Seattle Department of Construction & Inspections

DESIGN REVIEW

FINAL EARLY DESIGN GUIDANCE OF THE DOWNTOWN DESIGN REVIEW BOARD

Record Number:	3028930-EG
Address:	314 Bell St
Applicant:	Mark Simpson – Bumgardner Architects
Date of Meeting:	Tuesday, July 24, 2018
Board Members Present:	Aaron Argyle Belinda Bail Grace Leong (Chair) Aaron Luoma
Board Members Absent:	Ed Palushock
SDCI Staff Present:	Beth Hartwick

SITE & VICINITY

Site Zone: DMR/C 280/125

Nearby Zones: (North) DMR/C 280/125
(South) DMR/R 145/65
(East) DMR/C 280/125
(West) DMR/R 145/65

Lot Area: 19,440 sq. ft.

Access: The site has access from 4th Ave, Bell St., and an alley.

Environmentally Critical Areas: None

Current Development: The site is occupied by two one-story commercial structures built in 1914 and 1923, and a surface parking lot.

Surrounding Development and Neighborhood Character: Directly to the northwest is a 4-story brick apartment building constructed in 1918, known as Fleming Apartments. Across the alley is a 4-story brick apartment building constructed in 1916, known as Adams Apartments and an 8-story mixed apartment structure constructed in 2008. Across Bell St is 14-story mixed use residential structure built in 1978.

To the northeast across 4th Ave is the historical landmark Franklin Apartments and two single-story commercial structures built in the 1920's. The site of these three buildings is in review for a mixed use residential tower under project number #3018968. As part of that project the Historical Landmark Franklin Apartments will be renovated.

The site is located in the Belltown neighborhood. The immediate area includes a variety of commercial and residential uses. The site abuts Bell St which is classified as a Green Street and has been developed into the Bell St Park, which is overseen by the Parks Department.

PROJECT DESCRIPTION
Design Review Early Design Guidance for a 30-story, 325 unit apartment building above 7,000 square feet of retail space. Parking for 250 vehicles to be provided. Existing structures to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

Email: PRC@seattle.gov

INITIAL EARLY DESIGN GUIDANCE March 6, 2018

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

- Appreciated the design team's effort to minimize impacts on the Fleming apartments to the northwest.
- Supported the departures as they will allow light and air to the neighboring buildings and will "be a good neighbor."
- Supported the design and family friendly units with a range of bedrooms.

- Concerned that views from nearby residential towers will be impacted by the size and location of the tower.
- Stated that alley functions are by necessity unpleasant and doesn't understand the "alley culture," as described by the design team.
- Concerned that the charm of Belltown and quality of life is being eroded by this and other proposed development.
- Concerned that additional tall buildings will "close in" the neighborhood and block natural light.
- Encouraged a design with smaller floor plates at the top to help preserve views.
- Stated that the open space should be along Bell St, not the alley.
- Encouraged moving the building mass away from Bell St.
- Stated that large deviations from the code are not appropriate.
- Noted that traffic currently impacts the area.
- Questioned if the proposed community garden will be open to the public.
- Concerned about tree removals due to development.
- Encouraged the design team to be more mindful of impacts to neighborhood and did not support a large tower.

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

- Concerned that options #2 and #3 do not provide the Green Street setbacks and the justification for not providing this setback should be clear and strong. These two massing proposals would unnecessarily tower over the Bell Street Park and don't seem to provide sufficient reason for granting this departure.
- Supported the changes requested for the design and believed the design complements the immediate neighborhood, takes into consideration the adjoining historical buildings, and adds the opportunity for street level activity and activation for Bell Street Park.
- Noted the developer has done a good job engaging the community and understanding the unique character and perspectives of Belltown.
- Concerned that the extra 4 stories of height in exchange for funding for low income housing will result in a taller 30-story building adjacent to the 24-story tower to the northwest.
- Noted that the Belltown skyline will no longer taper to the waterfront resulting in a corrupted and unattractive skyline.
- Encouraged consideration of lowering the height of this building.
- Supported the positive impact on nearby residents that the setbacks will provide with light, air, and privacy.
- Expressed that alley activation that will occur from having a landscaped pass through between the Fleming and the new building.
- Supported the respect shown for the Fleming and the Adams buildings, in terms of preserving the fabric of Belltown.
- Supported the positive impact of a one-story podium around much of this building, in contrast to a 65-foot podium.

