SECOND EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

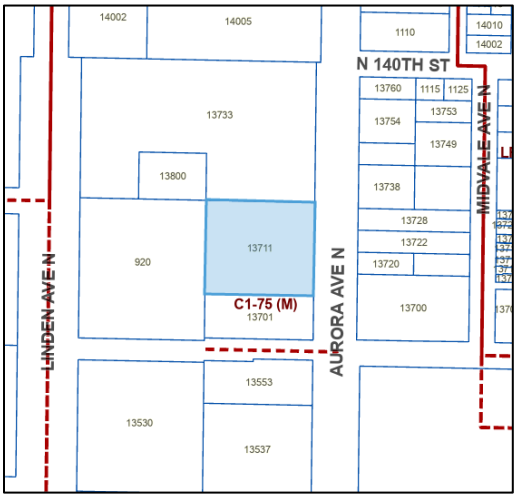
Record Number:	3039043-EG
Address:	13711 Aurora Ave N
Applicant:	Karen Biran, Bode
Date of Meeting:	Monday, August 15, 2022
Board Members Present:	Brian Johnson, Chair Phoebe Bogert Christina Lin Adrienne Watkins
Board Members Absent:	Penn DiJulio
SDCI Staff Present:	Theresa Neylon, Senior Land Use Planner

SITE & VICINITY

Site Zone: Commercial 1-75 (M)

Nearby Zones: (North) Commercial 1-75 (M)
(South) Commercial 1-75 (M)
(East) Commercial 1-75 (M)
(West) Commercial 1-75 (M)

Lot Area: 53,628 sq. ft.



Current Development:

The subject site is currently developed with an existing one-story automotive service structure built in 1955 and a surface parking lot. The site is rectangular in shape and slopes downward northwest to southeast approximately eight feet.

Surrounding Development and Neighborhood Character:

The subject site is located on the west side of Aurora Ave N, midblock between N 141st St to the north and N 137th St to the south. Adjacent to the site are a one-story car dealership to the north; three one-story commercial structures, a four-story hotel, and a surface parking lot to the east; a one-story warehouse to the south; and a one-story commercial building to the west.

This is a transitional area near the northern edge of the Bitter Lake Hub Urban Village. Principal arterial Aurora Ave N provides north-south circulation through northwest Seattle to the south and into the City of Shoreline to the north. A mix of low rise big-box retail shopping centers, retail stores, automobile service centers, and motels flank the arterial, with midrise hotels across the proximate blocks. A transition to single-family residential areas occurs in the blocks to the east and west. Neighborhood greenspaces include Bitter Lake Reservoir Park, Bitter Lake P-Patch Community Gardens, and Bitter Lake Playfield.

The surrounding area exemplifies a commercial and auto-centric character defined by the broad arterial Aurora Ave N and a multitude of surface parking lots. The street edges are punctuated by vehicle access points. No one architectural style dominates. Variation amongst building massing and siting patterns is present across the vicinity. The Bitter Lake Hub Urban Village is largely developed at a lower density than allowed under the current zoning. Increased development activity may occur in response to the updated Bitter Lake Urban Village Neighborhood plan.

Access:
Existing and proposed vehicular and pedestrian access occur from Aurora Ave N.

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

PROJECT DESCRIPTION
Design Review Early Design Guidance for a 7-story, 426-unit apartment building with 6 live-work units and retail. Parking for 126 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number (3039042-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 April 18, 2022

PUBLIC COMMENT
The following design-related public comments were offered in writing and summarized by SDCI staff at this meeting:

- Twenty-six comments supported the design as-is and stated the design is good.
- Supported the design, but noted it will not be a cool unique building.
- Supported the project moving forward, and noted the project adds a much-needed upgrade to the area and the design blends with nearby buildings.
- Stated the project will be a tremendous addition to the community and likes the interesting design features.
- Stated this is a beautiful neighborhood that will be benefited by this project.

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

- Liked all the proposed designs.
- Supported the design, shaping, and size of the project, which is appropriate for this urbanizing area.

SDCI received non-design related comments concerning the permitting process, density, and housing affordability.

The Seattle Department of Transportation (SDOT) offered the following comments:

- The project is required to meet the minimum standards for street trees in a 5.5-foot planting strip between a 6-inch curb and 6-foot sidewalk along the site's frontage.
- Supported onsite solid waste collection.

