



## RECOMMENDATION OF THE WEST DESIGN REVIEW BOARD

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Record Number: 3035333-LU

Address: 210 Minor Ave N

Applicant: Jodi Patterson O'Hare; PUBLIC47 Architects

Date of Meeting: Wednesday, March 09, 2022

Board Members Present: John Morefield (chair)  
Allan Farkas  
Tiffany Rattray  
Janell Eckrich  
Catherine Sweeney

Board Members Absent: None

SDCI Staff Present: David Sachs

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### SITE & VICINITY

Site Zone: Seattle Mixed – South Lake Union/R 65/95 [SM-SLU/R 65/95]

Nearby Zones: (North) Seattle Mixed – South Lake Union/R 65/95 [SM-SLU/R 65/95]  
(South) Seattle Mixed – South Lake Union 240/125-440 [SM-SLU 240/125-440]  
(East) Seattle Mixed – South Lake Union/R 65/95 [SM-SLU/R 65/95]  
(West) Seattle Mixed – South Lake Union/R 65/95 [SM-SLU/R 65/95]

Lot Area: 14,427 sq. ft.



**Current Development:**

The subject site is currently developed as a surface parking lot. The site is rectangular in shape and slopes downward east to northwest approximately six feet.

**Surrounding Development and Neighborhood Character:**

The subject site is located on the northeast corner of Minor Ave N and John St in the South Lake Union Urban Center. Multifamily residential structures are adjacent to the south and west; institutional uses are adjacent to the north and east. The proximate blocks are primarily a mix of multifamily residential, institutional, mixed-use, and commercial structures. Community green space Cascade Park one block to the north and the Seattle City Light Denny Substation one block to the south anchor the neighborhood. Historic City Landmark structure Immanuel Lutheran Church is located at the northeast corner of the block. One block to the south, Minor Ave N intercepts major arterial Denny Way, which offers east-west circulation. One block to the west, John St intercepts north-south connector Fairview Ave N. Interstate 5 is located three blocks to the east.

The Cascade neighborhood is in transition with older low- and midrise structures being replaced with primarily larger mixed-use developments. Buildings in the vicinity range from one to eighteen stories in height with no single architectural style prevailing. Newer developments commonly have a rectilinear massing above a defined one- or two-story podium. Vertical bays and framing elements are common design features. By contrast, older structures are generally lowrise, warehouse-style or masonry developments. Cementitious fiber cement, metal panel, and masonry are prevalent façade materials. Strong street walls are softened by street trees which enhance the pedestrian realm. The area was rezoned from Seattle Mixed – South Lake Union/R 55/85 to Seattle Mixed – South Lake Union/R 65/95 on 5/14/17. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1370 Stewart St, 1305 Stewart St, and 1120 John St.

**Access:**

Vehicular access is proposed from the alley. Pedestrian access is proposed from John St.

**Environmentally Critical Areas:**

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

**PROJECT DESCRIPTION**

Design Review Recommendation for an 8-story, 118-unit apartment building. Parking for 13 vehicles proposed.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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)

#### **EARLY DESIGN GUIDANCE June 30, 2021**

#### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Supportive of a new structure being built in place of the existing parking lot.
- Supportive of the two departures being requested.

SDCI staff did not receive any public comments in writing prior to the meeting.

The Seattle Department of Transportation offered the following comments:

- Stated the street frontage must meet the minimum requirements of street trees in a 5.5' planting strip between a 6" curb and 6' sidewalk.
- Supported a voluntary pedestrian easement along E John St to allow a 6' sidewalk and 5.5' planting strip.
- Stated that curb ramps are required at the corner of Minor Ave and John St.