- Stated the project will have a positive impact on the Bell Street Park with the setback, including that the setback from the Adams building that provides significant relief in comparison to the allowed 65-foot podium.
- Supported the multiple retail openings along Bell Street with outdoor seating and the retail wrapping the corner into the alley,
- Supported that minimal additional shading to the Bell St park that will occur, due to the building's 45-degree orientation to nearby development.
- Expressed they were pleased by the proposed design of the 4th and Bell project.
- Supported the preferred option which forgoes the podium with a corresponding proportionate increase to the tower floor plates.
- Supported the design, noting that the city doesn't need more wedding-cake shaped buildings with bulky parking garage podiums.
- Noted that the site is surrounded by historic brick apartments and the design to move their tower south away from the Fleming and east away from the Adams will give these adjacent structures light, air, and avoid being dominated by a 280' tower. Supported departures to achieve this, as it results in a better design for the neighborhood.
- Supported the 10 "Family Friendly" units and an at grade open space ("secret garden") adjacent to the existing light court on the south side of the Fleming.

The following comments were received from OPCD:

- Concerned with the requested departure from Green St setback, and did not support the departure as Green St setbacks are meant to provide additional light and air to a pedestrian intensive park-street. The rationale for the departures described on page 63 of the EDG packet is weak, as the Green Street setback is about form and street definition, not floor area. Also, this setback along Bell St. would respect the 2 existing apartments on the north side of Bell St.
- Encouraged the Design Review Board to insist on a more design and form-based rationale for granting this departure.
- Noted that the common amenity open space is located on the backside of the building rather than off Bell St, and expressed that common amenity decks on the Bell St frontage would better activate the Bell St. park with people, kids playing, etc., compared with two private terraces which would most likely be empty most of the time. Decks on Bell St are sure to get morning and mid-day sun.
- Concerned the existing newer 5 story building along the west side of the alley will perpetually shade the level 2 amenity terraces shown at the north on the preferred option.

The following comment was received from the Park Department:

- Expressed preliminary support for the removal of the trees abutting the subject site. Consider compensate for the loss of the trees with extra planting in the remaining planters.
- Stated that new frontage should be consistent with the design spirit of Bell Street Park.

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 citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

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

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Massing:** The Board supported the podium, the one-story base, and the sensitivity to the streetscape and neighboring structures in Option 3. They noted that much care was given to the ground level and fitting into the immediate neighborhood, but that the whole massing was not thought through. The design appeared to be driven by two small neighboring brick buildings across the alley (Adams) and northwest of the site (Fleming), instead of being driven by the context of the overall Belltown neighborhood and Bell St, which is a Green Street. The Board was concerned that given the magnitude of the departures the project was requesting, additional tower studies that include consideration of the location of the amenity spaces were needed. (A1.1, A1.2, B1.1, B4.1, D3.II)
    a. Provide additional studies that consider the treatment of Bell St, the amenity space on the 2nd level that face Bell St, and the tower placement. (B1.1,D1.3)
    b. Supported the base and podium design of Option 3. (B4.1, D1.I)

2. **Tower:** The Board noted that the tower location and massing were very similar in Options 2 and 3, and encouraged a design with a tower placement that respects Bell St and considers the bulk and building width along 4th Ave. The Board stated the need for additional study and graphics that show a comparison of a code compliant tower and a preferred tower massing. The placement of the tower with a setback from the Fleming building abutting the site is more critical than a setback from the Adams building, and moving towards the Adams would allow a better tower configuration. The Board was concerned about how the tower meets the lower levels at the corner of Bell St and 4th Ave, and how it holds the edge at the corner. They appreciated the rendered vignette sketches but questioned where the material transition would happen. (B2.1, B4.1, B4.2, B4.3)
    a. Provide an additional option that respects the Bell St setback and shifts some of the massing closer to the alley to mitigate the bulk along 4th Ave. (B1.1, B2.3)

b. Consider using the vertical notch along 4th Ave to break the massing into two narrower masses. (B2.3)
c. Provide graphics that show a comparison of a code compliant tower that is viable (not simply a zoning envelope) and a preferred tower massing. Provide graphics showing how the massing of the tower options will look from different vantage points. (A2, B2.1)
d. For all options provide views from all sides, showing how the tower will be viewed from 3rd Ave. (A2, B2.1)
e. Provide a sketch that shows the material transition above the lower levels of the building (similar to the sketch of the lower levels on page 53). (B4.3)

3. **Amenity Space:** The Board debated the location of the common and private amenity spaces on the 2nd level, which is a code requirement for the proposed ten 3-bedroom units on that level. The Board noted that the OPCD comments on the location of the amenity space were compelling. They noted the location of the common amenity playground in Option 3 was not necessarily the best location, since the playground at the second level might conflict with the garden/café space one story below and adjacent to the edge of the playground. The Board stated that programmatically, it would be better to pull back the second story and locate the playground off Bell St. (B1.1, D1.3)
    a. Provide an option with a second story setback on Bell St and a playground/common amenity area that would activate Bell St. (B1.1, D1.3)

