



**RECOMMENDATION OF THE  
WEST DESIGN REVIEW BOARD**

Record Number: 3036111-LU

Address: 101 W. Roy Street

Applicant: Runberg Architecture Group

Date of Meeting: Wednesday, August 04, 2021

Board Members Present: John Morefield, Chair  
Allan Farkas  
Jennifer Montessoro  
Janell Eckrich  
Tiffany Rattray

Board Members Absent: None

SDCI Staff Present: Michael Gushard

**SITE & VICINITY**

Site Zone: Seattle Mixed – Uptown 85 (M1) [SM-UP 85 (M1)]

Nearby Zones: (North) Seattle Mixed – Uptown 85 (M1) [SM-UP 85 (M1)]  
(South) Seattle Mixed – Uptown 85 (M1) [SM-UP 85 (M1)]  
(East) Seattle Mixed – Uptown 85 (M1) [SM-UP 85 (M1)]  
(West) Midrise (M) [MR (M)]

Lot Area: 25,570 sq. ft.

Overlays: Uptown Urban Center  
Airport Height District  
Uptown Design Review Guideline Area



**Current Development:**

The subject site is comprised of two existing tax parcels currently developed with a multifamily residential structure built in 1918 and a surface parking lot. The site slopes downward north to south approximately six feet.

**Surrounding Development and Neighborhood Character:**

The subject site is located on the southwest corner of 1st Ave W and W Roy St in the Uptown Urban Center. Adjacent to the site are a performance art building, On the Boards (a theater), is located to the north, multifamily residential uses to the east and west, and an office building to the south. The Uptown neighborhood is primarily comprised of multifamily housing uses to the north and west which transition to single-family residences moving north. To the south and east are a mix of multifamily residential, commercial, office, and dining establishments. Several Historic City Landmark structures are found throughout the neighborhood, including the Del a Mar Apartment Building one block to the north. Recreational opportunities exist at Key Arena and the Seattle Center campus two blocks to the southeast and Counterbalance Park one block to the east. The area was rezoned from Neighborhood Commercial 3-40 to Seattle Mixed - Uptown 85 (M1) on 11/10/17.

The Uptown neighborhood is in transition, with new development joining historic structures to form an eclectic mix of building types, including large, early-twentieth century warehouse and apartment buildings to modern, commercial office buildings and recent mixed-use multifamily structures. Moving west of the subject site along W Roy St residential structures average four-stories in height and primarily consist of neutral-colored panels and brick materials. In contrast, residential character found along 1st Ave gives way to a commercial presence south of W Mercer St. More recent developments in the vicinity average five- to six-stories in height and include street-level setbacks, balcony insets on the upper levels, and distinguish masses using changes in materiality. Street signs, artwork, and lighting elements found throughout the neighborhood are used to identify Uptown as an Art and Culture District. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 413 3rd Ave W and 505 3rd Ave W.

**Access:**

Vehicular access is proposed from 1st Ave W. Pedestrian access is proposed from 1st Ave W and W Roy St.

**Environmentally Critical Areas:**

There are no mapped environmentally critical areas located on the subject site.

**PROJECT DESCRIPTION**

Design Review Early Design Guidance for an 8-story, 162-unit apartment building. Parking for 105 vehicles proposed. Existing building to be demolished.

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.

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

**Mailing     Public Resource Center**

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

<b>ADMINISTRATIVE EARLY DESIGN GUIDANCE June 17, 2020</b>
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## **PUBLIC COMMENT**

SDCI staff received the following design related comments:

- Opposed to the proposed eight-story height. Preferred a maximum height of four- or five-stories.
- Opposed to the proposed development.
- Concerned about reduced sunlight, fresh air, and privacy to the adjacent residential buildings.
- Encouraged saving the tree at the southwest corner of the site.
- Observed that many buildings in the vicinity are a maximum of four-stories in height.
- Concerned the proposed height and modern, blocky design would detract from the existing neighborhood character established by older, classic brick buildings.
- Appreciated how the project relates to the "Heart of Uptown."
- Encouraged more attention to how the proposed structure relates to the multifamily residential area north of the project site.
- Observed the biggest massing impact is to the north and northwest. Suggested more design elements on the north side of the project.
- Concerned the project is out of scale for the neighborhood.
- Urged pedestrian-friendly design elements.
- Supported rooftop gardens, balconies, eco-friendly design, and energy efficiency.