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 (3039043-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 & Architectural Concept:** Three of the four Board members requested the project return for a second EDG meeting and one supported advancing the project to MUP application; however, the Board agreed on the scope of guidance.

a. The Board unanimously supported further development of massing Option 2 as the south-facing courtyards provide more openness and viability, compared to the courtyards of Option 1, which are dark and enclosed, and Option 3, which opens up onto the busy Aurora Ave N corridor. The Board, however, directed further study of the size and scale of the courtyards in a manner that maximizes access to daylight and promotes use of this outdoor amenity area. (CS1-B-2, DC2-A-1, DC3, DC3-B-2)
b. The Board supported the simple architectural concept, but stated it should be strengthened by further simplification by establishing two clear, distinct façade planes above the base, representing the push and pull of the mass. (CS3, DC2)
c. The Board supported the use of a vertical massing recess as the "big massing move" on the street-facing façade as it helps break up the extent of the façade into two separate elements; however, they were concerned that the depth of the recess is too shallow to be legible at this scale. To better achieve the design intent and strengthen the concept, the Board stated that the depth of the vertical massing recesses should match the depth of the level 7 setback. (DC2, DC2-A, DC2-B-1, DC2-C-1)
d. The Board stated that the vertical massing recesses on the north and west facades were not as successful as the street-facing facades, where it is intentionally aligned with the residential entry. The Board directed further study of locating the vertical massing recesses in a manner that relates to the façade composition, internal uses, and/or the adjacent context; similar to the street-facing façade, the depth should also match the level 7 setback. The Board requested views of the north and west facades of the building depicted within the immediate context in the second EDG packet. (DC2, DC2-A, DC2-B-1, DC2-C-1)
e. The Board specifically prioritized Design Guidelines CS2-D, Height, Bulk and Scale, and DC2-A-2, Reducing Perceived Mass; and requested building sections depicted within the immediate context in the second EDG packet. (CS2-D, DC2-A-2)

2. Façade Composition & Materiality

a. To further simplify the architectural concept and strengthen the push/pull expression, the Board stated that the two façade planes above the base should each be treated uniquely and consistently on all sides. All facades should be treated with equal importance since the building will be highly visible on all sides. (DC2, DC2-B-1)
b. The Board reviewed the rendered sketches on pages 26-27 of the first EDG packet and noted that the upper-level façade composition changed above the garage entry, which draws attention to it. The Board stated that the façade composition should be simplified to not emphasize the garage entry, and noted this could be achieved by carrying the window/material composition over the garage entry without altering the pattern above it. (DC1-C-2, DC2, DC2-B-1)
c. The Board supported the fine-grained materiality and use of secondary architectural features as scaling elements suggested by the precedent images on pages 22-24 of the first EDG packet. The Board stated that the scale of panelized

materials should be broken down to create texture, and specifically prioritized Design Guidelines DC2-C-1, Visual Depth and Interest, and DC2-D-1, Human Scale. (DC2-C-1, DC2-D-1, DC2-D-2, DC4-A-1)

d. The Board supported the use of cedar – or an alternative warm, accent material – at the residential entry as it lends itself to a human scale and comfort; materials at the ground level should be highly durable. (DC2-D-1, DC4-A)

3. Street-Level Uses & Entries

a. The Board supported the alignment of the vertical massing recess above the primary residential entry on the street-facing façade of Option 2, and noted the entry location relates well to internal circulation and external paths of pedestrian travel. The Board stated that the vertical recess should extend to the ground and create a "place" at the ground-level that signifies the residential entry and use, and promotes pedestrian safety and comfort along this predominantly auto-oriented commercial corridor. The Board specifically prioritized Design Guideline PL3-A, Entries. (PL3-A, DC2)

b. In response to early public outreach comments documented on page 7 of the first EDG packet, the Board stated that this project should establish a strong design precedent for future commercial frontages by providing a high-level of transparency and overhead weather protection. The Board specifically prioritized Design Guidelines CS3-A-4, Evolving Neighborhoods, and PL2-B-3, Street-Level Transparency. (CS3-A-4, PL2-B-3, PL2-C)

c. The Board questioned the viability of the commercial space in the southeast corner due to the size of the space, isolated location, and proximity to vehicular access. The Board stated that they are open to a residential use in that location, such as bike storage. (DC1, DC1-C-4)

d. The Board stated that both the northeast and southeast corners should be designed with equal consideration and attractive treatments to mitigate blank wall conditions at the street-level, but noted that the northeast corner is more prominent due to the 10-foot setback and potentially better suited for a public display of art, if proposed. The Board questioned whether glazing would be feasible on the south façade since no setback is proposed. (PL3, DC2-B-2, DC2-D)

e. The Board questioned whether the 10-foot setback along the north property line accommodates pedestrian circulation onsite or access to Linden Ave N, and requested more information in the second EDG packet on this edge condition. (CS2-B-1, PL2)

SECOND EARLY DESIGN GUIDANCE August 15, 2022

PUBLIC COMMENT

The following design-related public comments were offered in writing and summarized by SDCI staff at this meeting:

- Supported the project as it meets Design Guidelines and provides affordable housing near high capacity transit.

