

**Yesler Terrace Rezone**  
**Exhibit B to Ordinance: Yesler Terrace**  
**Master Planned Community Design Guidelines**

This Exhibit B contains supplemental guidance specific to Yesler Terrace, to be considered in addition to the Seattle Design Guidelines as part of design review for proposed projects within Yesler Terrace. These guidelines apply to development within the MPC-YT zone, pursuant to thresholds and procedures established in Chapter 23.41 of the Seattle Municipal Code.

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# CS1

## Natural Systems and Site Features

*Seattle Design Guideline:*

Use natural systems and features of the site and its surroundings as a starting point for project design.



### ***Residential building on a slope***

*A good example of an urban residential building stepping up a hillside in Seattle, WA. (Photo: Amanda Reed)*



### ***9th Ave pedestrian pathway***

*An artist's rendering of the pedestrian pathway extending from 9th Ave to Yesler Way. This pathway helps pedestrians navigate down a steep slope, and will provide a link between First Hill and the neighborhood heart of Yesler Terrace. (Image: Parsons Brinckerhoff and GGLO)*

## Yesler Terrace Supplemental Guidance

### Topography

Yesler Terrace is a sloping south-facing site, with a 140' elevation change from the site's northernmost entry (at E Alder St and Broadway) to the southernmost entry (at 10th Ave S and S Jackson St), and a 20'-25' elevation change east to west along Yesler Way. Thoughtful treatment of slopes is critical for a good pedestrian environment and the quality of a building's lower levels.

- Design buildings to step up and down hillsides, in order to reflect the site context and provide light and air at lower levels,
- Coordinate underground parking access with adjacent properties where feasible, in order to minimize the visual and traffic impacts of parking. This guideline is especially relevant where parking extends to a shared property line.
- Provide internal connections such as stairways and terraces, in order to give pedestrians more options for navigating the hills of Yesler Terrace. Where possible, allow access to the public.
- Orient building facades and open space to activate the 9th Ave pedestrian pathway location described in the "Context and Priority Issues" section).

### ***For related guidance, see:***

- *PL1: Open Space Connectivity: Pedestrian Pathways and Access Drives*
- *DC1: Project Uses and Activities: Vehicular Access and Circulation and Parking and Loading Uses*
- *DC2: Architectural Concept: Human Scale*
- *DC3: Open Space Concept: Building-Open Space Relationship*

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#### **Retaining existing trees**

*The Yesler Terrace Tree Protection Plan identifies large, healthy trees that must be preserved during redevelopment. Building design should protect and highlight these trees. (Photo: City of Seattle)*



#### **Cascading stormwater feature**

*These cascading concrete pools and landscaping along Maynard in the International District are a good example of capturing and controlling the flow of stormwater on a sloping site in an artistic and engaging design. (Photo: City of Seattle)*

## **Plants and Habitat**

Historically, Yesler Terrace has had a relatively high tree canopy coverage and has provided abundant open space for residents. While the redeveloped Yesler Terrace devotes less space to private yards, it will offer substantially more public open space and shared residential amenity space. Trees and other landscape features should continue to play a defining role in the neighborhood's character.

- To protect existing habitat and provide a sense of an established neighborhood, preserve trees designated for protection in the adopted Yesler Terrace Tree Protection Plan.
- Design buildings and open space to optimize the visibility and long term health of preserved trees, as well as major new tree plantings.
- When providing landscape amenities to meet Land Use Code requirements, focus on locations where the improvements will provide the greatest benefits for building occupants and passersby.
- To enhance screening from Interstate 5, work with the Washington State Department of Transportation as feasible to preserve and enhance the tree buffer separating Yesler Terrace from the freeway. Manage these areas to improve public safety, soils, and tree cover.

## **Water**

The redevelopment of Yesler Terrace provides an opportunity to improve stormwater management, including natural drainage and water features throughout the site. Prior to redevelopment, most rain that falls on the site leaves via traditional storm drains, with some infiltration occurring in private yards. The vision for the new Yesler Terrace is to capture and control stormwater on-site through green stormwater infrastructure (GSI) and hybrid systems, and to showcase those features in engaging ways.

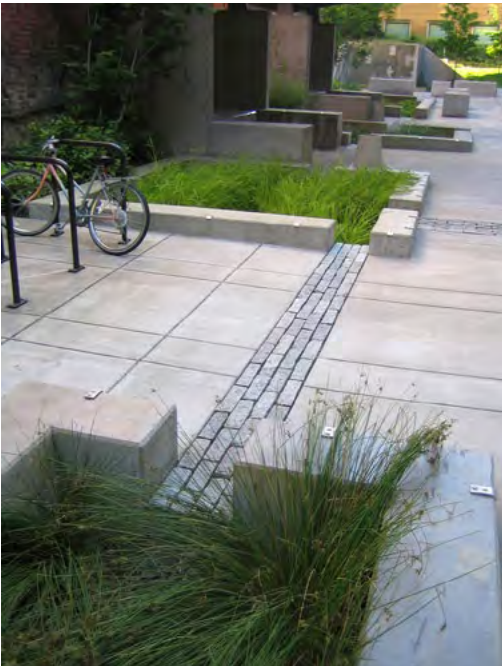
- Use cascading stormwater features to manage stormwater and create visual interest, as sites and drainage plans allow.
- Incorporate GSI in streetscapes to meet Stormwater Code requirements. The conceptual GSI plan (next page) gives preliminary guidance on the placement of these features, but other locations may also be appropriate depending on final grading and streetscape design.
- When GSI is proposed, integrate the drainage features into building and site design to enhance the overall interest and attractiveness.



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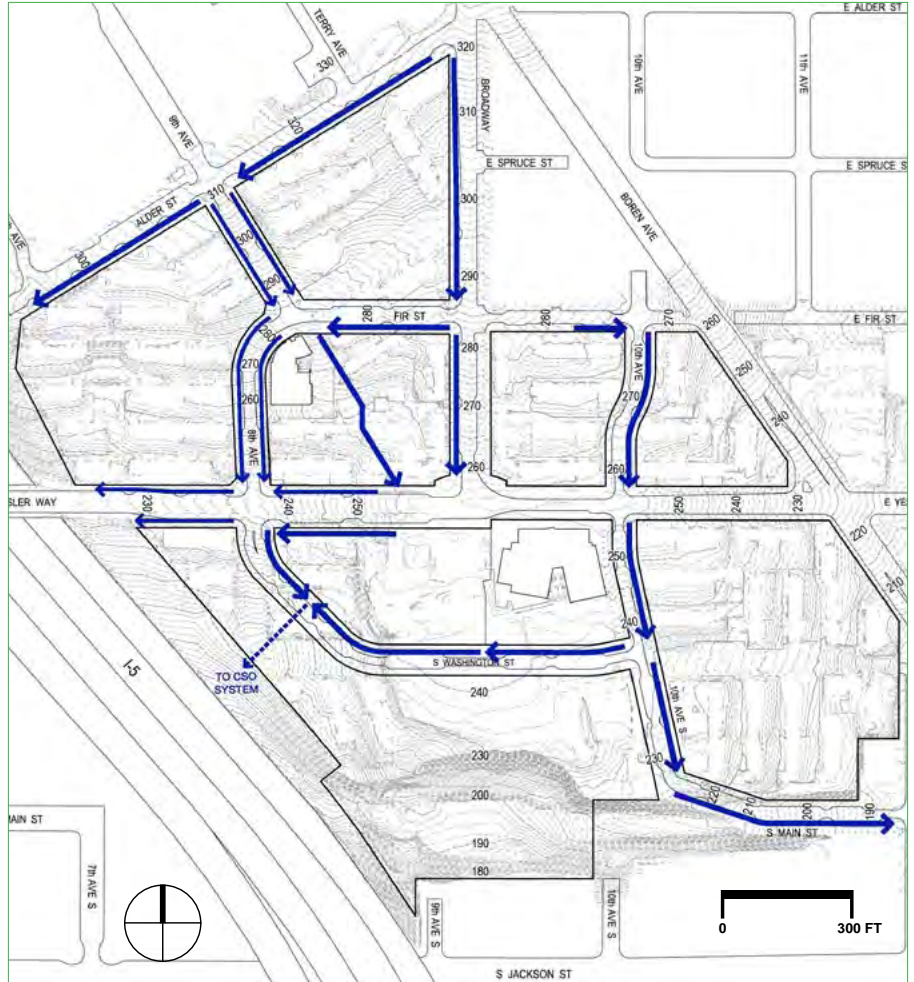
**Green roof amenity space**  
 Green infrastructure like this Capitol Hill green roof should be sited to improve private and public open space. (Photo: City of Seattle)





**Urban stormwater management**  
 Rain gardens and other stormwater features do not have to be naturalistic to be attractive. (Photo: Nate Cormier)



**Curb bulb rain gardens**  
 Widened planting strips in the right-of-way provide an opportunity for stormwater management as a distinctive streetscape feature. (Photo: Portland Bureau of Environmental Services)



-  Swale or cascade
-  Connection to existing combined sewer system

**Conceptual green stormwater infrastructure (GSI) plan**

Diagram shows preliminary guidance on green stormwater infrastructure within public right-of-way. Actual locations subject to SDOT review and approval.

**For related guidance, see:**

- PL1: Open Space Connectivity
- DC3: Open Space Concept
- PL3: Street-Level Interaction
- DC4: Exterior Elements and Finishes: Landscape and Hardscape Materials

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# CS2

## Urban Pattern and Form

*Seattle Design Guideline:*  
 Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.



**Yesler Terrace and Seattle skyline: existing**  
 This view of Seattle's skyline from Beacon Hill shows how Yesler Terrace, visible in the foreground, currently sits within the context of downtown and First Hill. (Photo: Dan Bertolet)



**Yesler Terrace and Seattle skyline: future**  
 An artist's rendering of the new Yesler Terrace development. Towers will be particularly prominent when viewed from the south on I-5, a "gateway" view seen by thousands of motorists every day (Image: Parsons Brinckerhoff and GGLO)



**Neighborhood gateways + wayfinding kiosks**

### Yesler Terrace Supplemental Guidance

#### Location in the City and Neighborhood

Yesler Terrace is in a prime location within the city, with easy access to downtown, freeways, transit, Puget Sound, and Lake Washington, and is surrounded by parks, medical services, and community and educational facilities. As part of the Capitol Hill/First Hill Urban Center, it is an ideal location for mixed-use, high density growth.

Design of the redeveloped Yesler Terrace should consider ways to maintain and enhance a sense of neighborhood identity which can be felt within Yesler Terrace and from afar:

- Gateways: Use signage, street banners, or other placemaking features to highlight routes in and out of the neighborhood, especially at major gateways as identified in the "Neighborhood gateways + wayfinding kiosks" diagram.
- Wayfinding kiosks: To help visitors orient and appreciate site context, provide wayfinding kiosks that include information on public open space and pedestrian pathways. Signs and kiosks should be designed and built according to SDOT standards for pedestrian and bicycle signage.
- Consider city-wide visual impacts when designing highrise buildings. Towers will be visible from vantage points throughout Seattle, and will be particularly prominent when viewed from the south on Interstate 5.

#### For related guidance, see:

- DC2: Architectural Concept: City Scale
- DC4: Exterior Elements and Finishes: Signage
- PL3: Street-Level Interaction: Frontage



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**Arterial example**

*This street shows many of the features and bustling character desired on the arterials at Yesler Terrace. (Photo: Patrick Ross Photography; Design: Hord Coplan Macht Architecture)*



**Connector example**

*This street is typical of what a “connector” street could look like at Yesler Terrace, with high-density residential building, residential frontages, street trees and sidewalks. (Photo: Dylan Passmore)*



**Green street loop example**

*This street is typical of what a “loop” street could look like at Yesler Terrace, with generous planting strips, building setbacks, and street trees. Green infrastructure is also anticipated. (Photo: GGLO)*

**Street Character and Abutting Uses**

A new network of neighborhood streets, access drives and pedestrian pathways has been designed for Yesler Terrace that safely connects all parts of the community to each other and to surrounding neighborhoods; encourages healthy mobility by walking, biking, and transit; and provides public places for residents to interact and recreate. The three designated street characters are:

*Arterials*, which focus commercial activity at intersections.

