



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Record Number: 3034926-EG
Address: 11057 8th Ave NE
Applicant: Third Place Design Co-operative
Date of Meeting: Monday, March 02, 2020
Board Members Present: Brian Bishop, Chair, Dan Rusler, Tim Carter
Board Members Absent: Katy Haima
SDCI Staff Present: Lisa Rutzick, Design Review Manager, Greg Johnson, Sr. Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 [NC2-75 (M1)]

Nearby Zones: (North) Lowrise 2 [LR2 (M)]
(South) NC2-75 (M1)
(East) Lowrise 3 [LR3 (M)]
(West) LR3 (M)

Lot Area: 13,043 sq. ft.

Overlays: Northgate Urban Center
Northgate Overlay District
Northgate Design Review Guideline Area
Design Review Equity Area



### **Current Development:**

The subject site is rectangular in shape and slopes down from the public right-of-way approximately four feet east to west but is otherwise flat. The site is currently developed with a lowrise commercial structure built in 1965 and a surface parking lot.

### **Surrounding Development and Neighborhood Character:**

The subject site is located on the west side of 8<sup>th</sup> Ave NE, midblock between NE 115<sup>th</sup> St and NE Northgate Way in the Northgate Urban Center. Adjacent to the site are multifamily residential structures to the north and east, a commercial structure to the south, and a multi-family building with associated open space to the west. The area maintains an auto-centric character with large blocks and relatively wide roads. Interstate 5 is located three blocks to the west of the site. Commercial, parking, and mix-used residential developments are concentrated along the major arterials, including the Northgate Mall redevelopment site one block to the southwest. Moving north, east, and south follows a transition to multifamily residential structures and then single-family residences. Cultural and open spaces in the vicinity include Hubbard Homestead Park, the Northgate Branch of the Seattle Public Library, and the Northgate Community Center. The area was upzoned from Lowrise 3 to Neighborhood Commercial 2-75 (M1) on April 19, 2019.

The subject site is located on a block that transitions from commercial uses on the south along NE Northgate Way to single-family dwellings on the north side of the block along NE 115<sup>th</sup> Street. The surrounding context is varied with structures ranging in design from single-story commercial structures with wood lap siding to concrete high-rise residential structures to small bungalow homes. Surface parking lots fill setbacks from the street. 8<sup>th</sup> Ave NE is a designated green street dappled with mature street trees. Newer developments along NE Northgate Way generally have smaller setbacks, chamfered corners, and ample glazing at the street level with a pedestrian friendly streetscape. Multiple projects in the vicinity are currently in review or under construction for proposed development, including the Northgate Mall redevelopment and Northgate Link light rail station.

### **Access:**

Vehicular and pedestrian access are both proposed from 8<sup>th</sup> Ave NE.

### **Environmentally Critical Areas:**

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

### **PROJECT DESCRIPTION**

Design Review Early Design Guidance for a 7-story, 91-unit apartment building. Parking for 31 vehicles proposed. Existing building to be demolished.

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](mailto:PRC@seattle.gov)

## EARLY DESIGN GUIDANCE March 2, 2020

### PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the affordability-focused and multi-generational intent of the development.
- Preferred Option C with separate entrance.
- Supported the addition of child care in the area, which lacks sufficient child care options.
- Supported the addition of the new building to make the Northaven area feel more like a campus with interaction with the existing building and another building under construction.
- Supported the proposed cross-block connection as an important aspect of the design for crossing superblock.
- Preferred removal of the existing exceptional tree near the southwest corner of the site and planting new trees over keeping the existing tree.
- Supported the proposed cross-block connection because there are destinations on both sides that will be connected.
- Supported the well thought-out community.

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

- Supported the preferred option because of the cross-block walkway connection and the variety of unit sizes.
- Supported the departure requests as a means to achieve the proposed residential density.

The Seattle Department of Transportation offered the following comments:

- Stated that 8<sup>th</sup> Ave NE is a designated neighborhood Greenway and part of the Northgate Neighborhood Greenway.

