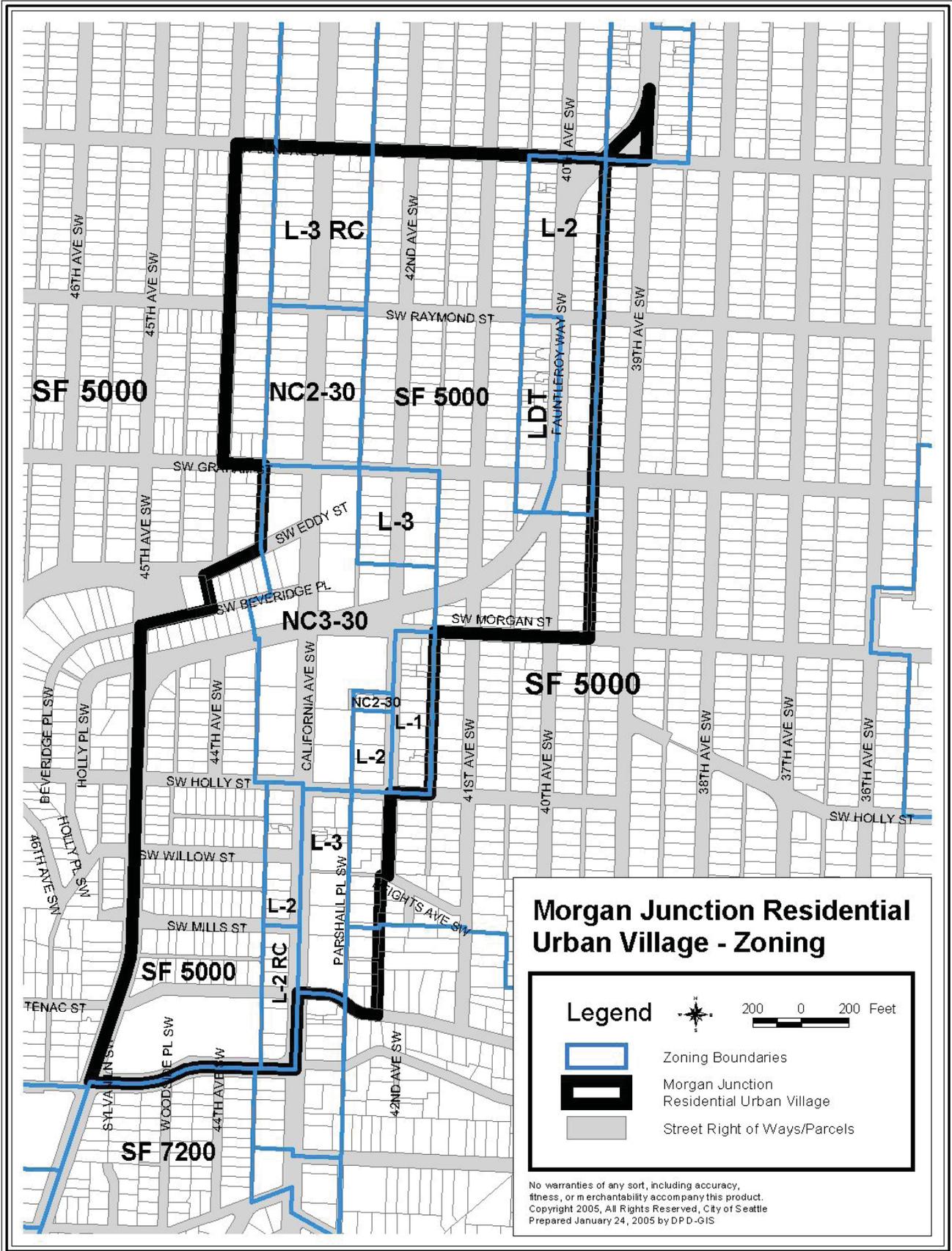


Morgan Junction Design Guidelines



The Morgan Junction Neighborhood Design Guidelines apply within the Residential Urban Village.
Attachment 8 to the DPD Design Guidelines Ordinance

CS2 Urban Pattern and Form

Citywide Guideline:

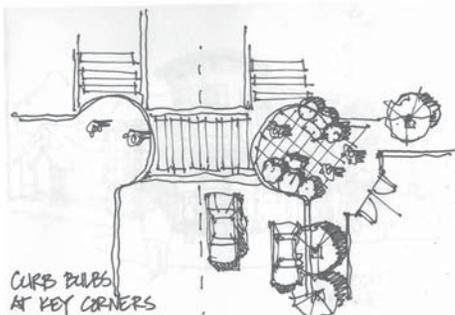
Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.



