Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE RECOMMENDATION
SOUTHEAST

Record Number:	3039050-LU
Address:	1000 NE Northgate Way
Applicant:	Andrew Kluess, Caron Architect
Date:	May 17, 2023
SDCI Staff:	David L. Landry, AICP, Sr. Land Use Planner

Site Zone: Neighborhood Commercial with a 55' height limit [NC3-55(M)]

Nearby Zones: (North) NC3-55(M)
(South) NC3-55(M) / Lowrise 2 (M) [LR2 (M)]
(East) NC3-55(M)
(West) NC3-55(M)

Project Area: 40,285 Square Feet

Overlay District: Northgate Overlay District and Urban Center

The top of this image is north.
This map is for illustrative purposes only.
In the event of omissions, errors, or differences, the documents in SDCI's file will control.

Current Development:

The proposal site, located at the northeast corner of Roosevelt Way NE and NE Northgate Way in the Northgate neighborhood, consists of two rectangular shaped tax parcels identified as 1000 NE Northgate Way (1000 NE), the western parcel, and 1020 NE Northgate Way (1020 NE), the eastern parcel. A restaurant (Patty's Eggnest) occupies the western property located at 1000 NE Northgate Way and an automobile oil service (Jiffy Lube) sits at 1020 NE Northgate Way. The two properties are surrounded by commercial development including a QFC Supermarket to the north. The site descends approximately 10 feet from the northwest corner to the southeast.

Surrounding Development and Neighborhood Character:

The proposal site is located within the Northgate Urban Center. The surrounding area generally consists of commercial development to the west and south with an intermingling of multifamily residential development to the far north and south with single-family residential development to the far east. Located immediately to the north of the project site is QFC Grocery Store which shares an access easement with the project site. Located to the north of QFC is the recently completed Noren Pinehurst Townhouses and Live Work Units. An automobile service facility with a gasoline station and mini mart is located at the southeast corner of NE Northgate Way and Roosevelt Way NE. Located on the southwest corner is Walgreens pharmacy with several other commercial establishments located further west. Located to the west of the proposal site on the west side of Roosevelt Way NE is the Northgate Village shopping area which includes TJ Maxx department store and other retail establishment located amidst surface parking. To the east is a bio-retention pond and beyond the pond is Victory Creek Park stretching along the west side of 12th Ave NE.

From a larger context, other notable development in the area includes Hubbard Homestead Park, located on the east side of 5th Ave NE, with the Northgate North shopping center (including Target Department/Best Buy department store complex) located to the south, on the south side of NE 112th St. and fronting NE Northgate Way. Located on the south side of NE Northgate Way is Northgate Mall. Located to the south of the project site on the south side of NE Northgate Way is the 5-story Northgate Apartments, built in 2008 and immediately adjacent to the 5-story Enclave Apartments built in 2014.

Existing Access:

The proposal site is located at the northeast corner NE Northgate Way and Roosevelt Way NE. Access to the site occurs off Roosevelt Way onto a +/- 22-foot-wide shared driveway easement just north of the intersection and at several curb cuts along NE Northgate Way.

Environmentally Critical Areas (ECA):

Per the City's GIS layer, the eastern ¼ portion of the eastern property identified as 1020 NE Northgate Way is encumbered by a wetland buffer.

PROJECT DESCRIPTION

Council Land Use Action to allow a contract rezone for a parcel of land from Neighborhood Commercial 3 with a 55-foot height limit and Mandatory Housing Affordability overlay (NC3-55' (M)) to a Neighborhood Commercial 3 with a 65-foot height limit and Mandatory Housing Affordability overlay (NC3-65' (M1)). Project includes future construction of a 7-story, 179-unit apartment building with retail. Parking for 88 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3039547-EG. (CF 314513).

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

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

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

Email: PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE September 1, 2022

PUBLIC COMMENT

SDCI staff received the following design related comments:

- Several comments support the project as it will help grow Northgate, meet housing and climate goals along with aligning with light rail.
- The design fits the neighborhood and doesn't have anything objectionable.
- Opposes the development given the vacuum of information and consideration for the safety and security of associates, customers, and residents.
- The building will be too tall for its proposed location, and it should be set back further from the Northgate Way arterial due to the building's proposed scale.
- Excited to see a family oriented affordable housing project come forward with lots of greenery that can help connect the area.