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

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

#### **PRIORITIES & BOARD 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 Options:** The Board discussed all massing option alternatives provided by the applicant and agreed with the applicant's preferred alternative 3 in how it addresses the SCCA Patient House courtyard to the east, the 2-story podium along John St, and the carved-out massing on Minor Ave N. The Board recommended moving forward with the development of Alternate 3 with the following guidance. CS2-4-a Relationship to the Block – All Corner Sites and CS3-A-1 Fitting Old and New Together, DC2-3 Building Podiums.
  - a. The Board liked how the building massing responded to the L-shaped building and courtyard orientation of the SCCA Patient House to the east of the site. The east facing courtyard of the proposed alternative successfully respected and enhanced the perceived openness between the two sites. The Board suggested that this relationship be carried forward. CS3-A-1 Fitting Old and New Together, PL1-A-1 Connectivity – Enhancing Open Space, and DC2-1 Massing Design, and Scale.
  - b. The Board was supportive of the U-shaped plan of the preferred option and how the truncated north wing both opened the courtyard to the northeast and reduced the effect of the zero lot-line condition created along the north property line. The Board encouraged the applicant to continue exploring ways in which to lessen the perceived height, bulk, and scale, of the massing, as it will likely remain visible for some time. CS3-A-1 Fitting Old and New Together, PL1-A-1 Connectivity – Enhancing Open Space and DC2-1 Massing Design, and Scale.
  - c. The Board appreciated how locating the amenity room and exterior terrace at the southwest corner helped reduce the perceived height, bulk, and scale. The Board also approved of the deep setback from Minor Ave N and the carved upper level on John St, and complimented the overall architectural concept. DC2-1 Massing Design, and Scale and DC2-5-a-1 Secondary Architectural Features – Rooftops.
  - d. The Board commended the applicant's development of each massing alternative and appreciated the level of modulation shown on the three options. The Board specifically commented on the successful use of balconies on alternative 2 and strongly suggested that the applicant study ways in which to incorporate them on the preferred alternative in a way that is integral to the overall architectural concept. The Board stated that the balconies should not appear tacked on or take away from the clarity of the simple massing approach as shown in the EDG packet. DC2-C-1 Secondary Architectural Features – Visual Depth and Interest.
  - e. The Board strongly discouraged balconies at the second floor of the two-story setback carved out of the building mass on Minor Ave N, to preserve the legibility of the overall architectural concept. DC2-B-1 Architectural and Façade Composition – façade Composition.
2. **Façade Articulation and Materiality:** The Board was supportive of the overall approach implied on the Initial Design Concept diagram and narrative shown on page 34 of the EDG packet and recommended moving forward with the following guidance. DC2-B-1

Architectural and Façade Composition – façade Composition and DC2-C-1 Secondary Architectural Features – Visual Depth and Interest.

- a. The Board gave guidance that the façade articulation and fenestration should reinforce the overall interlocking architectural concept and that each of the three parts of the mass retain its own identity. The Board explicitly requested that the applicant show in the Recommendation packet the process, evolution of façade design, and other explorations done by the applicant, based on the Board’s EDG guidance. DC2-5-a-2 Secondary Architectural Features – Visual Depth and Interest – Windows and Fenestration.
- b. In conjunction with item 1.d above, the Board reinforced the importance of well-designed facades on both street frontages with special attention given to the upper floors at the corner of John Street and Minor Ave N, and the southeast corner in response to the SCCA Patient House across the alley. CS3-A-1 Fitting Old and New Together, DC2-B-1 Architectural and Façade Composition – façade Composition and DC2-C-1 Secondary Architectural Features – Visual Depth and Interest.
- c. The Board appreciated that the height of the podium created a datum that relates to the podium of the SCCA Patient House, however, was concerned that the eastern half of the John St podium façade appeared opaque and would not visually connect to the pedestrian nature of the street. The Board gave guidance that the fenestration within the podium should be intentionally designed so that there is visual interest and transparency along the entire façade. Pay special attention to what is solid and void and that create a hierarchy within the design that focusses on the main entry. PL1-A Network of Open Spaces, DC2-5-a-2 Secondary Architectural Features – Visual Depth and Interest – Windows and Fenestration.
- d. The Board commended the applicant’s implied open and transparent treatment of the two-story setback carved out on Minor Ave N and the second floor carve out above the podium along John Street and recommended that this condition be retained moving forward. The Board suggested that the design of the storefront in this area should be different than the storefront within the podium. PL3-A-4 Ensemble of Elements, PL3-1 Entries, and DC2-B-1 Architectural and Façade Composition – façade Composition.
- e. The Board suggested that moving forward, the applicant should propose a limited, high-quality, material palette that reinforces the overall massing concept as viewed from all sides and is compatible with those materials found within the immediate context. The Board requested that the applicant show in the Recommendation packet the process, evolution of material application, and other explorations done by the applicant, based on the Board’s EDG guidance. DC2-B-1 Architectural and Façade Composition – façade Composition and DC6-a Scale and Texture – Texture.
- f. The Board liked how the various soffits of the carved-out masses and the large overhanging roof at the top floor were visible from many vantage points and helped mitigate the overall perceived height, bulk, and scale. The Board gave guidance to

choose a material that would highlight this condition while complimenting the overall building's material palette. DC2-B-1 Architectural and Façade Composition – façade Composition and DC6-a Scale and Texture – Texture.

- g. The Board expressed some concern that the north façade would remain exposed for some time, until the adjacent property is redeveloped. The Board gave guidance that the north façade should be designed to reflect the overall architectural concept and that high-quality materials should be applied to help mitigate the blank wall created by the zero lot-line condition proposed. DC2-B-2 Architectural and Façade Composition – Blank Walls.
- h. The Board noted that there is an entry into the SCCA Patient House on the alley and gave guidance that the portion of the podium façade across from this entry should be designed as if it were an extension of the street facing façade, rather than an alley. DC1-B-1 Vehicular Access and Circulation – Access Location and Design and DC1-C Parking and Service Uses.