A corner building form that demarcates an important gateway/street corner.



Prominent retail corner entry: By setting back at the corner, public space is extended from the sidewalk. The scale of the recessed entry, combined with building features at the corner, welcome without interrupting retail continuity along the streetscape. This idea places a strong visual emphasis on the street while supporting active public space.



Morgan Junction Supplemental Guidance

Corner Lots

1. Prominent corner massing can function as a visual anchor for a block.
2. Provide for a prominent retail corner entry.
3. Consider curb bulbs on key corner locations and pedestrian amenities. Consider a fountain or art as a focal point.

Height, Bulk and Scale Compatibility

1. Consider existing views to Puget Sound and the Olympic Mountains and incorporate site and building design features that may help to preserve those views from public rights-of-way.
2. Respond to adjacent residential uses with a sensitive transition in scale and massing; for instance, stepping back building height and/or breaking up building mass.
3. Consider shadows cast from proposed structures, in order to maximize the amount of sunshine on adjacent sidewalks throughout the year.



Site-Specific Guideline: NW Corner of California Ave. SW and Fauntleroy Ave SW

This is a particularly prominent corner site that could serve as a community gateway and anchor for the block. Consider the following:

1. Orient massing to the corner with a strong building and rooftop form.
2. Step the building down to the west toward the single-family area.
3. Articulate California Avenue Southwest façade into distinct intervals consistent in scale with surrounding commercial structures. Create welcoming forecourts between building modulations at street level.



CS3

Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.

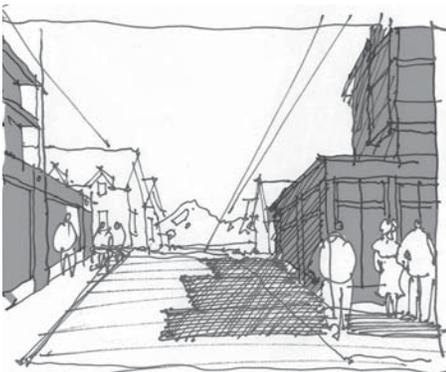
Morgan Junction Supplemental Guidance

Height, Bulk and Scale

For commercial and mixed-use developments, consider breaking up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern in the business district.



A good example of a larger, mixed-use building stepping back away from a neighboring single family area. The ground floor is further softened with generous, lush landscaping.



Consider stepping back the building on east-west streets to take advantage of scenic views.

PL1

Open Space Connectivity

Citywide Guideline:

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



A well-defined courtyard with both a visual and physical connection to the street.

Morgan Junction Supplemental Guidance

Streetscape Compatibility

Consider retaining or increasing the width of sidewalks. Wider sidewalks make for more interesting and active streets, while still allowing for adequate pedestrian movement.

Pedestrian Open Spaces and Entrances

Consider creating open spaces at street level that link to the open space of the sidewalk. Provide “outdoor rooms” such as plazas, forecourts, interior courtyards and passages.



Dimension sidewalks to encourage activity. Wider sidewalks allow for streetscape elements (street trees, lights, etc.), pedestrian movement and outdoor seating areas.