SDCI received non-design related comments concerning parking, zoning, and hydrology.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

Any public comments submitted in writing for this project will be viewed using the following link and entering the record number (3039547-EG): http://web6.seattle.gov/dpd/edms/

PRIORITIES & STAFF RECOMMENDATIONS

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

1. Massing/Programming:

a. Staff is concerned with the potential for high volumes of automobile traffic concentrated at entry point into the site via a +/-22-foot-wide shared access easement that will need to accommodate, grocery store patrons, residential traffic entering or leaving the site, ride share, delivery, childcare drop off vehicles, and loading dock and solid waste removal vehicular traffic. Staff is also worried about increased conflicts between motorists, and pedestrian and bike traffic as well as possible traffic queuing into Roosevelt Way NE. As such Staff requests alternative design approaches or strategies for reducing air quality, noise, and other impacts to the day care center and playground-as well as other strategies for reducing automobile and pedestrian and bike conflicts. One such strategy ought to include swapping the residential entry and lobby with the childcare center so that it is further away from the easement access point, auto loading and delivery activities and potential poor air quality and noise. This strategy could also include the added benefit of taking advantage of the bioretention pond as an educational feature as well as closer proximity to Victory Creek Park**. (CS2-A-1, CS2-C-2, CS2-C-2, CS2-D, CS2-I-I, DC1-II-ii, DC1-IV-i)**

b. Staff supports the continued exploration of Options 2 and 3 which both feature a strong street presence at the corner of Northgate Way and Roosevelt Way NE while providing a prominent corner gateway feature and large courtyard along NE Northgate Way. In its continued exploration, the applicant shall show how elements of the two options can be combined to create a hybrid alternative that relocates the daycare center away for the trash room, loading dock and vehicle drop off area. **(CS1-B-1, CS1-C, CS2-A-1, CS2-A-2, CS2-C-2, CS2-III, CS2-D-1, DC2-A)**

c. Staff supports the idea of providing the residential lobby and entry along the Northgate Way frontage but questions why there doesn't appear to be greater transparency or a stronger indoor/outdoor connection with the large ground level courtyard. The applicant shall provide details for the residential entry and lobby and their relationship with the large courtyard space. **(PL2-A-1, PL2-C-1, PL3-A-2, DC1-II-ii, DC3-A-1)**

d. Staff suggests further exploration of the entry transition being rotated so that it has a greater visual or physical connection to the ground floor courtyard. **(DC3-A-1, DC3-C-2)**

e. How does the preferred massing option relate to the adjacent grocery store and the vest pocket park to the east? As such the applicant team shall provide additional graphic information demonstrating the relationship to the adjacent land uses including the grocery store and the vest pocket park to the east. This information

should also include window relationships, balconies and so on. **(CS2-D-5, PL3-I, DC3-C-2, DC2-C-3)**

a. The tripartite façade facing Northgate Way has two lengthy sections with little modulation at the upper levels. The one recessed column of balconies represents a credible beginning. The rest of these two major façade segments should possess a series of either recessed balconies or a clear set of volumetric elements that reduce the façade segments to clear, rhythmic cadences. Secondary elements such as Juliette balconies and over framing would not be adequate to reduce the 268 linear feet that two of the facade segments represent. The lengthy street level façade segments will need to possess incident and interest such as art elements, interesting materials in addition to responding to the conditions (busy pedestrian corner, landscaped court, residential entry/amenity area next to bio-retention pond/park). **(PL3-C-1, PL1-I-I, DC3-B-3, DC3-C-1)**

2. Design Concept:

b. Staff generally supports the concept of the courtyard and fitness center which face NE Northgate Way. Staff would like to see greater development of the courtyard area and how it connects to the various indoor spaces. SDCI advises against developing a series of outdoor warrens for each of the apartment units facing the open space. How is the edge of the court and the right of way manifested? **(PL3-C-1, PL1-I-I, DC3-B-3, DC3-C-1)**

c. The ground-level residential units should have a clear relationship to the internal courtyards. The design team shall provide vignettes and other details of the interior courtyard space depicting landscaping, fence design if any, paving material, seating, and lighting where applicable. **(PL1-1-b, PL1-2-b, PL1-2-c, PL1-3-a, PL1-I-i, DC3-A-1, DC3-B-1 DC2-I ii.)**

d. The location of the Daycare Center and Playground in relationship to the trash rooms and QFC loading dock is problematic. The applicant shall explore alternative layouts that better meet the design guidelines. **(CS2-D-5, CS3-A-1, CS3-A-4, DC3-IV)**

3. Site Planning and Circulation:

a. Staff requests additional design details which includes the type and location of landscaping elements, ground plane treatments, fixtures and furnishings, and lighting alluded to in precedent imagery. **(PL2-D-1, DC1-B-1, DC1-B-1, DC4-D, DC3-IV)**

b. The design team shall provide additional details for how automobiles enter the lower level parking area, including turning radii, alert systems, gate detail, etc. **(DC1-B-1)**

c. The applicant team shall provide details and the location of short-term bike parking thoughtfully designed for ease of use. In addition, Staff requests more information on the long-term bike storage for the Recommendation phase of review. **(PL4-B-1, PL4-B-2, PL4-B-3, PL1-3-h)**

d. The applicant team shall provide a roof plan that demonstrates how the space will function, including the area labeled playground as seen in the EDG packet as well as any fixtures and furnishings associated with that space. With the possibilities of

panoramic views from the roof, show how the occupiable spaces take advantage of the vistas. **(CS1-E2)**

e. Staff request additional information for all service deliveries and daycare drop off and pick up schemes, including details showing the condition of the street edge and entry transition into the daycare facility. **(PL4, PL4-B-1, PL1-3-h.)**
f. While it doesn't appear to have an impact, the applicant team shall show the relationship of the building height and potential shadows cast on the nearby Victory Creek Park. **DC2-A-2, DC2-C-3**