**3. Street Level Uses and Landscape Design:** The Board appreciated the overall planning of the site and ground floor plan with its raised corner entry into the lobby; raised private residential terraces; building services; bike room; and vehicle access from alley and recommended moving forward with the following guidance. CS1-3-b Topography and Elevation Changes – Setback or Recess Entrances, CS2-1-3-f Adjacent Streets – John and Thomas Streets, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL2-2-a Walkways and Connections – Regular Sensory Stimulation, PL3-A – Entries, PL3 -B-2 Residential Edges – Ground-level Residential, DC1-A-1 Arrangement of Interior Uses – Visibility, and DC3-A-1 Building-Open Spaces Relationship – Interior / Exterior Fit.

- a. The Board requested that the applicant study the locations of vehicle and bike parking access on the alley, as they relate to the service and access points to the SCCA Patient House on the east side of the alley, to show any potential impacts on existing circulation. DC1-B-1 Vehicular Access and Circulation – Access Location and Design and DC1-C Parking and Service Uses.
- a. The Board appreciated the inclusion of the landscape buffer between the sidewalk and the raised private residential terraces along Minor Ave N, but expressed concern with the lack of landscaping along John St, a Neighborhood Green Street. The Board reiterated the importance of an integrated architectural and landscape design that compliments the adjacent program space while also enhancing the overall pedestrian experience. The Board suggested continued refinement of the landscape design to include the right-of-way and potential landscape buffers along John St. CS2-3-f John and Thomas Street, CS2-4-a Relationship to Block – All Corner Sites.
- b. In conjunction with item 3.a above, the Board suggested that the applicant look at ways to increase potential interaction between the uses at the ground floor and the pedestrian realm along John St. The Board specifically gave guidance for the applicant to study carving out the amenity space to provide a terrace of similar depth with landscape

buffer as the one provided at the residential units along Minor Ave N. CS2-1-3-f Adjacent Streets – John and Thomas Streets, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL2-2-a Walkways and Connections – Regular Sensory Stimulation, PL3 -B-2 Residential Edges – Ground-level Residential, DC1-A-1 Arrangement of Interior Uses – Visibility, and DC3-A-1 Building-Open Spaces Relationship – Interior / Exterior Fit.

- c. The Board supported the raised entry and gracious setback at the corner of Minor Ave N and John St as it provided opportunities for seating and expanded view around the corner. The Board had concerns with the accessibility of the raised terrace and gave guidance that the entry sequence should be studied to ensure that those with disabilities can easily access all points of entry and utilize all public amenities. PL2-A Accessibility
- d. The Board gave guidance to continue to develop an interesting and engaging landscape design for the level 2 courtyard, keeping in mind that it is visible from the SCCA Patient House. PL1-C-1 Outdoor Uses and Activities – Selecting Activity Areas and DC2-5-a-1 Secondary Architectural Features – Visual Depth and Interest – Rooftops.

#### **RECOMMENDATION March 9, 2022**

##### **PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Expressed support for the design as presented.

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

- Thoughtful development of the preferred massing scheme from EDG to present.
- Excellent response to the surrounding context. The SCCA, also represented on our Community Council, has expressed appreciation for the thoughtful design of the building's east façade and courtyard. We likewise support the façade departure, because it allows for a more agreeable relationship to SCCA's rooftop space across the alley, illustrated on page 47 of the submission packet.
- Treatment of the north façade will incorporate high-quality materials and is appropriate in anticipation of future development.
- Support for the preferred configuration of Juliette balconies, patterned on the shifted corner windows at the southwest corner.
- Strong corner and landscaping design. Highlights include the west patios greenery buffer, as well as the curbside access at the east end of the lobby entrance. The site has been designed to create an activating and interesting pedestrian environment.

SDCI received non-design related comments concerning public safety during construction.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept,

identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

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

## **PRIORITIES & BOARD 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. Massing:**

- a. The Board appreciated the applicant's development of the design presented at the Recommendation meeting and recommended approval of the overall interlocking massing, clear and simple architectural concept, how the design responded to each street frontage with the deeper two-story setback along Minor Ave N, the single-story mass with carved out raised entry plaza along John Street, the eroded top floor at the corner, and the successful relationship of the second floor east-facing courtyard and its relationship to the SCCA courtyard across the alley. CS3-A-1 Fitting Old and New Together, PL1-A-1 Connectivity – Enhancing Open Space, DC2-1 Massing Design, and Scale, and DC2-5-a-1 Secondary Architectural Features – Rooftops.

### **2. Façade Articulation and Materiality:**

- a. The Board recommended approval of the overall façade design, amount of glazing, the purposeful integration of juliette balconies, architectural detailing, depth of materials, and limited, high-quality material palette as shown in various images, building elevations, and on pages 38 and 39 of the Recommendation packet. CS3-A-1 Fitting Old and New Together, DC2-B-1 Architectural and Façade Composition – façade Composition, DC2-C-1 Secondary Architectural Features – Visual Depth and Interest, and DC6-a Scale and Texture – Texture.
- b. The Board appreciated that the applicant included the various juliette balcony integration studies and recommended approval of the preferred option show on page 17 of the Recommendation packet as it did not compete with the overall façade and fenestration composition. DC2-5-a-2 Secondary Architectural Features – Visual Depth and Interest – Windows and Fenestration.
- c. The Board recommended approval of the intentionally designed fenestration within the podium along John St, as it provides visual interest and transparency along the entire façade and creates a hierarchy within the design that focusses on the main entry. PL1-A Network of Open Spaces, DC2-5-a-2 Secondary Architectural Features – Visual Depth and Interest – Windows and Fenestration.



