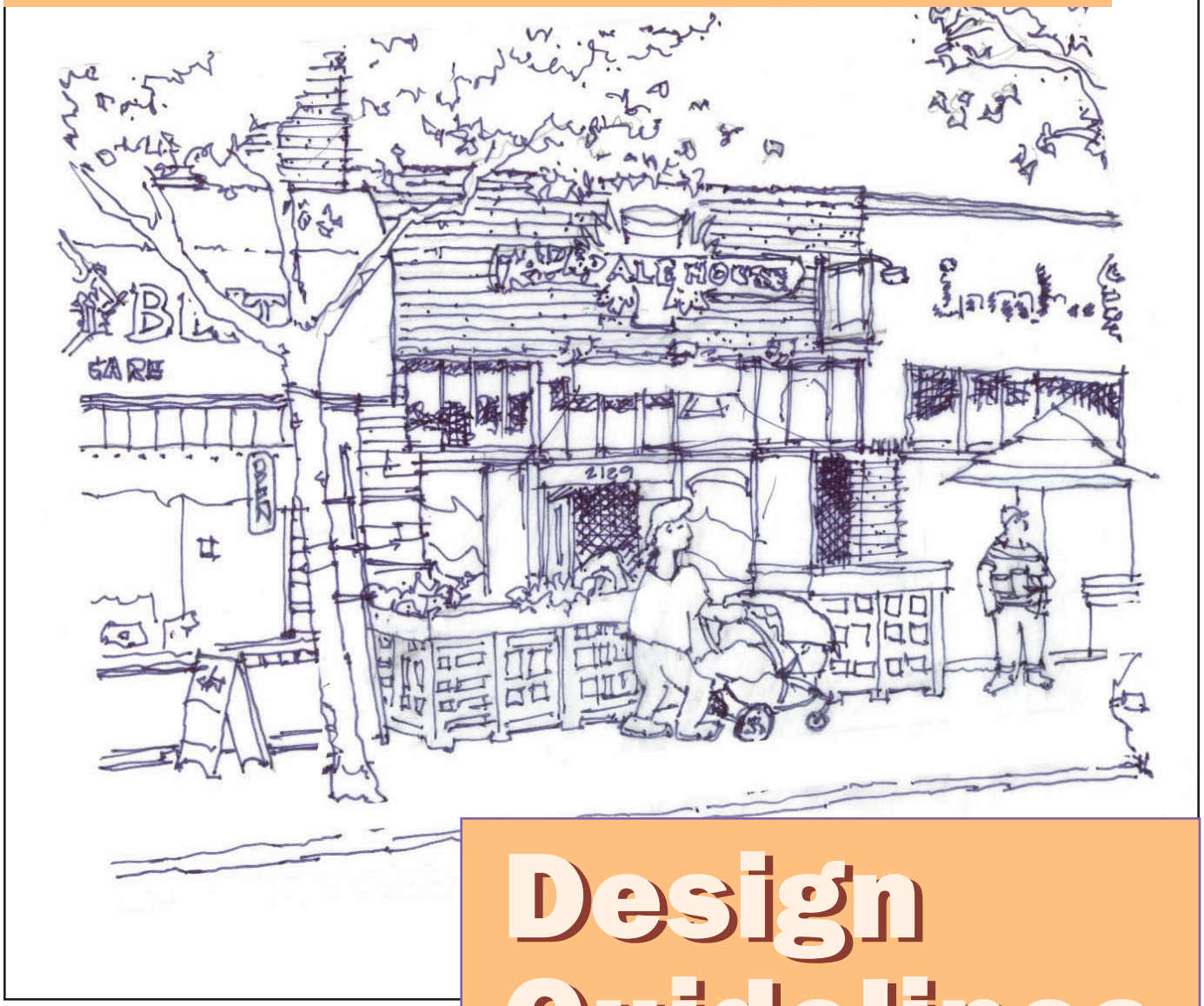
# Upper Queen Anne *neighborhood*




# Design Guidelines

**Proposed December 2008**

**City of Seattle**
Department of Planning
and Development

Seattle Design Review Program

## Upper Queen Anne Neighborhood Supplemental Design Guidelines

All Citywide Design Guidelines are applicable for development in the Upper Queen Anne Hill Neighborhood. The following table lists those Design Guidelines for which there is supplemental Upper Queen Anne Neighborhood-specific guidance. The guidance is provided in the remaining pages of this document.