4. Materials and Signage:

a. Materials, window sizes and depths and façade treatments will be important to the success of the final preferred massing option. The applicant shall continue its exploration of different textures and materials designed to extend into the interior courtyard areas of the building façade as well as the exteriors to create visual interest and continuity for the entire project. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)**
b. Signage will be critical for wayfinding purposes especially as it relates to the daycare center, courtyard, bike and pedestrian circulation, and service deliveries. Signage should add interest to the streetscape, relate to the design concept, and convey pedestrian access into the site. The applicant team shall provide a conceptual signage plan for the next stage of the review. **(PL2-D, DC4-B, DC4-D)**
c. Per the design guidelines, the exterior building materials should have a human scale which helps people relate to the size of the building. Currently it is difficult to see elements of the building that relate to a human scale. **(DC2-B, DC2-I)**

ADMINISTRATIVE RECOMMENDATION May 17, 2023

PUBLIC COMMENT

SDCI received the following written comments after the completion of the Early Design Guidance phase.

- Support for the proposal.
- Suggested that the new proposal will block natural light.
- Objects to the seven-story height of the proposed building and the lack of a transition to lower height residential areas.

SDCI received non-design related comments which related primarily to concerns about traffic safety, traffic congestion, pedestrian safety, loss of existing businesses, removal of 3-4 curb cuts to QFC, change in proposed building uses, housing affordability, public parks, climate change, proposed parking, and on street parking impacts.

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

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 & STAFF RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provide the following recommendations.

1. Massing/Programming:

a. Staff recommends approval of the developed design which reflects the EDG preferred Option 3. This design features a strong street presence with a large courtyard along Northgate Way and a prominent gateway feature at the corner of Northgate Way and Roosevelt Way NE. Staff also supports the removal of the daycare center previously located adjacent to the trash room, loading dock and vehicle drop off areas depicted in the previous EDG packet. **(CS1-B-1, CS1-C, CS2-A-1, CS2-A-2, CS2-C-2, CS2-III, CS2-D-1, PL3-I, DC2-A)**

b. Staff recommends approval of refined building facades facing Victory Creek Park and QFC grocery store to the north, now designed with varying sections that feature recesses, material transitions, or unique fenestration patterns. These moves are designed to help break up the length of the building and add visual texture and interest to the façade per Northgate supplementary design guidelines. **(CS2-D-5, CS2-IV, PL3-I, DC3-C-2, DC2-C-3)**

c. Staff recommends approval of the placement of the residential lobby and entry along the Northgate Way frontage and how the lobby has been rotated ninety degrees to face the courtyard for better engagement with the public space as well as the addition of seating in the courtyard. **(PL2-A-1, PL2-C-1, PL3-A-2, DC1-II-ii, DC3-A-1)**

d. Staff recognizes public comment concerns related to transition between the proposed development and lower height buildings nearby and the concern about shadows cast by the proposal. Staff recommends approval of the newly introduced upper-level setbacks on the south and north facades designed to provide a unique datum that breaks up the building height between the east and west masses, ease the transition to lower height context, and reduce shadows on nearby properties. Staff also recommends approval of the material changes which aid in establishing the ganged window appearance vertically, and horizontally, resulting in a better visual rhythmic cadence. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)**

2. Site Planning and Circulation:

a. Staff recommends approval of the mid-block pedestrian connection located along the eastern building façade allowing for a convenient connection between NE Northgate Way, QFC and points beyond and the pedestrian walkway located along the northern building façade and access easement, which runs the full length of the building. **(CS2-D-5, PL1-I, PL1-II, PL2-III, PL3-I, DC3-C-2, DC2-C-3)**

b. Staff recommends approval of the relocated fitness center to the north side of the building, and the further refined plaza area to the south. **(PL3-C-1, PL1-I-I, DC3-B-3, DC3-C-1)**

c. Staff is concerned that there are no opportunities for a ride share or parcel pick-up and delivery space and suggests that the design team consider adding a pull out, curb cut, parking space or other accommodations, potentially along the northern building façade, along the shared driveway easement and within proximity of the bicycle parking room and the secondary entryway. **(DC1-C)**

d. Staff recommends approval of the added ground level landscaping and paving details, and seating at the courtyard designed to the engage the public realm while establishing a degree of privacy for ground-level living units. Staff agrees that the courtyard's central location will allow users a brief respite while also aiding in breaking down the perceived length of the two building masses. To promote pedestrian interaction through activation and through visual connection between the outdoor and indoor areas, Staff recommends a condition of approval to increase transparency at the west facing lobby wall located just to the north of the vestibule. **(PL1-I, PL3-I, PL3-II)**

e. Staff does not support the lone bench seat facing NE Northgate Way at the far west edge of the plaza, which is disconnected from the plaza seating and entry. Staff recommends a condition to create seating nodes along NE Northgate Way by creating more 'L' shape seating configuration with some seating facing the front entry interspersed with other site features such as bollards, planters, or trash containers to break up the long expanse of bench seating into smaller seating nodes. **(DC3-A-1, DC3-C-2, DC3-IV)**

