



Project Number: 3036517-LU

Applicant Name: Jodi Patterson-O'Hare

Address of Proposal: 118 West Mercer Street

Current zoning permits mixed-use development with a maximum height of 85 feet to the east and south of the site. Moving away from the site to the west and north, current zones allow for decreasing building heights and reduced floor area for non-residential development.

Environmental Critical Areas: There are no mapped ECAs within or immediately surrounding the site.

Current and Surrounding Development: The site is located on the northeast corner of 2nd Ave W. and W. Mercer St in the Uptown Urban Center. The subject site comprises two existing tax parcels. The southern parcel, located at the northeast corner of 2nd Avenue W. and W. Mercer St., contains a two-story multi-family building and a one-story commercial building. The northern parcel contains a three-story multi-family residential structure. The site slopes downward northeast to southwest approximately eight feet.

Neighborhood Character: The Uptown neighborhood surrounding the site possesses a gradient of uses ranging from single-family residential uses located several blocks to the northwest to relatively tall mixed-use and commercial buildings to the southeast in the vicinity of Seattle Center. The zoning of the surrounding area reflects this pattern. The site is situated on a zone boundary with the northern portion of the site included in the northeastern edge of a Midrise zone with a somewhat shorter height limit than the Seattle Mixed zone on the southern portion of the site. Development surrounding the site comprises a mix of land use types and development characteristics. Development adjacent to the site includes a four-story brick residential structure to the north, a parking lot and a one-story commercial structure to the east, a three-story office structure to the south, and a five-story office structure to the west. Several Historic City Landmark structures are found throughout the neighborhood, including the Del a Mar Apartment Building one block to the north. W. Mercer Street is a principal arterial that provides east-west circulation across the neighborhood.

PUBLIC COMMENT

The public comment period ended on December 28, 2020. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. Comments were also received that are beyond the scope of this review and analysis.

I. ANALYSIS – DESIGN REVIEW

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 Address **Public Resource Center**
700 Fifth Ave., Suite 2000

of P.O. Box 34019
Proposal: Seattle, WA 98124-4019
Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE September 16, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported ground level units with porches and seating with street-level connections.

SDCI staff received the following design-related comments in writing prior to the meeting.

- Concerned about the proposed height of the project, specifically related to the Korean Consulate to the south, which seems to have an appropriate contextual height.
- Preferred live-work units along 2nd Avenue W.
- Encouraged strengthening of residential feel 2nd Avenue ground level with safe and attractive transitions from the sidewalk.
- Preferred the massing of Option 3.
- Recommended incorporating art and signage to aid in site identity.
- Supported the inclusion of small public plazas at corners and open space along the sidewalk.
- Supported the incorporation of banners, wayfinding, signage, and art to incorporate the project design into the Arts District.
- Supported urban porch concept and the additional setback at the street intersection.
- Supported the grouping of the garage entrance and solid waste storage on the north side of the building.
- Supported the proposed residential frontage along 2nd Avenue W. with the proposed separation of the entrances from the sidewalk.
- Preferred residential frontage along 2nd Avenue W. instead of a service uses like a fitness room.
- Encouraged the use of modern high-quality exterior finish materials.

SDCI received non-design related comments concerning public outreach and parking.

The Seattle Department of Transportation offered the following comments:

- Stated that SDOT's Bicycle Master Plan recommends future bicycle lanes on 2nd Avenue W. in this location.
- Supported consolidating vehicle access and solid waste to 2nd Ave W at least 40' away from W Mercer St.
- Stated the project is required to close all unused curb cuts.
- Observed that the project packet appears to imply that solid waste would be staged on private property for collection as opposed to staging containers in the curb lane, and this

would require the use of smaller, uncompacted dumpsters which may lead to a need for a larger on-site trash room.

- Did not support curb lane staging at this time due to the recommended bicycle lane on 2nd Ave W.
- Observed that the presence of overhead trolley wire may limit solid waste container size.
- Stated the project will be required to document that current project corner ADA ramps comply with current ADA standards.
- Stated the project is required to meet the minimum standards of street trees in a 5.5' landscape area between the curb and 6' sidewalk.
- Observed that is unclear if the project will be able to add a new street tree on the W Mercer frontage based on existing trees, utilities, and proximity to the intersection.

