



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

Record Number: 3039375-EG

Address: 2240 Eastlake Ave E

Applicant: Larry Johnson, Jensen Design Architects

Date of Meeting: Wednesday, September 07, 2022

Board Members Present: Gina Gage, Chair
Christopher Bendix
Michail Cannon
Joe Reilly

Board Members Absent: Emily van Geldern

SDCI Staff Present: Theresa Neylon

SITE & VICINITY

Site Zone: Neighborhood Commercial 2P-65 (M1) [NC2P-65 (M1)]

Nearby Zones: (North) NC2P-65 (M1)
(East) Low Rise 3 (M) [LR3(M)]
(South) Neighborhood Commercial 2-65 (M1) [NC2-65 (M1)]
(West) NC2P-65 (M1)

Overlay: Eastlake Residential Urban Village

Lot Area: 12,277 sq. ft.



Current Development:

The subject site is a rectangular-shaped corner lot with frontage on Eastlake Ave E along the west property line, E Lynn St on the north property line and alley access along the east property line. The site slopes steeply from west up to the east, gaining approximately 12 feet in elevation from the street to the alley. The site is currently developed with a one-story commercial structure that is set into the grade, with one surface parking lot accessed via Eastlake Ave E and another parking area on the roof of the structure accessed via the alley.

Surrounding Development and Neighborhood Character:

The subject site is located on the southeast corner of Eastlake Ave E and E Lynn St in the Eastlake Residential Urban Village. Principal arterial Eastlake Ave E is the neighborhood's largest thoroughfare and commercial street which connects north to the University District and south to the South Lake Union and Downtown neighborhoods. SDOT has near-term plans for construction of a new Rapid Ride bus line as well as a new separated bike lane on Eastlake Ave E along the frontage of the project. Interstate 5 is located two blocks to the east. The Eastlake neighborhood is primarily comprised of low- and midrise multifamily residential uses, with an array of mixed-use, office, commercial, single-family residential, and townhouse structures throughout. Collector arterial E Lynn St slopes downhill to the west to the terminus at Lynn Street Mini Park overlooking Lake Union.

The Eastlake Ave E streetscape is defined by a variety of commercial and residential conditions. Structures are low- and midrise, up to four stories in height, ranging in age and architectural style with no one style dominating. West facing balconies are prevalent. Due to topography that slopes downward to the west and Lake Union, properties along the east side of Eastlake Ave E are in places elevated above the public right-of-way and are separated from the streetscape. The Eastlake neighborhood is in transition, following a trend of multifamily residential structures, mixed-use residential structures, and townhouses replacing single-family residences and smaller commercial structures. The area was rezoned from Neighborhood Commercial 2P-40 to Neighborhood Commercial 2P-65 (M1) on 4/19/2019. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 2031 Eastlake Ave E, 2210 Eastlake Ave E, and 2326 Yale Ave E.

Access:

Vehicle access is from Eastlake Ave E and from the alley. Pedestrian access is from Eastlake Ave E.

Environmentally Critical Areas (ECAs):

A mapped steep slope area is present in the middle third of the site spanning from the north to the south property line. As this is a previously graded site, the applicant plans to apply for an exemption to steep slope development standards.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 6-story, 71-unit apartment building with retail. Parking for 37 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number (3039375-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 Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE September 7, 2022

PUBLIC COMMENT

There were no public comments offered at this meeting.
SDCI did not receive any design related comments in writing prior to the meeting.
SDCI received non-design related comments concerning the permitting process.

The Seattle Department of Transportation offered the following comments:

- Stated the project is required to meet the minimum standards of a 6" curb, 6' sidewalk, and a 5.5' planting strip with street trees on each frontage.
- Stated a minimum 8' sidewalk is required on the Eastlake Ave E frontage.
- Stated that ADA-compliant curb ramps are required to be installed at the site corner.