- d. The Board recommended approval of the simple white color proposed on the various soffits of the carved-out masses and the large overhanging roof at the top floor as it creates the contrast to the vertical oriented cedar wood siding on the back walls of the recesses. DC2-B-1 Architectural and Façade Composition – façade Composition and DC6-a Scale and Texture – Texture.
- e. The Board was concerned that the proposed façade articulation and material patterning on the north façade did not reflect the overall architectural concept proposed on the Minor Ave N and John St facades, and that the limited use of high-quality materials did not help mitigate the blank wall created by the zero lot-line condition proposed. The Board, therefore, recommended a condition of approval to study ways increase clarity of the concept to better compliment the street facades rather than keystone pattern proposed on the alley and courtyard façades. DC2-B-1 Architectural and Façade Composition – façade Composition and DC2-B-2 Architectural and Façade Composition – Blank Walls.

### **3. Street Level Uses and Landscape Design:**

- a. The Board recommended approval of the overall planning of the site and ground floor plan with its raised corner entry into the lobby; raised private residential terraces; building services; bike room; and vehicle access from alley. CS1-3-b Topography and Elevation Changes – Setback or Recess Entrances, CS2-1-3-f Adjacent Streets – John and Thomas Streets, PL1-A Network of Open Spaces, PL1-B Walkways and Connections, PL2-2-a Walkways and Connections – Regular Sensory Stimulation, PL3-A – Entries, PL3 -B-2 Residential Edges – Ground-level Residential, DC1-A-1 Arrangement of Interior Uses – Visibility, and DC3-A-1 Building-Open Spaces Relationship – Interior / Exterior Fit.
- b. The Board appreciated that the applicant included the various studies of the locations of vehicle and bike parking access on the alley, as they relate to the service and access points to the SCCA Patient House on the east side of the alley, to show any potential impacts on existing circulation. The Board was concerned, however, with the lack of lighting proposed along the west side of the alley leading to the mid-block bike entry, and the Board recommended a condition of approval to add light fixtures on the alley wall of the proposed building to enhance light levels and increase public safety. PL2-B-2. Lighting for Safety, DC1-B-1 Vehicular Access and Circulation – Access Location and Design and DC1-C Parking and Service Uses.
- c. The Board recommended approval of the overall ground-level landscape design, with the inclusion of the landscape buffer between the sidewalk and the raised private residential terraces along Minor Ave N, the accent tree located outside of the interior amenity space along John St, the increased landscaping in the right-of-way towards the intersection of Minor Ave N on John St., and the well-proportioned and programmed second floor terrace, courtyard, and rooftop terrace. CS2-3-f John and Thomas Street, CS2-4-a Relationship to Block – All Corner Sites.

- d. The Board recommended approval of the wood storefront enclosed amenity space and relocated residential entry to the east end of the raised corner plaza at the corner of Minor Ave N and John St as it provided opportunities for seating, expanded view around the corner, and successfully addressed previous concerns about accessibility by people with disabilities to the entirety of the raised terrace. The Board debated whether the residential entry door was identifiable and prominent enough, but ultimately decided that the subtlety of the overall composition and the clear path of travel to the residential entry was sufficient to satisfy their concerns. PL2-A Accessibility, PL2-D Wayfinding, and PL3-A-1. Design Objectives.
- e. The Board recommended approval of the overall exterior lighting approach for the ground-level and the second-floor terraces and courtyard, as shown on pages 49 and 50 of the Recommendation packet. CD4-C Lighting.
- f. The Board Recommended approval of the wall-mounted halo-lit residential entry sign and building numbers shown on page 51 of the Recommendation packet. CD4-C Signage.

#### **DEVELOPMENT STANDARD DEPARTURES**

The Board's recommendation on the requested departure 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. The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation meeting the following departures were requested:

1. **Upper-Level Setbacks on the Alleys (23.48.235.C and 23.48.235.D):** The Code states for lots abutting an alley, portions of a structure greater than 25 feet in height shall set back a minimum of 1 foot from the alley lot line for every 2 feet of additional height above 25 feet, up to a maximum setback of 15 feet measured from the alley lot line. Projections permitted in required upper-level setbacks including decks, and balconies with open railings, are permitted to extend a maximum of 4 feet in required setback. The applicant proposes no set back from the alley property line for a width of 47 feet above a height of 25 feet.