- Supported design options that consolidate vehicle access with the existing driveway to the south.
- Noted that street trees are required and the proposal is required to bring frontages up to current standards in *Streets Illustrated*.

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. Massing Options and Response to Context**

- a. The Board preferred Option C due to its strength of response to context, compared with Options A and B. The Board specifically cited the following aspects of Option C that better met design guidelines:
  - i. Its continuous full-height street frontage (DC2-A-1. Site Characteristics and Uses),
  - ii. Its lack of driveway access to 8<sup>th</sup> Avenue NE in favor of a shared vehicular access to the south (DC1-B-1. Access Location and Design, *Northgate* DC1-IV. Parking and Vehicle Access).
  - iii. Its inclusion of a cross-block pedestrian connection along the north property line (*Northgate* PL1-II-i. Consider Interior Block Connections), and
  - iv. Its simplified massing approach to the zone transition to the north, rather than the significant massing shifts shown in Options A and B (*Northgate* CS3-I-i. Response to Context).
- b. To improve the response to context for Option C, the Board strongly encouraged the addition of a direct physical connection along the west building façade between the child care center use and the open space to the west of the site. The Board supported this guidance by citing the opportunity for additional apertures on the west façade due to an existing light and air easement in that location. The Board agreed that a visual connection or design cue should be provided to the open space from the child care center if a physical connection is not possible (PL1-A-1. Enhancing Open Space, *Northgate* PL3-IV. Lots Adjoining Open Spaces, CS2-B-3. Character of Open Space).
- c. The Board encouraged the applicant to carefully design all four sides of the building to respond to surrounding context and important features adjacent to all sides. The

Board cited surrounding context and features, including a zone transition to the north, 8<sup>th</sup> Avenue NE street frontage to the east, the presence of light and air easements to the south and west, and a community open space to the west (CS2-B. Adjacent Sites, Streets, and Open Spaces, *Northgate* CS3-I-i. Response to Context).

## **2. Building Design and Materials**

- a. The Board specifically discouraged the focus on building corners in the building design shown in Option C, stating that the site is a mid-block site and the emphasis on the corners may lose visibility over time with redevelopment of surrounding sites (CS2-C-2. Mid-Block Sites).
- b. With its guidance to design a “four-sided building” (comment 1c), the Board encouraged simplifying the Option C massing design to visually unify its façades and to have better relationships to surrounding buildings, compared to the series of discrete massing elements shown throughout the Option C design. The Board identified several examples in the packet to show this intent, including:
  - i. The massing design of Option B with its continuity of horizontal banding on all facades that is visually unifying and relates well to the patterns of surrounding buildings (*Northgate* CS3-I-i. Response to Context, DC2-B-1. Façade Composition).
  - ii. The simple façade design with strategic emphasis points shown in the images with the “window rhythm & material changes” label on packet page 36 (DC2-B-1. Façade Composition).
  - iii. The left image labeled “light materials with variation” on packet page 36 with its modulated façade and simple material palette (DC2-B-1. Façade Composition).
- c. In addition to the guidance above, the Board encouraged the incorporation of design elements into the building design that can visually stitch together the various parts of the building. The Board cited the playful nature of the canopy design along the child care center frontage and agreed that the incorporation of thematically similar elements throughout the design could add to the visual unification of the building facades (DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).
- d. The Board supported the use of painted fiber cement panel as a primary exterior material, and specified that the applicant should find an elegant solution to panel installation method that will provide detail and texture. The Board specifically cited the work of David Baker Architects for examples of innovative panel installation (DC2-D-2. Texture, DC4-A-1. Exterior Finish Materials).