SDCI received non-design related comments concerning views, housing affordability, parking, density, traffic, and construction impacts.

One purpose of the design review process is for the 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. 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 record number: <http://web6.seattle.gov/dpd/edms/>

*\*On April 27, 2020, the Seattle City Council passed emergency legislation [Council Bill 119769](#) which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project elected to make this change for the Early Design Guidance. The Recommendation meetings for this proposal were Full Design review and discussed by the Board at a public virtual design review board meeting.*

## **PRIORITIES & RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

### **ADMINISTRATIVE EARLY DESIGN GUIDANCE**

#### **1. Massing and response to context**

- a. The surrounding neighborhood has a strong context of simply shaped buildings clad in masonry. For this reason, staff agrees with public comment regarding context and agrees with the applicant that their preferred option best responds to the surrounding neighborhood and should be used to build future iterations of the proposal. (**CS2-A, CS3-A-3, CS2-C-1, CS2-3-a, CS3-A-1, DC2-A-1, DC2-B-1**)
- b. In agreement with public concerns about scale, staff notes that the proposed gridded frame feature is not in keeping with the surrounding context and is too large to use effectively as a scaling feature. Use masonry as a field material with deeply set windows as a scaling element. This will help respond to the many comments about the proposed building's size. (**CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1, DC4-1-a**)
- c. Study the pattern of openings and rhythm of the surrounding context and use your findings to instruct the creation of window modules. Review the proposal for 3025946-EG page (16-27) for an example of a successful examination of façade features along Roy street. Provide a similar exploration at the Recommendation phase. (**CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1, DC4-1-a**)
  - i. The window module examples included in the EDG packet are strong. Explore how to use them with traditional patterning in a field of masonry.

- d. Differentiating the top floor could emphasize the height of the building. The size of the building came up frequently in public comment. At Recommendation, please explore bringing masonry up to the higher floor and maintaining a simple shape as this is the context of the neighborhood. You should include an examination of how each treatment responds to guidelines in this exploration. **(CS3-A-1, DC2-B-1)**
- e. The metal scrim feature is not in keeping with the context of the neighborhood. Explore more traditional ways of marking the corner that responds specifically to permanent architectural features of the buildings in the surrounding area. Respond to the Uptown Guidelines that request art in a way that does not overwhelm the art across the street. **(CS3-A-1, CS2-C-1, CS3-1-b and DC4-1-c)**
- f. There is a precedent for corner entries in the neighborhood. Explore this feature at the Recommendation phase. This could be a way of defining the corner entry without the scrim feature. Options without the corner entry should be detailed simply, with a masonry column like the buildings in the neighborhood. **(CS3-A-1, CS2-C-1 and CS3-1-b)**

## **2. Ground floor and landscape**

- a. Successful ground floor units include a buffer to create a semi-private weather protected, space with stoops wide enough for personalization. At Recommendation, show how this guidance is integrated into your proposal explain and why the units will not present as a blank wall of drawn curtains when completed and occupied. **(PL2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4 and PL3-3-a)**
- b. The frame element defining the ground floor units makes them look overly commercial. Explore ways to create fine-grained detail at the units. Use brick as a field material that comes all the way to the stoop level. **(CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4, PL3-3-a DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1-a)**
- c. Members of the public commented that the buildings should include eco-friendly design and features. At recommendation, illustrate how the proposal responds to Chapter CS1 of the design guidelines. Public comment also requested the preservation of a significant tree on site. If it is lost, in the proposal, consider plantings as a buffer at ground floor units as a way of mitigating the loss of canopy **(CS1-A, CS1-B, CS1-C, CS1-D, CS1-E, CS1-2, DC4-D and DC4-E)**

## **RECOMMENDATION August 4, 2021**

### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Concerns about the size of mechanical units on the roof
- Request that the applicant consider the scale of the double height entry in comparison with the scale of the theater entry across the street.
- Suggestion of a setback at upper levels of the south façade
- Disagreement with Early Design Guidance suggesting the use of masonry
- Support for the proposed project