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. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCl and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code 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 3036455-EG: <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. Design Options and Massing:

- a. The Board preferred Option 3 over the other two massing options due to its taller two-story base height compared to the other options and its incorporation of regular façade reveals on the street-facing upper-façades (CS2.A. Architectural Presence, *Uptown* DC2.1.A. Art & Culture Context).
- b. The Board identified the need to strengthen the massing expression of the southern portion of the Option 3 building design near the street intersection. The taller massing of Option 2 was cited by the Board as a possible solution that would add architectural prominence at the street corner and better relate to contextual building heights. The Board specified that adding prominence through height should express the southern massing without being imposing to surrounding development (CS2.A. Architectural Presence, CS2.D.3. Zone Transitions, DC2.C.3. Fit with Neighboring Buildings).
- c. The Board emphasized the need to break-up the relatively long upper-façade along 2nd Avenue W. of Option 3 using both larger massing moves, such as increased width and depth of façade reveals, and secondary architectural features. The Board

specifically identified the vertical gaskets along the east building façade as sufficiently-sized massing elements that could be implemented on the west façade (DC2.A.1. Site Characteristics and Uses, DC2.A.2. Reducing Perceived Mass, DC2.C. Secondary Architectural Features).

- d. The Board supported the conceptual two-story base height of Option 3 and added that that changes in exterior materials would not be sufficient for segmenting the visual length of the façade along 2nd Avenue W. The Board promoted strategies such as extending massing moves from the upper-façade to the base and adding secondary architectural features such as columns and canopies into the base to achieve sufficient visual segmentation of the façade. (CS2.C.1. Corner Sites, DC2.A.1. Site Characteristics and Uses, DC2.A.2. Reducing Perceived Mass, DC2.C. Secondary Architectural Features, *Uptown* DC4.1. Building Materials).
- e. The Board identified Design Guideline Uptown CS3.1.b. Visual Art, Uptown DC2.2.a. Artwork & Murals as priorities, but didn't offer specific guidance related to these items.

2. Ground-Level Uses:

- a. The Board supported the programmatic layout of the ground level and intent for residential frontage along 2nd Avenue W. with stoop entrances (PL3.A.1.d. Individual Entries to Ground-Related Housing, Uptown PL3.1. Entries, *Uptown* PL2.3.A. Ground-Level Residential Entries).
- b. The Board supported the sun porch concept at the ground level of the building near the intersection instead of commercial space, and asked the applicant to study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor and outdoor spaces (*Uptown* PL1.3.C. Pedestrian Uses, DC1.A.1. Visibility).

3. Outdoor Street Frontage:

- a. The Board requested additional study of the design and programming of the plaza along W. Mercer Street to show that it will effectively function as a nuanced space that allows for congregation and effectively connects the sun porch to the sidewalk and, instead of serving only as an extension of the sidewalk. The additional study should include examination of pedestrian movements and design details like planter dimensions and plant sizes (*Uptown* CS2.3.C. Corner Sites-Special features, Uptown PL1.1.A. Connections, *Uptown* PL1.3.C. Pedestrian Uses, *Uptown* PL4.2. Planning Ahead for Bicyclists).
- b. Related to comment 2b above, the Board expressed concern that a significant amount of the street frontage was designed as a landscape buffer separating the building from sidewalk and plaza areas. The Board requested additional study showing how the public would occupy or use this landscaped area and adjacent public space and how this landscape area will aid in connecting indoor and outdoor spaces surrounding the sun porch (*Uptown* CS2.3.C. Special features, *Uptown* PL1.1.A. Connections, Uptown PL1.3.C. Pedestrian Uses).

INITIAL RECOMMENDATION August 4, 2021
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PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the residential uses on 2nd Avenue W. frontage and the proposed design along W. Mercer Street.
- Supported the use of planters in front of the commercial space to provide a buffer between the street & the building.
- Supported all of the proposed art elements, including the proposed sculptures, murals, and art panels.
- Supported the visual activity created by the proposed sun porch.
- Supported the parking entry and enclosed trash area locations.
- Requested the incorporation of various elements along the 2nd Avenue W. residential frontage, including a wide planting buffer between the ground level residential entries and the sidewalk, elevated stoops, and visual barriers between units.
- Supported the overall design of the building which promotes human scale and quality detailing.
- Supported the additional depth and width gasket dimensions of the Recommendation proposal compared to the early design guidance proposal.
- Supported the proposed cladding materials and stated that they fit well within context and provide visual diversity.
- Supported the proposed lighting as a way to add visual interest and provide wayfinding.
- Supported the proposed driveway width departure request.