## **3. Exceptional trees** – The Board supported the removal of two exceptional trees within and adjacent to the site.

- a. The Board supported removal of the exceptional tree to the west of the site because of the effect on the underground parking entrance. The Board agreed that maintaining the tree would require a driveway access along the street frontage, while removal of the tree would allow for vehicle access along an existing shared driveway to the southwest of the site (CS2-B-2. Connection to the Street).
- b. The Board supported removal of the exceptional tree near the northeast corner of the site, stating that maintaining the tree would limit the building presence along

the street frontage. The Board agreed that removing to the tree to allow additional building presence along the street frontage is desirable to improve block frontage continuity (CS2-B-2. Connection to the Street, CS2-C-2. Mid-Block Sites).

#### 4. Streetscape and North Walkway Design

- a. The Board stated that the north walkway should be primarily open to the sky to give it a public appearance. Small areas of overhead covering may be appropriate to mark entrances, seating areas, etc. (PL2-D-1. Design as Wayfinding, *Northgate* PL2-II-i. Walkable Network, PL4-B. Planning Ahead for Bicyclists).
- b. The Board encouraged additional emphasis of the north walkway through vertically-oriented elements, adding that the walkway is likely too narrow to implement the horizontally-oriented ideas for emphasizing pathways on packet page 46. The Board emphasized that walkway lighting will be important for its identification as a public cross-block connection (PL2-D-1. Design as Wayfinding, *Northgate* PL2-II-i. Walkable Network, *Northgate* PL3-I-i. Pathways, *Northgate* DC1-II-ii. Pedestrian Grid).
- c. The Board discussed the importance of the child care and residential lobbies for activation of the street frontage and north walkway. The Board requested information in the Recommendation packet related to the function of these street-level spaces along the street frontage. Specifically, the Board requested more information about the function of lobby spaces and the relationship of the child care and residential lobbies to each other and to the north walkway. (*Northgate* PL3-V-i. Inviting Ground Floors, *Northgate* PL3-V-iii. Façade Articulation, DC1-A. Arrangement of Interior Uses).

#### DEVELOPMENT STANDARD DEPARTURES

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

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

1. **Maximum Building Width and Depth (23.71.036, Table A):** The Code requires the wall length to remain less than 80% of the length of the abutting lot line to maximum of 60 feet, where the building height exceeds 30 feet. The applicant proposes a building length of 155 feet along the north property line, which equals approximately 93.7% of the length of the abutting lot line.

This requirement only applies to wall lengths adjacent to zone transitions. The Board indicated initial support for the requested departure, stating that the Option C zone transition design, which relies on a public east-west walkway and a nuanced building edge design, is a stronger zone transition solution than the significant upper-façade massing shifts required by the Northgate Overlay.

2. **Upper Level Setbacks (23.71.030 – C.2):** The Code requires a minimum setback of 10 feet for all portions of the structure 20 feet or less in height and an additional setback of 10 feet for all portions of the structure exceeding 20 feet in height. The applicant proposes a departure to encroach 7-10 feet into the required upper level setback along the north façade for approximately 150 feet of wall length.

This requirement only applies to wall lengths adjacent to zone transitions. The Board indicated initial support for the requested departure, stating that the Option C zone transition design, which relies on a public east-west walkway and a nuanced building edge design, is a stronger zone transition solution than the significant upper-façade massing shifts required by the Northgate Overlay.

3. **Street-Level Uses and Residential Uses in Commercial Zones (23.47A.005 and 23.71.44):** The Code limits residential uses to a maximum of 20% of the street-level street-facing façade. The applicant proposes a departure to allow the proposed residential use to occupy up to 40% of the street-facing façade to be occupied by a residential use.

The Board indicated initial support for the requested departure, stating that the project frontage appeared to have a strong balance of child care center and residential uses along the frontage. The Board indicated that the interaction of the child care and residential lobbies in the activation of the street frontage and the north walkway will be critical to the approval of this departure. For the Recommendation meeting, the Board requested additional information showing the intent for the child care and residential spaces along the street frontage, the intended interaction of these spaces with each other, with the street frontage, and with the north walkway.