*Connectors*, which provide connectivity to and from the neighborhood.

*Green street loop*, which provides circulation within the neighborhood and connects the pocket parks.



**Street character diagram**

*The three street characters of the Yesler Terrace neighborhood are identified on the above right-of-way plan. Each has a distinct character within the overall urban residential character of the neighborhood. See photos at left for some examples.*

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### ***Woonerf example***

*Access drives should be designed with characteristics of woonerfs like this one; a narrow street section gives an intimate scale and distinct, curbless paving encourages shared street space for pedestrians and cyclists. (Photo: The Madison Downtown Design Professionals Workgroup)*



### ***Pedestrian pathway example***

*This photo shows the entrance to a pedestrian pathway lined with front doors to homes, private yards and patios, and trees and street furniture. (Photo: Don Vehige)*



### ***Alleys as social spaces***

*This alley adjoining is an active social space; a quality sought in the access drives and pathways of Yesler Terrace. (Photo/Design: Kevin deFreitas Architects)*

In addition to the defined public street characters, access drives should be designed with the character of *woonerfs*—mid-block, narrow streets on private property, meant to be shared by pedestrians, cyclists, and motor vehicles traveling at very low speeds. Mid-block pedestrian pathways will be for circulation through Yesler Terrace's larger blocks. These pathways will have strong residential qualities and act as social spaces. Their purposes are to enhance the network of pedestrian and cyclist routes, and to break up building mass in larger blocks. Many ground-related residential units will open directly onto these areas, so special consideration must be given to the design of building entries, stoops and thresholds.

- Consider the intended character of abutting streets, access drives, and pedestrian pathways in the design of open space and building frontage.

### ***For related guidance, see:***

- *PL1: Open Space Connectivity: Pedestrian Pathways and Access Drives*
- *PL2: Walkability*
- *PL3: Street-Level Interaction: Frontage*
- *DC2: Architectural Concept*
- *DC3: Open Space Concept*



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# CS3

## Architectural Context and Character

*Seattle Design Guideline:*

Contribute to the architectural character of the neighborhood.



### **Urban residential character**

*Yesler Terrace is an urban residential neighborhood. New development will prioritize ground-level residential units, building setbacks with private amenity areas, and tree lined streets and pathways. (Photo: GGLO)*



### **First Hill built environment context**

*View of the Harborview Medical Center from the Beacon Hill neighborhood. (Photo: Dan Bertolet)*

## Yesler Terrace Supplemental Guidance

### Emphasizing Urban Residential

As Yesler Terrace transitions from a lowrise development to a mix of midrise and highrise residential uses with commercial amenities, design should emphasize an urban typology with residential, human-scale character:

- Line sidewalks with residential units with views to the street, landscaped setbacks, and, where feasible, ground-level entries.
- Concentrate landscape improvements and architectural detailing in the lowest 30 feet of buildings.

*For related guidance see:*

- *PL3: Street-Level Interaction: Frontage*
- *DC2: Architectural Concept*
- *DC4: Exterior Elements and Finishes*

### Neighborhood Context

Neighborhoods bordering Yesler Terrace vary widely in character. Design redevelopment projects with consideration for how they will integrate with the architectural contexts described below.

- To the north, architectural character is dominated by the highrise medical office buildings of Harborview Medical Center. Development at a similar intensity is appropriate along Alder St; compatible uses include office, medical services, lodging, residential, and street level commercial. Use the tiered form and intricate facade of Harborview's East Hospital as a design inspiration for buildings in this area.



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#### **Central District built environment context**

*The Remington Court townhouses in the Central District are one example of the newer development in the neighborhood, and have features, like ground level related residential use and vegetated space in the building setback, that are encouraged at Yesler Terrace. (Photo: David Cutler; Design: HyBrid Architecture)*



#### **Little Saigon environment context**

*Rows of small shops positively contribute to Little Saigon's sidewalk character. (Photo: Google Maps, Streetview)*



#### **Yesler Terrace's historic steam plant**

*The Yesler Terrace steam plant supplied heat to the original housing development, but was shut down due to failing distribution pipes. Designated as a landmark, SHA plans to renovate the facility for educational programming. (Photo: SHA)*

- To the east, the Central District is a medium-density residential neighborhood with buildings ranging in age, scale, and architectural style. Adjacent uses include midrise multifamily housing, a school, low-rise commercial uses, and SHA housing. Design buildings to create visual connections to and across Boren.
- To the south is Little Saigon, an evolving neighborhood of low-rise commercial buildings and surface parking lots, and an active and lively street character. To improve the safety and comfort of the pedestrian connection from Yesler Terrace to Little Saigon, design uses and facades of adjacent buildings to provide “eyes on the street” toward the hill climb.
- I-5 runs along the western border, creating a substantial gap between Yesler Terrace and the urban fabric on the other side of the freeway. Design buildings and landscape features along the western edge of the site to reduce freeway impacts where feasible. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design and maintenance of buffer plantings.

### **Historic and Cultural Context**

Completed in 1941, Yesler Terrace was the first public housing development in Seattle, and the first racially integrated public housing development in the United States. In addition to the remarkable cultural diversity of Yesler's existing residents, the neighborhood borders two Seattle neighborhoods known for their diversity: the Central District to the east, and the Chinatown-International District to the southwest.

Once Yesler Terrace is redeveloped, the steam plant will be the only historic structure on the site.

- Provide a distinguishing landscape design in the space in front of the steam plant's west facade.
- Throughout the site, reference the history and unique cultural mix of Yesler Terrace through art and architectural features.

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# PL1

## Open Space Connectivity

*Seattle Design Guideline:*

Open space should complement and contribute to the network of open spaces around the site and the connections among them.



### **Neighborhood center**

*A large neighborhood park and plaza supported by high residential density, adjacent community and commercial facilities, and multiple transit options create an active neighborhood center. (Photo: GGLO; Design: Peter Walker & Partners)*



### **Pocket parks**

*Pocket parks like this one, with lawns, play areas, and multi-purpose spaces are planned throughout Yesler Terrace as part of a network of public spaces that serve all residents of the community and the general public, and contribute to the neighborhood's livability. (Photo/Design: GGLO)*

## **Yesler Terrace Supplemental Guidance**

### **A Network of Public Spaces**

A mix of open spaces throughout Yesler Terrace will provide access to views, sunlight, and recreation opportunities for residents, visitors, and the general public. These spaces should be designed to help build community, serving individuals of all ages, cultures, incomes and abilities.

Development standards and design guidelines encourage individual stoops and patios for ground-level residential units (*PL3: Street-Level Interaction*) and shared semi-private amenity areas like courtyards and roof terraces for multifamily residential buildings. Further, an interconnected network of green streets, parks, plazas, gardens, access drives and pedestrian pathways is planned to facilitate larger community gatherings, and encourage walking and outdoor activities.

The organization of public open spaces around Yesler Terrace follows the neighborhood heart concept, with a neighborhood park on the south side of Yesler Way, and a plaza abutting the intersection of Yesler Way and Broadway. Three pocket parks orbit the core, connected by a green street loop. Pedestrian pathways and access drives also connect and supplement these public spaces.

- Design open spaces to serve as an outdoor stage for daily life, with designs that maximize social interaction throughout the day and year.
- Program open spaces for multiple functions and uses, combining social, recreational, and ecological functions.
- Provide a mix of passive places (e.g. sitting and watching) and active areas (e.g. play, exercise) to support users of all ages and abilities.
- Highlight the intrinsic qualities of Yesler Terrace, such as its views, topography, trees, history and culture.



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**Community gardens**

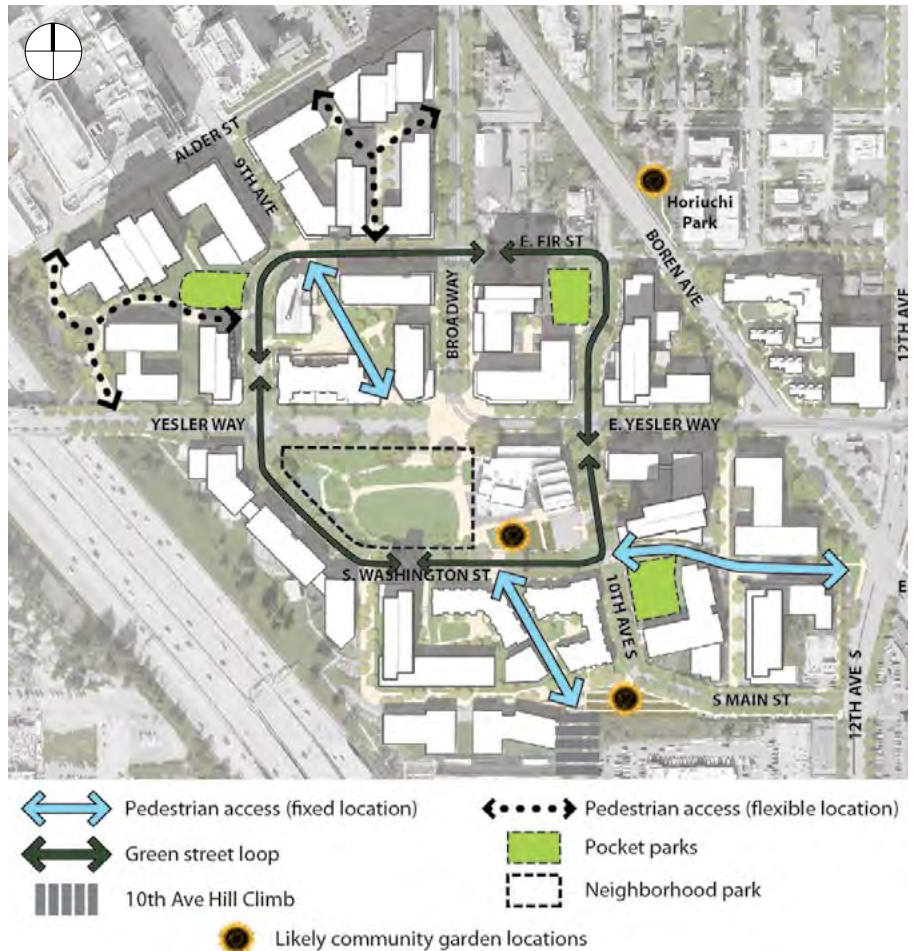
*Garden beds cascading down the hillside are a good way to work with topography, provide space for growing fresh food, and build community. (Photo: GGLO)*

- Incorporate landscape features for visual amenity, cooling, stormwater management, and habitat for birds and insects (CS1: *Natural Systems and Site Features: Water*).
- Inspire environmental appreciation through exposure to diverse plantings, habitat areas, and community gardens (CS1: *Natural Systems and Site Features: Water*).
- Use natural surveillance and other CPTED principles to create safe and secure spaces.
- Select landscape and hardscape materials per the guidelines in DC4: *Exterior Elements and Finishes*.

Additional guidelines and conceptual descriptions of the neighborhood park and pocket parks follow. Guidelines on access drives and pedestrian pathways follow in PL1: *Open Space Connectivity: Pedestrian Pathways and Access Drives*.