- Request for the integration of art into the project
- Suggestion that a plaza at the northeast corner would be important
- Request for inclusion of lush landscaping
- In support of lighting, murals and landscaping as proposed

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

- Concerned the building would not fit the aesthetic of the surrounding block which is primarily comprised of older, red brick apartment buildings that carry the heritage of older architecture.
- Observed that the current adjacent buildings are no taller than four stories and would thus experience shade impacts from the proposed eight-story structure.
- Encouraged the building to be no more than four stories tall and include red brick architecture to match the neighborhood and conform to its character rather than replacing it.
- Suggested locating a taller portion of the building on the south side of the structure to avoid blocking views on W Roy St.
- Suggested incorporating a landscaped buffer instead of building directly adjacent to the sidewalk.

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

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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 recommendations.

### **1. Street-facing elevations and Penthouse**

- a. The Board expressed frustration that previously unseen renderings were provided at the meeting that depicted materials colors in slightly different arrangements than what was shown in their printed packets, creating confusion about which aspects of the design had changed. After some deliberation about how to approach this discrepancy, they unanimously chose the elevations and materials rendered on presentation slide #87 shown at the Recommendation meeting as their preferred version of the project and asked the design team to develop their responses to the recommendations based on that page. Staff requested the presentation from the applicant, and it was uploaded to the record for the project for reference by the public. The Board recommended a condition of approval to document the materials depicted on this slide in the MUP approval plans. They cited some clarifications and instructions for modifying the proposal illustrated on slide 87 of the presentation,

including the following: **(CS2-A-2, CS3-A-1, CS3-A-3, CS3-1-a, DC2-A-2, DC2-B-1, DC2-C-3, DC2-D-2, DC2-2-b, DC2-3-b, DC2-5-e, DC4-A-1 and DC4-1-a)**

- i. The hierarchy and color palette should be applied around the building including the west elevation.
  - ii. The dark vertical depicted on page 87 should go all the down the elevation breaking up the spandrel panels that create horizontal lines.
- b. The Board commended the project, as illustrated on slide 87 of the presentation, for how it uses textures in a way that creates secondary scale and they cautioned against the use of color blocking as design-strategy for the project. The Board noted they support textured and natural-colored materials like terra-cotta if the applicant desires further scaling or elements. The Board described the material palettes shown in the rest of the presentation and printed materials as “all over the place,” and stated they did not recommend approval of those material palettes since they did not meet the design guidelines as well as their chosen palette on slide 87. **(CS2-A-2, CS3-A-1, CS3-A-3, CS3-1-a, DC2-B-1, DC2-D-2, DC2-2-b, DC2-5-e, DC4-A-1 and DC4-1-a)**
- c. The Board noted that the upper floor lacks detailing that is present in the rest of the building, and the top floor also appears very flat. Conversely, the Board members also appreciated this floor’s contrast with the lower floors. They agreed that the light color of the top floor allowed the element to disappear and allows the datums of the brick volume to better connect with the surrounding context. However, they stated that a stronger cornice would help create a visual terminus for the element and the building. The Board highlighted the large cornice feature of the On the Boards building across the street as a good precedent and suggested that the applicant use it as inspiration to create a cornice that wraps the corner on the building from Roy Street to 1<sup>st</sup> Ave W. They explained that a wrapping cornice that projected on either side would help mitigate the flatness of the top floor façade and tie the design of the building to the context of historic buildings that surround it. They therefore recommended a condition of approval to accentuate the eave and cornice detail around the corner from Roy to 1st Avenue W by pulling the roof feature on the top floor out farther toward the property lines, or by pushing the wall of the top story further back from the face of the elevation. **(CS2-A-, CS3-A-1, CS3-A-2, DC2-A-2, DC2-C-1, DC2-C-3)**
- d. The Board noted that vents should not be used as an architectural feature on the street facing facades of the proposal. They stated that the integration of vents in the plane of the window modules was successful in allowing the building’s architectural design to show through. They recommended a condition that vents not pop out from the plane of any street facing volumes of the building including the top floor. **(DC2-B-1 and DC2-D-2)**