## 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.

***Northgate Supplemental Guidance:***

**DC1-I Retain Existing Natural Systems and Site Features as Landscaping**

**DC1-I-i. Natural Features:** Consider design strategies to preserve existing on-site natural habitats, significant vegetation or other natural features including drainage features that can be incorporated into the site design. For example, consider retaining natural features such as existing vegetation and wetlands that are aesthetically pleasing, would emphasize natural features like that of Thornton Creek and its tributaries and can create a pedestrian friendly environment by providing natural areas of interest. Also, features such as larger planting strips located adjacent to sidewalks can be used for landscaping to enhance the site and can effectively separate pedestrians from the impacts of traffic.

**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.

***Northgate Supplemental Guidance:***

**CS2-I Responding to Site Characteristics**

**CS2-I-i. Corner Lot Treatments:** New buildings should reinforce street corners and enhance the street level environment at these key pedestrian areas. Street corners are common areas for informal interaction, and the building's relationship to the street and related elements should promote comfort and interest within the public realm. Provide

a building entry and additional building mass at the corner; and provide space for movement and activity.

#### **CS2-II Corner Lots as Gateways**

**CS2-IIi. Gateways:** New developments on corner lots can aid significantly in marking entry and defining an intersection by “announcing the block” through building forms and features that are visually stimulating and inviting. Consult map for locations.

#### **CS2-III Height, Bulk and Scale Compatibility**

##### **CS2-III-i. Lowrise 3, Midrise, or Highrise abutting a Single-family or Lowrise 1 or 2 zone:**

- a. Multifamily developments should maintain the established front setback pattern of the subject block.
- b. Orient the massing of the structure away from less intensive zones to the greatest extent possible.

##### **CS2-III-ii. NC2-40', NC3-40', and higher abutting Single-family, Lowrise 1 or 2:**

- a. Step back the ground-level commercial space to match the established front setback pattern on the subject block.
- b. Orient the massing away from the lot line of an abutting less intensive zone to the greatest extent possible.\
- c. Soften the commercial facade on the abutting lot line with elements such as dense landscaping.
- d. Repeat residential architectural elements of surrounding buildings on portions of the commercial facade adjacent to such buildings.

**CS-II-iii. Alleys:** Along a zone edge without an alley, consider additional setbacks, softening elements, and architectural compatibility to help reduce the potential ‘looming effect’ of a much larger structure in proximity to smaller existing buildings.

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

#### **CS3-A Emphasizing Positive Neighborhood Attributes**

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

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

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

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

#### **CS3-B Local History and Culture**

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

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

***Northgate Supplemental Guidance:***

**CS3-I Streetscape Compatibility**

**CS3-I-i. Response to Context:** The architecture of individual buildings should relate to their surroundings. This does not necessarily mean a historical approach, but rather one that is sensitive to the surrounding urban, built and natural environments. In areas zoned for mixed-use development outside the retail core area, orient and design the commercial facade at street level to be compatible with the streetscape of the surrounding residential neighborhood. Compatibility can be accomplished through a combination of the following:

1. The overall proportion of the facade;
2. Building setbacks;
3. Placement of windows and bays;
4. Location of entries; and
5. Exterior materials.

**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.

### ***Northgate Supplemental Guidance:***

#### **PL1-I Incorporate Open Space**

**PL1-I-i. Open Space:** The Northgate Plan places a high priority on open space, especially public spaces that are accessible, comfortable, and in proximity to or on routes to high activity areas. Open spaces (including parking areas) can also help improve site and project sustainability.

#### **PL1-II Interior Block Pedestrian Connections**

##### **PL1-II-i. Consider Interior Block Connections:**

1. Optimize neighborhood connectivity
2. Promote a variety of pedestrian uses such as walking, exercise and relaxing
3. Minimize pavement, and provide an equitable balance between pavement and planting areas
4. Use pervious/pedestrian scaled paving for walking surfaces
5. Accommodate vehicular access only for emergency vehicles;
6. Develop integrated rainwater strategies such as rain gardens, natural drainage collection, building water collection and art;
7. Provide “garden entries” for townhomes at the base of larger residential buildings;
8. Incorporate built-in and movable seating to optimize flexibility of use.