**Public space overview >**

*A 1.75 acre neighborhood park and 1 acre of pocket parks are connected by a green street loop, and new pedestrian and vehicle circulation routes, including a new hill climb feature to Little Saigon.*





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### **Teenagers and active play**

*A half-court basketball court or other active play area is encouraged in the neighborhood park as a space for teens and older kids to gather and play. (Photo: Tony Fischer Photography)*



### **Splash play**

*Public fountains or water features that invite play are recommended program elements for the neighborhood park. (Photo: Derek Reeves; Design: GGLO)*



### **Stormwater management**

*The neighborhood park should include a focal point for cleaning and storing runoff, including paths over and around the feature. (Photo: Nate Cormier; Design: SvR Design Company)*

## **Neighborhood Park at the Neighborhood Heart**

The neighborhood park is an integral part of the neighborhood heart concept, serving as a crossroads for much of the activity at Yesler Terrace. It will help draw foot traffic to the ground-level retail and services at Yesler and Broadway, while complementing activities at the Yesler community center. Proximity to the green street loop and “main street” arterials will produce pedestrian, bike and car traffic around the perimeter of the park. The future streetcar stop at E. Yesler Way will connect the park to surrounding neighborhoods, as will pedestrian pathways to the north, south, and east.

The park itself is 1.75 acres. SHA has developed a conceptual plan through the Yesler Terrace redevelopment planning process, but the Seattle Parks Department will conduct more detailed programming and implementation. The park may include a mix of play areas for young and school-aged children, and adult activity areas such as an amphitheater, market plaza, and basketball court, all surrounding a large gathering lawn.

A series of cascading stormwater features is envisioned as a way to weave together upper and lower park areas and animate routes up and down the site with bridges and boardwalks.

As the park concept is developed, the design should:

- Strengthen connections in and out of the community center to promote more shared activities inside and outside the building.
- Provide spaces that accommodate community and family events such as street fairs, craft markets, performances, barbecues, and birthday parties.
- Use plantings as buffers between uses but also to frame views and create gateways.
- Design natural drainage features that are educational, offer space for exploration, and provide environmental benefits.

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**Neighborhood heart intersection >**

*This artist's rendering shows the intersection of Broadway and Yesler Way where required ground-level retail uses face the neighborhood park and community center. A marketplace pavilion structure south of Yesler Way could serve as a gateway to the park. For more on the design of this intersection, see [PL4: Active Transportation](#). (Image: Parsons Brinckerhoff and GGLO)*



**Pocket park play areas**

*Active play areas for children under eight years old are encouraged in the pocket parks. (Photo: Don Vehige)*



**Integrated stormwater cascade and seating**

*This integrated stepped stormwater feature, which combines a stair and public seating, successfully serves both a social and ecological function. (Photo/Design: Nevue Ngan Associates)*

**Pocket Parks**

Pocket parks will be in various locations throughout Yesler Terrace, connected by the green street loop and accessible via the many mid-block access drives and pedestrian pathways. The parks are intended to serve Yesler Terrace residents, workers, and visitors as well as the general public, supplementing the larger activity areas of the central neighborhood park.

**Active and Passive Spaces:** Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.

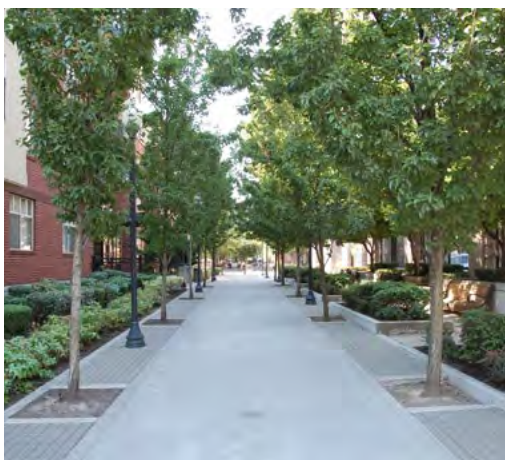


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### ***Woonerfs as active social spaces***

*Meandering street alignment, landscape shared areas, and a variety of paving types in this British shared street help to slow vehicular traffic. The curbless pavement, movable tables and chairs, and spaces for gathering encourage active use by residents in adjacent buildings. (Photo: The Methleys Home Zone)*



### ***Residential pedestrian pathways***

*Residential units fronting a clear pathway flanked by native landscaping with pedestrian scale lighting and seating is a preferred design strategy for pedestrian pathways at Yesler Terrace. (Photo: SHA)*

## **Pedestrian Pathways and Access Drives**

Pedestrian pathways and access drives provide access, including public access, to the interior of development blocks. They support the new street network, which better connects Yesler Terrace both internally and to the surrounding neighborhoods. Pedestrian pathways and access drives also help break up large blocks, and serve as part of the neighborhood's circulation and open space network. The Yesler Terrace Planned Action Ordinance requires pedestrian pathways and access drives in certain key locations; additional pathways or access drives may be incorporated in a project.

Pedestrian pathways and access drives should be located and designed to:

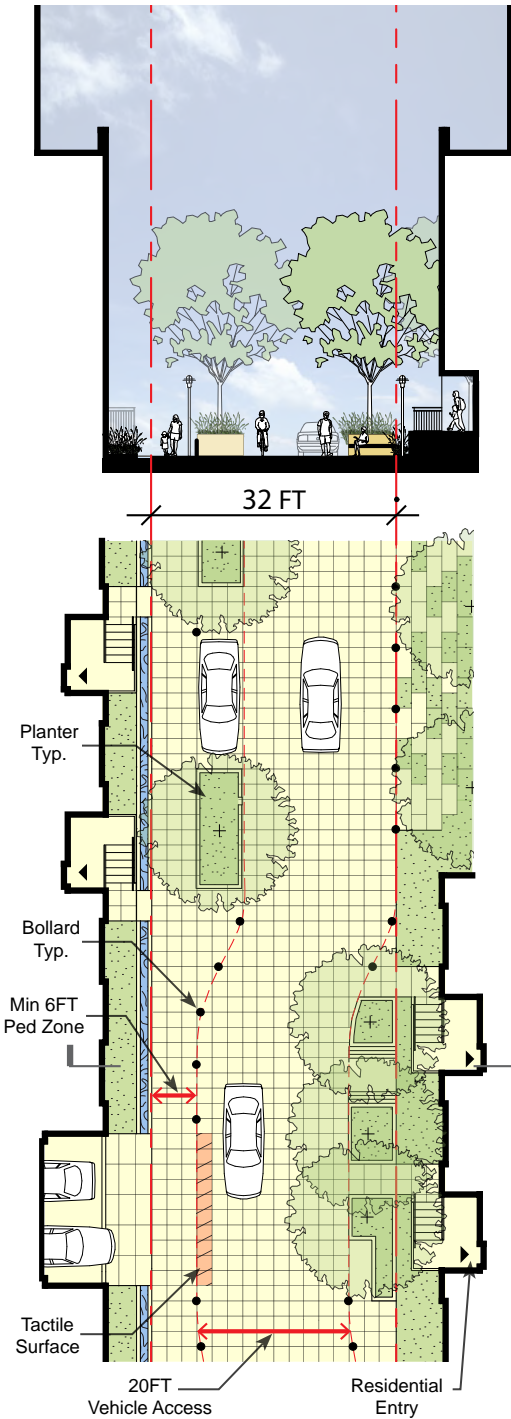
- Improve pedestrian connections, encourage interaction, and mediate the site's topography.
- Incorporate small gathering spaces, outdoor seating, bike racks and/or planting areas.
- Have well-defined entries where they meet a public right-of-way.
- Coordinate with adjacent parks and private residential amenity areas.
- Use landscape buffers at the transition from shared pathways to private residential amenity areas and entries.
- Coordinate plantings with adjacent developments, and consider incorporating edible landscapes or plantings that provide beneficial habitat.
- Incorporate CPTED principles, using clear sight lines and consistent pedestrian lighting.

Where site conditions and adjacent uses allow, pedestrian pathways and access drives should:

- Provide active uses along their edges.
- Incorporate a runoff conveyance element that captures and reveals stormwater, capturing roof runoff from adjacent buildings if feasible.



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**Access Drive plan and section diagram**

*A prototypical 32' wide access drive with water runnels, trees, mixed paving, integrated landscape beds and seating, residential stoops, and parking access entrances.*

**Access Drives**, designed in the spirit of a *woonerf*, provide shared space for pedestrians, cyclists and vehicles to move slowly and safely in close proximity to one another. Access drives should contribute to the urban residential character of the neighborhood and foster community by creating places for chance encounters.

- Pedestrians and recreational users should have an equal priority to vehicles in access drives. The design speed for vehicles should be 5 mph.
- Access drives shall have a minimum easement width of 32', with a dedicated pedestrian walkway of at least 6' and a 20' roadway width for vehicle access. Curbs, bollards, planters, paving details or a combination of these elements shall be used to mark the boundary between vehicle and pedestrian zones.
- Access drives should also incorporate small gathering and play areas, outdoor seating, bike racks, planting areas and limited parking (for visitors, deliveries, drop-offs, etc.).

See the "Access Drive plan and section diagram" at left.



**< Water runnel**

*Access drives and pedestrian paths should include features like this one, using rainwater as a dynamic element in the streetscape design.*

*(Photo: Wikipedia)*

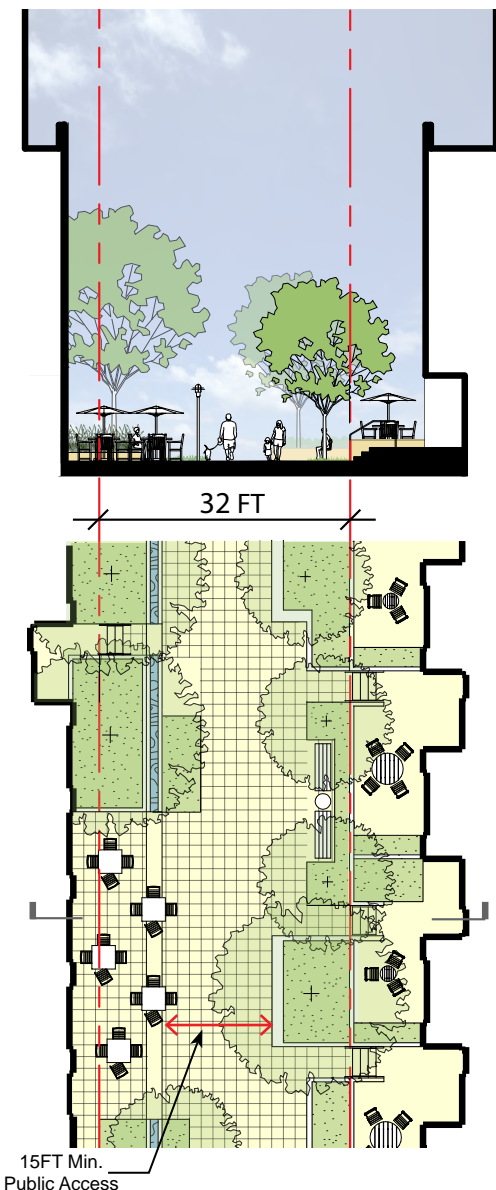


**< Mix of seating, pathways, and stormwater infrastructure**

*A mix of paving, benches, and swales demarcates different circulation paths, provides seating, and reveals ecological function.*

*(Photo/Design: Nevue Ngan Associates)*

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***Pedestrian Pathway plan and section diagram***  
*A prototypical 32' wide pedestrian pathway with integrated planters and seating, paving details, stormwater infrastructure, and lighting. Building setbacks of both 5' and 10' are illustrated here as examples of the varied setback conditions possible for commercial spaces, private residential amenity areas, and building entries; see SMC 23.75.140 for regulations on setbacks and projections.*

**Pedestrian Pathways** are similar to access drives, but they do not allow vehicular access. Pedestrian pathways may have commercial or residential uses along their edges.

- Pedestrian pathways should be designed to invite and encourage walking.
- Like access drives, pedestrian pathways must have a minimum width of 32', dedicated through an easement between properties or to an open space association. Within that space, a 15' wide public easement must be granted to provide public pedestrian access.
- Pedestrian pathways should include secondary spaces for impromptu gatherings, play opportunities, outdoor seating, bike racks and plantings.

See the "Pedestrian Pathway plan and section diagram" at left.