| | *Upper Queen Anne Neighborhood-specific supplemental guidance provided?* |
|---|---|
| **A. Site Planning** | |
| A-1 Responding to Site Characteristics | ✔ |
| A-2 Streetscape Compatibility | ✔ |
| A-3 Entrances Visible from the Street | |
| A-4 Human Activity | ✔ |
| A-5 Respect for Adjacent Sites | |
| A-6 Transition Between Residence and Street | ✔ |
| A-7 Residential Open Space | |
| A-8 Parking and Vehicle Access | ✔ |
| A-9 Location of Parking on Commercial Street Fronts | |
| A-10 Corner Lots | ✔ |
| **B. Height, Bulk and Scale** | |
| B-1 Height, Bulk and Scale Compatibility | ✔ |
| **C. Architectural Elements and Materials** | |
| C-1 Architectural Context | ✔ |
| C-2 Architectural Concept and Consistency | ✔ |
| C-3 Human Scale | ✔ |
| C-4 Exterior finish materials | ✔ |
| C-5 Structured Parking Entrances | |
| **D. Pedestrian Environment** | |
| D-1 Pedestrian Open Spaces and Entrances | ✔ |
| D-2 Blank Walls | |
| D-3 Retaining Walls | |
| D-4 Design of Parking Lots Near Sidewalks | |
| D-5 Visual Impacts of Parking Structures | |
| D-6 Screening of Dumpsters, Utilities, and Service Areas | ✔ |
| D-7 Personal Safety and Security | ✔ |
| D-8 Treatment of Alleys | ✔ |
| D-9 Commercial Signage | ✔ |
| D-10 Commercial Lighting | ✔ |
| D-11 Commercial Transparency | |
| D-13 Residential Entries and Transitions | |
| **E. Landscaping** | |
| E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites | ✔ |
| E-2 Landscaping to Enhance the Building and/or Site | ✔ |
| E-3 Landscape Design to Address Special Site Conditions | ✔ |

# A. Site Planning

## A-1: Responding to Site Characteristics

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

### Queen Anne Supplemental Guidance:

**a. Solar Orientation**

1. Building massing should maximize light and air to the street and other landscaped areas.
2. Where possible, buildings should respect existing adjacencies that enjoy solar and other environmental considerations.
3. Orientation of buildings to make efficient use of passive energy is encouraged.

**b. Stormwater Management**

1. Stormwater collected from roof drains, street- and hard-scapes should incorporate Low Impact Development (LID) techniques such as rain gardens, bioswales and pervious pavement when possible for improved stormwater mitigation on the neighborhood.
2. Vegetated roofs are encouraged for stormwater mitigation.
3. The goal should be to reinfiltrate all water collected at the site as close as possible to where the rain falls. (See further explanation in Appendix A–Sustainable Design.)

## A-2: Streetscape Compatibility

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

### Queen Anne Supplemental Guidance:

**a. Architectural Diversity**

Buildings that reflect a diversity of architectural shapes, sizes, styles and themes are considered positive attributes of the Queen Anne neighborhood.

**b. Older and Historic Buildings**

Existing, older buildings are valued by the community and they should be preserved or modified for reuse, when possible. New structures should respect and be designed to complement historical buildings and sites (See Historical Building and Site Survey prepared by Mimi Sheridan).

**c. Wider Sidewalks**

Compatibility with the desired streetscape can be enhanced by increasing the width of the sidewalk to 15′ – 16′, in order to relieve congestion (see related guideline in Pedestrian Environment, D-1, *Pedestrian Open Spaces and Entrances*).

**d. Ground Level Residential**
The community values existing ground level residential uses that add variety to the appearance and use of commercial corridor.

**e. Streetscape Improvement**
Streetscape design with new development should enhance the pedestrian environment in Upper Queen Anne according to a consistent high quality overall strategy. Priority locations for major streetscape upgrades are at Galer and Queen Anne Avenue N.E.; Boston Street one block east of Queen Anne Avenue; Queen Anne Avenue and McGraw Street; and Crocket Street and Queen Anne Avenue. In general streetscape improvements should include consistent fixtures for pedestrian-scaled street lamps; hanging planters; benches and bike bollards. A consistent compact deciduous street tree is preferred. Addition of curb bulbs at intersections of Queen Anne Avenue are encouraged.

