Seattle Department of Construction & Inspections

DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

Record Number:	3034882-EG
Address:	1305 Stewart St
Applicant:	Bill Xu, Perkins+Will
Date of Meeting:	Wednesday, December 04, 2019
Board Members Present:	Stephen Porter, Chair Jen Montressor John Morefield Brian Walters Patreese Martin Gloria Mah
Board Members Absent:	None
SDCI Staff Present:	Joseph Hurley

SITE & VICINITY

Site Zone: SM-SLU 240/125-440

Nearby Zones: (North) SM-SLU 100/95
(South) DMC 240/290-440
(East) MR (M)
(West) SM-SLU 240/125-440

Lot Area: 33,987 sq. ft.

Current Development:

The subject site is comprised of four existing tax parcels currently developed with three lowrise structures built in 1900, 1921, and 1924. The site slopes downward east to west approximately 12 feet.

Surrounding Development and Neighborhood Character:

The subject site is located at the northwest corner of Denny Way and Eastlake Ave E in the South Lake Union Urban Center. Adjacent development includes a two-story law office to the north, Interstate-5 to the east, three existing lowrise structures and the Denny Way overpass to the south, and two mixed-use residential structures to the west. I-5 divides a dense mix of retail, office, and residential uses to the west from the primarily midrise residential uses to the east. Denny Way and Eastlake Ave E are principal arterials.

The neighborhood is in transition with older low- and midrise structures are being replaced with larger mixed-use developments. Newer developments feature heavy glazing and varied modulation above articulated podiums. Strong streets wall are lined with street trees and interrupted by the occasional surface parking lot or older lowrise structure. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1370 Stewart St, 1200 Stewart St, the Denny Substation located at 1251 John St, and 2014 Fairview Ave N.

Access:

Vehicular access is proposed from Denny Way and Eastlake Ave. Pedestrian access is proposed from Stewart St and Eastlake Ave.

Environmentally Critical Areas:

There are no mapped environmentally critical areas located on the subject site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 15-story office and retail building. Parking for 300 vehicles proposed. Proposal requires an alley vacation and demolition of existing buildings.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE December 4, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about quality of life impacts from the proposed nightlife venue.

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 consolidating vehicle access to a single curb cut on Denny. Did not support a departure for an additional curb cut from Eastlake Ave E.
- Strongly supported wide sidewalks and planter strips along Stewart St.
- Did not support the proposed concept for the Denny Lower Roadway. Preferred a delineated pedestrian space and landscaping on the north side of the street. Suggested shrinking the proposed 14' landscaped area on the south side of the street.
- Supported the curb extension on Eastlake Ave E. Noted further study is required to finalize protected bicycle lane alignment and connections. Stated preference for a 6' bicycle lane and at the far north end of the sidewalk at the corner of Eastlake and Stewart, concrete instead of landscaping.

The Seattle Design Commission provided the following comments regarding the proposed alley vacation relative to the program, building massing, access, circulation, and open space. These include:

1. The location of automobile and truck access and how both features are designed to limit their appearance and impact on the public realm. The loss of the alley forces vehicular access to open onto adjacent streets, as opposed to the alley where these functions would not be visible to the public. Minimizing the width and height of the features on the public realm is crucial.
2. The future location of utilities serving the site will be of interest, including how solid waste facilities for garbage and recycling will be located in the context of the public realm.
3. The proposal assumes the creation of a significant open space at the western portion (prow) of the site. The size of the open space in the context with the surrounding pedestrian network will be important to understand. As the immediate neighborhood has other open spaces, both public (Denny Substation) and private (REI), as well as those being developed with other adjacent alley vacation sites, it will be important to understand its role in the immediate open space network.

4. The Denny and Stewart intersection ranks as one of Seattle's most problematic intersections relative to pedestrian safety and auto/truck/ped conflicts. How this proposal attempts to address this issue will be of interest, including enhanced sidewalks, improved connectivity, or other public realm enhancements.
5. The at-grade segment of Denny abutting this site will be crucial to circulation around the block. How this circulation network functions, including its relationship to the building, will be important to understand.
6. Eastlake Avenue is designated as part of the bicycle network. How the future development and public realm enhancements impact Eastlake and its role for both bikes and peds will be important to understand.
7. The building massing for development realized with this vacation can have a significant impact on the function and desirability of the proposed open space. Attention should be paid on how building massing and setbacks (both vertical and horizontal) can be utilized to support use of the proposed open space.
8. Similarly, building uses along the portion fronting any open space will be an important element. Attention should be paid to how ground level uses impact the open space, to ensure that the space is visually and functionally separate from the open space and its identity as public space.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Three Massing Options:** The Board expressed disappointment to not see three fully realized schemes but agreed that they were generally supportive of the direction indicated in Option Three.
    a. The Board specifically supported the clear schematic organization of podium and tower, the curvilinear geometry of the tower and the compositional and placemaking opportunity in the relationship with the tower at 1208 Stewart. (DC2, CS3, CS2-A)

2. **Podium and Site Planning:** The Board agreed that the proposed podium and site plan had many positive qualities but were frustrated not to see a more thorough exploration of possible solutions. The Board directed the applicant to provide this thorough analysis for the next meeting, including explorations of alternative solutions.

a. The Board supported the stated intent to create a vibrant and engaging pedestrian environment along Stewart Street and at its corner with Denny and directed the applicant to provide more fully developed drawings for the next meeting demonstrating clearly how this will be achieved. (CS2-B.2, PL2, CS3)
b. While supporting the applicant's desire to preserve the existing nightlife venue, the Board expressed concern that this goal could be driving the programming of the podium and street edge in a proportionately larger way than would be supported by the guidelines, particularly those concerned with the pedestrian experience. (PL1-B, PL2)