### **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.

### ***Northgate Supplemental Guidance:***

#### **PL2-I Respond to Site Characteristics**

**PL2-I-i. Grade Change:** Try to match the grade of abutting public rights-of-way where properties meet. If there is a significant grade difference, create an attractive transition, using creative grading and landscaping. Be sure to incorporate pedestrian access.

#### **PL2-II Streetscape Compatibility**

**PL2-II-i. Walkable Network:** Create an interconnected system of streets and open spaces to optimize neighborhood permeability consistent with a typical urban block pattern;

**PL2-II-ii. Multi-Modal Use:** Encourage and enhance transit/multi-modal use;

**PL2-II-iii. Control Speed/Volume:** Emphasize pedestrian and bicycle safety, in part by controlling vehicle traffic speeds and managing volumes;

**PL2-II-iv. Crossings:** Support increased use of designated crossings; and

**PL2-II-v. Green Space:** Increase urban green space/open space within the public realm by achieving surface treatments that are “more green and less gray.”

#### **PL2-III Superblock Development**

**PL2-III-i. Siting:** Build up to the edge of the sidewalk and meet the other pedestrian street designation standards.

**PL2-III-ii. Ped-friendly Environment:** Where superblock developments are not along designated Major Pedestrian Streets, they should achieve a pedestrian-friendly environment within the internal layout of a superblock site, where commercial buildings may be separated from the public right-ofway by parking.

**PL2-III-iii. Pedestrian Connections:** Every attempt should be made to link large sites to the greater community by creating lively, interesting pedestrian connections within the site, and also between the site and its surroundings.

**PL2-III-iv. Passageways:** Key internal at-grade passageways accommodating pedestrian and vehicular circulation on large sites should not be ignored as locations for pleasant pedestrian places.

**PL2-III-v. Internal Drives/Walkways:** Developments should have internal drives and walkways adjacent to buildings designed with the basic elements of a good pedestrian-oriented shopping street: buildings oriented close to walkways, landscaping, pedestrian-

scale lighting, walkways of sufficient width to encourage social interactions without impeding pedestrian movement, and other similar enhancements.

**PL2-III-vi. Usable Spaces:** Usable pedestrian spaces, such as a plaza or extra-wide sidewalk near entrances to buildings with pedestrian enhancements, are encouraged either at the street or within the site adjacent to a private drive.

**PL2-III-vii. Parking Lots:** - Surface parking areas located between primary buildings and the public right-of-way should include walkways, landscaping and lighting to delineate safe and comfortable pedestrian circulation within the site.

### **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.

### ***Northgate Supplemental Guidance:***

#### **PL3-I Promote Pedestrian Interaction**

**PL3-I-i. Pathways:** Provide direct and convenient pathways, comfort, visual interest and activity for pedestrians

#### **PL3-II Human Activity**

**PL3-II-i. Indoor/Outdoor Transition:** Consider setting portions of the building back to create spaces at street level for pedestrian-oriented activities. Take the “indoors” outdoors by spilling interior space (e.g. dining areas, merchandise displays) onto plazas and walkways and bring the “outdoors” into the building by opening interior spaces to sunlight and views of sidewalk activity.

**PL3-II-ii. Sidewalk Widths:** Sidewalk widths throughout the Northgate area are less than ideal, and wider sidewalks will allow for more pedestrian circulation and activity. Within active retail areas, proposed developments are encouraged to set back from the street fronting property line to provide additional space abutting the sidewalk. The Major Pedestrian Street designation calls for 12-foot sidewalks. However, 16-foot sidewalks are preferred in commercial areas, where appropriate.