The Board recommends approval of this departure as the proposal includes a courtyard with a larger than required setback for the portion of the building across from the SCCA courtyard, better meet the intent of Design Guidelines CS2-D Respect for Adjacent Sites and DC3-C-1 Reinforcing Existing Open Space.

#### **DESIGN REVIEW GUIDELINES**

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

## CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

### **CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

### **CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

### **CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

### **CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

### **CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

### ***South Lake Union Supplemental Guidance:***

**CS1-1 Energy Use:** Take advantage of site configuration to accomplish sustainability goals. Examples include solar orientation; stormwater run-off, detention, and filtration systems; sustainable landscaping; or versatile building design for entire building life cycle.

**CS1-2 Sunlight and Shadows:** Avoid or reduce shadow impacts to Cascade, South Lake Union, and Denny Parks, particularly the gardens or active use areas of the parks.

**CS1-3 Topography and Elevation Changes:** Accommodate sloping terrain through ‘stepping’ ground floor and other architectural features. Emphasis should be placed on ground-level treatments that create a safe, attractive transition between the site and pedestrian zone.

**CS1-3-a. Transitional Space:** On sloping street frontages, entryways should include a generous and level transitional space for commercial or residential activity, in addition to Citywide Design Guideline PL3.

**CS1-3-b. Setback or Recess Entrances:** Setback or recess entrances for a gracious transition from a sloped sidewalk to a flat grade at the entry.

**CS1-3-c. Conceal & Treat Parking:** Conceal underground parking from street views and design any parking walls exposed above grade-level with an attractive treatment such as integrated, quality architectural cladding, planting, and/or artwork.

**CS1-3-d. Visual Transition:** Create a safe visual transition between ground-level interior and adjacent pedestrian areas and public sidewalks.

**CS1-3-e. Incorporate Hill Climbs:** Incorporate hill climbs as identified in the South Lake Union Urban Design Framework.

**CS1-4 Plants and Habitat:** South Lake Union is on a bird and insect flight path between green-belts on Capitol Hill, Queen Anne, and Magnolia.

**CS1-4-a. Provide Refuge Habitat and Food Sources:** Consult with landscape architects to develop landscape plans that provide refuge habitat and food sources in project landscape species to facilitate movement for urban population of some species.

**CS1-4-b. Consider Species’ Needs:** In designing open spaces, Green Factor measures, green roofs, and other landscape element consideration should be given to plantings and other elements (such as fountains) that might be used by such species.

## **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.

#### ***South Lake Union Supplemental Guidance:***

**CS2-1 Gateways Locations:** The South Lake Union Urban Design framework (UDF) identifies important gateways to consider in project design. Gateways are transition locations and places that mark entry or departure points to the neighborhood for automobiles and pedestrians. Private sites at gateways should create opportunities for identification - a physical marker so the community notices they are entering a special place.

**CS2-1-a. Site Characteristics:** Consider site characteristics such as topography, views, or surrounding building patterns, which are important for gateway locations.

**CS2-1-b. Contributing Elements:** Design elements that contribute to gateways include building out to meet the corner where appropriate, or tools such as setbacks to allow for pedestrian friendly spaces and expanded sidewalks, signage, landscaping, artwork, or signature facade treatments.

**CS2-1-c. Collaborate with Adjacent Projects:** Where opportunities exist, collaborate with adjacent development projects or projects across the street that mark the same gateway location.

**CS2-2 Heart Locations:** In addition to Gateways, the UDF identifies Regional and Neighborhood Heart Locations. 'Heart' locations are the center of commercial and social activity within the neighborhood. These locations provide anchors for the community and give form to the neighborhood.

**CS2-2-a. Respond to Heart Locations:** Primary building entries and facades should respond to the heart location. Amenities to consider include: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs, and entry plazas.

**CS2-3 Adjacent Streets:** Project design should respond to adjacent street character. These street descriptions should inform how projects relate to the right-of-way. See full guidelines for design guidance for projects on the streets below.

**CS2-3-a. Aurora and Dexter Ave N:** Projects should include substantial landscaping and attractive building facades. The scale of street improvements and facade elements could be larger than if these streets were predominantly pedestrian-oriented.

**CS2-3-b. Eighth and Ninth Ave N:** Substantial landscaping and pedestrian interest should be emphasized along the street front. Courtyards and small open spaces may be more appropriate than a uniform street wall.

**CS2-3-c. Westlake Ave N:** Projects facing Westlake should reinforce the street wall at ground level by aligning buildings along the sidewalk or should feature small courtyards, plazas, or other pedestrian oriented open spaces. The setback of upper stories from Westlake Ave should be encouraged to reduce view blockage of the lake.

**CS2-3-d. Boren, Fairview, Minor, Pontius, Yale and Eastlake Ave N:** Respond to the character of the historical structures that are along these streets by featuring some of the massing, fenestration patterns, use of materials, or other non-stylistic character of the older buildings.