4. **Streetscape and Ground Level Treatment:** The Board was supportive the of the "exceptionally well done" ground level design with its well thought out location and size of the retail spaces. (D2.2, D3.II, B4.2)
    a. Continue to provide a design that will activate the street level along 4th Ave, Bell St and potentially the alley. (C6.1, C6.II, C6.III, D2.2, D3.II)
    b. Maintain the setback from the Fleming building. (C1.VI, D1.I)

For the 2nd EDG provide the following:

- Provide an additional option that respects the Bell St setback, and shifts some of the massing closer to the alley to mitigate the bulk along 4th Ave.
- Provide graphics that show a comparison of a code compliant tower that is viable (not simply a zoning envelope) and a preferred tower massing. Provide graphics showing how the massing of the tower will look from different vantage points.
- For all options provide views from all sides, showing how the tower will be viewed from 3rd Ave.
- Provide a sketch that shows the material transition above the lower levels building on the sketch on page 53.
- Provide an option with a second story setback on Bell St and locate the playground/common amenity area to activate Bell St.

SECOND EARLY DESIGN GUIDANCE May 15, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that the design respects the Adams and Fleming apartment building but does not respect the Bell St Park, which is where the focus should be.
- Stated that the Green street setback along Bell St. will provide views of the sky and sunlight.
- Noted that the podium could be 3 to 4 stories to respect the context of the existing buildings.
- Stated that the Green street setback departure should not be approved as it will increase shade on the Bell St. Park.
- Stated HALA code adjustments added extra height but did not change other massing development standards.
- Encouraged a slimmer tower, as narrow towers are an iconic form.
- Stated that the Board should deny the requested departures as they are inconsistent with the intent of the code, and departures should be allowed only if they would result in a development that better meets the intent of the adopted design guidelines.
- Supported the project as it will provide family friendly units and encourage families with children to live in Belltown.
- Stated the setback is critical to anchor the design to the Bell St Park.
- Supported the applicants preferred option and noted that many in the community support the preferred option.
- Supported the preferred option as it will activate the alley and allow for art in the alley.
- Supported the corner activation at the alley and the "secret garden."
- Supported the preferred option, as it will allow for more natural light to reach the alley.
- Supported the preferred option and its setback from the buildings across the alley.
- Concerned that a code compliant option would produce a wedding cake massing.

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

- Supported the changes requested by the developer on the design as the design compliments the immediate neighborhood, takes into consideration the adjoining historical buildings, and adds the opportunity for street level activity and activation for Bell Street Park.
- Noted the developer has done a good job engaging the community and understanding the unique character and perspectives of Belltown.
- Stated they were not supportive of extra height in exchange for funding for low income housing as it results in a taller building adjacent to the Franklin.
- Noted the Belltown skyline will no longer taper to the waterfront resulting in a corrupted and unattractive skyline. Encouraged considering lowering the height of the building.
- Supported the positive impact to the Moda as the setbacks would provide light, air, and privacy.

- Supported the alley activation that will occur from having a landscaped pass through between the Fleming and the new building.
- Supported the respect shown for the Fleming and the Adams buildings themselves, in terms of preserving the fabric of Belltown.
- Supported and encourages the positive impact of a one-story podium around much of this building, in contract to a 65-foot podium.
- Supported the positive impact on the Bell Street Park such as the setback from the Adams as it will provide significant relief in comparison to the allowed 65-foot podium.
- Stated the proposed multiple retail openings along Bell Street, with outdoor seating and the retail proposed to wrap the corner into the alley and plans for alley art which will enhance the Park.
- Noted that the four requested departures if granted will significantly increase the size of the building, especially above 145' in height.
- Encouraged the Board to consider the cumulative impacts of the three proposed tower projects within the immediate area.

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 citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: 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. **Tower Massing and Location:** The Board was not supportive of the tower massing and location in the applicants preferred Option 3, which was very similar to the preferred Option presented at the Initial EDG meeting. The preferred option would require multiple tower departures (see departures discussion below). The Board discussed the Green Street setback departure request but could not find strong justification for allowing a reduced setback along Bell St. The Board stated that the tower location is responsive to the adjacent neighboring structures but does not appear to consider the broader Belltown context. The tower location also doesn't appear to respond to the Bell Street Park and the Green street setback, which is meant to provide access to light and sky views for the public. The Board noted that providing a setback and gated pedestrian connection along the north property line did not justify having a 0' setback at the south Bell St. property line. (A1, B2, B4)

The Board was supportive of the proposed "amenity belt" shown at the upper levels of tower. They gave guidance to carefully study where this 18' tall floor with its open space should be located, and to study the relationship of the tower to the podium. (B4, D1.3)

a. Provide tower locations and design that are versions of Options 1 and 2. (A1, B2, B4)
b. Supported the concept of the amenity floor in the tower. Study where this "recess" will be best located to enhance the overall design concept. (B4, D1.3)
c. Study and provide a design that clarifies the relationship of the podium and tower. (B4)
d. Study how the tower meets sky line. (A2)