**Sloped Pedestrian Pathways:** Many pedestrian pathways at Yesler Terrace will require a substantial grade change.

- Provide viewpoints, seating opportunities, and solar exposure in addition to other standard pedestrian pathway amenities.

**For related guidance, see also:**

- CS1: *Natural Systems and Site Features: Water*
- PL2: *Walkability*
- PL3: *Street-Level Interaction: Residential Frontage: Residential Frontage on Access Drives or Pedestrian Pathways*
- DC1: *Project Uses and Activities: Vehicular Access and Circulation and Parking and Loading Uses*
- DC2: *Architectural Concept: Human Scale*
- DC3: *Open Space Concept: Building-Open Space Relationship*
- DC4: *Exterior Elements and Finishes*

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#### ***Adventurous play***

*School-age children, between the ages of 5 and 12, are in the process of steadily testing and expanding their physical boundaries so they need adventurous play opportunities like this climbing wall play structure. (Photo: Matt Durham Photography)*



#### ***Relaxing viewing spots***

*Frequent places to stop, sit and rest are important for older adults. Viewing spots are welcoming to all ages, residents and visitors alike. (Photo: Srdjan Srdjanov)*



#### ***People watching and lunch spots***

*Office and hospital workers in the northwest district of the community will like spaces like this plaza to sit in and eat lunch or people watch. (Photo: Flickr, LUQ2006; Design: Oleson Worland Architects)*

## Outdoor Uses and Activities

Guidelines for the planned network of streets, access drives, pedestrian pathways, and public, semi-private, and private open spaces are intended to help create spaces that will serve the needs of a diverse and evolving community of residents and visitors at Yesler Terrace. This network should provide passive and active open spaces that support a range of uses from contemplation and picnics to informal play and active recreation.

Each open space should be designed to respond specifically to the needs of one or (preferably) more of the following groups:

- **Young children and families (1-5 years)** -- Need safe and creative places to play close to home; comfortable places to supervise children; destination play spaces further from home
- **School-age children (5-12 years)** -- Need safe connections that allow them to circulate; opportunities for adventurous play
- **Teens** -- Need exciting places to gather, socialize and recreate; to see and be seen
- **Adults** -- Need spaces for recreation, socializing, relaxation, and retail services; circulation paths serving multiple modes of travel
- **Older Adults** -- Need walkable connections to visit friends and family; frequent places to stop, sit, and rest; places to feel part of the mix, but not overwhelmed by younger users
- **Visitors** -- Need clear wayfinding guidance; welcoming gateways; destination spaces, such as view spots, a retail core, and community and cultural events
- **Office & Hospital Workers** -- Need places to eat lunch, get coffee, and people watch; paths to the retail core; easy access in and out of the neighborhood

For a discussion of site wide land uses, see section *DC1: Project Uses and Activities*.



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### Street Furniture, Art and Fun

Activating the public realm and building a unique neighborhood character with colorful, fun and playful design features is highly encouraged at Yesler Terrace. Throughout the neighborhood's network of open spaces there are many opportunities to incorporate street furniture, space for art installations and permanent art, and creative paving, paint patterns or lighting on the ground plane. Below are a few example photos of successful art, infrastructure, pavement, and seating strategies that encourage interactive environments with color, play, creativity and sculpture.

- Incorporate playful features and details that engage passersby and create memorable spaces.

#### < Public art to highlight gateways and focal points

*These sculptures adjacent to a large central park and plaza, highlight the area as a neighborhood center and add to the area's distinct character. A similar approach is encouraged along Yesler Way adjacent to the neighborhood park and central intersection. (Photo: GGLO; Artist: Alexander Liberman)*



#### Knitted bike racks

*The sense of fun and creativity seen in this guerilla art installation of knit tubes sewn onto these bike racks is encouraged at Yesler Terrace. (Photo: Streetcolor)*



#### Sculptural seating

*These benches are playful additions to public spaces; when not in use they stand up like a sculptural field and when someone wants to sit down they pivot down to become a bench. (Photo/Design: Cellule)*



#### Integrated seating

*These colorful benches integrated with planters contribute to a vibrant and playful urban space. A similar sense of play and creativity would be appropriate in the pocket parks. (Photo: Landezine; Design: Turenscape)*



#### Permanent art | Art as gateway

*The sidewalk art at the entrance to this small park marks the entry to the park, adds interest to the public realm, and tells a story about the design concept. (Photo/Design: Haddad-Drugan Design and GGLO)*



#### Thermoplastic patterns and street paint

*The unique pattern applied to the plaza ground plane highlights paths, trees, and lights, and creates a playful and interesting public space. (Photo/Design: Kristine Jensen)*



#### Interactive Art Installations

*The "Be a Pin Up" art installation activates the sidewalk and encourages pedestrians to have fun with art. Interactive installations would be well placed in Yesler Terraces plazas, woonerfs, pedestrian pathways, and pocket parks. (Artist: Lulu Guinness)*

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 July 24, 2012

# PL2

## Walkability

*Seattle Design Guideline:*

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

### Yesler Terrace Supplemental Guidance

#### Accessibility

Yesler Terrace is characterized by sloping topography, and many of the sidewalks in the public rights-of-way have slopes that create accessibility barriers. Where feasible, mid-block pedestrian pathways and access drives should be designed to provide reduced slopes, improving accessibility.

#### Safety and Security

All streets, open spaces, walkways and connections should be designed with CPTED principles. And to promote safety and security, design buildings so that residents and businesses provide “eyes on the street” to create an active, comfortable, and safe pedestrian environment.

- Maximize the number of ground-related residential entries to create activity along the street edge.
- Concentrate retail uses north of the central park (see *PL1: Open Space Connectivity: Neighborhood Park at the Neighborhood Heart*).
- To prevent blank facades, conceal aboveground structured parking behind habitable space as required by code.
- Provide access drives and mid-block pedestrian pathways that improve connectivity; avoid creating dead ends.



#### **Accessible access drives**

*Curbless access drives create additional paths through the site that are accessible to a variety of users.*



#### **Active, transparent street fronts**

*Street level transparency, building entrances, commercial activity, street furniture and weather protection all contribute to keeping people's eyes on the street.*



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 July 24, 2012



#### ***Pedestrian lighting***

*Pedestrian-scale lighting creates a more intimate streetscape while providing safety benefits beyond conventional “cobrahead” lights. All luminaires should have a cutoff above the light source, directing light down and away from living quarters. (Photo: City of Seattle)*



***Catenary lighting in a pedestrian pathway***  
 (Photo: GGLO; Design: NBBJ)

## **Lighting for Safety and Vibrancy**

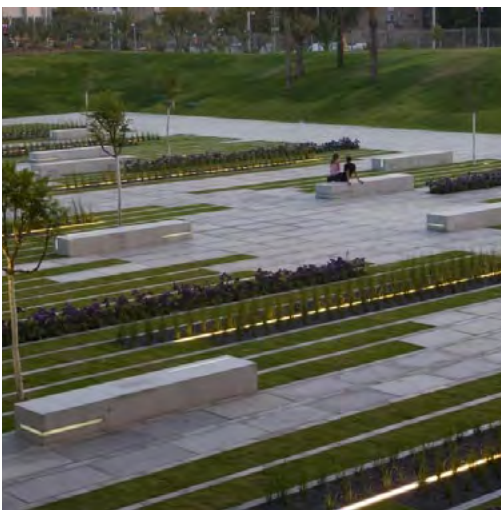
Lighting should not only enhance public safety, but also contribute to vibrancy and neighborhood identity. Illumination type, fixture design, and location all contribute to a neighborhood’s character. To enhance safety and vibrancy, exterior lighting should comply with the following guidelines:

- Establish a visual cadence to the streetscape.
- Create elegant, lighted “punctuation points” along the street edge at a variety of scales.
- Reinforce the distinct street characters (*see CS2: Urban Pattern and Form*).
- Avoid excessive lighting or light spillage.
- Emphasize pedestrian-scale lighting in streetscapes, placing fixtures at an appropriate height to illuminate faces.
- Provide adequate light in potential problem areas, including pathways, stairs, entrances/exits, parking areas, mailboxes, recreation areas, and waste disposal areas.
- Avoid lighting that creates blind spots, glare, or deep shadows.
- Luminaires should have full cutoff above the light source, and should be directed downward and away from living quarters.
- Use LED, metal halide, and halogen lamps to provide illumination with a true-color daylight spectrum. Minimize exposed fluorescent lighting; flashing, animated, intermittent, or other xenon “strobe” type lighting; high intensity discharge; incandescent; low-pressure sodium; and neon.

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 July 24, 2012



***Integrated lighting for an outdoor stair***  
 (Photo: Vince Klassen; Design: Perkins+Will)



***Integrated landscaping and lighting***  
 Paving, plants and lighting are designed as an integrated whole. (Photo: Sharon Yeari; Design: Chyutin Architects)



***Building-integrated lighting***  
 Exterior public space receives a soft light from the adjacent building facade. (Photo: GGLO)

**Reflect the Character of the Adjacent Space:** Design lighting along streets and sidewalks, access drives, pedestrian pathways, and open spaces to reflect and enhance the character of the adjacent space. Use pedestrian-scale lighting to light the sidewalk and provide a consistent vertical design element along the green street loop. Guidelines for specific areas:

#### *Access Drives*

Lighting for access drives should generally be pedestrian-scale, with an emphasis on building-mounted lighting where possible.

- Provide a maximum average spacing of 60 feet.
- Place lights within 15 feet of each intersection with a street right-of-way.

#### *Pedestrian Pathways*

- Illuminate pedestrian pathways continuously during nighttime hours with low-intensity, downward-directed lighting.
- Consider using catenary lighting where feasible to create attractive, comfortable nighttime outdoor spaces.

#### *Shared, Semi-Private Open Spaces*

Multifamily residential buildings will include shared courtyards and other open spaces for use by residents.

- Provide continuous illumination for circulation paths through these spaces during nighttime hours with low-intensity, downward-directed lighting.
- Emphasize illumination of stairs and ramps where they occur.
- For residential entries along streets, incorporate low-level recessed lights to supplement lighting for the adjacent sidewalk.
- Integrate lighting with landscape features and art where appropriate.

#### *Building-Integrated Lighting*

Fixtures built into building facades can provide lighting that is functional and attractive. In particular, building-integrated lighting enhances pathways and open spaces.

- Focus building-integrated lighting in the bottom 20 feet of a building facade.

#### *Parking and Loading Areas*

- Light parking and loading areas such that light does not spill into the street, on buildings/open space, or create glare as viewed from those spaces.



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 July 24, 2012

# PL3

## Street-Level Interaction

*Seattle Design Guideline:*

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



### **Mixed frontages on a residential street**

*Residential and livelwork units line this active street. Modulated buildings, varied colors, entry canopies and landscaped setbacks all work together to create housing units with individual identities and a comfortable transition from the privacy of home to the public life of the street. (Photo: Derek Reeves; Design: GGLO)*



### **Non-residential frontages**

*A concentration of small-scaled retail with large windows and outdoor seating stimulates activity on the wide sidewalks of this street. (Photo: Patrick Ross Photography; Design: Hord Coplan Macht Architecture)*

## Yesler Terrace Supplemental Guidance

### Frontage

“Frontage” is a term that describes the form and function of facades and setback areas that face the public realm. Frontage guidelines address facades, ground-level uses, and qualities of the public space abutting the setback.

Frontage generally pertains to the bottom 30’ to 50’ of buildings, with greatest emphasis at the street-level. This area has the most impact on a pedestrian’s experience of a place; an experience shaped and limited by the scale of the human body and one’s cone of vision.

Yesler Terrace has two basic types of frontage: **Residential** and **Non-Residential**. Variations occur within these types, depending on the type of public space that a building faces onto. For example, guidelines for residential frontages on streets and pocket parks are different from guidelines for residential frontage on an access drive.