PL2 Walkability

Citywide Guideline:

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

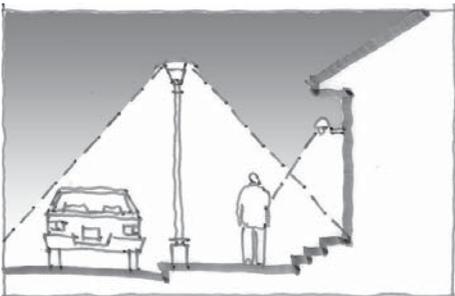
Morgan Junction Supplemental Guidance

Human Activity

1. Overhead cover along the sidewalk can provide for pedestrian comfort.
2. New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained night. Bright spots and shadows should be avoided. Highly vulnerable areas and those that could conceal a potential attacker should be illuminated more brightly than areas designed for normal activity.



An example of overhead cover integrated into the overall building design



Exterior lighting fixtures and street lamps are sized to the scale of the building and sidewalk, directing light to the sidewalk and building entrance, thus increasing personal safety.



PL3

Street-Level Interaction

Citywide Guideline:

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



Morgan precedent: recessed entries welcome without interrupting retail continuity.

Morgan Junction Supplemental Guidance

Streetscape Compatibility

1. It is recommended to build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.
2. **Residential development guidance:** Shallow setbacks and minor grade separations between the first floor and sidewalk where residential uses occupy the ground floor can promote privacy and also accommodate entry porches and stoops.

Human Activity

1. Promote active, pedestrian-oriented uses with a high degree of transparency along the street; uses should be readily discernible to the passer-by.
2. Outdoor eating and drinking opportunities on the sidewalk should be encouraged by orienting the restaurant or café windows to the sidewalk and installing outdoor seating.



Street lamps, landscaping and curb extensions in the Junction help lend a pedestrian orientation and character to the streetscape.



Minor grade separations enhance the transition from residence to street.





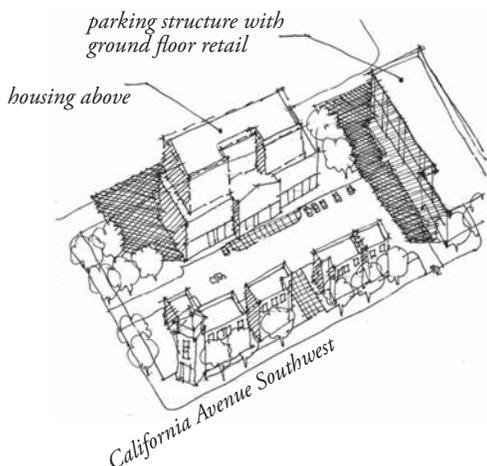
Pedestrian Open Spaces and Entrances

1. Entryways can link the building to the surrounding landscape.
2. Building entrances should emphasize pedestrians over vehicles.

DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.



Morgan Junction Supplemental Guidance

Streetscape Compatibility

Vehicle entrances to buildings should not dominate the streetscape.

Screening of Dumpsters, Utilities and Service Areas

1. Consider service facilities as an integral part of the site plan; avoid siting service areas and mechanical equipment as an afterthought.
2. Service, loading and storage areas should be located away from facing public streets, residential neighborhoods or other important civic spaces; where possible, take service access along an alley.
3. Adjacent sensitive land uses can be buffered from the undesirable impacts of service facilities with landscaping or cohesive architectural treatments.
4. Consider locating screened, roof-mounted mechanical equipment away from the street edge.

Site-Specific Guideline: “Blue Sky Scenario”: Thriftway Mixed-Use Redevelopment

1. Consider adding upper-level housing to the existing structure, pedestrian-oriented retail along California Avenue Southwest, and accommodate parking in a structure with ground level retail on California Avenue Southwest.
2. Housing is encouraged above large commercial structures, e.g., Thriftway.

DC2 Architectural Concept

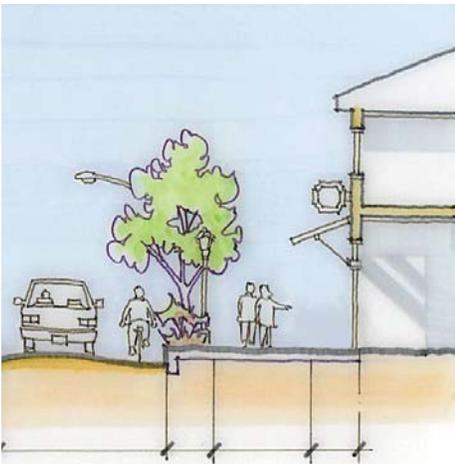
Citywide Guideline:

Develop an architectural concept that will result in a unified, functional and harmonious design that fits well on the site and within its surroundings.