#### **PL3-III Street Level Transparency**

**PL3-III-i. Visual Connections:** Provide direct visual connection into street level facades. The following are examples of less desirable design treatments that should be discouraged:

1. windowless walls;
2. mirrored or non-transparent glass;
3. glass block;
4. display cases;
5. narrow windows not meeting the intent above;
6. windows located above waist level to persons outside the building on the sidewalk;
7. windows into areas that are too small, shallow, or narrow to support normal human activity (e.g. the back of a tall display case, a narrow hallway)
8. any interior wall, equipment, or functional layout that hampers the intent of transparency stated above.

#### **PL3-IV Lots Adjoining Public Open Spaces**

**PL3-IV-i. Space Transition:** Strive for transitions between public, semi-public, semi private and private space in the design of new development abutting public open space. The following can help accomplish this goal:

- a. Where appropriate, site commercial uses facing the public space with outdoor seating to enliven the space.
- b. For ground floor residential uses, locate residential stoops with a grade separation to provide a transition between the residences and the public space.

**PL3-IV-ii. Discouraged Elements:** The following are examples of less desirable design treatments that should be discouraged:

- a. windowless walls;



b. fences and/or tall, dense plantings that create areas that are invisible to passers-by.

**PL3-IV-iii. Upper-Level Visibility:** Consider upper story balconies, terraces and windows to provide visual interest and eyes and ears on the public open spaces for greater public safety.

**PL3-V Commercial and Mixed-Use Buildings**

**PL3-V-i. Inviting Ground Floors:** The ground floors of buildings should appear inviting to the public by containing commercial uses and open spaces with direct entry from the sidewalk. Vary these features in size, width and depth to accommodate a variety of appropriate uses and activities for the site and vicinity. This includes providing multiple entries at the street.

**PL3-V-ii. Open-air Passageways:** For corridors between commercial spaces, open-air passageways are generally more visible and more inviting than interior hallways. This can be an attractive, successful location for store entries, store windows and restaurant/cafe seating.

**PL3-V-iii. Facade Articulation:** Further articulate the street level facade to provide a comfortable pedestrian experience with placement of street trees, exterior lighting on buildings, planters and overhead weather protection.

**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.

### ***Northgate Supplemental Guidance:***

#### **DC1-I Design of Parking Lots Near Sidewalks**

**DC1-I-i. Landscaping:** Interior landscaping, in addition to perimeter landscaping, should be installed to help soften the visual impact of surface parking and enhance natural site drainage. To meet this objective, consider the following:

1. Interior landscaping: Use landscaping to break large areas into a series of smaller areas. Plant low landscaping in left over portions of parking areas.

2. Site landscaping strategically to minimize stormwater run-off;
3. Innovative drainage control measures such as swales or treatment islands or pervious pavements;
4. Plant enough trees, which at maturity form a canopy over large portions of the parking area with trees interspersed between parking spaces;
5. Select tree species that do not obscure signage, amenity features, or opportunities for surveillance;
6. Plant a mixture of evergreen and deciduous trees for year-round greenery. Select types of trees, such as sapless trees, that do not impact parked cars.

#### **DC1-II Large Scale, “Super Block” Development**

**DC1-II-i. Parking Area:** The parking area should be laid out as an urban block, at a scale that promotes walking within.

**DC1-II-ii. Pedestrian Grid:** A network of clearly defined pedestrian walkways should serve as a “grid,” connecting these walkways to uses within the site and to the larger street network in a safe and comfortable manner. The necessary elements—lighting, pavement and plantings— should be placed to support those pedestrian objectives.

**DC1-II-iii. Spatial Definition:** The space should be defined by buildings, and secondary structures such as shelters and small retail spaces should further define the scale.

#### **DC1-III Parking Structures**

**DC1-III-i. Siting:** Site parking structures away from Major Pedestrian Streets.

**DC1-III-ii. Design Quality:** Design a well-proportioned and unified parking structure. Consider techniques specified in citywide design guidelines – those relating to height, bulk and scale compatibility; architectural concept and consistency; and fostering a human scale to achieve good scale and architectural design quality.