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

- Objected to the proposed eight-story building height as being too tall compared to contextual building heights.
- Supported the residential uses on 2nd Avenue W. frontage and the proposed design along W Mercer Street.
- Supported the use of planters in front of the commercial space to provide a buffer between the street & the building.
- Supported all of the proposed art elements, including the proposed sculptures, murals, and art panels.
- Supported the visual activity created by the proposed sun porch.
- Supported the parking entry and enclosed trash area locations.
- Requested the incorporation of various elements along the 2nd Avenue W. residential frontage, including a wide planting buffer between the ground level residential entries and the sidewalk, elevated stoops, and visual barriers between units.
- Supported the overall design of the building which promotes human scale and quality detailing.
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- Supported the proposed cladding materials and stated that they fit well within context and provide visual diversity.
- Supported the proposed lighting as a way to add visual interest and provide wayfinding.
- Supported the proposed driveway width departure request.

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. Massing Design:

- a. The Board recommended approval of the overall massing refinement shown in the Recommendation packet, and specifically approved of the expression of the bay widths along the street frontage and the proposed width and depth dimensions of the vertical gaskets between bays. The Board also specified approval of the use of secondary architectural features within the facades shown within the packet including extruded window frames, art panels, and ground-level canopy (DC2.A.2. Reducing Perceived Mass, DC2.C. Secondary Architectural Features).
- b. The Board expressed concern about the visual prominence of the rooftop screening, its lack of integration into the overall massing design, and its visual competition with the rooftop amenity penthouse. The Board encouraged the applicant to study this further and work with staff to resolve the screening form, materials, and colors to address these concerns. The Board declined to recommend a condition related to this study (*Uptown* DC2-5-j. Transition to the Sky & Skyline Composition, DC2-B-1. Façade Composition).

2. Façade Design and Exterior Materials

- a. The Board recommended approval of the black window frames around upper-floor windows with a minimum 2-inch projection from the surrounding façade as an acceptable method for emphasizing window alignment and depth. However, the Board encouraged the applicant to strengthen the legibility of the window depth and requested they further study the effect of additional window frame depth on the window expression. The Board declined to recommend a condition related to this study (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition, DC2-C-1. Visual Depth and Interest).
- b. The Board cited the visibility of all facades and recommended the continuation of the street-facing façade materials to all facades. Specifically, the Board recommended a

condition to replace the dark-colored fiber cement panel material proposed on the first two-levels of the non-street-facing facades with the brick material proposed for the two-story base of the street-facing façades. The Board specified that the condition is intended to address materials and not to introduce additional façade shifts (DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials, *Uptown* DC4-1-b. Quality Materials).

3. Artwork

- a. The Board recommended approval of the art locations presented in the packet and stated that the artistic elements were appropriately incorporated into the overall design concept. The Board recommended a condition to maintain all of the artwork in the locations shown in the packet including façade murals, artistic panels within the façade design and at grade, and freestanding sculptures along the W. Mercer Street frontage (*Uptown* CS3-1-b. Visual Art, *Uptown* CS2-3-c. Special Features, *Uptown* DC2-2-a. Artwork & Murals).
- b. The Board specifically recommended approval of the artistic façade screens within the façade and at grade for their ability to provide texture to the façade and human scaled design elements to grade (*Uptown* CS3-1-b. Visual Art, *Uptown* PL3-1-c. Design Features).
- c. The Board members agreed that the placement of the ground-level sculptural art along the W. Mercer Street frontage should encourage strong pedestrian interaction with the sculptures and encouraged placement of the sculptures to allow pedestrians to experience all sides of the sculptures. The Board declined to add a condition related to this guidance (*Uptown* CS2-3-c. Special Features, *Uptown* CS3-1-a. Design Features).

FINAL RECOMMENDATION May 4, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the design. Brick is a subjective preference. Integrates art and other design features.
- Brick around the non-street sides of the building is not a priority. North and east facades will be occupied by trash enclosure and other visual obstructions, including future development.
- Supported approval of the building design without brick on the non-street-facing facades, adding that brick is not necessary to those façades.

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

- Felt the design fits in well with the neighborhood context and works with the street.
- Supported the proposed development.
- Requested more information about bicycle parking.

- Stated that Uptown LURC members were unanimous in their support for limiting the use of brick as an exterior material to the two-story base on street-facing façades, adding that extending the brick to not extending brick within the two-story base beyond what was shown in the Recommendation packet.
- Supported phenolic panels on the building façades, especially on the east facing facade near lobby.
- Supported the incorporation of black into the penthouse/mechanical screen design to provide more color context with the colors on the rooftop amenity space

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PRIORITIES & BOARD RECOMMENDATIONS