Ensure that all frontage engages the street-level in order to:

- Create a sidewalk environment that’s lively and safe.
- Provide visual surveillance of the public realm without compromising privacy and security for ground-floor dwelling units.
- Make urban living inviting and desirable.
- Give the neighborhood a predominantly residential character.

The following conditions are exempt from PL3 street-level frontage guidelines:

- Facades that do not abut a street, pocket park, access drive, or pedestrian pathway.
- Facades set back more than 30’ from a lot line or easement line.
- Facades along Interstate 5.

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 July 24, 2012



**High-density residential frontage**  
 These family-sized units, organized as stacked flats, have relatively large yards and decks, all overlooking a neighborhood street. (Photo: Don Vehige)



**Ground-level entries**  
 The setback entrance to an individual residential unit clearly marks the entry, and provides usable private outdoor space that successfully transitions a resident or visitor from the public to the private realm. (Photo: Gregg Galbraith; Design: GGLO)

## Residential Frontage

These guidelines apply to buildings with ground-level residential uses or live-work units. Due to the quantity of ground-level residential uses expected at Yesler Terrace, residential frontages will play a large role in establishing the neighborhood’s character.

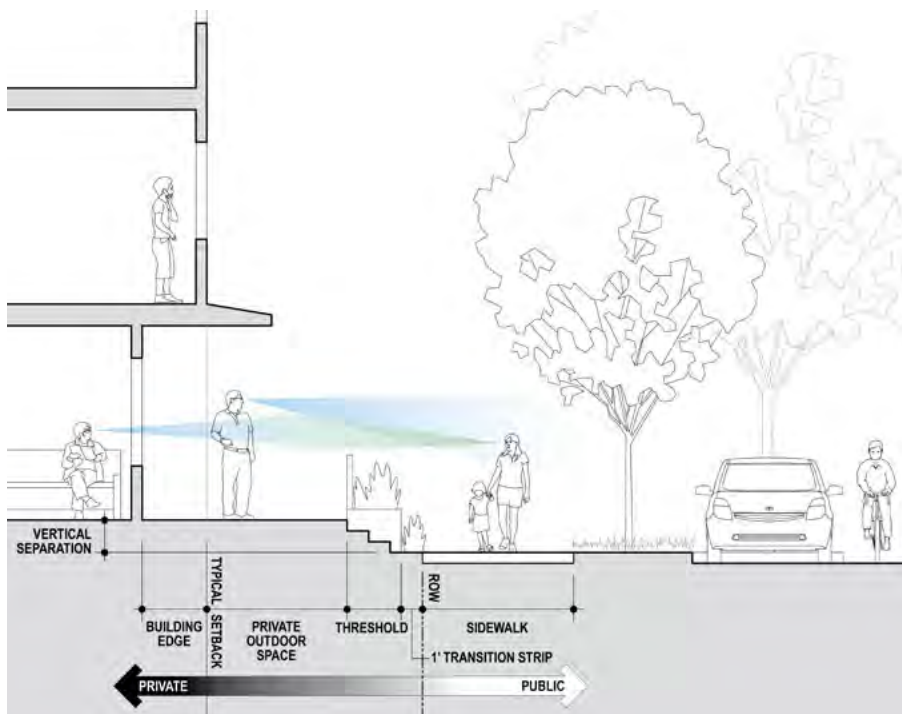
### Typical Residential Frontage

(Facing onto streets and pocket parks)

- Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
- Establish a streetscape that clearly looks and feels residential.
- Where feasible, provide street-facing entries for ground-level units.

For security and privacy, use design elements and techniques to create a layered transition from the privacy of the home to the public space of the street and sidewalk, incorporating each of the following elements. Where barrier-free entry is provided, modify or waive provisions relating to vertical separation and thresholds as needed.

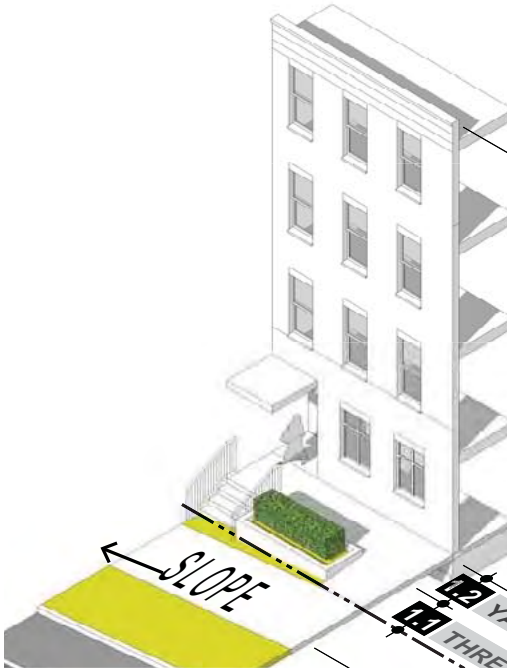
- The preferred entry-level elevation for ground floor residential units is between 2 and 6 feet above the sidewalk. Design residential frontage to maximize the number of units in this zone. While topography will sometimes require portions of a unit to be less than 2 feet above the sidewalk, no entries should be below finished grade.



**Essential elements of a typical residential frontage (facing a street or open space)**  
 Residential frontage on streets and open spaces should include each element identified in this diagram.



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 July 24, 2012



#### **Barrier-free residential frontage**

*Barrier-free entry to a residential frontage on a sloping site can be provided with a ramp on the high side of the slope that leads to the front door. Vertical separation and threshold guidelines may be modified or waived as necessary where barrier-free access is needed.*

- Provide a physical feature on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Locate this threshold between 1' and 4' from the sidewalk, with features such as a hedge, retaining wall, rockery, stair, gate, railing or a combination thereof. Thresholds should screen but not block views to and from the street, and should help define individual units.
- Retaining walls should generally not be taller than 4', but may be up to 6' if grade conditions require; any retaining walls taller than 4' should be separated from an abutting sidewalk, pedestrian pathway, or access drive by one or more terraces of landscaping stepping down from the top of the wall.
- Provide direct access to any private outdoor space provided for a dwelling unit. Make the space large enough to be usable by residents, and place it at the same level as the interior of the unit where feasible. Minimize the amount of amenity space below the level of the abutting sidewalk or pocket park.
- Create a ground-level facade with a residential character. Design the front door and entry area to enhance the privacy transition. Provide operable windows for ground-level units.

### **Residential Frontage on Access Drives or Pedestrian Pathways**

Residential frontage on access drives or pedestrian pathways should have a different character from those on streets and pocket parks, as they open onto a more intimate outdoor space.

Typical residential frontages (discussed in the previous section) are allowed on access drives and pedestrian pathways, but a smaller minimum setback (per SMC 23.75.140) means that buildings can provide less private outdoor space and a smaller threshold transition. The following guidelines apply:

- Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
- Establish a frontage that feels residential, but has a variety of building forms, styles and materials that add up to a space that's eclectic and intimate.
- Where building program allows, provide street-facing entries for ground-level units.
- Integrate the design of residential entries and associated threshold elements with the access drive or pedestrian pathway design, so that landscaping, street furniture and other amenities contribute to the overall character of a unit's entry.



#### **Residential frontage with minimum setback**

*This example is similar to the minimum setbacks for access drives. Grade separation and landscaping create a clear transition to the unit. Because the entry is raised, inset, covered, colorful and well-articulated, it enhances the privacy transition and identity of the unit, all in a very small space. (Photo: City of Seattle)*

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 July 24, 2012



**Vertical separation and direct access**  
 Two views of the same frontage. Garage doors allow a connection between private interior and patio space, adjacent to the shared space of a pedestrian pathway. Well articulated entrances, stairs, and patios mediate the sloping site and the transition from public to private. Landscaped walls between units articulate individual units and provide a sense of privacy to each patio. (Photo: Steve Keating Photography; Design: GGLO)

For security and privacy, create a layered transition from the privacy of the home to the shared space of the access drive or pedestrian pathway. Incorporate each of the following elements within this transition area. Where barrier-free entry is provided, modify or waive provisions relating to vertical separation and thresholds as needed.

- Where grading allows, locate the entry level of each unit 1' to 4' above the access drive or pedestrian pathway it faces.
- The substantial threshold described for typical residential frontage is not required, but provide at least one of the following: a rail, wall, or landscape separation.
- Provide direct access to the shared space of the access drive or pedestrian pathway. Private amenity space is allowed, but not required in these locations.
- Integrate elements of a porch or stoop into the unit entries as the setback allows; these features will necessarily have a smaller scale than they would on streets or parks.

**For related guidance, see also:**

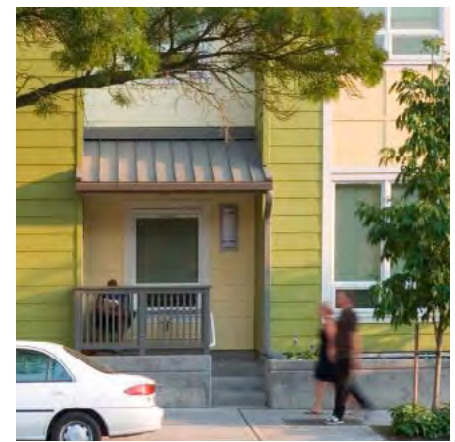
- PL1: Open Space Connectivity: Access Drives and Pedestrian Pathways
- PL2: Walkability: Safety and Security
- DC1: Project Uses and Activities: Vehicular Access and Circulation



**Exemplary compact residential frontage**  
 This narrow threshold makes a good transition from the public to private realm in a small amount of space. The railings and deck plants strike a balance between the desire to screen and the need for visual connection to the sidewalk. (Photo: Don Vehige)



**Inappropriate access drive frontage**  
 Cars may not be parked overnight or long-term within residential frontages along access drives. (Photo: Richard Layman)



**Appropriate frontage on an access drive**  
 Residential frontage on access drives can have a tighter setback than frontage on streets or parks. Achieve a privacy gradient through clear articulation of the unit entry, threshold elements such as landscaping, walls, stairs, and railings, or a private patio space. (Photo: Steve Keating Photography; Design: GGLO)



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 July 24, 2012

## Comparing Successful and Unsuccessful Residential Frontages

The successful examples here mostly include a larger setback, similar to the condition on streets and open spaces at Yesler Terrace. However, many of the features that make them successful can also be applied on woonerf-like access drives or pedestrian pathways.



### High design, good frontage

*These units have a thoroughly modern aesthetic and all essential elements of a residential frontage. Individual units are clearly expressed through form and color, and allow opportunities for personalization. (Photo: Google Maps, April 2009, Citadel Street and Dunsmuir Street, Vancouver)*



### Traditional residential frontage

*This street lined with historic multifamily housing demonstrates that the principles of residential frontage are timeless. (Photo: Boston Discovery Guide)*



### Contemporary residential frontage

*A successful residential frontage is not limited to a traditional style. This residential frontage has been interpreted in a contemporary way. (Photo: David Cutler)*



### Abrupt privacy transition

*The skillful use of high-quality materials gives this entry an attractive aesthetic, but the transition from public to private is too abrupt. (Photo: David Cutler)*

### Ideal privacy transition

*This example from the same building as the image to the left, it is successful because it contains the essential elements of a residential frontage: a threshold that screens but does not block views, a raised private patio, large windows with operable casements, and an inset front door which adds a subtle layer to the privacy transition. (Photo: SHA)*

### Inappropriate residential frontages

*Both examples lack essential elements of a public-to-private transition that make ground-level housing comfortable and desirable. There are no private outdoor spaces; threshold elements are non-existent (top image) or present too much of a barrier (bottom image); the entry doors are grouped together and do not articulate individual units. (Photos: SHA)*

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 July 24, 2012



**Non-residential frontage: build-out edge**  
*Colonnades and canopies provide human-scale definition in this frontage. The use of landscaping, retaining walls, and a terrace demonstrates how welcoming outdoor seating can be provided next to a sidewalk. (Photo: Steve Keating Photography; Design: GGLO)*



**Access, visibility, and character**  
*Barrier-free access accommodates all users, railings and plants add texture to the building edge, low sills and a high level of transparency increase visibility, and high quality materials and rhythm create a pleasing facade. (Photo: Mathew Millman Photography; Design: Jones|Haydu)*



**Outdoor seating in the setback**  
*Setbacks are an excellent place to locate outdoor seating for cafes, coffee shops or restaurants. On both streets and woonerfs, this strategy adds life to the sidewalk. (Photo: The Madison Downtown Design Professionals Workgroup)*

## Non-Residential Frontage

Non-residential frontage guidelines apply to buildings that have non-residential uses at street-level, including retail, services, and office. Non-residential frontages may also apply to buildings with residential uses at street-level where that use is a residential lobby, live/work unit, or shared residential amenity space. Frontage should:

- Articulate building bases with a scale and cadence similar to traditional storefronts. However, style and materials do not need to be traditional.
- Locate entrances at or slightly above grade.
- Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance. Stairs may be used for secondary access.
- Provide moderate to high transparency at the ground level, consistent with code requirements.
- Extend the public realm from the right-of-way to the edge of the building. Threshold elements should only be used within a narrow zone to define or enclose outdoor seating areas, or to increase privacy for ground-level office or live/work units.
- Provide shading, weather protection, and human-scale definition at the street level with canopies, awnings, and/or upper-level balconies.
- Do not use canopies and awnings with back-lighting, high-gloss finishes, or plasticized fabrics.