- Supported building the project and providing affordable housing.
- Commented that the project provided too much parking.

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

- Requested clarification on the size of the project site and which current uses will remain.
- Supported the redevelopment of this site.

SDCI received non-design related comments concerning parking, the permitting process, and housing demand and affordability.

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 (3039043-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 & Architectural Concept**
    a. The Board unanimously supported the further development of massing Option 2 from the first EDG meeting, with the updates presented in response to the guidance.

    DC2-B-1. Façade Composition

        i. The Board supported the refined locations and depth of the façade modulations since the first EDG meeting. They noted that the modulations clarify the design concept and resolve the design issues previously identified. The Board specifically supported the refinement of the modulation on the east facade at the residential entry door that matched the depth of the top floor setback (shown on pages 18-19 of the second EDG packet). They also specifically supported the rationale for the location and rhythm of the modulations on the north façade (shown on pages 12-13 of the second EDG packet). The Board noted that the west façade was not shown in the second EDG packet and indicated they would expect to see a similar attention to composition on this façade at the Recommendation phase. **DC2 Architectural Concept**, **DC2-B-1. Façade Composition**, **DC2-C-1. Visual Depth and Interest**

        ii. The Board supported the refinement of the building modulation along the south facade as it benefits the courtyard space (as shown on page 14 of the second EDG packet). The Board noted that pulling the center wing back and

enlarging the south exterior courtyard, where the shared common space is located, increases the usability and attractiveness of the sunny location. The Board also noted that although the daylight studies showed that the narrow courtyards extending to the north did not fully allow light into all units, they supported the inclusion of private outdoor patios and balconies in these locations. **DC2-A-2. Reducing Perceived Mass, CS2-B-1. Site Characteristics, DC3 Open Space Concept, DC3-B-2. Matching Uses to Conditions**

2. Façade Composition & Materiality

a. The Board supported the restrained materials palette presented. They noted that the two strong contrasting colors highlighted the placement of recesses on the facades. They also supported the use of one accent color that assists in simplifying and organizing the facades. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**

i. The Board supported the use of wood at the ground level residential entry area as a way to add a high quality material, with warmth and texture, to the pedestrian use area. The Board requested further information at the Recommendation phase related to this proposed material and installation detailing, and how it will achieve a high quality façade treatment. **DC2-D Scale and Texture, PL3-A-1. Design Objectives, DC4-A Exterior Elements and Finishes**

ii. The Board noted that the upper level accent panels, shown at the balconies and window groupings, appear to reflect the color and tone of the ground level wood entry. The Board supported relating the accent color to the ground level color palette as it supports a refined materials palette. They requested further information on the proposed material and color of the upper level accents at the Recommendation phase. **DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes**

3. Street-Level Uses & Entries

a. The Board supported the revised location of the garage entry to the south edge of the front façade. They noted this location allowed the commercial spaces to be consolidated along the streetscape, creating a more cohesive streetscape environment. **PL3 Street-Level Interaction, DC1-B-1. Access Location and Design**

b. The Board noted the change of several of the commercial spaces along the busy Aurora Ave N frontage to live-work units, and directed further consideration of this change in the detailing at the streetscape edge. They noted that it would be appropriate to create a more robust buffer at the live-work units to create a higher level of privacy for any residential use. The Board requested further detailing and graphics of the streetscape layout and materials at the Recommendation phase. **PL3-C Retail Edges, PL3-B-2. Ground-level Residential**

c. The Board generally supported the treatment presented for the blank walls at the ground level. They noted their support for a consistent treatment of the full height

of the concrete walls on the south, west and north walls as it benefits all visible facades. The Board directed integration of the art or other detailing into the building's overall façade composition, and they asked for a more developed proposal at the Recommendation phase. **DC2-B-2. Blank Walls, DC2-B-1. Façade Composition**

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 Second Early Design Guidance meeting, no departures were requested.

DESIGN REVIEW GUIDELINES

The Seattle 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.

BOARD DIRECTION

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