FIRST EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Record Number:	3038502-EG
Address:	2315 NE 65th St.
Applicant:	Jeff Reibman, Weber Thompson
Date of Meeting:	Monday, July 18, 2022
Board Members Present:	Tim Carter, Chair Manuel Castaneda Kun Lim Katherine Liss
Board Members Absent:	Christian Gunter Charlotte Hevly
SDCI Staff Present:	Theresa Neylon, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2P-55 (M) [NC2P-55 (M)] & Neighborhood Residential 3 [NR3]

Nearby Zones: (North) NC2P-55 (M)
(East) Low Rise 2 (M) [LR2 (M)] & NR3
(South) NR3 & NC2P-55 (M)
(West) NR3 & NC2P-55 (M)

Lot Area: 77,815 sq. ft.

Current Development:

The subject site, located on the south side of NE 65th St. midblock between 23rd Ave NE to the west and 25th Ave NE to the east lies within the Ravenna neighborhood of northeast Seattle. Two tax parcels comprise the subject site. Existing development includes a 3- story structure along the northern frontage on NE 65th St, built in 1990, connected to a 2-story structure on the southern part of the site, built in 1949. The two structures are jointly operated as a senior living community known as the Ida Culver House.

The site forms an "L" shape and is relatively flat among the north frontage on NE 65th St. Along the east property line, the site slopes moderately down from north to south at about 3.5%

slope. Along the west property line, the site slopes steeply down into the northeastern edge of the Ravenna Park ravine system. The NE 63rd St right-of-way is unimproved along the south property line; the 24th Ave NE right-of way dead-ends at the south property line. The site has no alley access.

Surrounding Development and Neighborhood Character:
24th Ave Ne is discontinuous through the site; it forms a 'T' intersection at NE 65th St approximately mid-way along the north edge of the site and dead ends along the site's south boundary. Adjacent to the site are mixed-use structures to the north along the commercial street; single-family residences comprise the neighborhood the surrounding neighborhood to the east, south, and west; and a multifamily residential structure sits adjacent to the west. Minor arterial NE 65th St supports a blend of low rise development including single-family, multifamily, mixed-use, restaurant, and commercial uses between 20th Ave NE and 25th Ave NE, a development pattern which continues for one block north along Ravenna Ave NE. The blocks surrounding the commercial zone are comprised largely of single-family residential area. A forested ravine to the southwest of the site is part of the northern-most extension of the Ravenna Park ravine system.

The site is split zoned. The northern portion of the site was rezoned from Neighborhood Commercial 2P-40 to Neighborhood Commercial 2P-55 (M) on 4/19/2019. The southern portion of the site is zoned Neighborhood Residential 3 (formerly known as Single-family 5000).

The Ravenna neighborhood is defined by a strong residential character and scale. The single-family residential fabric includes a range of architectural styles including bungalow, Tudor Revival, and Colonial Revival, with notable examples present in the nearby Ravenna-Cowen North Historic District. The addition of townhouse developments in the few areas zoned for it has introduced modest density and bridged the scale between the single-family and multifamily areas. Structures along the main commercial thoroughfares include single-story commercial structures dating from the turn of the century, mid-20th century multifamily buildings, and mixed-use developments from the early 2000s.

Access:
Vehicular access is primarily from NE 65th St with limited maintenance access from 24th Ave NE. Pedestrian access is from NE 65th St.

Environmentally Critical Areas (ECAs):
Mapped wetland and steep slope ECAs areas are located in the southwest portion of the site.

PROJECT DESCRIPTION
Design Review Early Design Guidance for a 5-story, 135-unit apartment building with retail. Parking for 130 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number (3038502-EG) at this website:

http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE July 18, 2022

PUBLIC COMMENT
The following public comments were offered at this meeting:

Environmental:
- Concern with removal of existing trees.
- Concern with the potential erosion and stability of steep slope in the adjacent ravine.
- Request for a clear setback from the steep slope to reduce environmental impacts.
- Concern about impacts to water quality in the ravine and wetland with impact of construction.
- Request that a geotechnical report be completed for the project.