## **2. Non-Street Facing Elevations**

- a. The Board noted the South elevations of the building were bland, unbalanced and did not meet the design guidelines. They stated that this elevation needed more depth and that the base nearest to 1<sup>st</sup> Ave W created a blank wall condition. They

also suggested that the applicant’s decision to place art in the center of the elevation away from the public realm may not be the best way to balance the elevation. The Board recommended a condition that the applicant work with staff to balance the design of this elevation and add more texture, using the street facing elevations on slide 87 of the applicant’s presentation as a starting point. The Board mentioned strategies to meet this condition could include adding more art or placing the art closer to the right of way. (**CS2-A-2, CS2-C-1, CS3-A-1, DC2-B-1, DC2-B-2, DC2-C-1, DC2-D-1, DC2-D-2, DC2-2-a, DC4-A-1 and DC4-1-a**)

- b. The Board discussed the courtyard of the proposal and encouraged the applicant to consider creating hierarchy here by applying the quality materials, hierarchy and a lighter version of the palette than appears on the street facing elevations. (**CS2-A-2, CS2-C-1, CS3-A-1, DC2-B-1, DC2-B-2, DC2-C-1, DC2-D-1, DC2-D-2, DC2-2-a, DC4-A-1 and DC4-1-a**)

### **3. Landscaping, Lighting, and details**

- a. The Board recommended approval of the lighting and signage plan as depicted in the design review packet but recommended a condition that no up-lighting be included in the project unless it’s integrated into the art or covered by a canopy. (**PL2-B-2 and DC2-B-1**)
- b. The Board did not have specific comments about the landscaping as illustrated and recommended that it met the design guidelines. (**PL3-A-4, PL3-1-b DC2-2-b**)
- c. The Board called out the lattice work brick at the entries as a very positive feature of the proposal and recommended a condition that it should be included in future iterations of the project. This feature provides visual interest and scale within the overall vocabulary of the building and places a dynamic visual feature to mark the entry. (**CS2-3-b, CS3-A-1, CS3-A-2, PL2-B-3, PL3-1-c, DC2-C-1, DC2-C-2, DC2-1-a and DC2-2-b**)

## **DEVELOPMENT STANDARD DEPARTURES**

At the time of the Recommendation meeting no departures were requested by the applicant.

## **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](#).

<b>CONTEXT &amp; SITE</b>
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**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.

***Uptown Supplemental Guidance:***

**CS1-1 Topography**

**CS1-1-a. Street Grade:** Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade.

**CS1-1-b. Step with the Grade:** Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, vertical and horizontal modulation, stepping facades.

**CS1-1-c. Service & Access Impacts:** Use existing grade changes to minimize service and access impacts in through-block developments.

**CS1-1-d. Step Fencing:** If fencing or screening is included in the design, it should step along with the topography.

**CS1-1-e. Safe & Attractive Transition:** Design ground-level treatments that create a safe, attractive transition between the building, site and the sidewalk such as terraces, stoops, rockeries, stairs, and landscaping, or other positive approaches used on adjacent properties. Create a transition between ground level interior and adjacent pedestrian areas and public sidewalks that achieves a balance of transparency for safety (eyes on the street) and screening for privacy.

**CS1-2 Plants and Habitat**

**CS1-2-a. Habitat Landscapes:** Create habitat landscapes of native species in building setbacks, right-of-ways, green roofs, walls and gardens. Look for opportunities to contribute to neighborhood and citywide connective habitats for insects and birds, while providing a safe environment for pedestrians.

**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.

#### ***Uptown Supplemental Guidance:***

##### **CS2-1 Sense of Place**

**CS2-1-a. Identity Features:** Use site identity features at Uptown Gateway locations. Examples of identity features include art, welcoming or wayfinding signage, distinct architecture or major public open space.

##### **CS2-2 Adjacent Sites**

**CS2-2-a. Relationships & Connections:** Buildings adjacent to the Seattle Center campus should be sited to create synergistic relationships and reinforce connections between the Seattle Center and the surrounding Uptown neighborhood.