f. Staff recommends approval of the rooftop landscaping details including the play turf area, seating, and other fixtures and furnishings. **(PL2-D-1, DC1-B-1, DC1-B-1, DC3-IV, DC4-D)**

g. Staff appreciates the added details describing how motorized and non-motorized traffic enters the site via a shared driveway easement, and the garage entry points at the buildings northeast corner. As such, Staff recommends approval of the location and design of the garage access point, the roll-up door concept, as well as the lower-level parking area, and the adherence to sight triangle requirements. **(DC1-B-1, CS2-A-2, CS2-C-2, CS2-III, CS2-D-1, DC2-A)**

h. Staff recommends approval of the design of the short-term bike parking which includes 'U' bike-racks with powder-coated finish along with a double-decker parking rack system that will be provided for long-term parking within the building in a secured room. The design team suggested that charging stations can be provided for electric bikes but provided no specific detail nor has Staff asked for any. **(PL4-B-1, PL4-B-2, PL4-B-3, PL1-3-h)**

i. Staff acknowledges public comment raising concerns with shadows. Staff agrees with the results of the design team's shadow assessment as it relates to the proposed building height and potential shadows cast on Victory Creek Park, demonstrating that the design minimizes shadows on adjacent sites. **(CS1-B-2)**

3. Materials and Signage

a. Staff recommends approval of the material changes which aid in establishing the ganged window appearance, resulting in a better visual rhythmic cadence. **(DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-1, DC2-D-2)**
b. Staff recommends approval of the updated materials palette which includes varying colors of fiber cement board, wood laminate siding, board form concrete, rust color metal panel siding, and their application and placement. **(DC2-B, DC2-I)**
c. While Staff appreciates the wayfinding signage concept, Staff does not support the large vertical building sign attached to the west facing building façade. The sign is out of scale with the rest of the building and conflicts with the Northgate Design Guidelines. Staff recommends a condition of approval to modify the building identification sign to be of a scale that is consistent with the scale and character of the area. **(PL2-D, DC4-B, DC4-I)**

DEVELOPMENT STANDARD DEPARTURES

SDCI's initial recommendation on the requested departure(s) is based on the departure's potential to help the project better meet these design guideline priorities and achieve a better overall project design that could be achieved without the departure(s).

At the time of the Recommendation report, the following departure(s) were requested:

1. **Maximum width and depth of structures (SMC 23.71.036 Table A)** The code states that the maximum width and depth requirements of this Section 23.71.036 shall apply only to portions of a structure within 50 feet of a lot line abutting, or directly across a street right-of-way that is less than 80 feet in width, from a less intensive residential zone as provided in Table A for 23.71.036.

   Part of the south façade of this proposal is subject to this requirement, with a maximum width of 60 feet and a maximum depth of 30.7 feet. The applicant proposes a maximum width of 167.2 feet and a maximum depth of 50 feet in this area.

   The applicant's rationale is that the proposed massing design successfully provides enough setbacks along the busy arterial NE Northgate Way, opposite the LR2 zone to fulfill both an adequate zone transition, while retaining the urban infill pattern for which the major pedestrian street strives to develop. The applicant also notes that the setback for the project proposal includes a large courtyard along the arterial as well as a narrow (and unarticulated) thru-block pedestrian connection that joins NE Northgate Way to the shared easement on the north side of the site.

Staff recommends approval of the departure request as the resultant design better meets the intent of design guidelines. **(CS2 Urban Pattern and Form, CS2-III Height, Bulk and Scale Compatibility, PL1-I-i. Open Space, DC2-B-1 Façade Composition, DC3-A Building-Open Space Relationship, DC2-II. Upper Stories)**

2. **Street-level uses (SMC 23.47A.005.C.1)** The code states that in all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street facing facade at NE Northgate Way at this location. The applicant is requesting a departure to allow 51.5 percent of the Northgate Way street frontage to be residential use.

   The applicant proposes to focus the non-residential uses on Roosevelt Way NE and the western portion of the NE Northgate Way façade, to better respond to the concentration of retail uses to the west of the site. They note this is a transition zone between more extensive commercial development to the west and single-family residential use to the east. Based on the proposed site design and the placement of the commercial space at the corner of the building, the amenity space, residential and courtyard, Staff recommends approval of the departure request as the resultant design better meets the intent of design guidelines. **(**PL3. Street-Level Interaction, **PL1-I-i. Open Space, DC2-B-1 Façade Composition, DC3-A Building-Open Space Relationship)**

Staff Note: The following request is not a Design Review Departure, although it is identified as Departure in the Recommendation packet. SDCI Zoning Reviewers will determine the outcome of this Type 1 decision. They will consider design review recommendations as part of their decision.

TYPE 1 Decisions

Type I Decisions per SMC Chapter 23.47A, are made by SDCI as part of the Master Use Permit (MUP) review.