Developers may elect to take specific guidance on streetscape treatments from the Picture Perfect Queen Anne Streetscape Master Plan prepared by the community to identify specific preferences for street treatments. However, adherence to the streetscape master plan is voluntary.

## A-4: Human Activity

*New development should be sited and designed to encourage human activity on the street.*

### Queen Anne Supplemental Guidance:

**a. Outdoor Dining**
Outdoor eating and drinking opportunities are encouraged along street-level building facades.

**b. Individualized Storefronts**
A diversity of scale and appearance of storefronts contributes to the success and vitality of the business district. The community encourages opportunities for individual retail businesses to personalize or modify their storefronts. Such modifications could include awning or canopy design, sign design, window design and street-level building surface materials.

***Individualized storefronts and outside dining are encouraged to add human activity***

## A-6: Transition between Residence and Street

*For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

***Provide residential entries mid-block or on cross streets, preserving corner retail opportunities***

### Queen Anne Supplemental Guidance:

**a. Residential Entries**
Residential entries should be set back from the street. On side streets, stoops with elevated entries and open spaces are positive features.

## A-8: Parking and Vehicle Access

*Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.*

### Queen Anne Supplemental Guidance:

**a. Parking on Queen Anne Avenue**
A mixture of diagonal and parallel curb parking is encouraged along Queen Anne Avenue to add variety, calm traffic and reinforce commercial nodes.

**b. Access to Parking**
Below grade parking is encouraged with access located on alleys or side streets. Access from Queen Anne Avenue North, West Galer Street, West McGraw Street and 10th Avenue West is discouraged.

**c. Preserving Existing Sidewalk Areas**
Existing sidewalks and planting strips should not be removed to provide diagonal parking. East-west streets adjoining Queen Anne Avenue, such as Galer, Garfield, Blaine, Howe, and Crockett Streets, have exceptionally wide sidewalk areas, and these should be maintained, where possible.

**d. Widening Narrow Alleys**
For projects with commercial delivery vehicle traffic through the public alley, a building setback to widen the alley is desired for safety.

***Existing diagonal parking should be preserved and encouraged in retail nodes.***

## A-10: Corner Lots

*Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.*

### Queen Anne Supplemental Guidance:

**a. Curb Bulbs**
Curb bulbs are encouraged at all intersections for pedestrian safety.

**b. Intersections**
Buildings sited on corner lots should take advantage of their role as community activity nodes (see related guidelines in Section D, Pedestrian Environment and Section E, Landscaping).

> *Special features and strong building forms should be used to visually anchor the block. Larger setbacks are encouraged to provide wider sidewalks or plazas. Focal elements such as public art, landscaping or a community information kiosk should be considered at some intersections.*

***Special building forms and features should be used on corner lots to add open space and visually anchor the block***

# B. Height, Bulk and Scale

## B-1: Height, Bulk and Scale Compatibility

*Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step or other transition in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.*

### Queen Anne Supplemental Guidance:

The primary community objective regarding the height, bulk and scale of buildings addressed by these guidelines is to minimize their impact upon the pedestrian experience and the adjacent single-family properties.

Queen Anne neighborhood commercial areas are characterized by older, one- and two-story buildings, built on narrow 30- or 45-foot-wide lots. Many of these structures were further divided with storefronts as narrow as 15-foot-wide. Buildings that extend to fill the allowable zoning envelope often appear too massive. The community prefers smaller-scale structures that are less intrusive. Several development strategies meant to minimize the impact of large buildings and enhance the community's street-related experiences are preferred by the community.

**a. Breaking up Building Mass**

The height, bulk and scale of new buildings should reflect the architectural character and scale of the community.

1. Building mass should be broken into distinct but related sections that reflect the historic 30- and 45-foot-wide lot sizes. This can be achieved through changes in building height and setbacks, materials, coloring, and architectural detailing. Street-front facades are discouraged to extend beyond 60' without this architectural consideration.

Although monolithic street façades are discouraged on Queen Anne, simple structures that are well-fenestrated and are rich in detail at the ground level can achieve a building scale appropriate to the neighborhood. Many early, 20th-century building facades are

relatively unmodulated but are successful because of their material composition and attention to architectural detail.

