilman trail follows along the south side of NE Pacific St and marks the transition to a residential character. The multifamily residential structures vary in both age and architectural styles, and commonly include south-facing balconies. Multifamily buildings transition to single-family homes one block to the north.

Access:

Vehicular access is proposed from 4th Ave NE and Latona Ave NE. Pedestrian access is proposed from all sides: NE Pacific St, 4th Ave NE, NE Northlake Way, and Latona Ave NE.

Environmentally Critical Areas:

The subject site contains a mapped steep slope area in the northeast corner.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 6-story office, retail and warehouse building. Parking for 160 vehicles proposed. Existing buildings to be demolished. This project is participating in the Living Building Pilot.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE January 6, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Verbalized that the owners will do the right thing (in terms of the project development)
- Recommended that bicyclists using Latona Ave NE should be prevented from crossing NE Pacific Street due to high volumes of motor vehicle traffic.
- Suggested placing a stop sign on the Burke Gillman Trail (at the intersection of Latona Ave and NE Pacific)
- Suggested that the project will not help views and that they would be better off with the existing conditions.
- Excited to see something 'cool' being introduced along the Burke Gillman Trail that has a connection with pedestrians and cyclist.
- Supported the idea of connecting to the waterway along the southern edge of the project.
- Supported the concept of working with the Parks Department to activate the space along the northern edge.
- Suggested that the design should consider ways of slowing the different modes of transportation down.
- Supported the concept of celebrating the views especially with the introduction of the stairs along 4th Ave NE.
- Commended the development team for taking on the living building pilot program because it is so aggressive in having projects meet height, energy and water performance standards of the program.
- Excited to see a project like this being welcomed into our city and for the neighborhood.
- Looking forward to seeing the mass timber look and structure of the building.
- Verbalized a concern about the potential for pedestrians accessing the Burke Gillman trail at uncontrolled points along an expansive project frontage and suggested that the project use more of funneling or controlled access approach along the trail to reduce potential impacts with bike traffic which would allow bikers to know where the potential risks might be.

- Asked for clarification about what is meant by the statement ‘15-foot height during construction’ as mentioned during the presentation and how that might affect traffic in the area.
- Supported the concept of having a living building that celebrates wood which is its legacy.
- Appreciated how the owner team is willing to reinvest in their property to stay in Seattle.
- Stated that they would like to see the legacy of the Dunn Lumber company expressed in the interior design of the project in celebrating the natural environment and trades people like themselves.
- Questioned if the project will be mostly office building space and if those offices would be dedicated to Dunn Lumber office use or if they would be rented out to other companies.
- Suggested that the project will add a large number of commuters to the area which could increase the number of accidents at the corner (Latona Ave NE and NE Pacific).
- Concerned that water quality will be diminished during episodes of construction as they have observed in the past and requested information on how that will be mediated.
- Asked about the configuration of the existing parking along 4th Ave NE.
- Asked what specific businesses or tenants will be occupying the development.
- Asked if the property was rezoned by the City.
- Stated that the intersection at Pacific and Latona is dangerous and it is difficult to see on coming bikers and therefore it should be a priority for a stop sign for bikers.
- Asked what the total height of the building will and where it is measured from.

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

- Stated the design is too large and overbearing for the neighborhood.
- Stated the design is inappropriate for maintain a cohesive and welcoming update of the space.
- Concerned the design will block natural light.

The Seattle Department of Transportation offered the following comments:

- Supported enhancing the development’s connection to the Burke-Gilman Trail.
- Supported consolidating vehicle access to Latona Ave NE and 4th Ave NE.
- Noted the EDG packet did not include details on how the on-site loading berths will be accommodated.