2. **Podium Massing:** The Board appreciated the sensitivity to the neighbors and the well-crafted design of the lower levels. The Board encouraged the design team to consider a taller podium up to 3 or 4 stories that would relate to the scale of the Adams and Fleming apartment buildings. A taller podium would also allow the design to provide a strong corner at Bell St. and 4th Ave, which the Board supported in the preferred option. The Board was supportive of locating the required outdoors play area amenity space along Bell St. The Board noted that any required safety fencing at the building edge should be designed to be visually interesting to adjacent properties and the from the public right of way. (B2, B4)
    a. The Board supported a podium up to 3.5- 4 stories to match the height of the Adams and Fleming apartments. (B2, B4)
    b. Provide a design that holds the 4th Ave and Bell St corner. (B4)
    c. Design a play area for the 3-bedroom units that face Bell St with a "friendly" fence or enclosure. (B4, D1-3)

3. **Streetscape:** The Board appreciated the thoughtful streetscape design and the sensitivity to the adjacent neighbors. They stated their support of the ground floor plan and its relationship to Bell St, 4th Ave, and the alley, and the structure to the north with the open air connection between 4th Ave and the alley. The Board echoed the public comments that encouraged alley activation. (C1, C6.1, D3, D3-Belltown)
    a. Maintain the connection from 4th Ave to the alley along the north property line. (C1, C6.1, D3, D3-Belltown)
    b. Provide a design that activates the alley. (C6.1)

The Board directed the design team to return for a 3rd EDG with a tower locations and design that are versions of Options 1 and 2.

FINAL EARLY DESIGN GUIDANCE July 24, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated that the recent Code changes to height did not include modification of other Code requirements.
- Noted that open space should be public, not hidden or secret.
- Stated that all 3 options have a good design but that the applicant was pitching Option 3 which did not have a slender tower and would require large departures.
- Preferred an option that meets code requirements.
- Preferred the open space and activation on Bell St in Option 3.
- Encouraged a gallery to activate the alley.
- Expressed that the community does not want parking within the podium.
- Stated that the Parks Department wants more open space on Bell St.
- Supported the intent of art being included in the project.
- Stated that weather protection is important.
- Did not support parking in the podium.

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

- Opposed to relaxing the Green Street setback requirements on the Bell St. façade.
- Concerned that an exception to the setback requirement will set a precedent for future development.
- Noted that the developers of the 2302 4th Ave project were denied a similar setback.
- Concerned that an exception to the incremental setback would reduce the amount of light and openness on the Green Street, create visual inconsistency to the skyline, and it would diminish the ability to see down Bell St.
- Noted that there are designs that are possible within the requirement that do not result in a wedding cake shape, citing the 2302 4th Ave project as an example.
- Suggested that if a one-story podium is used, it should be wider and similar to the 2302 4th Ave project on Bell St.
- Opposed to the departures above 145 feet which results in a top-heavy design.
- Suggested that additional open space should not be secret or next to an alley, but be located on the south side of the project, adjacent to Bell Street Park, where the public can enjoy and use the open space.

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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. **Overall Massing:** The Board appreciated the graphics on pages 54-55 in the 3rd EDG packet which showed the impact of the podium and the lower levels of the tower of all three Options, on Bell St and the Bell St Park. The Board debated which podium option best related to the Green St setback, neighboring context and overall massing of the proposed building. The Board noted that at the 2nd EDG they had stressed that the Green St setback was very important as Bell St park needs light and open space at the upper levels as Code specifies. The Board stated that a one-story podium was nice but that a taller podium was acceptable within the neighborhood context, and having a tower close to the Bell St lot line was not appropriate. The Board ultimately agreed that the design team should proceed with the massing of the Code compliant Option 1, noting that the design did not have a "wedding cake" appearance. The Board gave guidance to continue to refine the podium, especially at the northern section along 4th Ave. The Board supported the implied application of the proposed materials on the tower. (B1, B2, B3, B4, B1.I, C3)
    a. Move on to Recommendation phase of review, developing the Code compliant Option 1 to further refine the podium, and use the materials as shown in the vignettes of Option 3. (B1.I, B3.2.e)
    b. Further refine the podium, especially at the northern section along 4th Ave. (B1.I, B4)
    c. The Board encouraged a "notch" level above the podium. (B4)
    d. Provide a design with additional refinement at the roof level. (B4.1)
    e. Continue the application and composition of the various materials as implied in the packet graphics. (B4.2, B4.3.j)

2. **Ground Level and Podium uses:** The Board was supportive of the retail uses at the street level and the proposed activation and materials in the alley. The Board acknowledged the public comments stating a lack of support for above grade parking in the podium levels. The Board was not supportive of the proposed parking on Levels 2 and 3, noting that it would be better for the alley to have only one access point to parking, and stated their concern that the parking use will not activate the street. (C3, C6)
    a. Design the uses in the podium to activate 4th Ave, the Bell St park and the alley. (C3, C6)

At the Recommendation meeting provide the following:
- Provide information on the reflectivity of the glazing materials.
- Provide sections showing the relationship to the neighboring buildings.
- Provide details of the canopies and other building features as needed.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) 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 Final Early Design Guidance meeting, departures were requested for the applicant's Options 2 and 3. As the Board gave guidance to proceed with the presented code compliant Option 1, no departures were reviewed or commented on by the Board.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood 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.