Morgan Junction Supplemental Guidance

Human Scale

1. Establish a rhythm of vertical elements along the street-level façade to create a pattern of display windows and shop entrances consistent in scale with existing commercial buildings in the business district.
2. Design elements such as multiple storefronts, shop entrances, exterior light fixtures, awnings and overhangs can add interest and give a human dimension to street-level building façades.
3. Show creativity and individual expression in the design of storefronts; for instance, unique signs and tile work can add artistry and craft to the streetscape.
4. Exterior light fixtures, canopies and awnings should be sized to the scale of the building and sidewalk.



Size exterior light fixtures, canopies and awnings to the scale of the building and sidewalk.



Design elements such as landscaping and creative signs add interest and give a human dimension to street-level building facades.



A regular cadence of display windows and shop entrances enhances the pedestrian experience.

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.



A landscaped entry area physically and visually accessible from the street



Landscaping softens the setback from the ground level retail to residential levels above.



Street trees providing ground floor commercial visibility; lighting and street furniture creating a welcoming "outdoor room."

Morgan Junction Supplemental Guidance

Streetscape Compatibility

Provide street trees in tree grates or in planter strips, using appropriate species to provide summer shade, winter light and year-round visual interest.

Landscaping to Enhance the Building and/or Site

Supplement and complement the existing mature street trees. Choose street tree species in the business district with a canopy above the first floor commercial level to minimize view obstruction along the street businesses.

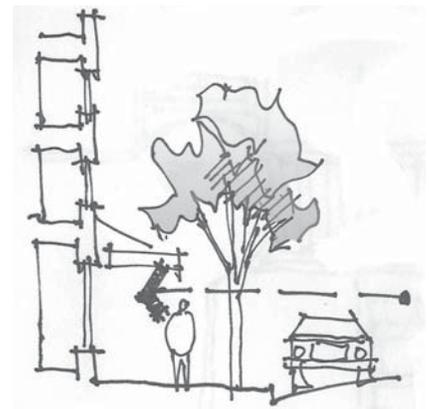
- Landscaped open spaces as part of new commercial or mixed-use developments should be visible from the street.
- Providing landscaping on upper levels of neighborhood commercial buildings, where feasible, is encouraged.

Landscape Design to Address Special Site Conditions

Street tree species should be selected to ensure visibility of first floor businesses from the street.

Pedestrian Open Spaces and Entrances

To support the neighborhood's pedestrian-oriented commercial areas, the use of street furniture, landscaping, on-site lighting and site details that support the design intentions of the building architecture are encouraged.



Street trees: Trunk height should provide visibility to first floor businesses.

DC4 Exterior Elements and Finishes

Citywide Guideline:

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

Morgan Junction Supplemental Guidance

Streetscape Compatibility

- Consider pedestrian-scale street lighting to promote a unified and attractive business district streetscape.

Exterior Finish Materials

1. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and building materials should exhibit permanence and quality appropriate to the “small town” urban village setting.
2. Materials, colors and details can unify a building’s appearance; buildings and structures should be built of compatible materials on all sides.
3. Consider employing durable and high quality materials, encouraging those materials that show permanence and quality, minimize maintenance concerns, and extend the life of the building. Examples of appropriate building materials include: brick, terra-cotta or tile, masonry, and various types of wood, or hardi-board. Durable and quality materials at the street level, including metal and transparent glass, are encouraged for commercial spaces.

Personal Safety and Security

New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided. Highly vulnerable areas and those that could conceal a potential attacker should be illuminated more brightly than areas designed for normal activity.



Brick, large storefront windows and masonry kick boards exhibit a sense of permanence at the street.



An example of high-quality and variegated use of residential exterior materials in new multi-family construction.



A well-built, unified facade composition.