Seattle Department of Construction & Inspections

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

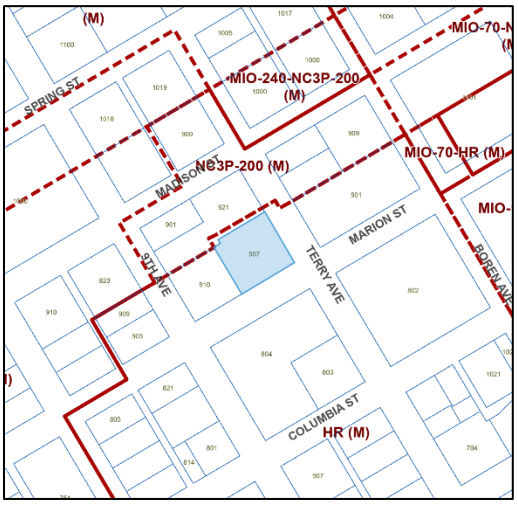
Record Number:	3039687-EG
Address:	907 Terry Ave
Applicant:	Jodi Patterson O'Hare for MG2
Date of Meeting:	May 24, 2023
Board Members Present:	Gina Gage Christopher Bendix Michael Cannon Joe Reilly
Board Members Absent:	Emily Van Geldern
SDCI Staff Present:	David Sachs

SITE & VICINITY

Site Zone: Highrise (M)

Nearby Zones: (Northwest) Neighborhood Commercial 3P-200 (M)
(Northeast) Highrise (M)
(Southwest) Highrise (M)
(Southeast) Highrise (M)

Lot Area: 17,581 sq. ft.



Current Development:

The subject site is currently developed with a two-story reinforced concrete building constructed in 1988 which was previously used as an office for a religious institution. A sky bridge connects the existing structure to the adjacent residential building to the southwest. Landscaping consisting of a turfgrass lawn, shrubs, and small trees is present in the setback areas along the public rights-of-way. The site is rectangular in shape with an irregularity at the west corner. The Terry Ave street frontage is relatively flat, sloping downward to the northwest approximately four feet while the grade change on Marion St slopes downward approximately fourteen feet to the southwest.

Surrounding Development and Neighborhood Character:

The subject site is located on the west corner of Terry Ave and Marion St in the First Hill/Capitol Hill Urban Center. Adjacent to the site are healthcare facilities to the northwest and northeast, a multifamily residential building to the southwest, and historic City landmark structure Saint James Cathedral to the southeast. The heart of the First Hill neighborhood is largely comprised of multifamily residential and healthcare uses, with religious, educational, and cultural institutions throughout. Both Terry Ave and Marion St are non-arterial streets. Terry Ave is a designated Neighborhood Green Street which intercepts principal arterial and retail corridor Madison St at the north end of the block. The topography in this area slopes downward to the southwest.

The First Hill/Capitol Hill Urban Center is a historic area characterized by landmark structures dating from the early 20th century. Historic City landmark structures in the vicinity include the traditional renaissance-style Saint James Cathedral buildings, Trinity Parish Church, Sorrento Hotel, and Baroness Apartment Hotel. Notable cultural and institutional buildings include O'Dea High School and Frye Art Museum. Existing structures range widely in height and use from older, lowrise commercial to mid- and highrise residential and medical towers. Structures vary in architectural style, age, and materiality. The area was rezoned from Highrise to Highrise (M) on April 19, 2019. Increased development to create housing is anticipated to occur in the coming years. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 901 Madison St, 815 9th Ave, and 800 Columbia St.

Access:

Vehicle access is proposed from Terry Ave and Marion St. Pedestrian access is proposed from the corner of Marion St and Terry Ave.

Environmentally Critical Areas:

A mapped steep slope area is present in the southwest area of the site.

PROJECT DESCRIPTION

Design review Early Design Guidance for a 46-story, 380-unit apartment building with retail. Parking for 147 vehicles proposed. This project is participating in the Living Building Pilot Program.