**DC1-III-iii. Ground-Level Retail:** Consider placing retail at the ground level of a parking structure along the primary facade, where appropriate.

**DC1-III-iv. Quality Materials:** Parking structure facades should be treated with high quality materials and given vertical articulation and emphasis similar to the principal structure. The façade should be designed to visually screen cars.

**DC1-III-v. Pedestrian Entries:** Pedestrian entries should be clearly visible and architecturally expressed on the exterior of the building.

#### **DC1-IV Parking and Vehicle Access**

**DC1-IV-i. Minimize Pedestrian/Vehicle Conflicts:** Site and design driveways to minimize conflicts between vehicles and pedestrians. This is especially important along Northgate Way, 1st Avenue NE, 5th Avenue NE, Roosevelt Way NE, 15th Avenue NE, NE 100th Street, NE 103rd Street, and NE 125th Street. Minimize the number of curb cuts and width of driveways and curb cuts along these streets.

**DC1-IV-ii. Locate Parking to the Rear:** Where feasible, parking areas should be located to the rear of buildings that face NE Northgate Way, 1st Avenue NE, 5th Avenue NE, Roosevelt Way NE, 15th Avenue NE, NE 100th Street and NE 103rd Street. Where surface parking must be located to the side of structures, the following is recommended:

- a. Place surface parking away from the corners of blocks fronting on NE Northgate Way, 5th Avenue NE, 8th Avenue NE, Roosevelt Way NE, 15th Avenue NE, NE 100th Street, NE 103rd Street and NE 125th Street.
- b. Limit the frontage of surface parking areas that face NE Northgate Way and 5th Avenue NE (outside the Major Pedestrian Street designations).

**DC1-IV-iii. Encourage the Creation of Multi-Purpose Parking Areas:** These areas can provide parking as well as public open space, such as places for special neighborhood functions (markets, gatherings), cultural events (outdoor theater, music), and recreational activities. Examples of elements for public open spaces include: special surface treatments, art, fountains and seating, locations for removable bollards or other elements to restrict automobile access to public spaces when not used for parking. Use lighting to create a safe environment while minimizing glare onto adjacent properties and sidewalks.

#### **DC1-V Bicycle Parking**

**DC1-V-i. Bicycle Amenities:** When providing bicycle parking, consider incorporating features such as storage and wayfinding for bicycle users into the site plan/building design.

### **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.

#### ***Northgate Supplemental Guidance:***

#### **DC2-I Foster Human Scale (Architectural Materials and Elements)**

**DC2-I-i. Commercial and Mixed-Use Buildings:** The ground level of the building must offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signs, overhead weather protection and ornamentation are encouraged.

**DC2-I-ii. All New Developments:** Exterior building materials should have a human scale; this helps people relate to the size of the building. Good examples include stone and brick. Non-modular exterior materials, such as stucco, and those in large modules, such as concrete panels, will need finer details to reduce the perceived bulk and create human scale.

#### **DC2-II Upper Stories**

**DC2-II-i. Recessing:** Recessing the upper stories of developments on arterials allows sunlight to pass onto the street and minimizes the impact of height on pedestrians.

#### **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.

### **Northgate Supplemental Guidance:**

#### **DC3-I Urban Gardens**

**DC3-I-i. Seating:** New public spaces should provide as many seating opportunities as possible;

**DC3-I-ii. Sittable Planters:** Planter walls should be set at a height that allows for use as seating.

**DC3-I-iii. Movable Seating:** Moveable chairs and tables are strongly encouraged.

**DC3-I-iv. Courtyards:** Elements such as planters, benches and steps can be sited to break down the scale of an open space, and provide comfortable seating and opportunities for viewing. Courtyards should be integrated with the scale, character and function of the adjoining building.