##### **CS2-3 Corner Sites**

**CS2-3-a. Address the Corner:** Generally, buildings within Uptown should meet the corner and not be set back, except for Gateway locations. Buildings, retail treatments, and open spaces should address the corner and promote activity.

**CS2-3-b. Corner Entrances:** Generally, corner entrances are discouraged for retail uses. However, corner entrances may be appropriate to emphasize Gateways or locations with high pedestrian activity within the Heart of Uptown.

**CS2-3-c. Special Features:** Corner sites are often desirable locations for small publicly-accessible plazas, art, and other special features.

#### **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.

### ***Uptown Supplemental Guidance:***

#### **CS3-1 Placemaking**

**CS3-1-a. Design Features:** Include design features that make the Arts and Cultural District visible to pedestrians such as interpretive panels, banners, plaques, building names, wayfinding, signage and art.

**CS3-1-b. Visual Art:** Make visual art an integral part of the design concept, especially along Mercer/Roy Street corridor, near theaters and other cultural venues, and in the Heart of Uptown.

## **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.

#### ***Uptown Supplemental Guidance:***

##### **PL1-1 Enhancing Open Spaces**

**PL1-1-a. Connections:** Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping, and other elements to provide a clear definition between the public and private realms.

##### **PL1-2 Adding to Public Life**

**PL1-2-a. Adjacency to Seattle Center:** Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.

##### **PL1-3 Pedestrian Volumes and Amenities**

**PL1-3-a. Volume & Flow:** Encourage streetscapes that respond to unique conditions created by Seattle Center. Design wide sidewalks, sturdy street furniture and durable landscaping to accommodate high pedestrian volumes and flow of event crowds.

**PL1-3-b. Notable Locations:** Pedestrian amenities are especially encouraged in the Heart of Uptown, and along the Queen Anne Ave. and 1st Ave N corridors.

**PL1-3-c. Pedestrian Uses:** All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks though additional building setback at street level.

##### **PL1-4 Outdoor Uses and Activities**

**PL1-4-a. Outdoor Dining:** Encourage outdoor dining throughout Uptown.

#### **PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

##### **PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

##### **PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

##### **PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

#### **PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

### **PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

#### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

#### **PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

#### **PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.



**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

#### ***Uptown Supplemental Guidance:***

##### **PL3-1 Entries**

**PL3-1-a. Pedestrian Orientation:** Design entries to be pedestrian-friendly. Consider how the position, scale, architectural detailing, and materials will create an entry that is clearly discernible to the pedestrian.

**PL3-1-b. Safety Sightlines & Features:** Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider safety sightlines as well as safety features such as decorative fencing and high visibility gating. Landscaping should be consistent with these features.

**PL3-1-c. Design Features:** The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged. Building addresses and names (if applicable) should be located at entrances, and tastefully crafted.

##### **PL3-2 Residential Edges on Pedestrian Streets**

**PL3-2-a. Security:** Where residential buildings are located along the pedestrian-oriented Class 1 or Class 2 Pedestrian Streets, include façade lighting and visible lobbies or public-facing retail spaces to enhance the security of the adjacent sidewalk.

##### **PL3-3 Ground Level Residential Edges (Including Live/Work Uses)**

**PL3-3-a. Entries:** Provide a direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering the building during inclement weather.

**PL3-3-b. Elevate the Ground Floor:** Elevating the ground floor of the living area two to four feet above the adjacent sidewalk grade to increase privacy is desirable. This design guideline does not apply to designated ADA accessible units.

**PL3-3-c. Boundaries:** Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds may screen but not block views to and from the street and should help define individual units. Retaining walls should generally not be taller than four feet. If additional height is required to accommodate grade conditions, then terraces can be employed.

**PL3-3-d. Gates & Fencing:** Where gates and fencing are used as threshold features, design them for high visibility and incorporate landscaping to soften these features.

##### **PL3-4 Retail Edges**

**PL3-4-a. Retail Size:** Smaller store-front shops are preferred along Class 1 and Class 2 Pedestrian Streets to accommodate smaller local retailers and provide affordable retail space options.