SITE PLANNING AND MASSING*9

A1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

A1.1. Response to Context: Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

a. a change in street grid alignment that yields a site having nonstandard shape;
b. a site having dramatic topography or contrasting edge conditions;
c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
d. access to direct sunlight—seasonally or at particular times of day;
e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
f. views of the site from other parts of the city or region; and
g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

A1.2. Response to Planning Efforts: Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

Belltown Supplemental Guidance:

A1.I. Views: Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle.

A1.II. Street Grid: The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;
A1.III. Topography: The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

A2.1. Desired Architectural Treatments: Use one or more of the following architectural treatments to accomplish this goal:

a. sculpt or profile the facades;
b. specify and compose a palette of materials with distinctive texture, pattern, or color;
c. provide or enhance a specific architectural rooftop element.

A2.2. Rooftop Mechanical Equipment: In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.

ARCHITECTURAL EXPRESSION

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B1.1. Adjacent Features and Networks: Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

a. a surrounding district of distinct and noteworthy character;
b. an adjacent landmark or noteworthy building;
c. a major public amenity or institution nearby;
d. neighboring buildings that have employed distinctive and effective massing compositions;
e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and
f. direct access to one or more components of the regional transportation system.

B1.2. Land Uses: Also, consider the design implications of the predominant land uses in the area surrounding the site.

Belltown Supplemental Guidance:

B1.I. Compatible Design: Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

B1.II. Historic Style: Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.
B1.III. Visual Interest: Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.
B1.IV. Reinforce Neighborhood Qualities: Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

B2 Create a Transition in Bulk and Scale: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B2.1. Analyzing Height, Bulk, and Scale: Factors to consider in analyzing potential height, bulk, and scale impacts include:

a. topographic relationships;
b. distance from a less intensive zone edge;
c. differences in development standards between abutting zones (allowable building height, width, lot coverage, etc.);
d. effect of site size and shape;
e. height, bulk, and scale relationships resulting from lot orientation (e.g., back lot line to back lot line vs back lot line to side lot line); and
f. type and amount of separation between lots in the different zones (e.g. , separation by only a property line, by an alley or street, or by other physical features such as grade changes); g. street grid or platting orientations.

B2.2. Compatibility with Nearby Buildings: In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

h. use of architectural style, details (such as roof lines, beltcourses, cornices, or fenestration), color, or materials that derive from the less intensive zone.
i. architectural massing of building components; and
j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

B2.3. Reduction of Bulk: In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;
l. increasing building setbacks from the zone edge at ground level;
m. reducing the bulk of the building's upper floors; and
n. limiting the length of, or otherwise modifying, facades.

B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B3.1. Building Orientation: In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections considerations.
B3.2. Features to Complement: Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

a. massing and setbacks,
b. scale and proportions,
c. expressed structural bays and modulations,
d. fenestration patterns and detailing,
e. exterior finish materials and detailing,
f. architectural styles, and
g. roof forms.

B3.3. Pedestrian Amenities at the Ground Level: Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

h. public art installations,
i. street furniture and signage systems,
j. lighting and landscaping, and
k. overhead weather protection.

Belltown Supplemental Guidance:

B3.I. Respond to Nearby Design Features: The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

a. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.
b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
c. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

B4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B4.1. Massing: When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

a. setbacks, projections, and open space;
b. relative sizes and shapes of distinct building volumes; and

c. roof heights and forms.

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

d. facade modulation and articulation;
e. windows and fenestration patterns;
f. corner features;
g. streetscape and open space fixtures;
h. building and garage entries; and
i. building base and top.

B4.3. Architectural Details: When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

j. exterior finish materials;
k. architectural lighting and signage;
l. grilles, railings, and downspouts;
m. window and entry trim and moldings;
n. shadow patterns; and
o. exterior lighting.