**b. Preferred Strategies for Modulation**

Several strategies for building modulation are preferred:

1. Bay windows, if consistent with the building's architectural vocabulary, are encouraged on street-facing façades. Preferably, bay windows should be no more than 14' wide.
2. The use of balconies on the street front elevation of buildings is discouraged, although Juliet balconies often provide an acceptable façade enhancement and increase light and air into the building and onto the street. Balconies are encouraged on facades that face adjacent single-family properties in order to create a façade treatment more sensitive to the single-family neighbors.
3. Using a variety of modulation methods helps avoid monotony along the street frontage.

**c. Top Floor Setback**

To increase natural light on the street, reduce the apparent height of new buildings and preserve the feel of smaller-scale commercial buildings, the community would consider supporting a departure for additional building height of 3 feet for projects that step back the top floor of the structure a minimum of 6 feet from the street side façade(s).

***Example of a fourth floor upper level setback to reduce the apparent scale of new development***

**d. Setbacks where Commercial abuts Residential**

When possible, building heights should be reduced and setbacks increased where commercial uses abut residential uses. However, the community strongly supports wider sidewalks and pedestrian open spaces along public streets. In order to help a development provide these features, the community would likely support development flexibility by granting departures, as appropriate.

*(See related guidelines in Site Planning, A-8, Widening Narrow Alleys; and Pedestrian Environment, D-1, Building Setbacks for Wider Sidewalks, Avoiding*

*Dark, Unusable Spaces and Pedestrian Weather Protection.)*

# C. Architectural Elements and Materials

## C-1: Architectural Context

*Proposed new and retrofitted older buildings planned for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.*

***Small local businesses are encouraged and well accommodated in retrofitted older buildings***

### Queen Anne Supplemental Guidance:

There is a clear community preference for buildings that complement the scale and architectural character of early, 20th-century commercial buildings. These structures demonstrate an established and successful approach to creating a pedestrian-oriented village center and reinforce the community desire for smaller, narrower buildings that support smaller local merchants. Architectural characteristics typical of these earlier structures include:

- One- and two-story buildings with 30- to 45-foot-wide facades and storefronts as narrow as 15 feet
- Solid kick panels below windows
- Large storefront windows
- Multi-pane or double-hung windows with transoms or clerestory lights
- A high level of fine-grained detailing and trim, especially at street level
- High quality materials, such as brick and terra-cotta, tile, natural and cast stone
- Marquees or canopies that provide pedestrian weather protection
- Variable parapet heights
- Defined and detailed cornices
- Variety in commercial door and window styles and colors

The diverse portfolio of styles, shapes and sizes within the Upper Queen Anne neighborhood commercial zones, including the adaptive re-use of older structures, is an essential component of the neighborhood's pedestrian orientation and community feel. Contemporary architecture may also fit on Queen Anne if it is consistent with the district's historical character and architectural quality, as outlined above. However, structures with ground-floor expressions similar to downtown office or condominium structures would be inappropriate.

**a. Features Especially Encouraged**

The following architectural features are especially encouraged:

- Sustainable design
- Multi-pane or double hung windows with transoms or clerestory lights for ground

floor retail spaces

- Marquees or canopies. However, continuous, uniform marquees or canopies longer than the 30- to 45-foot width are discouraged. (See related guidelines in Pedestrian Environment, D-1, *Pedestrian Weather Protection.*)
- Pronounced cornices that reflect an association with historical characteristics in scale, material choice, and design
- Variable parapet heights can help reduce scale and provide successful architectural modulation

**b. Small Local Businesses**

Retail spaces are preferred that are suitable for family-run or small, local businesses. Buildings designed for large businesses or franchises typically don't provide the desired neighborhood character and village scale.

## C-2: Architectural Concept and Consistency

*Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.*

*Buildings should exhibit form and features identifying the functions within the building.*

*In general, the roofline or top of the structure should be clearly distinguished from its facade walls.*

### Queen Anne Supplemental Guidance:

**a. Individualized Storefronts**

Commercial buildings are preferred that are designed to allow individual tenants to modify their storefronts. This can include making provisions for unique and custom treatment of storefront facades, entry doors and

*Example of individual storefronts*

*Flexible retail bays*

windows, canopies and marquees, signage or outdoor display space.

**b. Highlighting Distinctive Features**
Distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest should be illuminated. Sidewalk lighting that is integrated into the building façade is encouraged. (See related guidelines in Pedestrian Environment, D-10, *Commercial Lighting*)

**c. Screening Rooftop Systems**
Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from key observation points by integrating them into the building design with parapets, screens or other methods that respect and reinforce the building vocabulary. Faux fences and other similar devices are discouraged.