DRIVEWAY SLOPE SMC 23.54.030.D.3 - The applicant is requesting to be allowed to use a parking ramp with a maximum slope of 29.5% up from the 23.2% which was initially sought during EDG and which still exceeds the code maximum of 15.0%.

PARKING SPACE REQUIREMENTS SMC 23.54.030.B.1.b- The applicant is requesting to be allowed to target 88 percent of the proposed parking stalls to be medium size, which exceeds the maximum of 60 percent per code.

The criteria for considering this Type I request are found in SMC 23.54.015. The applicant should submit their response and any graphics or information needed to demonstrate compliance with these criteria when they submit the MUP application materials. The response will be analyzed by the SDCI zoning reviewer during the MUP review.

A departure may be requested if the Type I request is denied. If the applicant chooses to request a design review departure, a second Recommendation review will be required, and the second Recommendation packet will need to demonstrate how the proposal better meets the intent of specific design guidelines.

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.

Northgate Supplemental Guidance:

DC1-I Retain Existing Natural Systems and Site Features as Landscaping

DC1-I-i. Natural Features: Consider design strategies to preserve existing on-site natural habitats, significant vegetation or other natural features including drainage features that can be incorporated into the site design. For example, consider retaining natural features such as existing vegetation and wetlands that are aesthetically pleasing, would emphasize natural features like that of Thornton Creek and its tributaries and can create a pedestrian friendly environment by providing natural areas of interest. Also, features such as larger planting strips located adjacent to sidewalks can be used for landscaping to enhance the site and can effectively separate pedestrians from the impacts of traffic.

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.

Northgate Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Corner Lot Treatments: New buildings should reinforce street corners and enhance the street level environment at these key pedestrian areas. Street corners are common areas for informal interaction, and the building's relationship to the street and related elements should promote comfort and interest within the public realm. Provide a building entry and additional building mass at the corner; and provide space for movement and activity.

CS2-II Corner Lots as Gateways

CS2-IIi. Gateways: New developments on corner lots can aid significantly in marking entry and defining an intersection by "announcing the block" through building forms and features that are visually stimulating and inviting. Consult map for locations.

CS2-III Height, Bulk and Scale Compatibility

CS2-III-i. Lowrise 3, Midrise, or Highrise abutting a Single-family or Lowrise 1 or 2 zone:

a. Multifamily developments should maintain the established front setback pattern of the subject block.

b. Orient the massing of the structure away from less intensive zones to the greatest extent possible.

CS2-III-ii. NC2-40', NC3-40', and higher abutting Single-family, Lowrise 1 or 2:

a. Step back the ground-level commercial space to match the established front setback pattern on the subject block.

b. Orient the massing away from the lot line of an abutting less intensive zone to the greatest extent possible.\

c. Soften the commercial facade on the abutting lot line with elements such as dense landscaping.

d. Repeat residential architectural elements of surrounding buildings on portions of the commercial facade adjacent to such buildings.

CS-II-iii. Alleys: Along a zone edge without an alley, consider additional setbacks, softening elements, and architectural compatibility to help reduce the potential 'looming effect' of a much larger structure in proximity to smaller existing buildings.

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.

Northgate Supplemental Guidance:

CS3-I Streetscape Compatibility

CS3-I-i. Response to Context: The architecture of individual buildings should relate to their surroundings. This does not necessarily mean a historical approach, but rather one that is sensitive to the surrounding urban, built and natural environments. In areas zoned for mixed-use development outside the retail core area, orient and design the commercial facade at street level to be compatible with the streetscape of the surrounding residential neighborhood. Compatibility can be accomplished through a combination of the following:

1. The overall proportion of the facade;
2. Building setbacks;
3. Placement of windows and bays;
4. Location of entries; and
5. Exterior materials.

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.

Northgate Supplemental Guidance:

PL1-I Incorporate Open Space

PL1-I-i. Open Space: The Northgate Plan places a high priority on open space, especially public spaces that are accessible, comfortable, and in proximity to or on routes to high activity areas. Open spaces (including parking areas) can also help improve site and project sustainability.

PL1-II Interior Block Pedestrian Connections

PL1-II-i. Consider Interior Block Connections:

1. Optimize neighborhood connectivity
2. Promote a variety of pedestrian uses such as walking, exercise and relaxing
3. Minimize pavement, and provide an equitable balance between pavement and planting areas
4. Use pervious/pedestrian scaled paving for walking surfaces
5. Accommodate vehicular access only for emergency vehicles;

6. Develop integrated rainwater strategies such as rain gardens, natural drainage collection, building water collection and art;
7. Provide "garden entries" for townhomes at the base of larger residential buildings;
8. Incorporate built-in and movable seating to optimize flexibility of use.

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.

Northgate Supplemental Guidance:

PL2-I Respond to Site Characteristics

PL2-I-i. Grade Change: Try to match the grade of abutting public rights-of-way where properties meet. If there is a significant grade difference, create an attractive transition, using creative grading and landscaping. Be sure to incorporate pedestrian access.