THE STREETSCAPE

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C1.1. Street Level Uses: Provide spaces for street level uses that:

a. reinforce existing retail concentrations;
b. vary in size, width, and depth;
c. enhance main pedestrian links between areas; and
d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

C1.2. Retail Orientation: Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C1.3. Street-Level Articulation for Pedestrian Activity: Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:

e. open facades (i.e., arcades and shop fronts);
f. multiple building entries;
g. windows that encourage pedestrians to look into the building interior;
h. merchandising display windows;
i. street front open space that features art work, street furniture, and landscaping;

j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

Belltown Supplemental Guidance:

C1.I. Retail Concentration: Reinforce existing retail concentrations;

C1.II. Commercial Space Size: Vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;

C1.III. Desired Public Realm Elements: Incorporate the following elements in the adjacent public realm and in open spaces around the building:

a. unique hardscape treatments
b. pedestrian-scale sidewalk lighting
c. accent paving (especially at corners, entries and passageways)
d. creative landscape treatments (planting, planters, trellises, arbors)
e. seating, gathering spaces
f. water features, inclusion of art elements

C1.IV. Building/Site Corners: Building corners are places of convergence. The following considerations help reinforce site and building corners:

a. provide meaningful setbacks/open space, if feasible
b. provide seating as gathering spaces
c. incorporate street/pedestrian amenities in these spaces
d. make these spaces safe (good visibility)
e. iconic corner identifiers to create wayfinders that draw people to the site.

C1.V. Pedestrian Attraction: Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk(up to six feet where sidewalk is sufficiently wide).

C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

C2.1. Modulation of Facades: Consider modulating the building facades and reinforcing this modulation with the composition of:

a. the fenestration pattern;
b. exterior finish materials;
c. other architectural elements;
d. light fixtures and landscaping elements; and
e. the roofline.

C3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C3.1. Desirable Facade Elements: Facades which for unavoidable programmatic reasons may have few entries or windows should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
b. visibility into building interiors;
c. limited lengths of blank walls;
d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface;
e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
g. different textures, colors, or materials that break up the wall's surface.
h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
i. seating ledges or perches (especially on sunny facades and near bus stops);
j. merchandising display windows or regularly changing public information display cases.

C4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

C4.1. Entry Treatments: Reinforce the building's entry with one or more of the following architectural treatments:

a. extra-height lobby space;
b. distinctive doorways;
c. decorative lighting;
d. distinctive entry canopy;
e. projected or recessed entry bay;
f. building name and address integrated into the facade or sidewalk;
g. artwork integrated into the facade or sidewalk;
h. a change in paving material, texture, or color;
i. distinctive landscaping, including plants, water features and seating
j. ornamental glazing, railings, and balustrades.

C4.2. Residential Entries: To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building's entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

C5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C5.1. Overhead Weather Protection Design Elements: Overhead weather protection should be designed with consideration given to:

a. the overall architectural concept of the building

b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);

c. minimizing gaps in coverage;

d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;

e. continuity with weather protection provided on nearby buildings;

f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;

g. the scale of the space defined by the height and depth of the weather protection;

h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and

i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

C6 Develop the Alley Façade: To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

C6.1. Alley Activation: Consider enlivening and enhancing the alley entrance by:

a. extending retail space fenestration into the alley one bay;

b. providing a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and

c. adding effective lighting to enhance visibility and safety.

C6.2. Alley Parking Access: Enhance the facades and surfaces in and adjacent to the alley to create parking access that is visible, safe, and welcoming for drivers and pedestrians. Consider

d. locating the alley parking garage entry and/ or exit near the entrance to the alley;

e. installing highly visible signage indicating parking rates and availability on the building facade adjacent to the alley; and

f. chamfering the building corners to enhance pedestrian visibility and safety where alley is regularly used by vehicles accessing parking and loading.

Belltown Supplemental Guidance:

C6.I. Address Alley Functions:

a. Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.

b. Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.

c. Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.

d. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment.

C6.II. Pedestrian Environment:

e. Pedestrian circulation is an integral part of the site layout. Where possible and feasible, provide elements, such as landscaping and special paving, that help define a pedestrian-friendly environment in the alley.

f. Create a comfortably scaled and thoughtfully detailed urban environment in the alley through the use of well-designed architectural forms and details, particularly at street level.

C6.III. Architectural Concept:

g. In designing a well-proportioned and unified building, the alley facade should not be ignored. An alley facade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.

PUBLIC AMENITIES

D1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D1.1. Pedestrian Enhancements: Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancements should be considered in the resulting street frontage. Downtown the primary function of any open space between commercial buildings and the sidewalk is to provide access into the building and opportunities for outdoor activities such as vending, resting, sitting, or dining.

a. All open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.

b. Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk.

c. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.

d. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

D1.2. Open Space Features: Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting. Examples of desirable features to include are:

a. visual and pedestrian access (including barrier- free access) into the site from the public sidewalk;

b. walking surfaces of attractive pavers;

c. pedestrian-scaled site lighting;

d. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;

e. areas for vendors in commercial areas;

f. landscaping that enhances the space and architecture;

g. pedestrian-scaled signage that identifies uses and shops; and
h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

D1.3. Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

i. courtyards that organize architectural elements while providing a common garden;
j. entry enhancements such as landscaping along a common pathway;
k. decks, balconies and upper level terraces;
l. play areas for children;
m. individual gardens; and
n. location of outdoor spaces to take advantage of sunlight.

