Seattle Department of Construction & Inspections

DESIGN REVIEW

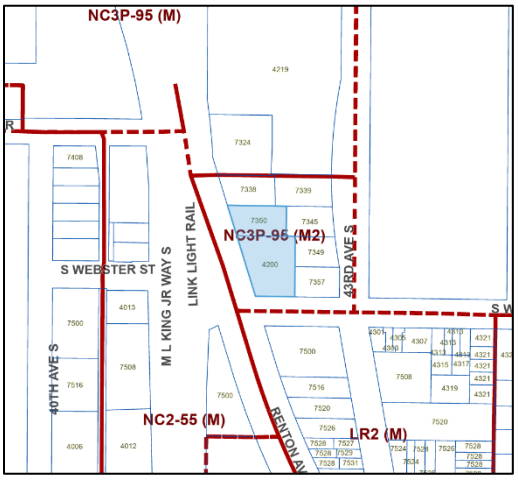
EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Record Number:	3040594-EG
Address:	4200 S Webster St
Applicant:	David Neiman, Neiman Taber Architects
Date of Meeting:	June 13, 2023
Board Members Present:	May So (chair) Stewart Germain Daniel Maier Ben Maritz Lisa Richmond
SDCI Staff Present:	Carly Guillory Scott Reynolds

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 Pedestrian with a 95' height limit (M2) (NC3P-95(M2))

Nearby Zones: (North) NC3P-95(M2)
(South) Lowrise 2 (M)
(East) NC3P-95(M2)
(West) NC2-55 (M)



Lot Area: 19,051 sq. ft.

Current Development:

Located on the northeast corner of Renton Ave S and S Webster St in the Othello neighborhood at the south end of the Rainier Valley, the subject site comprises two tax parcels. The south parcel has a two-story multifamily residential structure (The Rex) built in 1958 and a surface parking lot. The north parcel is vacant. Irregular in shape, the site is generally flat. Martin Luther King Jr. Way S. partially forms the western boundary of the site.

Surrounding Development and Neighborhood Character:

A vacant lot is adjacent to the north, and multifamily residential buildings are adjacent to the east and northeast. The immediate vicinity includes a mix of building types, including newer and larger scale multifamily and mixed-use structures located in the blocks near the intersection of Martin Luther King Jr Way S and S Othello St, and lowrise commercial, institutional, and small-scale multifamily development along Martin Luther King Jr Way. Lowrise residential areas comprised of duplex, townhouse, and single-family residences extend to the east and west. Martin Luther King Jr Way S is a principal arterial with Link light rail service operating in the median, providing north-south circulation across southeast Seattle and to the southern suburbs. The Othello Link light rail station is located one block to the north. Neighborhood green spaces include Othello Playground one block to the east, Central Park two blocks to the west, and the Chief Sealth Trail one quarter mile to the west. The south end of the block was rezoned from Neighborhood Commercial 3P-85 to Neighborhood Commercial 3P-95 (M2) on April 19, 2019.

The area has historically been low density, characterized by older, auto-centric commercial uses along Martin Luther King Jr Way S surrounded by traditional lowrise residential development of various eras. More recent development since the 2010s has trended toward high-density, mixed-use, and transit-oriented developments. Newer mixed-use multifamily residential development is often characterized by box-like massing, single-story brick podiums, projecting bays with contrasting color, and a strong street edge. Older lowrise and single-family residential structures generally possess gabled roofs, elevated front porches, and lap siding. Structures are set back from the street with landscaping. Older structures range in height from one to three stories, while newer structures rise to six stories. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 7315 and 7324 Martin Luther King Jr Way S.

Access:

Existing vehicle access occurs from S Webster St. and Martin Luther King Jr Way S. The existing pedestrian access is from Renton Ave South and Martin Luther King Jr Way S.

Proposed vehicle access is from S Webster St. and proposed pedestrian access is from Renton Ave S.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for an 8-story, 203-unit apartment building with retail. Parking for 35 vehicles proposed.

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 – JUNE 13, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

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

- The project contributes to the neighborhood through a design that emphasizes public place-making and community connections.
- Supports the ground-level commercial space.