**CS2-3-e. Denny Way:** Large scale landscaping features such as street trees are more appropriate than smaller pedestrian pockets or plazas. Pedestrian orientated retail uses are less important on Denny Way if the ground floor is active with interior uses and is lit at night. Maintain the spatial street envelope with street-front facades that create a strong street wall or an active open space.

**CS2-3-f. John and Thomas Streets:** John Street is a neighborhood Green Street that is well-suited for ground related housing. Thomas Street is a Green Street. The Thomas Street Streetscape Concept Plan supports bicycle-friendly design.

**CS2-3-g. Harrison, Republican and Mercer Streets (East of Fairview Ave):** These are envisioned as residential streets between Fairview and Yale Avenues. East-west mid-block connections are encouraged. Ground floor residential uses are appropriate. Landscaped areas and courtyards are encouraged on Harrison and Republican Streets.

**CS2-3-h. Mercer St:** Strong street walls on both sides of the street will enhance the street's spatial characteristics. Ground floors should contain active building uses such as lobbies and group work spaces facing the corridor as well as retail and other pedestrian oriented uses. Ground floor spaces should be lit at night.

#### **CS2-4 Relationship to the Block**

**CS2-4-a. All Corner Sites:** Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.

**CS2-4-b. Full Block Sites:** New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally disrupt the smaller, historical pattern and pedestrian scale at the ground level,

and create a blocky podium from when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

1. With the exception of the Eastlake/Mercer subarea, avoid internalized campus like developments with uniform architectural character. Large projects should express varied architectural elements and orient open spaces toward the streets and public realm.
2. Building facades should be articulated with modulation, fenestration patterns, different materials, and/or other means so that the building podium is not a monolithic block. The articulation should extend to all stories in the podium. If a tower extends directly over the front building facade, then the articulation should extend into the tower itself. Horizontal and vertical modulation beyond code minimums that further breaks a building's facade into legible elements, is encouraged.
3. Projects that include Landmarks should provide generous upper-level step-backs from historical facades to maintain the scale of the Landmark at the street level.

**CS2-4-c. Mid-block Connections:** Mid-block connections are code required for large blocks. These connections have several purposes. First, they enhance pedestrian movement through the neighborhood by breaking up large blocks. Second, they break up large buildings and provide modulation between buildings. Mid-block connections also provide usable ground-level open space.

1. Although portions of mid-block connections may be covered, entrances should open to the sidewalk and interruption of connections with doors or other enclosed space should be avoided.
2. If the connection does not provide a clear line of sight from one end to the other, it should be inviting to the public and be designed to appear as a passage through the block.
3. The ideal mid-block connection will be activated by street-level uses, water features, landscaping, seating, and public art.
4. Mid-block connections should be well lit, safe, and be designed to take maximum advantage of natural light.

### **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.

***South Lake Union Supplemental Guidance:***

**CS3-1 Emphasizing Positive Neighborhood Attributes & Challenges**

**CS3-1-a. Fitting Old and New Together:** The retention of existing structures or facades is encouraged by allowing greater flexibility in applying these guidelines if the retention of the existing building fabric contributes to the overall design character and quality of the project.

**PUBLIC LIFE**

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

**PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.



**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

#### ***South Lake Union Supplemental Guidance:***

**PL1-1 Network of Open Spaces:** Open spaces in South Lake Union include mid-block connections, ground-level open space developed in new projects, and three parks: Denny Park, Cascade Playground, and Lake Union Park. Including green streets, Class I Pedestrian streets, the development of an open space network is a priority of the neighborhood. These features should be designed as high priority amenities when granting departures from development standards. Proponents should consider the following:

**PL1-1-a. Mid-Block Connections:** Where possible, incorporate mid-block connections, linked courtyards, or activating alleyways. For residential focus areas, use mid-block connections with active and/or passive recreation that can strengthen existing urban activities. Consider merging different mid-block connectors to increase activity, such as an alleyway joined by a courtyard. Alleyway mid-block connections that include parking should incorporate paving that can be used for recreational activity.

**PL1-1-b. Street-Level Open Space:** For both retail and residential focus areas, consider private or semi-private courtyards facing the street, or pocket parks.

**PL1-1-c. Open Space Connections:** Open space connections should respond to view corridors of neighborhood-scale and regional open spaces, such as the Seattle Center, Lake Union, Denny Park, and Cascade Playground.

**PL1-1-d. 8th Ave N:** Create a visual and physical connection along 8th Ave between Mercer Street and Roy Street.

#### **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.

***South Lake Union Supplemental Guidance:***

**PL2-1 Weather Protection:** Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green Streets, designated trails, and where retail uses are provided along the ground floor.

**PL2-1-a. Reinforce Pedestrian Scale:** Consider opportunities for the canopy or other weather protection to reinforce a sense of pedestrian scale.

**PL2-1-b. Modulation:** Avoid long monolithic designs in favor of modulation along the length of a block. This can be achieved by matching overhead protection to facade bays and breaking up canopies or overhangs accordingly.