PL2-II Streetscape Compatibility

PL2-II-i. Walkable Network: Create an interconnected system of streets and open spaces to optimize neighborhood permeability consistent with a typical urban block pattern;

PL2-II-ii. Multi-Modal Use: Encourage and enhance transit/multi-modal use;
PL2-II-iii. Control Speed/Volume: Emphasize pedestrian and bicycle safety, in part by controlling vehicle traffic speeds and managing volumes;
PL2-II-iv. Crossings: Support increased use of designated crossings; and
PL2-II-v. Green Space: Increase urban green space/open space within the public realm by achieving surface treatments that are "more green and less gray."

PL2-III Superblock Development

PL2-III-i. Siting: Build up to the edge of the sidewalk and meet the other pedestrian street designation standards.
PL2-III-ii. Ped-friendly Environment: Where superblock developments are not along designated Major Pedestrian Streets, they should achieve a pedestrian-friendly environment within the internal layout of a superblock site, where commercial buildings may be separated from the public right-of-way by parking.
PL2-III-iii. Pedestrian Connections: Every attempt should be made to link large sites to the greater community by creating lively, interesting pedestrian connections within the site, and also between the site and its surroundings.
PL2-III-iv. Passageways: Key internal at-grade passageways accommodating pedestrian and vehicular circulation on large sites should not be ignored as locations for pleasant pedestrian places.
PL2-III-v. Internal Drives/Walkways: Developments should have internal drives and walkways adjacent to buildings designed with the basic elements of a good pedestrian-oriented shopping street: buildings oriented close to walkways, landscaping, pedestrian-scale lighting, walkways of sufficient width to encourage social interactions without impeding pedestrian movement, and other similar enhancements.
PL2-III-vi. Usable Spaces: Usable pedestrian spaces, such as a plaza or extra-wide sidewalk near entrances to buildings with pedestrian enhancements, are encouraged either at the street or within the site adjacent to a private drive.
PL2-III-vii. Parking Lots: - Surface parking areas located between primary buildings and the public right-of-way should include walkways, landscaping and lighting to delineate safe and comfortable pedestrian circulation within the site.

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.

Northgate Supplemental Guidance:

PL3-I Promote Pedestrian Interaction

PL3-I-i. Pathways: Provide direct and convenient pathways, comfort, visual interest and activity for pedestrians

PL3-II Human Activity

PL3-II-i. Indoor/Outdoor Transition: Consider setting portions of the building back to create spaces at street level for pedestrian-oriented activities. Take the “indoors” outdoors by spilling interior space (e.g. dining areas, merchandise displays) onto plazas and walkways and bring the “outdoors” into the building by opening interior spaces to sunlight and views of sidewalk activity.

PL3-II-ii. Sidewalk Widths: Sidewalk widths throughout the Northgate area are less than ideal, and wider sidewalks will allow for more pedestrian circulation and activity. Within active retail areas, proposed developments are encouraged to set back from the street fronting property line to provide additional space abutting the sidewalk. The Major Pedestrian Street designation calls for 12-foot sidewalks. However, 16-foot sidewalks are preferred in commercial areas, where appropriate.

PL3-III Street Level Transparency

PL3-III-i. Visual Connections: Provide direct visual connection into street level facades. The following are examples of less desirable design treatments that should be discouraged:

1. windowless walls;
2. mirrored or non-transparent glass;
3. glass block;
4. display cases;
5. narrow windows not meeting the intent above;
6. windows located above waist level to persons outside the building on the sidewalk;
7. windows into areas that are too small, shallow, or narrow to support normal human activity (e.g. the back of a tall display case, a narrow hallway)
8. any interior wall, equipment, or functional layout that hampers the intent of transparency stated above.

PL3-IV Lots Adjoining Public Open Spaces

PL3-IV-i. Space Transition: Strive for transitions between public, semi-public, semi private and private space in the design of new development abutting public open space. The following can help accomplish this goal:

a. Where appropriate, site commercial uses facing the public space with outdoor seating to enliven the space.

b. For ground floor residential uses, locate residential stoops with a grade separation to provide a transition between the residences and the public space.

PL3-IV-ii. Discouraged Elements: The following are examples of less desirable design treatments that should be discouraged:

a. windowless walls;

b. fences and/or tall, dense plantings that create areas that are invisible to passers-by.

PL3-IV-iii. Upper-Level Visibility: Consider upper story balconies, terraces and windows to provide visual interest and eyes and ears on the public open spaces for greater public safety.

PL3-V Commercial and Mixed-Use Buildings

PL3-V-i. Inviting Ground Floors: The ground floors of buildings should appear inviting to the public by containing commercial uses and open spaces with direct entry from the sidewalk. Vary these features in size, width and depth to accommodate a variety of appropriate uses and activities for the site and vicinity. This includes providing multiple entries at the street.

PL3-V-ii. Open-air Passageways: For corridors between commercial spaces, open-air passageways are generally more visible and more inviting than interior hallways. This can be an attractive, successful location for store entries, store windows and restaurant/ cafe seating.