SDCI received non-design related comments concerning accessibility, housing affordability, gentrification, and public outreach. These comments are outside the scope of design review.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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

PRIORITIES & BOARD 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 Schemes:**
    a. The Board discussed the three proposed massing options, agreeing that Schemes B and C offered the best response to context and site conditions. Scheme B was described as having a dynamic façade and Scheme C as simple and cohesive. Ultimately, the Board supported the preferred massing option, Scheme C, and recommended the project move forward with the design guidance described below. (CS2-D *Height, Bulk, Scale*, DC2-A *Massing*)
    b. Those elements of Scheme C that were specifically supported include the following:
        i. The overall massing divided into two volumes, which the Board considered an appropriate response to the characteristics of the site and context, reduced perceived height, bulk, and scale and minimized disrupting the privacy of residents of adjacent buildings (CS2-D *Height, Bulk, Scale*, DC2-A *Massing*),
        ii. The use of recessed decks to create depth and visual interest along the west and south facades facing the street (DC1-C *Secondary Architectural Features*)
        iii. Consistent street edge along MLK, Jr. Way S. with retail uses at the sidewalk to activate the street and provide space for intermingling of pedestrians and shoppers to create a socially and visually stimulating business district. (PL3-II *Pedestrian Open Spaces and Entrances*)

c. The recessed areas within the massing of Scheme B were described as dynamic by the Board, which recommended the applicant keep this in mind in the development of the preferred Scheme C (DC2-A *Massing*, DC2-B *Architectural and Façade Composition*).

2. Architectural Concept.

a. The applicant described the concept of the two volumes, noting each will be differentiated through the use of color, texture, window pattern, generous storefronts, and a welcoming entry. This concept, supported by the Board, raised concern that the two-volume concept did not work at the ground plane, particularly at the southwest corner entry. The question, "Should this lower volume meet the ground to emphasize the residential entry and corner?" was asked by the Board who concluded that an obvious and identifiable residential entry, differentiated from the commercial entries, was a priority. In addition, arranging the building's mass must take into consideration the characteristics of the site, proposed use of the building and its open space, specifically the proposed public plaza in the right-of-way. (CS2-III *Corner Lots,* PL1-A *Entries,* DC2-A *Massing*)

b. The Board described the massing concept of Scheme C as simple and cohesive, as such, the Board agreed the choice and detailing of materials were a high priority. The success of the architectural concept hinges on the use of high-quality materials and their refined detailing. To that end, the following shall be presented at the Recommendation meeting: clear identification and specification of all exterior materials and details for siding, windows, railings, and transitions. (DC4-A *Building Materials*)

c. Balconies were proposed on the south and west facades, in the form of projecting balconies and recessed decks. The Board supported the use of these balconies to reduce the scale of the facades and create depth, and visual interest. They noted that differentiating this building from the existing buildings on this block should be carefully considered. (CS2-A *Location in the City and Neighborhood*, DC2-B *Architectural and Façade Composition*, DC1-C *Secondary Architectural Features*)

d. The Board agreed the site's location and attributes provide opportunity for the project to serve as a gateway or focal point for the neighborhood. Improving the right-of-way public plaza for public use could support the gateway concept by promoting physical and visual connection to the street. (CS2-III *Corner Lots*)

e. Sunlight and natural ventilation (CS1) were identified as a priority for those units surrounding the internal courtyard.

3. Site Planning.

a. The adjacent right-of-way offers opportunity for the project to create a public plaza adjacent the MLK, Jr. Way S. sidewalk. The conceptual landscape design described the goals of creating a buffer for pedestrians from the busy street, emphasizing the corner as a gateway to the neighborhood, supporting adjacent commercial uses, and offering seating options and places to linger. The Board supported the right-of-way public plaza concept, prioritized the importance of maintaining strong connections between the building and the public realm and integrating the open space design with the building design, so they complement each other. The Board requested additional detail be presented at the Recommendation meeting. (CS2-B *Adjacent Sites, Streets, and Open Spaces*, CS2-III *Corner Lots,* DC3 *Open Space Concept*)

b. The residential lobby was proposed at the southwest corner of the site. While the Board supported this location for the residential lobby, the discussion considered possible benefits of locating the entry at the center of the MLK, Jr. Way S. frontage, adjacent the public plaza

in the right-of-way. Ultimately, the Board agreed the residential entry should be designed to be obvious, identifiable, and distinctive with clear connections to the street. To this end, the Board suggested exploration of visually connecting the residential entry to the right-of-way public plaza through landscape design. (CS2-B *Adjacent Sites, Streets, and Open Spaces*, PL3-A *Entries*).