**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.

***Uptown Supplemental Guidance:*****PL4-1 Entry Locations and Relationships**

**PL4-1-a. Consider Transit Riders:** When buildings are located adjacent to a major transit stop, integrate weather protection and public seating for bus riders into the design of the building to eliminate the need for a bus shelter, and enhance the function and safety of the pedestrian environment.

**PL4-2 Planning Ahead for Bicyclists**

**PL4-2-a. Bike Facilities:** Placement of long-term bicycle storage should consider cyclist safety and ease of access. Provide the required short-term bike racks near main building entrance to accommodate private and shared bicycles. Consider customizing the SDOT approved racks (“inverted U” or “staple” style) to reflect Uptown Arts and Cultural District branding such as colors, distinctive place-names, plaques, or other design elements.

**PL4-2-b. Bike Connections:** Facilitate connections to major bicycle infrastructure including the Thomas Street Bridge/Elliott Bay Trail, Mercer Street protected bike lane and 2nd Avenue/Denny Way protected bike lane.

**PL4-3 Transit Facilities**



**PL4-3-a. Pedestrian Activity:** Transit facilities should be designed as an integral part of any co-development and be designed to support all relevant Citywide Design Guidelines, especially those regarding the ground floor and pedestrian activity.

1. On Class I Pedestrian Streets, required street level uses are essential to achieving the intent of Pedestrian Street Classifications. Operational needs may require that vehicle entrances to transit facilities be wider than permitted for parking garages, and facade lengths may be greater than other structures in the neighborhood. Street frontage of these projects should maintain and reinforce the levels of pedestrian activity and visual interest that Class I Pedestrian streets are intended to achieve.

2. On all streets bus layover facilities should completely screen the layover space from public view. Ideally other uses with transparent, active storefronts are located between bus parking and all adjacent, street public right of way.

## 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.

***Uptown Supplemental Guidance:***

## **DC2-1 Architectural Context**

**DC2-1-a. Arts & Cultural District:** Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown's evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that reflects the Uptown Arts and Cultural District.

## **DC2-2 Blank Walls and Retaining Walls**

**DC2-2-a. Artwork & Murals:** Artwork and murals, created in collaboration with the Uptown Arts and Cultural Coalition, are encouraged for any temporary or permanent blank walls.

**DC2-2-b. Pattern & Texture:** Throughout Uptown any visible retaining walls should be constructed of materials that will provide substantial pattern and texture. Rockery, stone, stacked stone or stained concrete, or brick are preferred. Walls should be appropriately designed and scaled for the pedestrian environment. Landscaping or art in conjunction with retaining walls is strongly encouraged.

## **DC2-3 Secondary Architectural Features**

**DC2-3-a. Storefront Design:** Design storefronts to allow and encourage tenants to create individualized architectural features.

**DC2-3-b. Window Design:** Encourage substantial window detailing and recessed windows. Discourage flush window treatments.

## **DC2-4 Dual Purpose Elements**

**DC2-4-a. Canopies & Weather Protection:** The use of exterior canopies or other weather protection features is favored throughout Uptown for residential and commercial uses. Canopies and awnings should be sized to the scale of the building and the pedestrian, and blend well with the building and surroundings.

## **DC2-5 Tall Buildings**

**DC2-5-a. Response to Context:** Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

**DC2-5-b. Tall Form Placement, Spacing & Orientation:** Locate the tall forms to optimize the following: minimize shadow impacts on public parks, plazas and places; maximize tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize general impacts to nearby existing and future planned occupants.

**DC2-5-c. Tall Form Design:** Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

**DC2-5-d. Intermediate Scales:** To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.

**DC2-5-e. Shape & Design All Sides:** Because tall forms are visible from many viewpoints/distances, intentionally shape the form and design of all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

**DC2-5-f. Adjusted Base Scale:** To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.

**DC2-5-g. Ground Floor Uses:** Include identifiable primary entrances -scaled to the tall form - and provide multiple entries. Include genuinely activating uses or grade-related residences to activate all streets.

**DC2-5-h. Facade Depth & Articulation:** Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger façade areas of tall buildings, especially in the base and lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

**DC2-5-i. Quality & 6th Elevations:** Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings and other surfaces seen from below, including lighting, vents, etc.