#### **DC3-II Urban Plazas and Town Squares**

**DC3-II-i. Public Space:** Space should be enclosed by active buildings around the perimeter to encourage its use and maintain its safety. Plazas and squares should be surrounded by pockets of activity: shops, stands, benches, displays, gardens. These various pockets of activity should all be next to paths and entrances to facilitate constant movement. The ultimate goal should be to gather enough people in and around these spaces so that they will overlap and spill in toward the center of the square. The following can help accomplish this goal:

1. Arrange open space elements in a manner that reduces the scale of the larger plaza into smaller spaces more suitable for pedestrian use.
2. Design retail spaces to comfortably “spill out” and enliven public space.
3. Provide landscaping that enhances the space and architecture.
4. Provide visual and pedestrian access (including barrier free access) into the site from the public sidewalk.
5. Site furniture, art work.
6. Consider pedestrian-scaled lighting and other amenities such as fountains, seating (steps provide excellent seating) and kiosks.
7. Design landscaping to assist in absorbing run-off from paved plaza areas.

#### **DC3-III Landscaping to Reinforce Design Continuity with Adjacent Sites**

**DC3-III-i. Landscaping to Enhance the Building and/or Site:** Quality landscaping is an essential component of the built urban form. Good use of existing and new landscaping adds considerable value to the design of new development and blends new development with surrounding areas, and reduces stormwater runoff.

- a. The corners of street intersections should be distinguished by special landscape treatments: special paving, low planters and flower displays, sculpture, and decorative lighting.
- b. Mark and define pedestrian crossing and walkways with specimen trees and shrubs. Landscaping examples in commercial set-
- c. Ease of maintenance and durability should help guide the selection of plant species and landscape materials such as paving, seating and other site materials. Use native, drought tolerant species of plants and avoid invasive plant species.

**DC3-III-ii. Landscape Design to Address Special Site Conditions:** The natural area east of 5<sup>th</sup> Avenue NE from NE 103rd to NE 105th and east of 8th Avenue NE from NE 105th Street to Roosevelt Way NE will be developed as per the Thornton Creek Park 6 Long Range Plan prepared by Seattle Public Utilities and Seattle Parks and Recreation. New development adjacent to the natural area should consider:

- a. Retaining natural greenbelt vegetation, where possible.
- b. Incorporating gathering areas and lookout points along the edge of the natural area into the design of the project.
- c. Incorporating native plants into the landscape design to provide the feeling of an extension of the natural area into the project site.
- d. Providing linkages to the natural area that direct people to designated pathways and away from protected areas.
- e. The plant list developed for the Thornton Creek Park 6 Long Range Plan can help guide the selection of plant species. Native plants provide ease of maintenance and durability, and are usually drought tolerant.

#### **DC3-IV Use Landscaping Design to Enhance the Site**

**DC3-IV-i. Natural Features;** Consider design strategies to create natural features or systems that can be incorporated into the site design.

### **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.

### ***Northgate Supplemental Guidance:***

#### **DC4-I Design Signage Compatible with Human Scale and Consistent with Architectural Concept**

**DC4-I-i. Signage:** Signage should be designed so that it is appropriate for the scale and character desired in the area. Signs should be oriented and scaled for both pedestrians on sidewalks and persons in vehicles on streets within the immediate neighborhood. Signs should add interest to the street level environment. They can help unify the overall architectural concept of the building, or provide a unique identity for an individual business within the larger structure. While regulatory sign review is not in the purview of design review, integration with the overall architectural expression of a building and appropriate scale and orientation are important design considerations. Franchises should not be given exceptions to these guidelines. The following types of signs are encouraged:

1. Pedestrian-oriented blade signs
2. Signs integrated into the design of the building: along a sign band, on canopies and marquees, located in windows.

3. These types of signs are discouraged: Large illuminated box signs (backlit “can” signs) and Post-mounted signs.

**BOARD DIRECTION**

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