**d. Sustainable Building Features**
Sustainable building features are encouraged to be considered as an integral part of the architectural concept for new construction and major renovation. Inclusion of features to achieve LEED rating, incorporation of LID, and location of Green Factor planting in the most public locations are among the encouraged sustainability principles.

***Architectural features should be selected to provide intimate human scale***

## C-3: Human Scale

*The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.*

### Queen Anne Supplemental Guidance:

**a. Pedestrian Orientation**
Human scale contributes to a structure's overall appeal and is a key element in creating an inviting pedestrian oriented community. Street level and alley treatments require special attentiveness to human scale. In general, fine grain detail and high quality materials at street level, characteristic of early twentieth century commercial buildings, enhance the pedestrian experience and add to the overall appeal of buildings, making them more consistent with the desired character of the neighborhood.

## C-4: 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.*

### Queen Anne Supplemental Guidance:

**a. Building for the Long Term**
New buildings should be designed and built as high-quality, long-term additions to the

neighborhood with design and materials appropriate to Queen Anne.

**b. Cladding Materials**

High-quality cladding materials, such as brick and terra cotta, tile, natural and cast stone are suitable for the planning area. Although primary attention to material quality should be paid to the streetscape façade, quality materials are also desirable on alley-facing facades.

- Brick is the most common surface treatment in Queen Anne's commercial areas and is strongly encouraged.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is highly discouraged, especially on ground-level locations.
- Materials that are subject to fading and discoloration should also be avoided.

**c. Ground-floor Façade Materials**

Finish materials on ground-floor facades adjacent to pedestrian open space and sidewalk areas should exhibit quality and refined architectural detailing.

- Cast stone, tile or brick that reflects architectural features on existing buildings is strongly encouraged.
- Large storefront windows should be composed of quality materials.
- The use of concrete as an exterior material along ground-floor facades is discouraged, unless well detailed and crafted.
- Absorbent or matte-finish materials that make cleaning or removing graffiti difficult are discouraged.

**d. Colors**

Colors should be applied sensitively and should be considered in terms of their relationship to neighboring buildings.

**e. Renewable Materials**

When possible, use renewable building materials acquired from regional producers and manufacturers.

***High quality materials and colors compatible with the character of the neighborhood are encouraged***

# D. Pedestrian Environment

## D-1 Pedestrian Open Spaces and Entrances

*Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.*

### Queen Anne Supplemental Guidance:

Sidewalks along Queen Anne Avenue are typically too narrow to support a viable pedestrian environment. Sidewalks become congested, outdoor seating and other pedestrian amenities are difficult to accommodate and people, their dogs, strollers, and bicycles damage in-ground plantings. Wider sidewalks are viewed as being vital to creating a vibrant pedestrian environment.

**a. Building Setbacks for Wider Sidewalks**
Where possible, buildings should be set back 3 to 4 feet from property lines abutting public sidewalks to provide increased sidewalk width (at least 15' – 16', including walkway and amenity strip) along Queen Anne Avenue.

**b. Creating Pedestrian Open Space**
Courtyards and other pedestrian open spaces that accommodate outdoor eating, serve as public gathering areas, or provide greenery along the streetscape are especially encouraged. Such areas should be sited, if possible, to allow sunlight to penetrate. (A good example is the courtyard located at 1811 Queen Anne Avenue N. adjacent to El Diablo Coffee Company and the Queen Anne Bookstore.)

***Encourage operable storefronts that expand the effective sidewalk width for outdoor dining***

***Encourage a variety of awnings and glass canopies unique to each storefront***

***Provide individualized storefronts***

**c. Recessed Retail Entry Areas**
Retail entries that are recessed and designed to encourage and enhance pedestrian movement and activity are preferred. The scale of retail entries should be commensurate with the façade.

**d. Avoiding Dark, Unusable Spaces**
The spaces created by recessed storefronts, facade modulation or building setbacks at ground-level should not darken retail areas and should be large enough to be usable by pedestrians or to provide opportunities for uses such as outdoor café seating or flower-shop displays.