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: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Massing:

- a. The Board recognized that the site is still in an industrial zone transitioning between a residential area and a working waterfront and that all three options do a good job supporting the transition from those areas down to the waterfront. **(CS1-B-1, CS1-E-1, CS2-D-1, CS2-D-3, CS2-D-5, DC2-I-i)**
- b. The Board suggested that while the Public Plaza in Option C is designed as a public open access way, spatially or architecturally it is not as open as scheme B which features pavilion type objects on a podium that would allow users to move along a more opened edge. **(CS1-B-1, CS1-B-2, CS3-B-1, DC2-I-i)**
- c. The Board stated that while Option C has a better scale to the block relationship, Option B from an urban planning standpoint allows for a greater open plaza. **(CS1-B-1, CS1-B-2, PL1-A)**
- d. The Board verbalized greater support of the Option C but stated that they would support pushing the building masses out further to the edges and opening the central plaza even more. **(CS1-B-2, PL1-A, DC2-I-i)**
- e. The Board noted that the Latona street edge would be difficult to make into a good pedestrian level environment due to the garage entry, proposed stairs and double height entry which are all challenging. The Board stated that they would like to see more focus placed on the central space rather than attempting to provide more open space along Latona. **(CS1-B-1, CS1-B-2, CS2-D-2, CS2-D-5)**

2. Response to Context:

- a. The Board appreciated the thorough site analysis that included traffic patterns, view, and daylight analyses for each of the edges, as well as the context, for all three massing options. **(PL1-A-1, PL1-C-2)**
- b. The Board applauded the design team on their level of analysis that included digging into the neighborhood context and area history. **(PL1-A-1, PL1-C-2, CS3-B-1, CS3-B-2)**
- c. The Board suggested that the proposal is challenging as it includes number of diverse uses and functional requirements including a warehouse use that is encapsulated by other uses. The Board noted these varied uses also make the development very interesting. **(PL1-A-1, PL1-C-2, CS3-B-1, CS3-B-2)**

3. Design Concept:

- a. The Board acknowledged that the project is a very complex proposal. Option C does a better job of addressing the challenges, given the differing adjacencies and programming goals. **(CS2-D-3, CS2-D-5, PL2-A-1, PL2-A-1, DC2-A-1, DC2-I-i)**

- b. The Board suggested that the western portion of Option C is more interesting with its smaller scale but acknowledged the reasoning behind shifting the open space to the center of the site to take advantage of views and stepping down toward the lake. **(DC2-I-I, DC3-B-3)**
- c. The Board stated that they would like to see more development of the plaza area and retail commercial element. **(PL3-C-1, DC3-B-3, DC3-C-1)**
- d. The Board stated that they would like to see the bridging elements in Option C become more transparent and feel more open to the sky. The current configuration runs the risk of being semi-public vs fully public. The intent is a fully public space as extolled by the applicant team. **(PL3-C-1, DC3-B-3, DC3-C-1)**

4. Streetscape/Landscape:

- a. The Board suggested that the design team is heading in the right direction with their approach to the four unique building edges. The Board noted the northwest corner will require careful attention as the design evolves. The Board also acknowledged the south edge is complicated due to the targeted setbacks and programming and need for transparency along the edge for the warehouse. **(CS3-B-1, PL2-D, PL3-C-1, DC3-C-2)**
- b. The Board was supportive of the exterior stair feature along the south edge and landscaped edge. The Board looked forward to seeing the relationship with landscaping and sculptural elements, the transparency into the working warehouse, and opportunities for users to pause and take in some of the views to the south. **(CS1-E-1, PL2-D-1, DC3-C-2, DC3-B-3)**
- c. The Board acknowledged the public concern about creating ‘safer mixing’ of users along the Burke Gillman Trail by reducing the number of entry points. **(PL2-D-1, PL2-A-1, PL4-B, DC2-I-iv, DC3-B-3)**
- d. The Board suggested that the design team is heading in the right direction in terms of their approach to creating a deliberate on-site circulation but encouraged the team to develop fewer points of entry along the Burke and to make those more visible. **(PL2-A-1, PL2-D-1, DC2-I-iv, DC3-C-2, DC3-B-3)**

5. Retail Space:

- a. The Board was concerned that the broad faced retail space seen in Option C, a calming use adjacent to the Burke could become a less attractive and very narrow space indicative of Option B, if the widening of the public plaza and the moving of the western mass is not carefully orchestrated. **(PL3-C-1, DC2-I-iv, DC3-A-1, DC3-B-3)**
- b. While the Board was enthusiastic about further opening the public access plaza as seen in Option C, they did not direct specifically request that the retail space be moved further to the west as the ultimate solution. **(PL3-C-1, DC3-C-2, DC3-B-3)**