3. Lower Denny Roadway:

a. The Board noted the particular condition of the Lower Denny Roadway and the potential for a unique site-specific solution, but in agreement with the SDOT comments did not support the proposed configuration, expressing concern regarding safety and the pedestrian experience. (PL2-B, CS2-B.2)
b. To evaluate the viability of the design solution for this area, the Board directed the applicant to provide a thorough analysis of pedestrian and vehicle use, including patterns, destinations, wayfinding, and potential conflicts (with an emphasis on high-volume times of day). (DC1-B, PL2, CS2-B)
c. The Board noted the potentially canyon-like condition at the Lower Denny Roadway and expressed concern that the elevation of the adjacent open space was so disconnected from the street that it would be imperceptible to pedestrians. (PL1-A, PL2, DC2)
d. The Board expressed concern about the blank wall conditions on both Denny and Eastlake and directed the applicant to explore mitigation through localized massing changes, programming, detailing and the development of an intermediate scale. (PL2, DC2-B.2, DC2-D, PL2-D)

4. Tower:

a. The Board expressed general support for the curvilinear form of the tower but directed the applicant to provide additional process studies for the next meeting demonstrating why this particular configuration of the form is superior to the many possible variants. The Board also requested the provision of addition views of the tower, particularly those not included in this packet, from the southeast and northwest. (DC2, DC2-1)
b. The Board supported the clear delineation of podium and tower and identified the conceptual relationship between these two elements as of critical importance. (DC2)
c. The Board agreed with the applicant that the relationship between this proposal and the project at 1370 Stewart had tremendous placemaking potential and directed the applicant to clearly demonstrate the similarities and differences in their and the rationale for those choices, with particular consideration of the Tall Building guidelines. (DC2, DC2-4)

5. Materials: The Board noted the complexity of this projects' site conditions and directed the applicant to provide thorough documentation of the proposed design for the next meeting, including complete orthographic (plan, section and elevation) drawings.

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 **FIRST** Early Design Guidance meeting the following departures were requested:

1. **Parking and Loading Location, Access, and Curb Cuts (23.48.085):** The Code requires access to be limited to one two-way curb cut. The applicant proposes Two two-way curbcuts.

   The Board did not clearly understand why this departure would be required and did not support it as proposed but expressed openness to the request if a compelling rationale could be provided for how this solution better meets the intent of Guideline criteria.

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

CS1-E Water

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

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

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

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

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

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

CS1-4-a. Provide Refuge Habitat and Food Sources: Consult with landscape architects to develop landscape plans that provide refuge habitat and food sources in project landscape species to facilitate movement for urban population of some species.
CS1-4-b. Consider Species' Needs: In designing open spaces, Green Factor measures, green roofs, and other landscape element consideration should be given to plantings and other elements (such as fountains) that might be used by such species.

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

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.
CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.
CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

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

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

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

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

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

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

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

CS2-3-d. Boren, Fairview, Minor, Pontius, Yale and Eastlake Ave N: Respond to the character of the historical structures that are along these streets by featuring some of

the massing, fenestration patterns, use of materials, or other non-stylistic character of the older buildings.

CS2-3-e. Denny Way: Large scale landscaping features such as street trees are more appropriate than smaller pedestrian pockets or plazas. Pedestrian orientated retail uses are less important on Denny Way if the ground floor is active with interior uses and is lit at night. Maintain the spatial street envelope with street-front facades that create a strong street wall or an active open space.

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

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

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

CS2-4 Relationship to the Block

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

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

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

CS2-4-c. Mid-block Connections: Mid-block connections are code required for large blocks. These connections have several purposes. First, they enhance pedestrian movement through the neighborhood by breaking up large blocks. Second, they break

up large buildings and provide modulation between buildings. Mid-block connections also provide usable ground-level open space.

1. Although portions of mid-block connections may be covered, entrances should open to the sidewalk and interruption of connections with doors or other enclosed space should be avoided.
2. If the connection does not provide a clear line of sight from one end to the other, it should be inviting to the public and be designed to appear as a passage through the block.
3. The ideal mid-block connection will be activated by street-level uses, water features, landscaping, seating, and public art.
4. Mid-block connections should be well lit, safe, and be designed to take maximum advantage of natural light.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

South Lake Union Supplemental Guidance:

CS3-1 Emphasizing Positive Neighborhood Attributes & Challenges

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

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

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

South Lake Union Supplemental Guidance:

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

PL3-2 Residential Edges

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

South Lake Union Supplemental Guidance:

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

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

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

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

garages and facade lengths may be greater than other structures in the neighborhood. Street frontage of these projects should maintain and reinforce the levels of pedestrian activity and visual interest that Class I Pedestrian streets are intended to achieve.

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and Facade Composition

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

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

DC2-C Secondary Architectural Features

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

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

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

DC2-D Scale and Texture

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

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

DC2-E Form and Function

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

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DC2-5 Secondary Architectural Features

DC2-5-a. Visual Depth and Interest

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

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

DC2-6 Scale and Texture

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

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

South Lake Union Supplemental Guidance:

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

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

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

DC3-C Design

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

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

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

South Lake Union Supplemental Guidance:

DC3-1 Building Open Space Relationship

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

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

DC4-A Exterior Elements and Finishes

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

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

DC4-B Signage

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

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

DC4-C Lighting

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

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

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.

South Lake Union Supplemental Guidance:

DC4-1 Exterior Building Materials

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

DC4-1-b. Panelized Materials

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

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

DC4-2 Trees, Landscape, and Hardscape Materials

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

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

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

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

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

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.