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

EARLY DESIGN GUIDANCE – MAY 24, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- Asked if the existing trees on Terry and Marion would be preserved.
- The First Hill Improvement Association offered the following comments:
    - Preferred the street-level and tower designs of Concept 3 and the rooftop massing of Concept 1. (DC2.A1)
    - Encouraged emphasis on verticality rather than tower width. (DC2.A1)
    - Noted this project will become First Hill's tallest building if built.
    - Strongly recommended avoiding flat rooflines and adding visual interest to the skyline. (PL2.B1)
    - Requested more work done on the Marion St staircase wall of Concepts 2 and 3 to ensure better transparency, a sense of safety, and visible interest for pedestrians. (PL2.B2)
    - Suggested incorporating a trellis and/or green wall and materials that provide better visibility. (PL2.B2)

SDCI received non-design related comments concerning housing affordability and street use. These comments are outside the scope of design review.

Seattle Public Utilities offered the following comments:

- SPU generally supports the solid waste details included in the EDG proposal, however the project must submit a Solid Waste Storage and Access Checklist for Designers and site plans with solid waste storage and access details.
- SPU strongly recommends roll-off compaction for residential recycle and combined garbage with solid waste truck access off Marion St. Roll-off service requires a minimum 14' overhead clearance with containers stored on a 4' high dock and a 12' wide loading berth per compactor.
- SPU requires turning studies that demonstrate trucks can collect compactors with adequate clearance to protect private property.
- SPU supports uncompacted 2 cubic yard dumpsters for commercial recycle.

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 (3039687-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD GUIDANCE

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 Roof Form:**
    a. The Board discussed all massing concepts, considered the responsiveness to the context and public comment, and agreed that the applicant's preferred approach in Massing Concept 3 responded well to design guidelines. The Board supported Massing Option 3 because of the response to the existing lower-scaled adjacent structures, including St. James Cathedral, with a clear datum line at the podium, the incorporation of continuous decks on the south side to help modulate the mass and manage solar exposure, and the consideration of privacy through the combination of recessed modulation and intentionally shaped balconies on the east and west sides of the mass. **CS1-B-1, CS1-C, CS2-A-2, CS2-B, CS2-D-2, CS3-A-2, DC2-A, DC2-B**
    b. The Board appreciated the applicant's intent to participate in the Living Building Pilot Program (LBPP) and preliminarily supported Massing Concept 3 with the additional 25' in height allowed. Acknowledging that this would be the first high rise attempting to meeting the criteria of the LPBB, the Board also supported Massing Concept 3 without the additional height if the applicant could not achieve the stated goals of the LBPP, finding that the massing at either height retained the elegant architectural concept and responded to design guidelines. **CS1-A-1, CS2-D-1, DC2-A, DC2-B**
    c. Although the Board supported the overall massing of Concept 3, the Board was concerned with the offset rooftop massing when compared to the symmetrical massing of the tower volume below. The Board gave guidance to continue to develop the rooftop massing to better integrate the rooftop massing into the overall design of tower form while maintaining the south facing exterior amenity space. **CS1-B, CS3-A-1, DC2-B-1**

2. **Façade Articulation**:
    a. The Board discussed at length the merits of the façade articulation proposed on each massing concept, specifically noting Massing Concept 1's traditional solid-framed facade expression in direct response to St James Cathedral, and Massing Concept 3's modern façade with large expanse of glass and balconies that respond to each side differently. Moving forward, the Board gave guidance for the applicant to continue developing the façade articulation shown on Concept 3 with the incorporation of more solid elements that provide additional scale and texture throughout the tower form. **CS2-A-2, CS2-B-1, CS3-A-2, DC2-B-1, DC2-C**
    b. The Board applauded the applicants proposed reuse of the masonry cladding from the existing building on the plinth of the proposed building as an acknowledgement of the materials on the adjacent St James Cathedral building. The Board gave guidance that the use

of high-quality materials at the base of the building should be maintained moving forward. **DC2-D-2, DC4-A-1**

c. The Board appreciated the high level of transparency at the ground level façade proposed on Massing Concept 3. The Board noted that the large expanses of glazing and angled columns were crucial to the successful articulation of the base and these aspects of the design should be maintained moving forward. **PL1-C-1, DC1A-4, DC2-C**