**e. Pedestrian Weather Protection**
Some pedestrian weather protection, in the form of canopies and awnings over sidewalks, is desirable. However, the community values open air and sunlight, so long, unbroken stretches of overhead protection are discouraged. Structures longer than the traditional 45-foot wide buildings characteristic of Queen Anne should avoid continuous and uniform awnings or canopies. Pedestrian weather protection that provides for sunlight at the street level, through either clear glass or retractable systems, should be considered. (See related guideline in Architectural Elements and Materials, C-2, *Individualized Storefronts*)

**f. Operable Storefront Windows**
Storefront windows that open the interior space to the sidewalk are encouraged to provide outdoor eating and drinking opportunities.

**g. Retail Use and Open Space at Sidewalk Level**
Retail uses adjacent to sidewalks should be located at sidewalk level. Below grade entries are discouraged. Setbacks and plazas should be at sidewalk level, although outdoor dining plazas or terraces elevated above the sidewalk level are acceptable if they are wheelchair accessible.

**h. Pedestrian Amenities and Street Furniture**
New development should be encouraged to integrate pedestrian amenities including, but not limited to street trees, pedestrian lighting, benches on street corners, trash receptacles, consolidated newspaper racks, public art, and bike racks in order to maintain and strengthen pedestrian activity. (See also guideline A-2 Streetscape Compatibility)

**j. Bus Waiting Facilities in Buildings**
Incorporate facilities for transit riders within building facades at bus stops. This could include covered waiting areas with benches, landscaping and lighting. (See related guideline in Pedestrian Environment, D-7, *Bus Bulbs*)

***The integration of bus waiting facilities into building frontages avoids the need for free-standing transit shelters***

**k. Residential Entries**
Residential entries should be clearly pronounced and set back from the street. On side streets, stoops with elevated entries and open spaces are encouraged.

## D-6 Screening of Dumpsters, Utilities, and Service Areas

*Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.*

### Queen Anne Supplemental Guidance:

**a. Additional Screening near Single-family Zoning**
Due to the close proximity of single family homes to commercial zones in Queen Anne, additional screening of dumpsters, utilities and services is encouraged in order to soften the impact of commercial development. Also, dumpster areas for food service-type businesses should be placed in such a way that odor is shielded from nearby homes.

## D-7 Personal Safety and Security

*Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

### Queen Anne Supplemental Guidance:

**a. Sidewalk Obstructions**
On narrow sidewalks, obstructions that impede pedestrian activity are potential safety hazards and should be avoided and carefully considered.

**b. Tree Grates**
In heavily used pedestrian areas, such as a bus zones, consider installing tree grates.

***Residential entries should be visible from the sidewalk and landscaping is encouraged***

***Screening should be used to conceal dumpsters in alleys***

**c. Curb Bulbs and Crosswalks**
Install crosswalks and curb bulbs when applicable and in concert with SDOT and City Plans.

**d. Bus Bulbs**
Coordinate with Metro Transit to provide bus bulbs (extensions of the sidewalk and amenities strip into the street that allow buses to stop without pulling out of the traffic lane) to help widen sidewalks and improve pedestrian safety.

**e. Curb Cuts**
Discourage curb cuts for vehicle ingress or egress across sidewalks on Queen Anne Avenue North.

**f. Security and Visibility**
Discourage solid fences that reduce security and visual access from streets and install pedestrian-scale lighting at building entrances and dark alcoves. (See related guideline in Pedestrian Environment, D-10, *Commercial Lighting*)

## D-8: Treatment of Alleys

*The design of alley entrances should enhance the pedestrian street front.*

### Queen Anne Supplemental Guidance:

Alleys separate commercial areas from single-family homes both to the east and west of Queen Anne Avenue North. The close proximity of commercial uses to single family homes in the commercial area make this a sensitive interface. The alleys are also an important part of the pedestrian environment. (See related guideline in Site Planning, A-8, *Widening Narrow Alleys*)

**a. Quality Materials**
Quality materials should always be considered on the alley side of commercial structures to soften the impact of commercial development.

**b. Architectural Detail**
Attention should be given to the design and detailing on the alley side of buildings. Alleys are not unused, unseen locations but rather an integrated part of the commercial and mixed-use environment, especially in this neighborhood due to the proximity of single-family housing.

**c. Plantings along Alleys**
Vertically integrated green materials, including hanging vines and drought-tolerant plantings should be incorporated.