PL3-V-iii. Facade Articulation: Further articulate the street level facade to provide a comfortable pedestrian experience with placement of street trees, exterior lighting on buildings, planters and overhead weather protection.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Northgate Supplemental Guidance:

DC1-I Design of Parking Lots Near Sidewalks

DC1-I-i. Landscaping: Interior landscaping, in addition to perimeter landscaping, should be installed to help soften the visual impact of surface parking and enhance natural site drainage. To meet this objective, consider the following:

1. Interior landscaping: Use landscaping to break large areas into a series of smaller areas. Plant low landscaping in left over portions of parking areas.
2. Site landscaping strategically to minimize stormwater run-off;
3. Innovative drainage control measures such as swales or treatment islands or pervious pavements;
4. Plant enough trees, which at maturity form a canopy over large portions of the parking area with trees interspersed between parking spaces;
5. Select tree species that do not obscure signage, amenity features, or opportunities for surveillance;
6. Plant a mixture of evergreen and deciduous trees for year-round greenery. Select types of trees, such as sapless trees, that do not impact parked cars.

DC1-II Large Scale, "Super Block" Development

DC1-II-i. Parking Area: The parking area should be laid out as an urban block, at a scale that promotes walking within.

DC1-II-ii. Pedestrian Grid: A network of clearly defined pedestrian walkways should serve as a "grid," connecting these walkways to uses within the site and to the larger street network in a safe and comfortable manner. The necessary elements—lighting, pavement and plantings— should be placed to support those pedestrian objectives.

DC1-II-iii. Spatial Definition: The space should be defined by buildings, and secondary structures such as shelters and small retail spaces should further define the scale.

DC1-III Parking Structures

DC1-III-i. Siting: Site parking structures away from Major Pedestrian Streets.

DC1-III-ii. Design Quality: Design a well-proportioned and unified parking structure. Consider techniques specified in citywide design guidelines – those relating to height, bulk and scale compatibility; architectural concept and consistency; and fostering a human scale to achieve good scale and architectural design quality.

DC1-III-iii. Ground-Level Retail: Consider placing retail at the ground level of a parking structure along the primary facade, where appropriate.

DC1-III-iv. Quality Materials: Parking structure facades should be treated with high quality materials and given vertical articulation and emphasis similar to the principal structure. The façade should be designed to visually screen cars.

DC1-III-v. Pedestrian Entries: Pedestrian entries should be clearly visible and architecturally expressed on the exterior of the building.

DC1-IV Parking and Vehicle Access

DC1-IV-i. Minimize Pedestrian/Vehicle Conflicts: Site and design driveways to minimize conflicts between vehicles and pedestrians. This is especially important along Northgate Way, 1st Avenue NE, 5th Avenue NE, Roosevelt Way NE, 15th Avenue NE, NE 100th Street, NE 103rd Street, and NE 125th Street. Minimize the number of curb cuts and width of driveways and curb cuts along these streets.

DC1-IV-ii. Locate Parking to the Rear: Where feasible, parking areas should be located to the rear of buildings that face NE Northgate Way, 1st Avenue NE, 5th Avenue NE, Roosevelt Way NE, 15th Avenue NE, NE 100th Street and NE 103rd Street. Where surface parking must be located to the side of structures, the following is recommended:

a. Place surface parking away from the corners of blocks fronting on NE Northgate Way, 5th Avenue NE, 8th Avenue NE, Roosevelt Way NE, 15th Avenue NE, NE 100th Street, NE 103rd Street and NE 125th Street.

b. Limit the frontage of surface parking areas that face NE Northgate Way and 5th Avenue NE (outside the Major Pedestrian Street designations).

DC1-IV-iii. Encourage the Creation of Multi-Purpose Parking Areas: These areas can provide parking as well as public open space, such as places for special neighborhood functions (markets, gatherings), cultural events (outdoor theater, music), and recreational activities. Examples of elements for public open spaces include: special surface treatments, art, fountains and seating, locations for removable bollards or other elements to restrict automobile access to public spaces when not used for parking. Use lighting to create a safe environment while minimizing glare onto adjacent properties and sidewalks.

DC1-V Bicycle Parking

DC1-V-i. Bicycle Amenities: When providing bicycle parking, consider incorporating features such as storage and wayfinding for bicycle users into the site plan/building design.

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.

Northgate Supplemental Guidance:

DC2-I Foster Human Scale (Architectural Materials and Elements)

DC2-I-i. Commercial and Mixed-Use Buildings: The ground level of the building must offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signs, overhead weather protection and ornamentation are encouraged.

DC2-I-ii. All New Developments: Exterior building materials should have a human scale; this helps people relate to the size of the building. Good examples include stone and brick. Non-modular exterior materials, such as stucco, and those in large modules, such as concrete panels, will need finer details to reduce the perceived bulk and create human scale.

DC2-II Upper Stories

DC2-II-i. Recessing: Recessing the upper stories of developments on arterials allows sunlight to pass onto the street and minimizes the impact of height on pedestrians.

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.