Avoid projections at pedestrian height unless they make the sidewalk and building base more active and pedestrian-friendly.

### For related guidance, see:

- PL2: Walkability: Safety and Security
- PL2: Walkability: Lighting for Safety and Vibrancy
- DC1: Project Uses and Activities: Arrangement of Land Uses
- DC2: Architectural Concept
- DC3: Open Space Concept
- DC4: Exterior Elements and Finishes



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 July 24, 2012

# PL4

## Active Transportation

*Seattle Design Guideline:*

Incorporate design features that facilitate active forms of transportation such as walking, cycling, and use of transit.



### ***Serving all modes of travel***

*This sign alerts people to all the modes of travel that converge in the area: walking, biking, transit, and driving. (Photo: GGLO)*



### ***Pedestrian connections***

*New and improved crosswalks will be installed throughout Yesler Terrace; many will link to pedestrian pathways as shown here. Bollards and a change in paving materials help to identify the entrance to the pedestrian-only zone. (Photo: GGLO)*

## **Yesler Terrace Supplemental Guidance**

### **Entry Locations and Relationships**

With its planned network of streets, pedestrian pathways, access drives, and variety of transit options, Yesler Terrace will be a hub of multi-modal activity. The Seattle Design Guidelines specific to “Serving all Modes of Travel” and “Connections to All Modes” are good starting points for designing on and around the planned streets and connections, but much of this guidance is expanded upon throughout the Yesler Terrace guidelines. Cross references to the appropriate sections are discussed below.

Primary vehicular traffic occurs to the east and west on Yesler Way, and to the north on Broadway. A new vehicular connection to the southeast will be provided through improvements to 10th Ave S. and S. Main Street. Secondary vehicular traffic will also occur around the green street loop, connector streets, and access drives (*CS2: Urban Pattern and Form: Street Character and Abutting Uses*; and *DC1: Project Uses and Activities: Vehicular Access and Circulation*).

Pedestrian traffic will occur throughout the neighborhood, served by an extensive network of pedestrian pathways, access drives, and pocket parks. New and improved crosswalks will link this network together (*PL1: Open Space Connectivity*). Additionally, pedestrian circulation to surrounding neighborhoods will be much improved by the 9th Avenue pedestrian pathway to Harborview and the 10th Ave Hill Climb to Little Saigon (*Introduction, CS1: Topography, and PL1: Open Space Connectivity*).

How buildings relate to streets, pedestrian pathways, access drives, and open spaces is of central importance in the redevelopment of Yesler Terrace to support the urban residential character and activate paths of travel (*PL3: Street-Level Interaction*; and *DC3: Open Space Concept: Building-Open Space Relationship*).

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 July 24, 2012



**Bike parking**

Covered bike racks in easy-to-see locations make riding a bike in the neighborhood more appealing. The Land Use Code requires a minimum amount of bike parking; good design is needed to make sure that these features are useful and inviting. (Photo: Sean Ludviksen)



**Conceptual bicycle circulation diagram**

Primary bike routes served by bike lanes, buffered bike lanes and sharrows are indicated with a solid orange line. The green street loop will provide secondary routes, as indicated with the dashed orange line. Access drives will provide through-block bike routes where topography allows; likely locations are shown with red dashed lines.

**Broadway and Yesler Way intersection plan >**

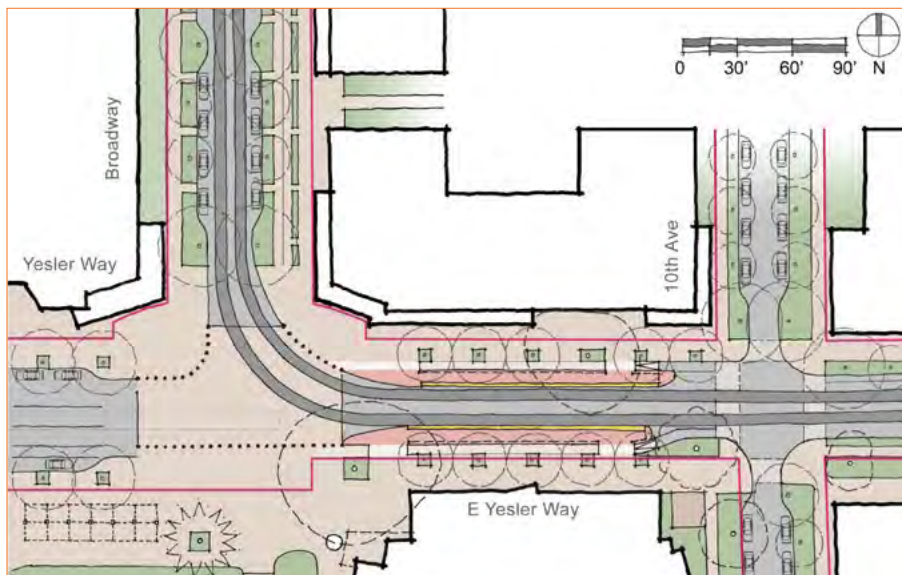
A marketplace plaza, the existing community center, new neighborhood park and street-front retail, and two new streetcar stops flank the Broadway and Yesler Way intersection. Together they create a vibrant hub of activity at the neighborhood heart.

**Planning Ahead for Cyclists**

- Provide visible, attractive bike racks that meet City standards at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate.
- Design sites to reinforce the conceptual pattern shown in the “Sitewide bicycle circulation diagram” (left).
- Provide wayfinding signage for cyclists at major neighborhood entries and the intersection of Yesler Way and Broadway, consistent with city-wide bicycle signage standards (see “Neighborhood gateways + wayfinding kiosk locations” diagram in CS2: Location in the City and Neighborhood).

**Planning Ahead for Transit**

- Provide public seating and other pedestrian amenities for sites that abut a transit stop, consistent with the recommendations of the Seattle Design Guideline for “On-site Transit Stops”.
- For sites at Yesler and Broadway, help connect retail activity on the north side of the intersection with recreation and social activity at the community center and neighborhood park. This may be done through paving details or other design cues (DC1: Project Uses and Activities and PL1: Open Space Connectivity: Neighborhood Park at the Neighborhood Heart).
- Include weather protection and lean rails or other seating as part of frontage abutting transit stops.





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 July 24, 2012

# DC1

## Project Uses and Activities

*Seattle Design Guideline:*  
 Optimize the arrangement of uses and activities on site.

### Yesler Terrace Supplemental Guidance

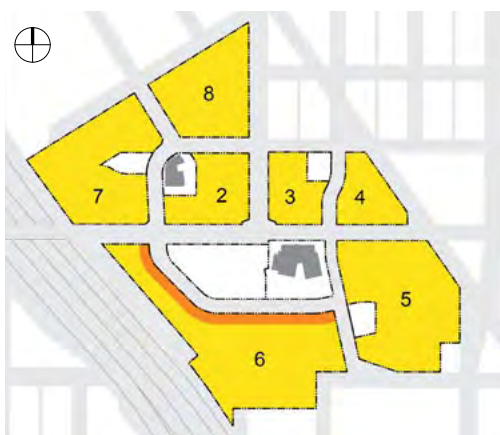
#### Arrangement of Land Uses

As allowed through SMC Chapter 23.75, Yesler Terrace redevelopment is planned to include residential and non-residential uses such as office, medical services, retail, and lodging.

In general, zoning favors non-residential uses in the northwest sector and residential uses everywhere else, as summarized in the diagrams to the left. Business establishments are allowed more floor area, taller highrises, and larger floorplates in the northwest sector.

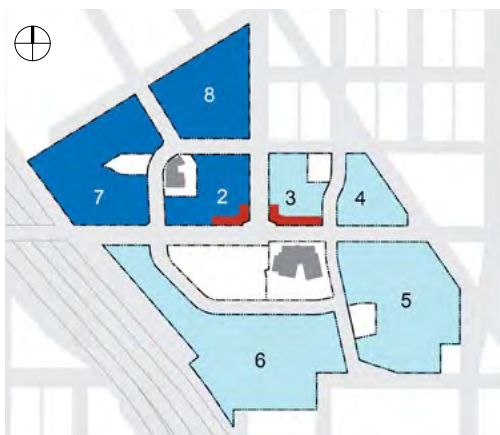
There are two locations on the site where street-level non-residential uses are required: on the north side of Yesler Way on the blocks immediately to the west and east of Broadway, and for 60' to the north of Yesler Way along both sides of Broadway. This requirement is intended to reinforce the role of the intersection of Yesler Way and Broadway as the center of activity at Yesler Terrace.

In various areas throughout the site, the zoning establishes “build-to lines”; in these locations, facades for non-residential development must be located two feet behind the edge of the right-of-way, access drive, or pedestrian pathway (see *PL3: Street-Level Interaction: Non-Residential Frontage* for related frontage guidelines). These locations were selected to promote architectural variety and to reinforce commercial character where it is most appropriate.



**Residential land use diagram**

- Residential uses allowed
- Residential use required along 80% of this frontage
- Parks and Community Facilities



**Non-residential land use diagram**

- Fewer limits on size of non-residential uses
- Size of most non-residential uses is limited
- Street-level retail & other non-residential uses required
- Parks and Community Facilities

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July 24, 2012



#### **Active uses wrap a parking garage**

*Land Use Code provisions require that aboveground parking be set back behind the facade, and that 80% of the above-ground parking be wrapped in habitable residential or non-residential space. (Photo: Kyle Grading)*



#### **Appropriate edge for partially underground parking**

*This terrace sits above a parking deck that extends above the sidewalk. The exposed portion of the parking is concealed by low walls and planting, which meets the requirements of SMC 23.75.180 for screening partially underground parking. (Photo: GGLO)*



## **Vehicular Access and Circulation**

Vehicular circulation and parking access will be provided on a network of streets and access drives (*CS2: Urban Pattern and Form*). Allowed access points and curb cuts are regulated by SMC 23.75.180.

- In order to promote safety for pedestrians, cyclists, and drivers, minimize the size and frequency of curb cuts and vehicular access points.
- Separate parking access points by a minimum of 30' on a access drive as measured between the two closest spaces or locate parking access points directly across from each other.

**For related guidance, see also:** *CS1: Natural Systems and Site Features: Topography*

## **Parking and Loading Uses**

To reduce the visual impacts of parking, Land Use Code standards require that onsite parking be underground, or, if aboveground, concealed from streets, parks, access drives, or pedestrian pathways by space dedicated to active uses (residential units, storefronts, etc.). Specific provisions are located in SMC 23.75.180.

- Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space; occupancy and activity in these frontages is key to truly concealing the parking.
- Screen and gate parking and loading access areas, concealing the opening through use of elements such as walls, louvers, fins, solid or perforated metal panels, or vegetated walls. Gates should fully enclose the area up to a minimum height of 8', have a maximum transparency of 15%, and use materials that do not detract from the appearance of the street level facade.

#### **< Parking access points preferred on access drives**

*Access drives are the preferred location for vehicle access to buildings. They are also primarily residential in character and pedestrian-friendly. This photo shows a typical arrangement of a parking access point and adjacent residential entry on a access drive in Vancouver. (Photo: GGLO)*



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 July 24, 2012

# DC2

## Architectural Concept

*Seattle Design Guideline:*

Develop an architectural concept that will result in a functional and harmonious design.



*"Typological complexity is not a goal in itself but evidence of a functional hierarchy. Simple spaces and volumes constitute the building blocks of all architectural composition, however complex the overall result may be."*  
 -Leon Krier



### ***Pedestrian passage between buildings***

*With a 40' width, this pedestrian pathway deftly winds its way up a narrow, hilly site, providing building breaks at the ground level for pedestrian passage. (Photo: Alan Karchmer; Design: Moore Ruble Yudell with Glaserworks)*

### **Yesler Terrace Supplemental Guidance**

#### **Building Siting, Size, and Configuration**

Each proposed building's siting, size, and configuration will play a role in shaping the character and functionality of the new neighborhood. Building bulk and scale should be balanced with an appropriate amount of open space, and buildings should compose a variety of types, heights and shapes on a block. Site design should promote:

- A building's flexibility and adaptability over time, as owners, users, visitors, and building systems change.
- Connectivity between project sites and opportunities for human interaction in the space between buildings.
- A clear, intuitive organization of buildings on a site; a fine-grained, human-scaled development pattern; and a sense of each individual building's identity within the neighborhood.

Buildings should be designed to reduce shading to the neighborhood park and pocket parks. Any structure greater than 85' in height that will shade an existing or future park should incorporate the following measures to the extent feasible:

- Exceed minimum upper level setbacks from the park.
- Orient the floor plate configuration(s) of the highrise structure to reduce shading to the park.
- Arrange rooftop features to reduce shading to the park.

#### ***For related guidance, see also:***

- CS2: *Urban Pattern and Form*
- PL1: *Open Space Connectivity*
- DC3: *Open Space Concept: Building-Open Space Relationship*

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 July 24, 2012

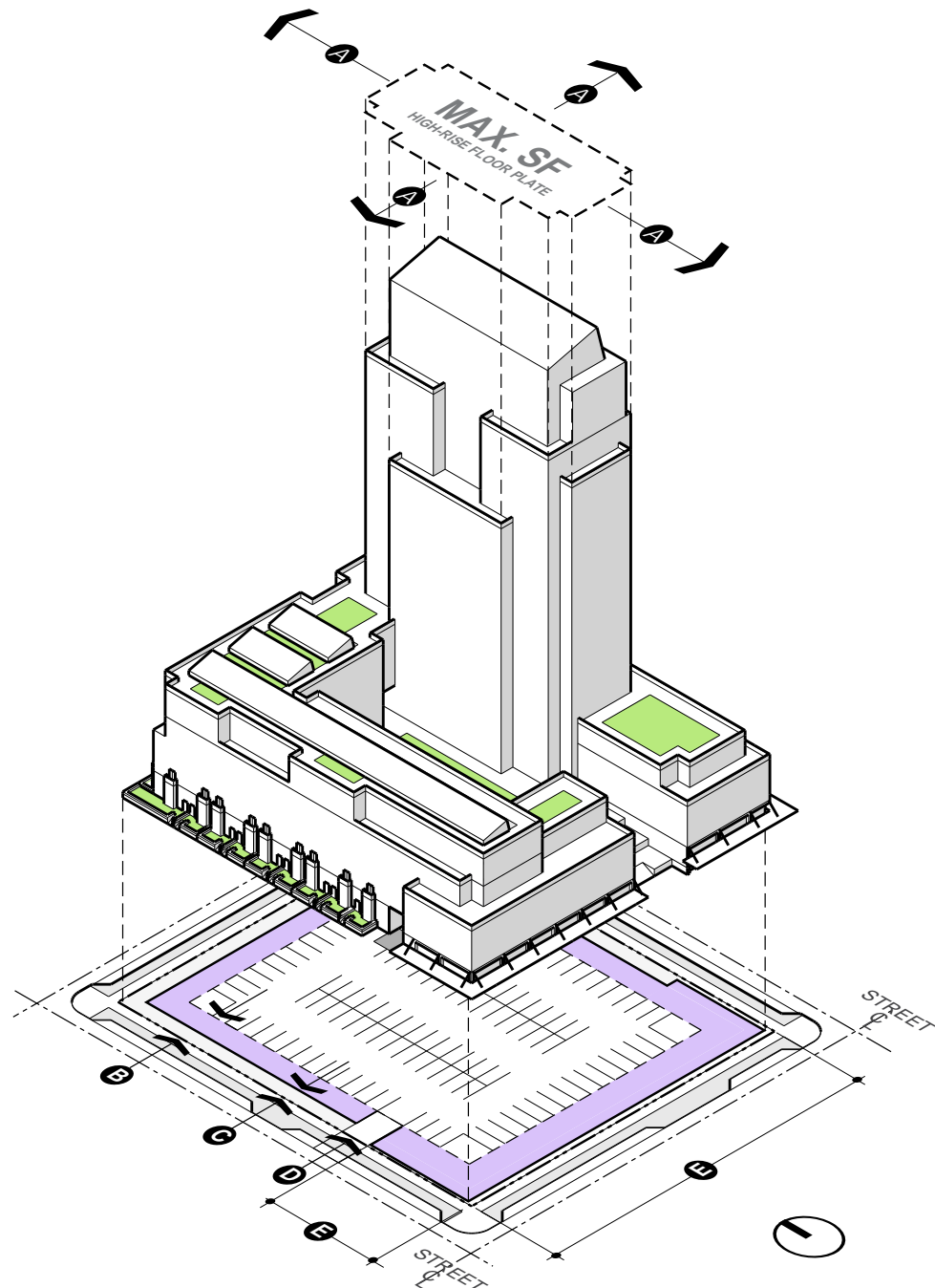


**Differentiated massing and housing types**  
 This building incorporates highrise flats, courtyard-level townhouses, concealed parking, and street-level retail, all within a single block. Massing and facade design differentiate the housing types, reduce the bulk of building, offer a consistently activated street-edge, and create a balanced formal composition of the block. (Photo: Gregg Galbraith; Design: GGLO)

### Massing

Highly articulated building forms at all levels are desired at Yesler Terrace; development standards are written in part to achieve this variety.

- Use massing to differentiate between portions of a building with different functions.
- Foster architectural variety on a block.
- Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.



**Diagram of massing on a typical block >**  
 The development standards contained in SMC 23.75 MPC -YT are intended to produce a physical form that is appropriate for a high-density mixed-use neighborhood. This diagram is an illustration of a building form that meets code.

- Highrise separation **A**
- Parking setback **B**
- Facade setback **C**
- Parking access **D**
- Build-out edge **E**
- Habitable space (residential or non-residential)



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 July 24, 2012



**Human scale: details at street edge**  
*The use of color, an address marker, and changes of materials clearly identify this residence at street level. The layering of vegetation, railings and a canopy over the door create a sense of transition from public to private space. (Photo: GGLO)*



**Neighborhood scale: appropriate articulation**  
*Articulated building facades respond to the neighborhood scale by adding visual interest to the street edge and breaking up the building mass. (Photo: GGLO)*

**City scale: appropriate building tops >**  
*Building tops work at the city scale by providing variation in facade depth and material changes, which also provide visual interest when viewed from afar. (Photo: David Cutler; Design: Peter Walker & Partners)*

## Scales of Architectural Composition

Building design at Yesler Terrace should pay particular attention to three scales:

- **Human Scale** – near the level of the sidewalk and at building openings such as windows and doors where the tactile nature of materials, the subtlety of colors, and well-articulated architectural details or ornament can help establish connections between a building, its occupants, and passersby.
- **Neighborhood Scale** – at the mid to upper building levels, where the building mass establishes the overall spatial enclosure for the street, park, access drive, or pedestrian pathway; and
- **City Scale** – at the building tops, where rooftops, highrise forms, and groups of highrises can shape the skyline as viewed statically from afar, or dynamically on approach from the freeway.

Specific guidelines for each scale are provided on the following pages.



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 DPD Yesler Rezone EXH B  
 July 24, 2012



#### ***Tactile and interactive building edges***

*A masonry seat wall at the base of this building holds the sun's heat and provides a warm place to sit and linger. Artistic bollards also contribute to making the space a welcoming place for pedestrians as they provide protection from traffic. (Photo: Derek Reeves; Design: GGLO)*



#### ***Finely scaled building features and rhythm***

*This building increases the level of detail below 30 feet in height, using operable windows with divided panes, natural and durable materials, and pedestrian lighting. Window headers are expressed with brick soldier courses. (Design: Ankrom Moisan Architects)*

## Human Scale

**Focus on the First Thirty Feet:** The character of buildings near the level of the street is of the utmost importance. At the level of the sidewalk, create interest through use of facade materials and architectural detailing. Strategies and features to meet this guideline include, but are not limited to, the following:

- Provide places to sit at the base of the building.
- Include doors and operable windows with glazing area subdivided by frames, muntins, or mullions; or curtain wall systems whose dividing elements are finely detailed with snap caps, fins, or expressed structural elements of the window system.
- Express structural elements (such as window and door lintels, colonnades and arcades, and bolt and pin connections), weather protection elements (such as sills, sunshades, canopies, rainwater leaders, downspouts, and eaves), and differentiate these elements from the primary façade through the use of materials, patterns, or ornament.
- Provide distinctive exterior lighting fixtures, window and door hardware, or other functional building elements.
- Use clear, Low E, or slightly tinted glazing to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed areas.
- Relate window size, proportion, and pattern to unit types and room layouts.
- Coordinate architectural detailing of street-level shop fronts with the dimensions and proportions of building elements above to visually extend the building mass and character to the ground.
- Avoid clear glass with surface reflective coatings or reflectance ratings above .20.

#### ***For related guidance, see:***

- *PL3: Street-Level Interaction: Frontage*
- *DC4: Exterior Elements and Finishes*



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 July 24, 2012



***Building modulation with bays and balconies***  
*Upper level bays and balconies add visual interest.*  
*(Design: Vilhelm Lauritzen Arkitekter)*



***Articulated buildings enhance neighborhood spaces***  
*Modulation of massing within buildings and between different buildings creates variety within the neighborhood. In addition, a rhythm of bay and recessed windows adds character and a human scale to large buildings. (Photo: David Wakely Photography)*



***Balanced composition and passageway***  
*This is a well-balanced composition of varying modulation elements. A ground level pedestrian passage further articulates the building facade and offers a glimpse into the block interior. (Photo: Langham Court; Design: Goody Clancy Architects)*

## Neighborhood Scale

**Create variety:** Articulate building facades below 85' with modulation elements and secondary architectural features that add visual interest to the streetscape and functionality to the building. Acceptable elements and features include, but are not limited to:

- Building recesses and terraces;
- Projecting balconies, enclosed bays, and covered porches;
- Expressed structural members;
- Ground-level pedestrian passages through the building.

**Integrate Modulation Elements:** Where individual elements or features are repeated along a facade, vary their spacing, design, rhythm, type, or purpose to support architectural variety within the context of the overall architectural design concept.

- Arrange modulation elements and secondary architectural features on the facade to create a balanced composition integrated with the design of the building.
- Avoid bolt-on balconies and similar elements that appear "tacked-on" to the building facade.