6. Living Building Pilot Program:

- a. The Board applauded the design team’s initial effort in discussing historical references in terms of their strategy for achieving the place petal requirements. The Board encouraged greater inclusion of native cultures in their strategy for meeting this requirement. **(CS3-B-2, DC2-B, DC2-E)**

7. Materials:

- a. The Board applauded the design team’s deliberate effort in a creating a high degree of transparency at ground level as seen in the preferred alternative. **(PL3-C-1, DC2-B-1, DC4-A)**
- b. The Board stated that the EDG packet also expresses several different ideas as seen in precedent imagery. The Board understood that the different ideas and materials need to be responsive to the different programs and exposure. **(DC2-B-1, DC2-D, DC2-E, DC4-A)**
- c. The Board advocated choosing a singular material language or approach and to not mix too many approaches together as it creates confusion about the whether the design intent is industrial or another approach. **(DC2-B-1, DC2-D, DC2-E, DC4-A)**

DEVELOPMENT STANDARD DEPARTURES

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

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

Wallingford Supplemental Guidance:

CS1-I Landscape Design to Address Special Site Conditions

CS1-I-i. Take Advantage of On-site Conditions: The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

CS1-I-ii. Existing Trees: Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

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.

Wallingford Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Upper-level Setbacks: Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.

CS2-I-ii. Solar Exposure: Design public and private outdoor spaces to take advantage of sun exposure.

CS2-I-iii. View Corridors: Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public rights-of-way.

CS2-II Streetscape Compatibility

CS2-II-i. Reinforce Street front Elements: Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features.

CS2-II-ii. Special Paving Materials: Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk

CS2-III Corner Lots

CS2-III-i. Corner Orientation: Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.

CS2-III-ii. Neighborhood Gateways: Provide definition, as described in CS2.C.2, at gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way

North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates “Welcome to Wallingford.”

CS2-III-iii. Intersection Definition: Provide definition at other main intersections.

CS2-III-iv. Sidewalk Setbacks: Developers are encouraged to propose larger setbacks to provide for wider sidewalks or plazas and to enhance view corridors at gateway intersections in consideration for departures from lot coverage or landscaping requirements.

CS2-III-v. Corner Design Elements: Typical corner developments should provide:

- a. a main building entrance located at corner;
- b. an entrance set back to soften corner and enhance pedestrian environment
- c. use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it. (Example: Julia’s open bay with bevel.)

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. Rooflines: Cornice and roof lines should respect the heights of surrounding structures.

CS2-IV-ii. Residential Rooflines: Traditional architectural features such as pitched roofs and gables are encouraged adjacent to single-family and low-rise zones.

CS2-IV-iii. Upper-Level Setbacks: To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.

CS2-IV-iv. Building Modulation for Solar Access: Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.

CS2-IV-v. Long Buildings: For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.

CS2-IV-vi. Color Schemes to Reduce Visual Bulk: Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.

CS2-IV-vii. Height Modulation: Consider additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes, which increase the relative height above grade along the street or between zones.

CS2-IV-viii. Public Viewsheds: Be sensitive to public views on North 45th Street, Stone Way North and north-south avenues south of North 40th Street:

- a. Consider stepping back floors five feet per floor.
- b. Notching or setbacks at corners of buildings or ground floors are encouraged.

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.

Wallingford Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Complement positive existing character: Complement or respond to nearby pre- World War II structures. Traditional early 20th Century commercial structures are primarily one story.

CS3-I-ii. Contextual Design Approach: New buildings should strive for a contextual approach to design. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings elements.

CS3-I-iii. Building Base Design:

a. Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high-quality materials.

b. Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).

CS3-I-iv. Building Middle-floor Design:

a. Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure.

- b. Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.
- c. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

CS3-I-v. Building Top-floor Design:

- a. Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

Wallingford Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I -i. On-street Residential Entries: Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

PL2-I-ii. Overhead Weather Protection: Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

PL2-I-iii. Overhead Design Features:

- a. the overall architectural concept of the building;
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage, except to accommodate street trees;
- d. drainage strategy keeps rainwater off the street-level façade and sidewalk;
- e. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- f. the scale of the space defined by the height and depth of the weather protection;
- g. the illumination of light-colored undersides to increase security after dark.