c. The Board supported the ground level setback at MLK, Jr. Way S. to enlarge the sidewalk and allow for intermingling of pedestrians and shoppers at the street-level to create a socially and visually stimulating business district. Human interaction and activity at the street-level with clear connections to building entries was identified as a priority. To this end, the Board preliminarily supported the departure request for a reduced retail depth at the street. (PL3-C *Retail Edges*, PL3-II *Pedestrian Open Spaces and Entrances*)
d. The curb cut providing access to the garage and solid waste and recycling storage area was proposed from S. Webster Street and involved two departure requests: one for an increased curb cut width and the other for elimination of the sight triangle. The Board preliminarily supported the proposed curb cut location. Discussion of the curb cut width and sight triangle departures emphasized pedestrian safety as a priority. (DC1-B *Vehicular Access and Circulation*)
e. The applicant described the sight triangle departure request on page 58 of the EDG packet, by illustrating a code compliant design that includes an angled wall and alcove. In lieu of the sight triangle, the applicant proposed mirrors or other approved safety measures to minimize conflict between vehicles and pedestrians. The Board doubted the efficacy of mirrors in this situation, and again emphasized that pedestrian safety is a priority. Ultimately, the Board requested additional information be presented at the Recommendation meeting to clearly demonstrate how the departure request better meets the intent of the Design Guidelines and promotes pedestrian safety and minimizes conflicts with vehicles. (PL2-I *Personal Safety and Security*, DC1-B *Vehicular Access and Circulation*)

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.

At the time of the Early Design Guidance meeting, the following departure(s) were requested:

1. **Retail Depth (SMC 23.47A.008.A.3.):** The Code requires non-residential uses greater than 600 square feet to have an average depth of at least 30-feet and a minimum depth of 15-feet from the street-level, street-facing façade.

   The applicant proposes a reduction in the average depth requirement from 30-feet to 28.5-feet.

   The Board indicated unanimous preliminary support for the requested departure for the reasons outlined in the applicant's rationale, agreeing the departure request has the potential for a design that better meets the intent of the design guidelines. (PL3-II *Activate the Street Edge*)

2. **Amenity Area (SMC 23.47A.024):** The Code requires amenity area in the amount equal to five percent (5%) of the total gross floor area in residential use (for a total of 5,564-square feet).

   The applicant proposes a reduction to two percent (2%) or 2,300-square feet. The applicant described that there are amenity areas proposed within the project that do not meet the dimensional requirements (such as square footage or depth) and are therefore not counted toward the total required area.

   The Board indicated unanimous preliminary support for the requested departure for the reasons outlined in the applicant's rationale, agreeing the departure request has the potential for a design that better meets the intent of the design guidelines. The Board strongly supported the conceptual design of the public right-of-way plaza improvements along the project's frontage and opportunity for the building to engage with this public space. The Board requested additional information related to the public right-of-way plaza and amenity areas be presented at the Recommendation meeting. Specifically, the Board requested information illustrating why the proposed amenity spaces do not meet the code requirements, and evidence these spaces will function as intended. (PL1-B *Pedestrian Amenities*)

3. **Curb Cut (SMC 23.54.030.F.b.2):** The Code requires two-way traffic have a maximum curb cut of 25-feet in width, except that the maximum width may be increased to 30-feet if truck and auto access are combined.

   The applicant proposes an increase in the curb cut width to 34.5-feet (a 17% increase).

   The Board indicated unanimous preliminary support for the requested departure for the reasons outlined in the applicant's rationale, agreeing the departure request has the potential for a design that better meets the intent of the design guidelines.

4. **Sight Triangle (SMC 23.54.030.G.):** The Code requires two-way driveways or easements that are 22-feet wide or more to have a sight triangle on the side of the driveway/easement used as an exit, and it shall be kept clear of any obstruction for a distance of 10-feet from the intersection of the driveway/easement with a sidewalk.

   The applicant proposes elimination of the sight triangle and providing, instead, mirrors and/or other approved safety measures as allowed in the Downtown, Industrial, C1 and C2 zones per SMC 23.54.030.G.6.

   The Board indicated preliminary support for the requested departure for the reasons outlined in the applicant's rationale, agreeing the departure request has the potential for a design that better meets the intent of the design guidelines. Board discussion acknowledged the applicant's anticipated solid waste and recycle pickup schedule of one time per week, potential impacts to the pedestrian experience as the sidewalk and driveway and contemplated possible impacts of a code compliant option that may offer its own impacts. Ultimately, the Board emphasized pedestrian safety as a priority and requested additional information be presented at the Recommendation meeting demonstrating how the proposed design solution best meets the intent of the Design Guidelines and offers a safe experience for pedestrians.

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.

Othello Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial Sidewalk Edge: Building spaces for commercial use at or near the edge of the sidewalk and limiting vertical grade separations is encouraged where commercial uses occupy the street-level floor.

CS2-I-ii. Shallow setbacks: Encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

CS2-II Respect for Adjacent Sites

CS2-II-i. Service, Loading, and Storage Areas: Prevent from directly facing single family residential areas.