Belltown Supplemental Guidance:

D1.I. Active Open Space: As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

a. Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.
b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
c. Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
d. The space should be well-buffered from moving cars so that users can best enjoy the space.

D2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D2.1. Landscape Enhancements: Landscape enhancement of the site may include some of the approaches or features listed below:

a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
b. include a special feature such as a courtyard, fountain, or pool;
c. incorporate a planter guard or low planter wall as part of the architecture;
d. distinctively landscape open areas created by building modulation;
e. soften the building by screening blank walls, terracing retaining walls, etc;
f. increase privacy and security through screening and/or shading;
g. provide a framework such as a trellis or arbor for plants to grow on;
h. incorporate upper story planter boxes or roof planters;
i. provide identity and reinforce a desired feeling of intimacy and quiet;

j. provide brackets for hanging planters;
k. consider how the space will be viewed from the upper floors of nearby buildings as well as from the sidewalk; and
l. if on a designated Green Street, coordinate improvements with the local Green Street plan.

D2.2. Consider Nearby Landscaping: Reinforce the desirable pattern of landscaping found on adjacent block faces.

m. plant street trees that match the existing planting pattern or species;
n. use similar landscape materials; and
o. extend a low wall, use paving similar to that found nearby, or employ similar stairway construction methods.

Belltown Supplemental Guidance:

D2.I. Belltown-Specific Landscape Character: Landscape enhancement of the site may include some of the approaches or features listed below, where appropriate:

a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
b. use landscaping to make plazas and courtyards comfortable for human activity and social interaction;
c. distinctively landscape open areas created by building modulation, such as entry courtyards;
d. provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and
e. provide opportunities for installation of civic art in the landscape; designer/ artist collaborations are encouraged (e.g., Growing Vine Street).

D3 Provide Elements That Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

D3.1. Public Space Features and Amenities: Incorporate one or more of the following an appropriate:

a. public art;
b. street furniture, such as seating, newspaper boxes, and information kiosks;
c. distinctive landscaping, such as specimen trees and water features;
d. retail kiosks;
e. public restroom facilities with directional signs in a location easily accessible to all; and
f. public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny facades, and other places where people are likely to want to pause or wait.

D3.2. Intersection Focus: Enliven intersections by treating the corner of the building or sidewalk with public art and other elements that promote interaction (entry, tree, seating, etc.) and reinforce the distinctive character of the surrounding area.

Belltown Supplemental Guidance:

D3.I. Art and Heritage: Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design:

a. vestiges of Belltown Heritage, such as preserving existing stone sidewalks, curbs

b. art that relates to the established or emerging theme of that area (e.g., Western, 1st, 2nd, 3rd Avenue street specific character.

c. install plaques or other features on the building that pay tribute to Belltown history.

D3.II. Green Streets: Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.

D3.III: Street Furniture/Furnishings along Specific Streets: The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

a. 1st Avenue: Any new installations between Denny Way and Virginia Street should continue the established character of the street by using unique pieces of inexpensive and salvaged materials such as the Wilkenson sandstone pieces that are currently in place. South of Virginia, new installations should reflect the character of the Pike Place Market.

b. 3rd Avenue: New installations on 3rd Avenue should continue to be "civic" and substantial and be reflective of the role the street plays as a major bus route.

c. 2nd Avenue: New installations on 2nd Avenue should continue the style of "limited edition" street art that currently exists between Cedar Street and Virginia Street.

d. 4th Avenue: Street furnishings on 4th Avenue should be "off-the-shelf"/ catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.

e. 1st , 2nd and 3rd Avenues: Sidewalks should be wide and pedestrian amenities like benches, kiosks and pedestrian-scale lighting are especially important on promenade streets.

f. 5th Avenue: Installations on 5th Avenue are encouraged to have a futuristic or "googie" architectural theme to reflect the presence of the monorail as part of the streetscape.

g. Elliott Avenue: These streets offer good connections between Pike Place Market and the new sculpture garden. The area is experiencing a fair amount of residential growth. Like 1st Avenue, these streets are receiving eclectic public art and varied facades, and ultimately both will become promenade-type streets.

D3.IV. Street Edge/Furnishings: Concentrate pedestrian improvements at intersections with Green Streets (Bell, Blanchard, Vine, Cedar between 1st and Elliott, Clay, Eagle, and Bay Streets). Pedestrian crossings should be "exaggerated," that is they should be marked and illuminated in a manner where they will be quickly and clearly seen by motorists.

D4 Provide Appropriate Signage: Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D4.1. Desired Signage Elements: Signage should be designed to:

a. facilitate rapid orientation
b. add interest to the street level environment
c. reduce visual clutter
d. unify the project as a whole
e. enhance the appearance and safety of the downtown area.