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

1. Façade Design and Exterior Materials

- a. A majority of the Board recommended approval of Option 1, as shown in the packet submitted for the second Recommendation meeting. Option 1 shows the addition of brick to the western side of the north façade and maintains the use of fiber cement panel within the base on the eastern side of the north façade and the remainder of non-street-facing east and south building façades. The Board stated that the proposal of Option 1 sufficiently meets applicable design guidelines by allowing the high-quality brick material to sufficiently wrap the northwest corner from the west façade to the north facade. This recommendation alters the Board's recommended condition #1 for the use of brick on non-street-facing façades to match this recommendation (DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials, *Uptown* DC4-1. Building Materials).
- b. The Board recommended approval of the perforated metal fence design that was presented to the Board at the Second Recommendation meeting, specifically identifying the amount of transparency proposed through the perforations (DC1-C. Parking and Service Uses, DC4-A-1. Exterior Finish Materials, *Uptown* DC4-1-b. Quality Materials).

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the Final Recommendation meeting the following departures were requested (The departure is unchanged and was recommended for approval at the first Recommendation meeting):

1. **Minimum Driveway Width (SMC 23.54.030.D.1.e):** The Code requires a minimum of two 12-foot-wide lanes (24 feet total) for driveways with a turning radius of more than 35 degrees. The applicant proposed a curved interior driveway with a minimum 20'-3" width.

A majority of Board members recommended approval of this departure because it allows the proposal to maintain the overall characteristics of the building design.

STAFF NOTE: After the Recommendation meeting, the SDCI Zoning Reviewer determined that this departure is not needed because driveways located within a building are considered to be parking aisles and are not subject to this minimum driveway width standard of the Land Use Code.

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.

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

The recommendation summarized above was based on the design review packet dated Wednesday, May 04, 2022, and the materials shown and verbally described by the applicant at the Wednesday, May 04, 2022 Second Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, three of the four Design Review Board members recommended APPROVAL of the subject design and the departure with the following conditions (Two conditions were recommended during the Initial Recommendation meeting by five Board members. Three of four Board members recommended to modify Condition #1 in the Final Recommendation meeting. The revised Condition #1 is shown below):

1. Extend the brick proposed for the two-story base of the street-facing façades to the north façade as shown in Option 1 within the Second Recommendation packet (DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials, *Uptown* DC4-1. Building Materials).
2. Maintain all the artwork in the locations shown in the packet including façade murals, artistic panels within the façade design and at grade, and freestanding sculptures along the W. Mercer Street frontage (Uptown CS3-1-b. Visual Art, Uptown CS2-3-c. Special Features, Uptown DC2-2-a. Artwork & Murals).

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR’S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describing the content of the SDCI Director’s decision reads in part as follows:

The Director’s decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or
- b. Exceeds the authority of the Design Review Board; or
- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
- d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

At the conclusion of the Recommendation meeting held on May 4, 2022, the Board recommended approval of the project with the conditions described in the summary of the Recommendation meeting above.

Four members of the West Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.008.F3).

The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board.

The applicant responded to the recommended Design Review conditions in a memo (Correction Response, May 6, 2022) and incorporated that response in the MUP plan set. Applicant response to recommended Design Review conditions is summarized below:

1. The applicant responded to recommended Condition #1 by revising the north elevation drawing on sheet A3.4 to show the use of brick on approximately the western half of the north façade, which is consistent with the Board's recommendation. This response, as documented in the MUP plan set, satisfies the recommended Design Review condition for the MUP decision.
2. The applicant responded to recommended Condition #2 by identifying proposed locations and conceptual descriptions of all proposed artwork, including sculptural artwork on the south side of the building, on sheets DR2.1-DR2.4 and A3.1 – A3.4 within the MUP plan set. Images of the conceptual intent for the artwork from the final Recommendation packet were included on sheet A3.1. Plan notes clarifying the art locations and the important concepts described by the Board, such as people being able to pass/circulate around the sculptures, were added to sheets A0.1 and A1.3. To satisfy the recommended Design Review condition, a condition has been added to this MUP decision to require the completion and installation of all proposed artwork in a manner consistent with the locations and concept images documented in the MUP plan set prior to the issuance of the final Certificate of Occupancy.

These items shall be shown on the construction plans, and the installation of these items will be confirmed by the Land Use Planner prior to the final Certificate of Occupancy for the new

construction, as conditioned below. The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines. The Director accepts the Design Review Board's recommendation. Condition #1 at the end of this decision shall be required to ensure that the proposed artwork is installed as recommended by Design Review Board.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design with the conditions at the end of this Decision.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of Final Certificate of Occupancy

1. Complete and install all proposed artwork in a manner consistent with the locations and concept images documented in the MUP plan set. Final installation shall be subject to inspection and approval by the Land Use Planner.

For the Life of the Project

2. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

Greg Johnson, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: June 23, 2022

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