**PL2-1-c. Shelter Entries to Eating Establishments:** Entries to spaces that may house eating or drinking establishments should be recessed or provide two sets of doors so that temporary ‘air locks’ over the sidewalk are not necessary.

**PL2-2 Walkways and Pedestrian Interest:** Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, spatial changes, and points of interest define the pedestrian experience.

**PL2-2-a. Regular Sensory Stimulation:** Points of interest that may include building entrances, window displays, seats, landscaping, change of architectural character, alcoves or artwork should be placed every 15 to 20 feet to create regular sensory stimulation.

**PL2-2-b. Focal Features:** Focal features—an open space, pedestrian connection, activity center, or significant variation in spatial enclosure or architecture character—should be placed approximately every 130 feet.

**PL2-2-c. Provide a Destination:** A strong element at one end of a corridor can act as a ‘terminus’ by providing a destination or a view point that can be seen from the corridor. Similarly, a central plaza or landmark can attract pedestrians from throughout the corridor, thereby unifying the corridor’s activity.

**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.

***South Lake Union Supplemental Guidance:***

**PL3-1 Entries:** Buildings with more than 200 linear feet of street frontage should feature one or more primary building entries that are enhanced or articulated by design measures such as entry design elements that extend above the ground floor, special canopy features, architectural elements such as special lighting, artwork, or other similar treatment.

**PL3-2 Residential Edges**

**PL3-2-a. Ground-Level Residential (Including Live/Work):** The UDF identifies areas with a residential focus. Projects fronting onto a designated Green or ‘woonerf’ street should include the following elements to provide privacy layering to the sidewalk.

1. 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.
2. Elevate the ground floor of the living area at least 2-4 feet above the adjacent sidewalk grade. This guideline does not apply to designated ADA accessible units.
3. Provide a physical ‘threshold’ feature such as a hedge, retaining wall, rockery, stair, gate, 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 should filter but not block views to and from the street, and should help define individual units. Retaining walls should generally not be taller than 4 feet. If additional height is required to accommodate grade conditions, then stepped terraces of more than one 4 foot wall can be employed.
4. Provide an outdoor space at least 6 feet in depth and 6 feet wide (36 square foot minimum) in the front yard such as a porch, patio, or similar space that can accommodate seating at least 2 persons. Where feasible, this space should be at the same level as the interior of the unit.
5. Design the front door and entry area to enhance the privacy transition. Windows should be located so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor. (This means that the bottom of the ground floor windows facing the street should be at least 6 feet above sidewalk grade.)

**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.

***South Lake Union Supplemental Guidance:***

**PL4-1 Bicycle Facilities:** Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar 'inverted U' or 'staple' style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within South Lake Union or having distinctive place-names designed into the racks.

**PL4-2 Transit Facilities:** Public transit is an essential part of a well-functioning Urban Center that supports dense, mixed-use development with high concentrations of jobs and housing. These facilities work best when they are carefully integrated into the urban fabric of the neighborhood and reinforce pedestrian activity at the ground level. Transit facilities that occur out of the public right-of-way and are subject to design review can include light rail stations, bus terminals, and off-street bus layover.

**PL4-2-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. Consider completely screening the layover space from public view. Ideally other uses with transparent, active storefronts are located between bus parking and the public right of way.

<b>DESIGN CONCEPT</b>
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**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.

***South Lake Union Supplemental Guidance:***

**DC2-1 Massing, Design, and Scale:** Consideration of three scales. Buildings and their surroundings are perceived at three scales: 1) The pedestrian scale that relates to human activity within the immediate vicinity of the pedestrian (roughly 60 feet horizontally); 2) The street space where the street and adjacent open spaces are perceived as a ‘room’ (generally street block or two long and about 60 feet high); and 3) Tall building or skyline scale (where the building form is perceived generally at more than a block away).

**DC2-2 Pedestrian Scale:** These guidelines apply to both taller buildings above the base height of 85 feet and buildings less than 85 feet in height.

**DC2-2-a. Street-Level Scale:** Podiums in South Lake Union are intended to promote a pedestrian scale by creating a ‘street wall’ that is proportional to the width and intensity of the streets they face. A Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building’s street-front facade upward directly from the podium can break up height and scale consistency of an otherwise coherent spatial ‘street room.’ For a successful scale transition, the podium facade should provide pedestrian scaled elements and proportions.

**DC2-2-b. Commercial Podiums:** Structures should express a podium level by setting back a portion of the structure at the podium height limit.

**DC2-3 Building Podiums:** Podiums in South Lake Union are intended to promote a pedestrian scale by creation a ‘street wall’ that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building’s street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial ‘street

room.’ For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

**DC2-3-a. Express Building Podiums:** Commercial structures should express a podium level by stepping back a portion of the structure at the podium height limit.

**DC2-3-b. Street Wall Variation:** Although podiums are required it is important to achieve some variety in street wall height. Full block projects should explore creative massing at the podium level to achieve variety.