## D-9: Commercial Signage

*Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.*

### Queen Anne Supplemental Guidance:

**a. Pedestrian-oriented Signs**

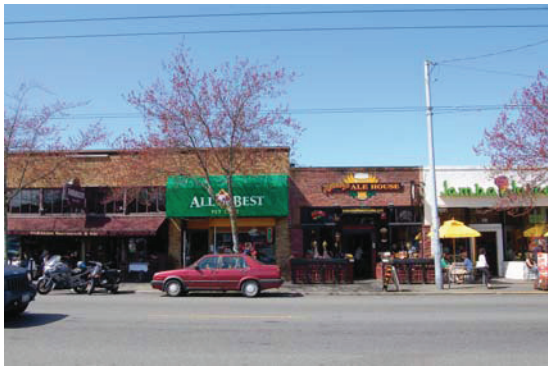
Pedestrian-oriented signs, such as blade signs mounted perpendicular to pedestrian sidewalks on storefronts or on the underside of rain canopies, architecturally integrated signs and small, unique signs (such as signs made of natural materials like painted wood, carvings, metal or etched glass) are encouraged. Directional lighting for signs is also encouraged.

**b. Signs to Avoid**

Backlit signs, digitally animated signs and illuminated letters that are typically auto-oriented rather than pedestrian-oriented are discouraged.

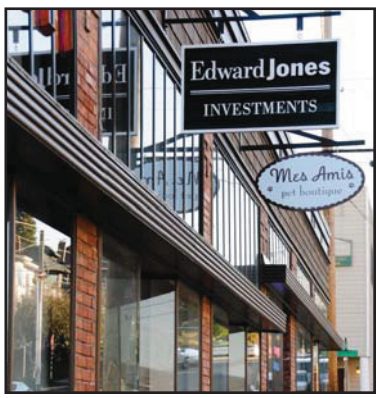
## D-10: Commercial Lighting

*Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.*




***Pedestrian-scaled signs are encouraged***

***Commercial lighting should enhance the quality of the pedestrian environment***




***Individual expression in commercial signage is encouraged, rather than uniformity***

## Queen Anne Supplemental Guidance:

**a. Preferred Pedestrian Lighting**

The following modes of pedestrian lighting are preferred:

- Pedestrian-scale street lighting, such as 19-foot-high pole fixtures
- Exterior wall sconces on the front of buildings
- Down lighting under rain canopies
- Display window lighting that casts soft light on sidewalks

**b. Pedestrian lighting considerations**

- Pedestrian lighting should be coordinated with tree plantings so that pedestrian areas will be well-lighted beneath trees as they mature, as well as beneath storefront canopies.
- Fixtures should include shielding to prevent glare into single-family homes and residential units on floors above the sidewalk level.
- Recessed entryways should be lit with wall sconces or other down-lighting fixtures.
- Bollard light fixtures are discouraged.

# E. Landscaping

Quality landscaping significantly contributes to the overall aesthetic of Queen Anne's urban village. New developments are expected to provide attractive and architecturally compatible landscape design that reinforces pedestrian activity at the street level and presents a welcoming character to entrances facing the street. Landscaping includes living plant material, special pavements, trellises, planters, lighting, artwork, fountains, and site furniture.

## E-1 Reinforce Existing Landscape Character of Neighborhood

*Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

### Queen Anne Supplemental Guidance:

**a. Uniform Street Tree Plantings**

If a street has a uniform planting of street trees, or a distinctive species, new street trees should match. For example, trees along Queen Anne Avenue are maples. See www.PPQA.com and SDOT master tree plan for specific recommendations.

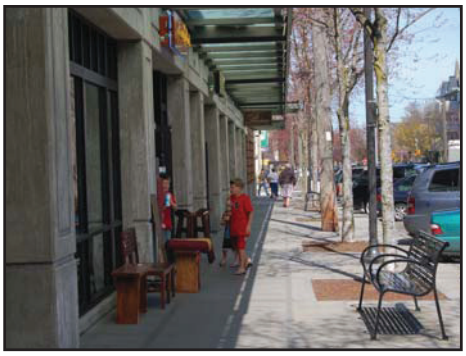
**b. Landscape Maintenance and Irrigation**

Pruned trees and tended landscapes are representative of Queen Anne's neighborhood. Automatic irrigation or the use of harvested rainwater and professional landscape maintenance are strongly recommended to maintain an attractive landscape.