Vehicular and pedestrian Access:
- Noted the hazardous traffic conditions created by current pickup and drop-off at the facility.
- Support for reduction to one curb cut to lessen impact to pedestrian environment.
- Concern that any regular access to the site via 24th Ave NE would destroy pedestrian and vehicle safety on 24th Ave NE who use the small street as an active amenity space;
- Several commenters noted concern that although there is a covenant negotiated with the owner of the subject site to not allow service access via 24th Ave NE, all of the options showed service accessed via 24th Ave NE.
- Concern the current chip-seal condition of 24th Ave NE will not support heavy vehicle use.
- Concern that the utilities in the 24th Ave NE right-of-way would likely need to be rebuilt with impacts of heavy vehicle traffic.
- Noted that there appeared to be no planning or accommodation for large vehicles, including service and emergency vehicles, that currently access the site;
- Request to accommodate access from 65th St for service vehicle, pickup and drop off for residents, and emergency vehicles.

Height, Bulk and Scale:

- Comment that the proposed height of 55' indicated no transition or step down in mass to the existing neighborhood residential zone
- Request that the bulk at the rear portion of the site be modified to meet the bulk of the existing residential context; and
- Concern about loss of privacy in surrounding existing residential uses, especially in regard to the height differential.
- Concerned about impacts to the adjacent Ravenna-Cowen historic district that extends along the western edge of the subject site.
- Support for a setback from 65th St to provide a gracious frontage.

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

Vehicular and pedestrian Access
- Opposed to the vehicle access disrupting the bike lane.
- Discouraged solid waste collection from 24th Ave NE.
- Requested clarification regarding access and accommodations for large delivery and emergency vehicles.

Height, Bulk and Scale:
- Opposed to the proposed rezone as the larger building scale does not reflect the neighborhood character and existing single-story context.
- Requested blending this new building in with the existing neighborhood on NE 65th St, noting that he tallest buildings nearby are four-stories in height.
- Suggested a design alternative which does not exceed the 30' height limit.

Architectural and landscape elements:
- Supported the inclusion of balconies.
- Preferred ground-level uses that will activate the community and streetscape.
- Favored an elegant drive through entrance, such as a curved drive similar to the entrances of hotels in downtown.
- Appreciated the current front and rear gardens.

Impacts:
- Concerned about noise impacts.
- Concerned about privacy impacts to the adjacent single-family residences and the adjacent multi-family structure, especially related to the 'respect for adjacent sites' Design guidelines.

Other Issues
- Suggestion to upgrade existing facility instead of building a larger structure.

SDCI received non-design related comments concerning density, setbacks, views, parking, traffic impacts during construction, traffic impact of the proposed development, construction

impacts, environmental impacts, housing affordability and demand, the permitting process, environmental impacts to the wetland and steep slope environmentally critical areas and their buffers, zoning, and displacement.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3038502-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

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

1. Massing and Façade Composition

a. The Board generally supported the applicant's preferred massing option, 'Bent Axis', but requested further analysis and refinements to the massing that respond to the site's context along the commercial and residential adjacencies. **CS2-D-1. Existing Development and Zoning**

   i. Street frontage along NE 65th St:

      a) The Board noted that the massing along the 65th Street frontage is the same in all options but that approach may be acceptable in order to create a strong street wall at the commercial street frontage. The Board generally supported the proposed layout of uses along the NE 65th St frontage: the commercial use spaces are oriented towards the west side of the lot, near the existing commercial zone; the main residential entry is located at the 'T' intersection with 24th Ave NE and the garage entry located at the easternmost building edge close to the transition from commercial to residential uses. **CS2-D-1. Existing Development and Zoning, DC1-A-1. Visibility**

      b) The Board generally supported the secondary modulations on the upper levels shown on the preferred 'Bent Axis' scheme along the NE 65th St façade. They noted, however, that despite the indicated articulation, the façade in the architectural renderings appeared uniform and there was no clear visual hierarchy established along the façade. The Board requested further studies that rationalize the secondary massing moves in order to strengthen the overall architectural concept. They also

requested studies to illustrate how the secondary massing visually breaks down the massing and scale of the long façade. The Board specifically requested studies to assess how to reduce the building mass along the street frontage, including stepping the top floor back. **CS2-D Height, Bulk, and Scale, DC2-C Secondary Architectural Features**