***For related guidance, see:***

- *PL3: Street-Level Interaction: Frontage*
- *DC3: Open Space Concept: Building-Open Space Relationship*
- *DC4: Exterior Elements and Finishes*

Dave LaClergue  
 DPD Yesler Rezone EXH B  
 July 24, 2012



#### ***Sculpted building top***

*Functional terraces, balconies, and open spaces help sculpt the top of this highrise building, presenting an asymmetrical yet well-balanced form to the city. (Photo: 15 Central Park West; Design: Robert A.M. Stern Architects)*



#### ***Integrating sustainability and color***

*This housing development integrates building geometry, roof form, color, and energy and rainwater capture to create a composition that is instantly identifiable when viewed from the street or from above. (Photo: K. Lee; Design: Moore Ruble Yudell Architects and Planners)*



## City Scale

**Design the Skyline:** Collectively, building tops and roofscapes help establish the identity of the neighborhood as viewed from afar and from above. Because Yesler Terrace can be seen from many locations throughout the city, the visual impact of midrises, highrises, and rooftops should receive special consideration.

- Highrise buildings should use modulation or upper-level detailing to present an attractive form to the static views from First Hill, Squire Park, the Central District, the International District, Beacon Hill, the stadiums, and Pioneer Square. Additionally, the dynamic views experienced approaching from the south along I-5 and from the LINK light rail alignment should be considered.
- Building tops and highrise forms should be both sculptural and functional. Where appropriate, building tops should provide open spaces for building occupants, and/or opportunities for energy and water capture.

#### ***For related guidance, see:***

- CS2: Urban Pattern and Form
- CS2: Location in the City and Neighborhood
- DC3: Open Space Concept

#### ***< Functional roofscapes add variety***

*These rowhouses offer private rooftop open space with stair towers providing variety in the roofscape. (Photo: Lara Swimmer; Design: HyBrid Architecture)*



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 DPD Yesler Rezone EXH B  
 July 24, 2012

# DC3

## Open Space Concept

*Seattle Design Guideline:*  
 Integrate open space with the  
 building design.



### **Communal courtyards**

*This site is a good example of how to provide semi-private amenity space for residents through landscaping, colors, furniture, and balconies and windows that put eyes on the space. (Photo: Timothy Soar; Design: Allford Hall Monaghan Morris)*



### **Variety of recreational uses**

*This courtyard provides private yards for facing units and a mix of uses and spaces for shared use. (Photo: Gregg Galbraith; Design: GGLO)*

## **Yesler Terrace Supplemental Guidance**

### **Building-Open Space Relationship**

Integrating building design with exterior open spaces is a core design principle of Yesler Terrace redevelopment. Frontage regulations and guidelines are intended to guide how frontages interface with streets, access drives, pedestrian pathways and publicly accessible open spaces (*PL1: Open Space Connectivity*). There will also be a variety of semi-private and private open spaces that buildings must provide and support for residents. This section supplements Seattle Design Guideline DC3.A.1; it identifies the typical semi-private and private open spaces envisioned at Yesler Terrace and their preferred design qualities.

The semi-private and private open spaces of Yesler Terrace are defined as “residential amenity areas” in SMC 23.75.150, and are further categorized as either “common amenity areas”, which are open spaces shared building residents but closed to the public, or “private amenity areas”, each accessed by a single residential unit.

These spaces should provide building residents with more intimate places to socialize than public open spaces, access to sunlight and air, and foster community within and between buildings. These spaces include private yards, patios and balconies; communal courtyards; community gardens; rooftop patios; and forecourts and entry courtyards.

Pay particular attention to providing places for gardening and for children to play; both have been cited as priorities by Yesler Terrace residents. SHA will provide community gardens at various sites, but semi-private open spaces provide a great opportunity for close-to-home gardening. Courtyard planting beds and rooftop container gardening increase food cultivation in the neighborhood while activating open spaces and encouraging interaction among residents.

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 July 24, 2012



**Forecourt and entry courtyard**

*An entry courtyard with layers of landscaping, building setbacks, seating areas and an entry canopy help transition the space from the public to the private realm. (Photo: Amanda Reed)*



**Common rooftop amenity areas**

*A shared roof deck expands the social space available to residents in this multifamily residential building. (Photo: Gregg Galbraith; Design: GGLO)*



**Entrance to internal courtyard**

*This entrance to a pedestrian pathway and internal courtyard clearly communicates a transition from the public to the private realm with the use of a gateway, stairway, and layered plantings. (Photo: Amanda Reed)*

**Private Yards, Patios and Balconies:**

Design these areas to:

- Provide refuge and relaxation for residents.
- Integrate with the building design, and with adjacent semi-private or public open spaces.

**Courtyards, Gardens and Rooftop Patios:** Think of these spaces as shared outdoor rooms. Take advantage of this concept when laying out plots and designing building forms. In stepped buildings, use roofs and terraces for private and communal outdoor patios and gardens. Buildings with courtyards, gardens and rooftop patios should:

- Provide a mix of passive places (e.g. sitting) and active areas (e.g. play) to support residents of all ages and needs. Examples include niches for a single or a few people; larger areas for a crowd; places to sit, cook, garden, play, and exercise; and a variety of levels and materials.
- Provide gardening opportunities in locations where they will be used, incorporating access to light, water and storage.
- Use native, drought-tolerant, and regionally adapted plants.
- Consider views from above; green roofs are encouraged as a multifunctional design strategy to beautify roofs, enhance space, and provide functional benefits including cooling and stormwater management.
- Apply passive and active design strategies for making spaces safe and secure, such as incorporating natural surveillance techniques and adequate lighting (i.e., CPTED principles).



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 DPD Yesler Rezone EXH B  
 July 24, 2012



### **Community gardens**

*Community members have expressed a strong desire for community gardens on roof terraces and in building courtyards. (Photo/Design: GGLO)*



### **Green roofs for living**

*The green roofs on this residential tower provide private yard-like spaces for adjacent units, a beautiful view from above, and contribute to the site's environmental performance. (Photo: David Cutler)*



### **Private patios**

*This private rooftop patio provides a calm and intimate space for residents to enjoy views, sunlight and air. (Photo: Steve Keating Photography; Design: GGLO)*

**Forecourts and Entry Courtyards:** Forecourts and entry courtyards are a special kind of courtyard condition that can help provide level entry areas for buildings on steeply sloping sites. Design forecourts and entry courtyards to

- Provide clear physical and visual differentiation between the public realm of the street, park, access drive, or pedestrian pathway and the semi-private realm of the forecourt or courtyard.
- Complement the abutting residential or non-residential frontage, as determined by the primary use of the building frontage adjacent to the forecourt and/or entry courtyard (*PL3: Street-Level Interaction: Frontage*).

Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway; this is encouraged in order to break up building mass and provide pedestrian permeability.

### **For related guidance, see also:**

- *CS1: Natural Systems and Site Features*
- *CS2: Urban Pattern and Form*
- *PL1: Open Space Connectivity*
- *PL3: Street-Level Interaction: Frontage*
- *DC1: Project Uses and Activities*
- *DC2: Architectural Concept*
- *DC4: Exterior Elements and Finishes*

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 July 24, 2012

# DC4

## Exterior Elements and Finishes

*Seattle Design Guideline:*

Use appropriate and high quality elements and finishes for the building and its open spaces.



### **Brick masonry and metal balconies**

*Brick masonry can be a beautiful, durable, and regionally appropriate material for a building facade; balconies clad in metal like those seen here are preferred at Yesler Terrace. (Photo: GGLO)*



### **Living walls, screens, and masonry**

*Plants growing up facades can add beauty and color to a building and street, and can contribute to a neighborhood's environmental performance. (Photo: Don Vehige)*

## Yesler Terrace Supplemental Guidance

### Building Materials

#### Preferred Exterior Materials:

- Use materials that have a durability that is appropriate for an urban application. Masonry (such as local rock, cut stone, brick, or ground face concrete masonry units), integral color cement plaster, metal, and concrete are preferred primary façade materials.
- Where wood and heavy timber are exposed to weather, provide appropriate protection to increase their durability.
- Clad projecting ground-level and upper-level bays in a material that differentiates the bay from the background facade.

#### Street-Level Facade:

- Along streets, access drives, pedestrian pathways, and open space, use the above preferred materials for at least 50% of the street-level facade, excluding areas with glazing.
- Use the above preferred materials at all heights on facades subject to build-to line or reduced setback area standards.

#### *For related guidance, see also:*

- *PL3: Street-Level Interaction: Frontage*
- *DC2: Architectural Concept: Human Scale*



Dave LaClergue  
 DPD Yesler Rezone EXH B  
 July 24, 2012



#### ***Building-integrated signage***

*This building identification sign is a great example of creatively integrating signs into the architectural design. (Photo/Design: Pentagram)*



#### ***Residential address signs***

*This private residence at the base of a highrise is clearly identified by a creative and colorful red entry "gate" and smaller house number on the door. (Photo: GGLO)*

## Signage

Signs are a valuable component of the urban public realm. They communicate important information about local services and building uses, animate the streetscape, build neighborhood character and expression, and generally enrich the visual character of a block edge. Signs at Yesler Terrace should be designed in consideration of the following approaches that support the aesthetic and visual character of an urban residential neighborhood.

- Permanently attach signs to the ground, building or other structure by direct attachment to a rigid wall, frame, or structure.
- Incorporate signs with the architectural design of a building where feasible; integrate the design of the sign with that of the building for a coordinated appearance; blade signs are encouraged because they enhance the pedestrian experience.
- Make a sign master plan for projects with four or more non-residential tenants, and/or where the total area of signs for all uses exceeds 100 square feet.

## Fences and Free-standing Walls

The code allows fences and free-standing walls in required setbacks, with limitations on height. While such features may be appropriate to delineate different spaces or provide a safety function, they should not screen views to the extent that they cut ground-level facades off from the public realm.

- Where a fence or free-standing wall is proposed in a required setback, any portion that is more than 2 feet above the adjacent sidewalk, park, or pedestrian area should be at least 50% open or transparent.



#### ***< Blade Signs***

*Blade signs protruding from building facades can add color, variety and scale to an urban retail streetfront. (Photo: Don Vehige)*

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 DPD Yesler Rezone EXH B  
 July 24, 2012



#### ***Native plants, rocks, and pavers***

*Native plants thrive in this lush landscaped area adjacent to a multifamily highrise and pedestrian pathway. Large, small and crushed rocks add texture and year-round interest. (Photo: GGLO)*



#### ***Salvage wood and concrete***

*A salvaged wood bench inset into a concrete retaining wall welcomes passersby to sit, creates separation between the sidewalk and landscaped setback, and fits into the site's urban Northwest context. (Photo/Design: GGLO)*



#### ***Colorful rubber playground surfaces***

*Colorful rubber playground surfaces add color, texture and pattern to a play area, and provide a safe surface for children to run around on. (Photo/Design: GGLO)*

## **Landscape and Hardscape Materials**

Plants and hardscape materials should be selected with the following guidelines.

### **Plant Materials:**

- Emphasize native, drought-tolerant, and regionally adapted plants.
- Design plantings to provide year-round color and texture.
- Integrate landscape amenities with stormwater management features.
- In designing private landscape features, complement plantings in adjacent open spaces.

### **Hardscape Materials:**

- Use durable materials that complement the architectural elements of a project.
- Use light-colored materials with a high solar reflectance for at least 50% of the site's hardscaped area for high foot traffic / recreation applications.
- Consider using natural stone products such as crushed rock or stone dust for light foot traffic or passive use applications.
- Create texture and character in the ground plane through paving details.
- Use permeable paving to support stormwater control requirements.
- Use salvaged wood, stone, metal, and other materials to add character to design features while reducing environmental impacts.

### ***For related guidance, see also:***

- *CS1: Natural Systems and Site Features*
- *PL3: Street-Level Interaction: Frontage*
- *DC2: Architectural Concept*
- *DC3: Open Space Concept*