**DC2-4 Tall Buildings:** Tall buildings require additional design guidance since they are highly visible above typical ‘fabric structures’ and impact the public visual realm with inherently larger facade surfaces, bulk, and scale shifts. These Tall Building Guidelines work in concert with and do not restate applicable Citywide Guidelines (or applicable neighborhood guidelines), which cover many important topics on the base and lower levels of tall buildings. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 foot height.

**DC2-4-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.

**DC2-4-b. Tall Form Placement, Spacing & Orientation:** Locate the tall forms to optimize the following: reduce shadow impacts on public parks, plazas and places; increase tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.

**DC2-4-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.

**DC2-4-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.

**DC2-4-e. Shape & Design All Sides:** Because tall forms are visible from many viewpoints/distances, intentionally shape the form and design 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.

**DC2-4-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.

**DC2-4-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.

**DC2-4-h. Facade Depth & Articulation:** Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall



buildings, especially in the base/ lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

**DC2-4-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.

**DC2-4-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 and design how the tall building will contribute to the overall skyline profile and variety of forms.

## **DC2-5 Secondary Architectural Features**

### **DC2-5-a. Visual Depth and Interest**

1. **Rooftops:** Design the 'fifth elevation' — the roofscape — in addition to the facades. As South Lake Union is a topographic valley, the roofs will be visible from tall buildings and locations outside the neighborhood such as the freeway and Space Needle. Therefore, roof-top elements should be intentionally designed and organized to present a coherent image when seen from above. Equipment should be fully screened.
2. **Windows and Fenestration:** Fenestration design should respond to context and the size and character of glazed areas. Well-articulated fenestration with a break in the facade plane is strongly encouraged. Expanses of unarticulated glazing and repeated horizontal 'ribbon' windows are discouraged. Patterns of different sized windows indicate how interior spaces or residential units are organized. Multi-paned windows provide a much finer scale and sense of refinement – and can sometimes relate to near-by historical structures.

## **DC2-6 Scale and Texture**

**DC2-6-a. Texture:** Materials such as brick, stone, pre-cast concrete, smaller paned glass, tile, etc. provide both scale and texture and should be selected, especially where the surfaces are prominent or where there are no other architectural features.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

### ***South Lake Union Supplemental Guidance:***

#### **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.

#### ***South Lake Union Supplemental Guidance:***

##### **DC3-1 Building Open Space Relationship**

**DC3-1-a. Interior/Exterior Fit:** Locate open spaces toward streets with high pedestrian volumes and 'Heart' locations. Open spaces accessible to the public should be visible from the street.

#### **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.

***South Lake Union Supplemental Guidance:***

**DC4-1 Exterior Building Materials**

**DC4-1-a. Transparent Ground Floor Glass:** Avoid the use of tinted or reflective glass on the ground floor for commercial uses or other non-residential uses. Transparency maintains pedestrian visual interest and safety at the street level.

**DC4-1-b. Panelized Materials**

1. Sheet products can lower the visual quality of buildings – generally because of warping, poor fastening or detailing, and the manner in which the sheet products abut other materials or fenestration.
2. Panelized exterior cladding should be carefully detailed and of a sufficient thickness to prevent warping. The project applicant should provide visual examples of other applications, material samples, construction details (as requested by the Design Review Board and/or City Staff), and description of how the quality of the materials will be installed and ensured.

**DC4-1-c. Materials at Ground Level:** Use durable materials resistant to vandalism, incidental damage, and wear. Ground floor materials should provide the visual interest and texture as described in Citywide Guideline DC.2.D. Brick, tile, and other highly durable materials are encouraged.

**DC4-2 Trees, Landscape, and Hardscape Materials**

**DC4-2-a. Design Standards:** Encourage landscaping that meets LEED criteria, or an equivalent standard. This is a priority in the Cascade neighborhood.

**DC4-2-b. Indigenous Species:** Where appropriate, install indigenous trees and plants to improve aesthetics, capture water, and create habitat.

**DC4-2-c. Mature Vegetation:** Retain existing, non-intrusive mature trees or replace with large caliper trees. Water features are encouraged including natural marsh-like installations.

**DC4-2-d. Reference Materials:** Reference the City of Seattle Street Tree Manual and SDOT's "Streets Illustrated" for appropriate landscaping and lighting options for the area.

**DC4-2-e. Sense of Place:** Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

## RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Wednesday, March 09, 2022, and the materials shown and verbally described by the applicant at the Wednesday, March 09, 2022 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Working with the planner, study ways increase clarity of the concept to better compliment the street facades rather than keystone pattern proposed on the alley and courtyard façades. DC2-B-1 Architectural and Façade Composition – façade Composition and DC2-B-2 Architectural and Façade Composition – Blank Walls.
2. Add light fixtures on the alley wall of the proposed building to enhance light levels and increase public safety. PL2-B-2. Lighting for Safety, DC1-B-1 Vehicular Access and Circulation – Access Location and Design and DC1-C Parking and Service Uses.

**REC REPORT SENT 4/5/2022 BCC**

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