Seattle Public Utilities Solid Waste offered the following comments:

- Supports service from the improved alley;
- Supports use of dumpsters for residential and commercial use; and
- Strongly encourages on-floor solid waste service for all three waste streams.

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 (3039375-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. Architecture-Massing

- a. The Board appreciated the variety of massing options presented and unanimously supported the preferred Option 3, 'Eroded Corners'. They noted that this option

appeared the most resolved in terms of intentional upper level massing moves. They also appreciated the strong datum along the Eastlake Ave frontage that clarifies the commercial uses at the ground level and gives a clear intention for building out the commercial development along the street. **DC2-A Massing CS3-A-4. Evolving Neighborhoods, DC2-B Architectural and Facade Composition**

- b. The Board supported the use of balconies along the Eastlake Ave frontage, as shown in the renderings, that enhance the proposed massing, add texture to the façade and create activation on the street frontage. **DC2-C Secondary Architectural Features**

2. Architecture-Layout

- a. The Board supported locating the main residential entry on the Eastlake Ave frontage. The Board encouraged the applicant to study ways to create a more direct and welcoming route from the residential entry and lobby on the Eastlake Ave frontage to the second floor resident use areas. This could include redesign of the access stair to make it more visually prominent or locating an elevator closer to the lobby. The Board observed that the need to cross through the garage to access the elevator was the weakest element of the proposal and encouraged the applicant team to consider how to provide clear ADA access to the second floor lobby from the Eastlake Ave entrance. **PL2-A Accessibility, PL3-A Entries, PL4-A Entry Locations and Relationships**
- b. The Board discussed the layout of the commercial spaces and the potential limitations of a narrowed commercial space in the preferred option. The Board supported creation of vibrant commercial spaces along the Eastlake Ave ground level façade. As they also supported the inclusion of resident parking which may limit the width of the ground level space, they specifically noted that they would support commercial spaces with at least a 25 foot depth. They also suggested that the applicant create flexibility in the layout of the commercial space so that the units could be split or combined to accommodate a variety of opportunities for future uses. **PL3-C Retail Edges, DC1-A-3. Flexibility**
- c. The Board discussed the corner plaza, as shown in the preferred option, and supported further development of the ‘most important moment of the design’ to better integrate and activate the space. Although the Board supported inclusion of exterior space, they requested studies showing better connections of an outdoor space with adjacent interior residential or commercial uses. They also suggested studying an alternative to expand interior commercial uses to the corner to assess if that may create a stronger corner expression. They discussed how the design of this corner needs to bridge from the relatively flat Eastlake Ave sidewalk to the steep Lynn St sidewalk and noted that any design should clearly show how the grade changes are addressed. **CS2-C-1. Corner Sites, DC1-A-2. Gathering Places, DC3-B-1. Meeting User Needs PL1-A-2. Adding to Public Life, CS1-C Topography**
- d. The Board supported location of the short-term parking stalls, solid waste and access to the parking garage from alley, as the location prevented safety conflicts between pedestrian and vehicles along the main street frontage and allowed a more consolidated commercial frontage. **DC1-C-4. Service Uses, DC1-C-1. Below-Grade Parking**

3. Architecture-Materials

- a. The Board requested further exploration and explanation of the proposed material palette at the Recommendation phase. The Board noted that the Eastlake neighborhood context has a wide range of textural materials included in the varied residential, commercial and maritime influences that can be referenced. **CS3-A Emphasizing Positive Neighborhood Attributes, CS3-B Local History and Culture**
- b. The Board noted that the strong datum that highlights the base of the structure at the commercial street frontage should be emphasized with the use of high quality textural materials appropriate for the high visibility of the location. **DC2-D Scale and Texture, PL3-C Retail Edges**
- c. The Board noted that balconies will be a dominant part of the façade composition, as shown in the renderings of the preferred option. The Board requested that details of the proposed design and materiality of the balconies should be included in the Recommendation package to show how they will support the architectural concept. **DC2-C Secondary Architectural Features**
 - i. As the balconies appear to be very prominent on the facades, the Board noted that the cladding at the upper levels should create a background for, and be secondary to, the balconies. The Board noted that the use of Hardie panel should be limited on the most visible street facades. **DC2-B-1. Façade Composition**
- d. The Board requested proposed details and materials for signage, lighting and overhead weather protection be included in the Recommendation package. **DC4-B Signage, PL2-C Weather Protection, DC4-C Lighting**