Northgate Supplemental Guidance:

DC3-I Urban Gardens

DC3-I-i. Seating: New public spaces should provide as many seating opportunities as possible;

DC3-I-ii. Sitable Planters: Planter walls should be set at a height that allows for use as seating.

DC3-I-iii. Movable Seating: Moveable chairs and tables are strongly encouraged.

DC3-I-iv. Courtyards: Elements such as planters, benches and steps can be sited to break down the scale of an open space, and provide comfortable seating and

opportunities for viewing. Courtyards should be integrated with the scale, character and function of the adjoining building.

DC3-II Urban Plazas and Town Squares

DC3-II-i. Public Space: Space should be enclosed by active buildings around the perimeter to encourage its use and maintain its safety. Plazas and squares should be surrounded by pockets of activity: shops, stands, benches, displays, gardens. These various pockets of activity should all be next to paths and entrances to facilitate constant movement. The ultimate goal should be to gather enough people in and around these spaces so that they will overlap and spill in toward the center of the square. The following can help accomplish this goal:

1. Arrange open space elements in a manner that reduces the scale of the larger plaza into smaller spaces more suitable for pedestrian use.
2. Design retail spaces to comfortably "spill out" and enliven public space.
3. Provide landscaping that enhances the space and architecture.
4. Provide visual and pedestrian access (including barrier free access) into the site from the public sidewalk.
5. Site furniture, art work.
6. Consider pedestrian-scaled lighting and other amenities such as fountains, seating (steps provide excellent seating) and kiosks.
7. Design landscaping to assist in absorbing run-off from paved plaza areas.

DC3-III Landscaping to Reinforce Design Continuity with Adjacent Sites

DC3-III-i. Landscaping to Enhance the Building and/or Site: Quality landscaping is an essential component of the built urban form. Good use of existing and new landscaping adds considerable value to the design of new development and blends new development with surrounding areas, and reduces stormwater runoff.

a. The corners of street intersections should be distinguished by special landscape treatments: special paving, low planters and flower displays, sculpture, and decorative lighting.

b. Mark and define pedestrian crossing and walkways with specimen trees and shrubs. Landscaping examples in commercial set- c. Ease of maintenance and durability should help guide the selection of plant species and landscape materials such as paving, seating and other site materials. Use native, drought tolerant species of plants and avoid invasive plant species.

DC3-III-ii. Landscape Design to Address Special Site Conditions: The natural area east of 5th Avenue NE from NE 103rd to NE 105th and east of 8th Avenue NE from NE 105th Street to Roosevelt Way NE will be developed as per the Thornton Creek Park 6 Long Range Plan prepared by Seattle Public Utilities and Seattle Parks and Recreation. New development adjacent to the natural area should consider:

a. Retaining natural greenbelt vegetation, where possible.

b. Incorporating gathering areas and lookout points along the edge of the natural area into the design of the project.

c. Incorporating native plants into the landscape design to provide the feeling of an extension of the natural area into the project site.

d. Providing linkages to the natural area that direct people to designated pathways and away from protected areas. e. The plant list developed for the Thornton Creek Park 6 Long Range Plan can help guide the selection of plant species. Native plants provide ease of maintenance and durability, and are usually drought tolerant.

DC3-IV Use Landscaping Design to Enhance the Site

DC3-IV-i. Natural Features; Consider design strategies to create natural features or systems that can be incorporated into the site design.

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.

Northgate Supplemental Guidance:

DC4-I Design Signage Compatible with Human Scale and Consistent with Architectural Concept

DC4-I-i. Signage: Signage should be designed so that it is appropriate for the scale and character desired in the area. Signs should be oriented and scaled for both pedestrians on sidewalks and persons in vehicles on streets within the immediate neighborhood. Signs should add interest to the street level environment. They can help unify the overall architectural concept of the building, or provide a unique identity for an individual business within the larger structure. While regulatory sign review is not in the purview of design review, integration with the overall architectural expression of a building and appropriate scale and orientation are important design considerations. Franchises should not be given exceptions to these guidelines. The following types of signs are encouraged:

1. Pedestrian-oriented blade signs
2. Signs integrated into the design of the building: along a sign band, on canopies and marquees, located in windows.
3. These types of signs are discouraged: Large illuminated box signs (backlit "can" signs) and Post-mounted signs.

RECOMMENDATIONS

The analysis summarized above was based on the design review recommendation packet (dated April 28, 2023). After considering the site and context, considering public comment, reconsidering the previously identified design priorities, and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions.

1. Add greater transparency to the west facing lobby wall located just to the north of the vestibule. **(PL1-I, PL3-I, PL3-III)**
2. Create seating nodes along NE Northgate Way by creating a more 'L' shape seating configuration with some seating facing the front entry interspersed with other site features such as bollards, planters, or trash containers to break up the long expanse of bench seating into smaller seating nodes. **(DC3-A-1, DC3-C-2, DC3-IV)**
3. Modify the large building sign on the west building façade to be of a scale that is consistent with the scale and character of the area. **(PL2-D, DC4-B, DC4-I)**

REC Report Sent 5/17/2023 BCC
Project 3039050-LU

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