D4.2. Unified Signage System: If the project is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:

a. signs clustered on kiosks near other street furniture or within sidewalk zone closest to building face;
b. signs on blades attached to building facade;
c. signs hanging underneath overhead weather protection.

D4.3. Signage Types: Also consider providing:

d. building identification signage at two scales: small scale at the sidewalk level for pedestrians, and large scale at the street sign level for drivers;
e. sculptural features or unique street furniture to complement (or in lieu of) building and tenant signage;
f. interpretive information about building and construction activities on the fence surrounding the construction site.

D4.4. Discourage Upper-Level Signage: Signs on roofs and the upper floors of buildings intended primarily to be seen by motorists and others from a distance are generally discouraged.

D5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D5.1. Lighting Strategies: Consider employing one or more of the following lighting strategies as appropriate.

a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
b. Install lighting in display windows that spills onto and illuminates the sidewalk.
c. Orient outside lighting to minimize glare within the public right-of-way.

D6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

D6.1. Safety in Design Features: To help promote safety for the residents, workers, shoppers, and visitors who enter the area:

a. provide adequate lighting;
b. retain clear lines of sight into and out of entries and open spaces;
c. use semi-transparent security screening, rather than opaque walls, where appropriate;
d. avoid blank and windowless walls that attract graffiti and that do not permit residents or workers to observe the street;
e. use landscaping that maintains visibility, such as short shrubs and/or trees pruned so that all branches are above head height;
f. use ornamental grille as fencing or over ground-floor windows in some locations;

g. avoid architectural features that provide hiding places for criminal activity;
h. design parking areas to allow natural surveillance by maintaining clear lines of sight for those who park there, for pedestrians passing by, and for occupants of nearby buildings;
i. install clear directional signage;
j. encourage "eyes on the street" through the placement of windows, balconies, and street-level uses; and
k. ensure natural surveillance of children's play areas.

VEHICULAR ACCESS AND PARKING

E1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E1.1. Vehicle Access Considerations: Where street access is deemed appropriate, one or more of the following design approaches should be considered for the safety and comfort of pedestrians.

a. minimize the number of curb cuts and locate them away from street intersections;
b. minimize the width of the curb cut, driveway, and garage opening;
c. provide specialty paving where the driveway crosses the sidewalk;
d. share the driveway with an adjacent property owner;
e. locate the driveway to be visually less dominant;
f. enhance the garage opening with specialty lighting, artwork, or materials having distinctive texture, pattern, or color
g. provide sufficient queuing space on site.

E1.2. Vehicle Access Location: Where possible, consider locating the driveway and garage entrance to take advantage of topography in a manner that does not reduce pedestrian safety nor place the pedestrian entrance in a subordinate role.

E2 Integrate Parking Facilities: Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

E2.1. Parking Structures: Minimize the visibility of at-grade parking structures or accessory parking garages. The parking portion of a structure should be architecturally compatible with the rest of the building and streetscape. Where appropriate consider incorporating one or more of the following treatments:

a. Incorporate pedestrian-oriented uses at street level to reduce the visual impact of parking structures. A depth of only 10 feet along the front of the building is sufficient to provide space for newsstands, ticket booths, flower shops, and other viable uses.
b. Use the site topography to help reduce the visibility of the parking facility.
c. Set the parking facility back from the sidewalk and install dense landscaping.
d. Incorporate any of the blank wall treatments listed in Guideline C-3.
e. Visually integrate the parking structure with building volumes above, below, and adjacent.
f. Incorporate artwork into the facades.

g. Provide a frieze, cornice, canopy, overhang, trellis or other device at the top of the parking level.

h. Use a portion of the top of the parking level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter.

E2.2. Parking Structure Entrances: Design vehicular entries to parking structure so that they do not dominate the street frontage of a building. Subordinate the garage entrance to the pedestrian entrance in terms of size, prominence on the street-scape, location, and design emphasis. Consider one or more of the following design strategies:

i. Enhance the pedestrian entry to reduce the relative importance of the garage entry.

j. Recess the garage entry portion of the facade or extend portions of the structure over the garage entry to help conceal it.

k. Emphasize other facade elements to reduce the visual prominence of the garage entry.

l. Use landscaping or artwork to soften the appearance of the garage entry from the street.

m. Locate the garage entry where the topography of the site can help conceal it.

E3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

E3.1. Methods of Integrating Service Areas: Consider incorporating one or more of the following to help minimize these impacts:

a. Plan service areas for less visible locations on the site, such as off the alley.

b. Screen service areas to be less visible.

c. Use durable screening materials that complement the building.

d. Incorporate landscaping to make the screen more effective.

e. Locate the opening to the service area away from the sidewalk.

BOARD DIRECTION

At the conclusion of the Final Early Design Guidance meeting, the Board recommended the project move on to MUP application.