4. Site and Landscape

- a. Along the Eastlake Ave frontage, the Board supported the inclusion of a wide sidewalk to accommodate high pedestrian usage. **PL1-B Walkways and Connections,**
 - i. They suggested a robust planting of evergreen shrubs in the planting strip on this street frontage in order to create a sense of separation and safety from the busy street and to create a comfortable civic space in the sidewalk environment. **DC4-D Trees, Landscape, and Hardscape Materials**
 - ii. The Board supported providing exterior space for seating and other activating opportunities along the Eastlake Ave frontage. **PL1-A-2. Adding to Public Life, DC3-C-2. Amenities/Features, PL1-C Outdoor Uses and Activities, PL3-C Retail Edges CS2-B-2. Connection to the Street**
 - iii. The Board requested that short-term bike parking be shown in the Recommendation package and suggested locations along Eastlake Ave E to be convenient to the future bike lanes. **PL4-B Planning Ahead for Bicyclists**
- b. The Board noted the difficulty of accommodating the steep grade along the E Lynn St frontage but also noted this area will be a highly visible edge. They generally supported a planted frontage but suggested integrating stormwater planters or looking at other ways to elevate the site and landscape design along this streetscape. **CS1-C Topography, CS1-E-2. Adding Interest with Project Drainage, DC4-D Trees, Landscape, and Hardscape Materials**
 - i. The Board also noted that units along the E Lynn St on the second level may be close to the level of the adjacent street frontage towards the east property line. They requested a study of how the design of the balconies responds to the grade

changes, including how privacy is achieved between the public realm and these units. **PL3-B-1. Security and Privacy, CS1-C Topography**

- c. The Board supported the inclusion of a rooftop amenity area to take advantage of the views. They also supported the inclusion of the rooftop solariums, as shown, if the height is allowed by Code. **DC3-B-1. Meeting User Needs**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the 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 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. **Parking space and access standards (23.54.030.A):** The Code requires that when more than five parking spaces are provided, a minimum of 60 percent of the parking stalls shall be striped for 'medium' vehicles. The applicant proposes 67 percent 'small' stalls and 33 percent 'large' stall (with no stalls striped for 'medium' vehicles).

The Board indicated preliminary support for providing non-required parking as a benefit for the residents. They noted that providing access from the alley will prevent vehicle interference in the pedestrian environment along the busy Eastlake Ave pedestrian zone. **CS2-B-2. Connection to the Street**

2. **Parking space and access standards: driveways (23.54.030.D.1.e.):** The Code requires driveways with a turning radius of more than 35 degrees shall have an 18 foot radius. The applicant proposes turning radii of 8 foot- 6 inches, a 47 percent reduction.

The Board indicated preliminary support for providing non-required parking as a benefit to the residents and allows the building design to respond to the required alley access for parking and the challenging steep grade change between the front and rear of the building. The Board supported the requested departure as it minimized vehicle/pedestrian interactions on the main street frontage. **DC1-C-1. Below-Grade Parking, CS2-B-2. Connection to the Street**

Staff notes that the Code section refers to requirement for driveways, which are exterior access for vehicles (per the definition in 23.84A.008). As this accessway to parking is interior to the building, it is categorized as a parking 'aisle' (per the definition in 23.84A.002) and is subject to 23.54.030.E. This section has no stated requirements for turning radii. SDCI zoning review will identify any departures related to this request at the time of Master Use Permit review.

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.

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