c) The Board supported the inclusion of balconies along NE 65th St. that emphasized the articulation of the architectural concept. **DC2-D Scale and Texture**

d) The Board noted that it was not clear how the proposed commercial development related to existing commercial fabric of the neighborhood. The Board requested a more detailed analysis and study of the existing commercial environment, including rhythm and scale of commercial frontages and relevant vertical and horizontal dimensions. The Board suggested diagramming the proposed development to show relationships to context. **PL3-C Retail Edges**

ii. Rear/south portion of site: The Board noted that the height, bulk and scale transition between the proposed 55' height zoning and residential is significant. The impacts of the current massing proposals on the adjacent existing uses is not clear from the documentation included in the EDG package. The Board specifically noted reference to all of the sections of **CS2-D Height, Bulk, and Scale.** The Board requested further design studies to illustrate how the zone transition is being addressed in the building massing, including the following:

a) Provide sections through the building and site showing proposed setbacks and height relationships to adjacent residential structures. **CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices**

b) Include dimensions at key moments of the proposed structure. **CS2-D-5. Respect for Adjacent Sites**

c) Clarify how the parking level impacts the site condition adjacent to the residential uses. **CS2-D-4. Massing Choices**

d) Illustrate how the proposed massing is creating a transition to the bulk and scale of the lower density zone. **CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices**

e) Include privacy studies to indicate how the proposal addresses privacy impacts to the lower density zone. **CS2-D-5. Respect for Adjacent Sites**

b. The Board generally supported the 'northwest modern' architectural concept presented in the architectural precedents (on pages 20-21 of the EDG package). Related to that concept, the Board also supported the visual and physical connection of the building to the naturalized portion of the site, as indicated in the 'Bent Axis' architectural and site plans, that highlights the Ravenna Ravine. **CS3-A-2. Contemporary Design, DC3-C-3. Support Natural Areas**

c. The Board noted that the architectural concept did not appear to extend around all sides of the building. The Board requested study of how the architectural concept, including secondary modulations, will be integrated into all facades. They noted that the façade refinements could be employed in support of reducing the perception of scale at

the zone transition. **DC2-B-1. Façade Composition, DC2-C Secondary Architectural Features**

2. Site

a. The Board generally supported the commercial uses located adjacent to the sidewalk, including a minimal front setback, creating a strong relationship with the public realm. **PL3-C Retail Edges**

b. The retention of existing trees along the east property line was supported. The Board requested further clarification of impact to the trees related to the garage level construction be included in the next EDG package. **CS1-D-2. Off-Site Features**

i. The preferred massing option proposes removal of one exceptional tree (a magnolia, noted as Tree 'I' on page 57 of the EDG package). The Board did not comment specifically on removal of the tree. [Staff notes that a complete tree identification list, with common and botanical names and tree sizes, should be included in the EDG 2 package.] **CS1-D-1. On-Site Features**

c. In agreement with many of the public commenters, the Board noted that there needs to be better resolution of vehicle access on the site. **DC1-C Parking and Service Uses**

i. The Board requested that the applicant clarify residential parking and loading uses, including where and how pickup/drop-off, short-term parking, and larger facility transportation vehicles would be accommodated on the site. The Board generally supported separating residential vehicle uses from commercial vehicle areas for clarity and safety of uses. **PL4-A Entry Locations and Relationships, DC1-B-1. Access Location and Design**

ii. The Board noted that the location of service access for solid waste, including storage, staging and truck access, needed further study and more integrated resolution with other site uses. The Board further observed that service access should not interfere with resident and other pedestrian access at the street frontage. The Board requested a presentation of options for including solid waste in the building accessed from the NE 65th St frontage. **DC1-C-4. Service Uses, DC1-B-1. Access Location and Design**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on any requested departures 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 departures. The Board's recommendation will be reserved until the final Board meeting.

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

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

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

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

CS1-D Plants and Habitat

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

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

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.

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.

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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.

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.

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.

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.

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.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board voted 3-1 in favor of recommending the project return for another EDG meeting in response to the guidance provided.