**DC2-5-j. Transition to the Sky & Skyline Composition:** Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study & design how the tall building will contribute to the overall skyline profile and variety of forms.

**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.

***Uptown Supplemental Guidance:***

**DC4-1 Building Materials**

**DC4-1-a. Exterior Treatments:** Decorative exterior treatments using brick, tile, and/or other interesting more modern exterior finish materials are strongly preferred.

**DC4-1-b. Quality Materials:** Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Materials at the street level should be of the highest quality.

**DC4-1-c. Compatible Materials:** Use materials, colors, and details to unify a building's appearance; buildings and structures should be clad with compatible materials on all sides. Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally 'wrap the corner' of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

**DC4-1-d. Stucco:** The use of stucco is strongly discouraged.

**DC4-2 Commercial Signage**

**DC4-2-a. Pedestrian-Scale Signage:** Pedestrian-scale commercial signage such as blade signs, wall-mounted signs, and signs below awnings, are encouraged. Signs for arts and cultural uses that incorporate elements of color and light are also encouraged.

**DC4-2-b. Creative Expression:** Storefront signs that integrate creativity and individual expression into the overall design of storefronts are encouraged. Signs that appear cluttered and detract from the quality of the building's design are discouraged.

**DC4-3 Commercial Lighting**

**DC4-3-a. Pedestrian-Scale Lighting:** Uptown accommodates shopping and eating experiences during the dark hours of the Northwest's late fall, winter, and early spring. Pedestrian-scale lighting for both the public sidewalks and private pathways is encouraged.

**DC4-3-b. Visual Interest:** Creative distinct lighting fixtures and schemes that enhance the unique identity of the Uptown Arts and Cultural District is strongly encouraged. Lighting should add visual interest for both pedestrians and drivers while not disturbing any adjacent residential properties.

**DC4-4 Trees, Landscape and Hardscape Materials**

**DC4-4-a. Hardscape Design:** Consider the use of permeable pavement or artistic design elements where landscaped design elements are not feasible or sustainable.

**RECOMMENDATIONS**

## **BOARD DIRECTION**

The recommendation summarized above was based on the design review packet dated Wednesday, August 04, 2021, the presentation entered into the record Thursday, August 5th and the materials shown and verbally described by the applicant at the Wednesday, August 04, 2021 Design Recommendation meeting, uploaded to the Record on August 10, 2021. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design with the following conditions:

1. Use the material palette and contrasts in texture shown on page 87 of the presentation provided at the Board meeting (uploaded to the Record on August 10, 2021). **(CS2-A-2, CS3-A-1, CS3-A-3, CS3-1-a, DC2-B-1, DC2-D-2, DC2-2-b, DC2-5-e, DC4-A-1 and DC4-1-a)**
- d. Further accentuate the eave and cornice detail around the corner from Roy to First Avenue W by pulling the roof feature out further toward the property lines, or by pushing the wall of the top story further back from the face of the elevation. **(CS2-A, CS3-A-1, CS3-A-2, DC2-A-2, DC2-C-1, DC2-C-3)**
2. All vents on street facing elevations, including but not limited to the top floor, should be shrouded within the design of the building, and not extrude from the face of the elevations. **(DC2-B-1 and DC2-D-2)**
3. Work with the planner to add a more textured design to the south elevation, using the street facing elevations on page 87 of the applicant's presentation as a starting point. **(CS2-A-2, CS2-C-1, CS3-A-1, DC2-B-1, DC2-B-2, DC2-C-1, DC2-D-1, DC2-D-2, DC2-2-a, DC4-A-1 and DC4-1-a)**
4. Do not include any up lighting unless it is within the art feature or underneath a canopy. **(PL2-B-2 and DC2-B-1)**
5. The lattice work brick at the entry should remain as rendered in the Recommendation packet. **(CS2-3-b, CS3-A-1, CS3-A-2, PL2-B-3, PL3-1-c, DC2-C-1, DC2-C-2, DC2-1-a and DC2-2-b)**

**REC REPORT SENT 9/7/2021 BCC**

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