CS2-II-ii. Zone Buffer: buffering single family areas from the undesirable impacts of commercial related service facilities; use landscaping or cohesive architectural treatment to screen service areas and facilities.

CS2-III Corner Lots

CS2-III-i. Gateways: Consider siting and designing structures on corner lots to take advantage of their role as gateways and activity nodes in the community. Locating open spaces such as plazas for public use can promote a physical and visual connection to the street.

CS2-III-ii. Focal Element: Consider adding a focal element, for instance, a sculpture or civic art piece to outdoor space. Consider building on current public art themes in the neighborhood, including a kiosk for the use of the community.

CS2-III-iii. Strong Building Forms: Employ strong building forms to demarcate important gateways, intersections, and street corners. Strong corner massing can function as a visual anchor for a block.

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. MLK@Holly Business District: Careful siting, building design and building massing at the upper levels is encouraged to achieve a sensitive transition between the 65' commercial zone and adjacent residential zones. Large, monolithic buildings are discouraged. Consider the following:

1. Design building volumes to maintain a compatible scale with smaller buildings nearby.
2. Rely on building massing and orientation to place strong visual emphasis on the street in activating public space.
3. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

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.

Othello Supplemental Guidance:

PL2-I Personal Safety and Security

PL2-I-i. Zone of Defense: Consider the type of "zone of defense" most appropriate for specific spaces and entries included in the development proposal. Private open spaces and entrances should include physical barriers, such as fencing, some forms of landscaping and locked doors. Symbolic barriers are appropriate for semi-private spaces, and require only a visual perception that a transition has occurred. Nearly anything could serve as a symbolic barrier, and examples include: bollards, flower beds, changes in sidewalk patterns or materials, and signs.

PL2-I-ii. Lighting: New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided.

PL2-I-iii. Landscaping: As a symbolic barrier, landscaping can mark the transition between zones. Consider employing features such as decorative fencing, flower beds, ground cover, and varied patterns in cement work to clearly show separation between zones. If more substantial barriers are needed, shrubbery such as evergreen hedges can be used to create more formidable edges.

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.

Othello Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Main Street Feel: Recessed building or individual shop entrances to help create a traditional "main street" feel; ii. Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-ii. Residential Privacy: Stoops or landscaping to help provide privacy for residential use at street level;

PL3-I-iii. Entry Plaza: Large developments are encouraged to include plazas or gracious entry forecourts along the street edge, provided street continuity is not unduly interrupted along the majority of the block.(This guidance addresses a potential unintended consequence of NC zoning and the pedestrian zone designation that when applied to a very large, full-block development, could create a long, uninterrupted street wall not conducive to pedestrian comfort;

PL3-I-iv. Overhead weather protection: Include along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.

PL3-II Pedestrian Open Spaces and Entrances

PL3-II-i. Activate the Street Edge: Providing space for intermingling of pedestrians and shoppers at the street-level on Martin Luther King Jr. Way South will help create a socially and visually stimulating MLK@Holly business district. Multiple storefronts, shop entrances and activities enliven the street and provide a safe pedestrian environment. Generous windows placed at the ground floor give people inside an awareness of activity on the street. This is commonly referred to as "eyes on the street," and supports an active day and night street environment.

PL3-II-ii. Active Entries: Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.

PL3-III Transition Between Residence and Street

PL3-III-i. Ground-related Residential Development:, Encouraged at locations along public open spaces such as Othello Park to create human activity along the park and provide for social interaction among residents and neighbors.

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.

Othello Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Encourage High-Quality Construction: All new buildings are encouraged to be constructed as long-term additions to the urban fabric.

DC4-I-ii. Residential Development:

a. Use exterior building materials that are typically residential in character. The most commonly-found traditional cladding material in the Othello Neighborhood is wood: shingle, horizontal or vertical. Stone, or other masonry with human-scale texture, is also encouraged— particularly as accent materials.

b. Creative combinations of the above are encouraged; other materials can also be considered, such as stucco and vinyl shaped to reflect natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.

DC4-I-iii. Commercial and Mixed-Use Development:

a. Use exterior building materials typically found in traditional storefront design. This includes brick, masonry and metal on the ground floor. Mixed-use developments could use a combination of materials, such as brick, masonry, metal, wood and stucco in a manner that creates a coherent design.

b. Consider window design as an opportunity to provide variation and definition along building facades. Avoid monotonous repetition of window types.

DC4-I-iv. NW Corner of Martin Luther King Jr. Way S and S Othello St: See site-specific guidelines.

DC4-I-v. NE and SE Corners of Martin Luther King Jr. Way S and S Othello Street: See site specific guidelines.

BOARD DIRECTION

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