PL2-II Blank Walls

PL2-II-i. Monotonous Facades: Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.

PL2-II-ii. Blank Wall Treatments: In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.

PL2-II-iii. Ground-level Transparency: Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.

PL2-II-iv. Large Windows; Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.

PL2-II-v. Interior-wall Windows: Windows on walls perpendicular to the street are encouraged.

PL2-III Personal Safety and Security

PL2-III-i. Solid Fencing: In residential projects, discourage solid fences that reduce security and visual access from streets.

PL2-III-ii. Lighting:

- a. Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.
- b. Consider installing lighting in display windows that illuminates the sidewalk.
- c. Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.
- d. Installation of pedestrian light fixtures as part of a development’s sidewalk improvements is strongly encouraged. The style of light fixture should be consistent with the preference identified by Wallingford through Seattle City Light’s pedestrian lighting program.

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.

Wallingford Supplemental Guidance:

PL3-I Entrances Visible from the Street

PL3-I-i. Orient Entrances on NE 45th St and Stone Way N: Primary business and residential entrances should be oriented to the commercial street.

PL3-II Human Activity

PL3-II-i. Setback for Sidewalk Width: If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, particularly along North 45th Street, where existing sidewalks tend to be too narrow.

PL3-II-ii. Outdoor Activation: Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on North 45th Street and Stone Way North.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead for Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

Wallingford Supplemental Guidance:

DC1-I Parking and Vehicle Access

DC1-I-i. Structured Parking Entrances: Locate on side streets or alleys.

DC1-I-ii. Drive-In Access: Drive-in facilities whose driveways enter or exit over the main frontage sidewalk are discouraged.

DC1-II Location of Parking on Commercial Street Fronts

DC1-II-i. Surface Parking Location: Surface parking areas facing the main street frontages are discouraged.

DC1-II-ii. Multi-purpose Parking Areas: Multi-purpose parking areas paved with unit pavers are encouraged (i.e., areas that serve both parking and public open space needs).

DC1-III Design of Parking Lots Near Sidewalks

DC1-III-i. Parking Impact on Pedestrian Environment: Minimize visual and physical intrusion of parking lots on pedestrian areas.

a. Narrower curb cut widths are generally supported.

b. Combine arcade or colonnade with landscaping to separate parking areas from sidewalks.

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.

Wallingford Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Building Massing: The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces.

DC2-I-ii. Screen Rooftop Systems: Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods.

DC2-I-iii. Architectural Lighting: Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest. Encourage pedestrian scale pole lights along streets and walks.

DC2-I-iv. Signage:

- a. Signage should reflect the pedestrian scale of the neighborhood.
- b. Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
- c. Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.
- d. Creative, detailed, artistic and unique signage is encouraged.
- e. The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- f. Pole signs of any type are discouraged.

DC2-II Human Scale

DC2-II-i. Storefront Windows: Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.

DC2-II-ii. Paned Windows: Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.

DC2-II-iii. Durable Materials: Use durable and well-detailed finish materials:

- a. Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.
- b. Encourage the use of brick.
- c. Discourage aluminum and vinyl siding, and siding with narrow trim.

DC2-III Retaining Walls

DC2-III-i. Retaining Wall Surface: Where retaining walls are unavoidable, a textured surface, inlaid material and/or sensitively designed reveal lines are encouraged.

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.

Wallingford Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. At-Grade Open Space: Maximize open space opportunity at grade (residential or mixed-use projects):

- a. Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.

b. Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures.

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

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

Wallingford Supplemental Guidance:

DC4-I Landscaping to Reinforce Design Continuity with Adjacent Sites

DC4-I-i. Flower Boxes/Planters: Flower boxes on windowsills and planters at entryways are encouraged.

DC4-I-ii. Streetscape Planting: Greening of streets lacking trees, flowers and landscaping is encouraged. This may include street trees, landscape strips, other greenery and seasonal plantings.

DC4-II Landscaping to Enhance the Building and/or Site

DC4-II-i. Planted Visual Buffers: Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.

BOARD DIRECTION

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