**c. Street-level Landscaping**

Queen Anne's commercial areas are comprised of residences and commercial establishments surrounded by a large single-family residential neighborhood. A strong natural presence of greenery is necessary to soften the harshness of commercial structures in this context. Significant landscaping at the street level is desirable to

*Landscaped curb bulbs are encouraged*



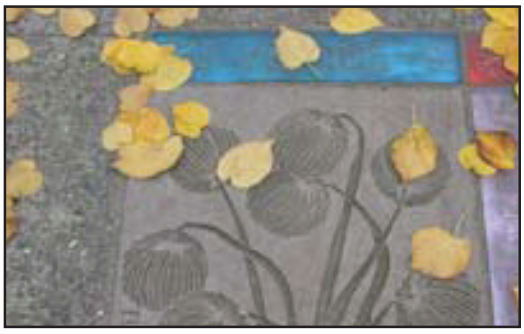
*Uniform street tree planting and pedestrian-scale lighting*

*Irrigation and/or use of harvested rainwater (permeable concrete) is encouraged*

attract and welcome shoppers and residents to maintain the village feel of commercial areas.

**d. Visible Landscaping**
Each development should include welcoming landscape that can be seen by pedestrians at ground level. Landscaping on upper levels of buildings is encouraged if visible from the sidewalk.

**e. Art in the Pedestrian Environment**
Public art should be integrated into buildings and landscaping whenever possible.



***The integration of public art is encouraged at the street level and in the streetscape (See Queen Anne Avenue streetscape master plan.)***

## E-2 Landscaping to Enhance the Building and/or Site

*Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.*

### Queen Anne Supplemental Guidance:

**a. Green Factor Focus on Ground-level Plantings**
The Green Factor, a requirement of the Seattle Land Use Code, should be thoughtfully applied; a focus on ground-level plantings that enhance the pedestrian environment is strongly recommended (For more information refer to www.seattle.gov/dpd/Permits/GreenFactor ).

***An example of Green factor features contributing to the quality of the streetscape***

**b. Recommended Landscape Enhancements**
The following landscape enhancements are encouraged:

1. Soften the building form by using wall-hung trellises, terraced landscaping, planted retaining walls, or include planted pergolas to shelter pathways and courtyards.
2. Incorporate a planter wall or planter box as part of the architecture.
3. Include a planted landscaped courtyard, entryway or fountain.
4. Distinctively landscape open areas created by building modulation with in-ground plantings or large planters.
5. Emphasize entries and corners with special plantings or planted containers in conjunction with decorative paving, sculpture and lighting.

**c. Evergreen Plantings**
The use of mostly evergreen plants is strongly recommended for a year-round attractive landscape.

**d. Quality Landscaping Materials**
Lush landscape materials and the use of interesting details in paving, outdoor furniture, fountains and artwork are encouraged.

**e. Recommended Plants**
Plant selections should be tailored to the light conditions on the east and west sides of Queen Anne Avenue. Developers may elect to take guidance on plant selections from a plant list prepared by Picture Perfect Queen Anne to communicate specific community preferences.

**f. Planted Containers**
A variety of planted containers to mark business entries is encouraged to enhance the pedestrian environment.

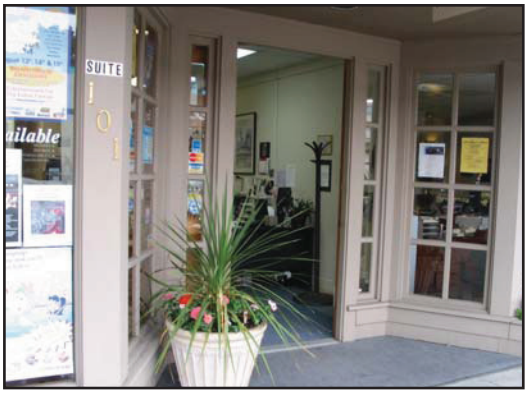
## E-3 Landscape Design to Address Special Site Conditions

*The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.*

### Queen Anne Supplemental Guidance:

**a. Building Floors above Sidewalk Level**
Where a building entrance or floor is elevated above a pedestrian's eye level at the sidewalk, landscaping can help make the transition between grades by providing a planted or terraced wall or rockery.

**b. Wheelchair Ramps**
Where wheelchair ramps must be provided on a street front, the ramp structure can be landscaped and blended into the overall design. Use curb-sided ADA ramps wherever feasible to maximize landscaping areas.




***Planted containers are encouraged to make an inviting entry***

***Areas above sidewalk level provide landscaping and outdoor dining opportunities and should be ADA accessible***