3. Streetscape and Connectivity:

a. The Board acknowledged that the steep slope along Marion St made it difficult for a direct connection between the interior of the building and the sidewalk and agreed that a continuous podium, as shown on all concepts, reinforced a strong datum and provided a solid base for the tower massing to sit on. The Board noted that the stair running parallel to the Marion St sidewalk on Concept 3 best promoted interaction between the proposed publicly accessible outdoor amenity space at plinth level and the public realm. However, the Board also noted, in agreement with public comment, that the stair was separated from the edge of the sidewalk by a full height solid wall that limited visibility and appeared to discourage the connectivity to the space above. The Board gave guidance for the applicant to continue to study the location and degree of openness of the stair to encourage visual and physical interaction between pedestrians and the podium level of the building. **CS1-C, CS2-B-2, PL1-A-2, PL1-B, PL2-A-2, PL2-B-3**

b. The Board noted that the continuous plinth created a large area of blank wall along Marion St that might exceed the allowable area by code and might require a departure. The Board expressed preliminary support for a potential blank wall departure along Marion St, subject to resolving the openness of the stair discussed above. The Board noted that that resolving this issue along with the proposed reuse of the masonry cladding from the existing building could result in a design that has the potential to better meet the intent of Design Guidelines. **PL2-B-1, PL2-B-3, DC2-D-2, DC4-A**

c. The Board supported the extensive greenery proposed on both sides of the sidewalk and the seating opportunities shown along Terry Ave on Concept 3 in response to Terry Ave being a designated Green St. The Board noted, however, that there did not appear to be any interaction between the interior amenity space, the area under the building overhang, and the public realm as is commonly found along flat Green Street frontages. Moving forward, the Board gave guidance to study ways to incorporate patios, resident pass-throughs, and other meaningful connections to encourage more visual and physical interaction between the interior and exterior of the building. The Board also suggested that the applicant study any street improvement plans and other projects, existing and proposed, along Terry Ave that might further inform the design. **PL1-B-1, PL2-B-3, DC1-A-4, DC3-B-3, DC4-D**

d. The Board noted the importance of the street trees on both Marion St and Terry Ave to the overall quality of the pedestrian environment. The Board gave guidance to ensure that the trees were retained and well protected moving forward. (Staff notes that decisions about retention and protection of existing street trees are made by Seattle Department of Transportation.) **DC4-D-4**

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 guideline 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 Early Design Guidance meeting, the following departure(s) were requested:

1. **Setbacks and Separations (SMC 23.45.518.C):** The Code requires a minimum 20 foot setback for portions of a structure greater than 45 feet in height with lot lines that abut neither a street nor alley. The applicant proposes a 17'6" setback for a small triangular portion of the structure at the northwest corner that faces the access easements along the north and west lot lines.

   The Board indicated preliminary support for this departure finding that the orthogonal corner reinforces the overall architectural massing concept better than the code compliant chamfered massing. If all of the recommendations and guidance in this report are resolved, the design with departure #1 has the potential to better meet the intent of Design Guidelines **CS2-A Location in the City and Neighborhood** and **DC2-B Architectural and Facade Composition.**

2. **Setbacks and Separations (SMC 23.45.518.H.7):** The Code states that unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is no more than 20 feet wide, and separated from other decks and balconies on the same façade of the structure by a distance equal to at least ½ the width of the projection. The applicant proposes 86 feet 8 inches wide continuous balconies along Marion St and the north easement that extend 4 feet into the tower setback and 15 foot wide rectangular balconies that extend 4 feet into the tower setback on Terry Ave.

   The Board indicated preliminary support of this departure finding that the various balconies provide additional depth and visual interest to the facades along the streets and easements, make the facades more attractive and well-proportioned, take advantage of solar exposure, and enhance the overall architectural concept. If all of the recommendations and guidance in this report are resolved, the design with departure #2 has the potential to better meet the intent of Design Guidelines **CS1-B-1. Sun and Wind** and **DC2-B-1. Façade Composition.**

3. **Treatment of Street Facing Facades (SMC 23.45.529.C.2):** The Code states if the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required, each of which is limited to 500 square feet and must extend or be recessed at least 18" in depth from the adjacent façade plane. The applicant proposes to break up the 870 square foot areas of the street-facing facades on Marion St and Terry Ave through the use of balconies, railings, and privacy screens instead of façade depth.

   The Board indicated preliminary support of this departure finding that the proposed balconies, railings, and privacy screens provide adequate modulation and without detracting from overall architectural massing concept. If all of the recommendations and guidance in this report are resolved, the design with departure #3 has the potential to better meet the intent of Design Guidelines **DC2-A Massing** and **DC2-B Architectural and Facade Composition.**

Staff Note: the EDG packet identified departures associated with other massing options. However, the Board supported development of massing concept 3, the applicant's preferred option, and therefore only discussed departures associated with that option.

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.