Upper Queen Anne
Design Guidelines
2013

Pennucci / Rutzick
DPD Design Guidelines Ordinance ATT 16
November 22, 2013
Version #3

Introduction

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used by Design Review Boards. The Upper Queen Anne Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Queen Anne Hill Urban Village as reflected in Map 1 (page vi). Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying citywide except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once a set of neighborhood guidelines is adopted by City Council, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code (SMC) section 23.41.004. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guidelines superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

As of November 2013, there were nineteen sets of neighborhood design guidelines, each following the same organization and numbering system of the City's original citywide guidelines entitled Design Review: Guidelines for Multi-family and Commercial Development that were adopted in 1993.

The Upper Queen Anne Design Guidelines reveal the character of Upper Queen Anne as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that the neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Seattle Design Guidelines, can increase overall awareness of design priorities and encourage involvement in the design review process.

Revised Neighborhood Design Guidelines

The Upper Queen Anne Design Guidelines were developed by community members and design consultants, and adopted in 2009. In 2013, the City adopted new, updated guidelines entitled Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993.

Because the Seattle Design Guidelines uses a different organizational and numbering system than the original guidelines, DPD has revised each set of neighborhood guidelines to match the Seattle Design Guidelines in format, organization, and numbering system. The revised neighborhood design guidelines will help Board members, applicants, staff, and the public better correlate neighborhood guidelines with the updated Seattle Design Guidelines.

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What are the Upper Queen Anne Hill Neighborhood Design Guidelines?

These guidelines augment the Seattle Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Queen Anne Hill Urban Village as reflected in Map 1 (page vi) . Design Guidelines for the Upper Queen Anne commercial areas were identified as a goal in the Queen Anne Neighborhood Plan, adopted by the City of Seattle in 1998. That plan outlined a vision of the community as an urban village with a mixture of housing, commercial and destination- and neighborhood-serving retail businesses. It described a walkable neighborhood with generous sidewalks and pedestrian amenities, landscaped streets and buildings designed with human scale and detail. The neighborhood design guidelines support these principles, and when used in conjunction with the Seattle Design Guidelines, can improve the design quality and neighborhood character of new development on Upper Queen Anne.

The design guidelines reference the following documents produced by the community, and are intended to support and advance the objectives in them:

- Queen Anne Avenue Streetscape Master Plan, March 2006
- Picture Queen Anne Survey, 1995
- Queen Anne Historical Society

The process for developing neighborhood guidelines started in the spring of 2007. The Queen Anne Community Council (QACC) established a design guidelines auxiliary committee composed of neighbors, community leaders and business people, including Chamber of Commerce members, to prepare the guidelines. Opportunity for public comment was provided at two community workshops in June and September of 2007. Final comments were received at a QACC Planning Committee meeting in November of 2007, and final approval of the document was received from the Queen Anne Community Council at a meeting in December of 2007.

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Guidelines at a Glance

The Upper Queen Anne design guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Queen Anne Hill Urban Village as reflected in Map 1 (page vi). These guidelines augment the Seattle Design Guidelines adopted in 2013. The list below correlates the guidelines by subject matter and shows which Seattle Design Guidelines are augmented by Upper Queen Anne Design Guidelines. A "yes" indicates supplemental guidance is provided; a "no" indicates that the citywide guideline is sufficient. Note that the numbering system of the Seattle Design Guidelines is different from the original numbering applied to the Upper Queen Anne Design Guidelines in 2009.

Context and Site

CS1. Natural Systems and Site Features .....yes
Respond To Site Characteristics (former A-1)

CS2. Urban Pattern and Form .....yes
Corner Lots (former A-10.b)
Height, Bulk and Scale Compatibility (former B-1)

CS3. Architectural Context and Character .....yes
Streetscape Compatibility (former A-2a to A-2c; A-2e)
Architectural Context (former C-1)

Public Life

PL1. Connectivity .....yes
Pedestrian Open Space and Entrances (former D-1b)

PL2. Walkability .....yes
Corner Lots (former A-10a)
Pedestrian Open Space and Entrances (former D-1a, D1c to D1e, D1h, D1k)
Personal Safety and Security (former D-7a to D-7c; D7e, D7f)

PL3. Street-Level Interaction .....yes
Human Activity (former A-4)
Pedestrian Open Space and Entrances (former D-1f, D-1g)
Streetscape Compatibility (former A-2d)

PL4. Active Transportation .....yes
Pedestrian Open Spaces and Entrances (former D-1j)
Personal Safety and Security (former D-7d)

Design Concept

DC1. Project Uses and Activities .....yes
Parking and Vehicle Access (former A-8)
Screening of Dumpsters, Utilities and Service Areas (former D-6)

DC2. Architectural Concept .....yes
Architectural Concept and Consistency (former C-2)
Human Scale (former C-3)
Treatment of Alleys (former D-8)

DC3. Open Space Concept .....yes
Landscaping to Reinforce Design Continuity with Adjacent Sites (former E-1)
Landscaping to Enhance the Buildings and/or Site (former E-2)
Landscape Design to Address Special Site Conditions (former E-3)

DC4. Exterior Elements and Finishes .....yes
Exterior Finish Materials (former C-4)
Commercial Signage (former D-9)
Commercial Lighting (former D-10)

Attachment 16 to the DPD Design Guidelines Ordinance

Context and Priorities: Upper Queen Anne Hill Neighborhood

The Queen Anne Plan, the neighborhood plan adopted in 1998, provides vision for the Queen Anne Neighborhood. However, it does not adequately address the impacts of new development and the rapid pace of growth within the Upper Queen Anne Residential Urban Village. Queen Anne is a strong community, prominently located adjacent to the downtown area, with internationally recognized views, a recognized and authentic character, and a desire to maintain its heritage. It is this sense of authenticity that ties the community together and is the character we want expressed in new buildings.

These design guidelines are intended to meet the objectives of Seattle's Comprehensive Plan and The Queen Anne Plan, yet maintain the vision of the community as it evolves. Important objectives for Upper Queen Anne commercial areas addressed in the guidelines include the following:

- Create a village center, which consists of a variety of commercial nodes along the right-of-way, rather than a main street pattern, which features continuous storefronts at the sidewalk edge.
  - A village center is noted for a variety of public spaces, e.g., courtyards, sidewalks of varying widths, plazas and parks. Setbacks from the sidewalk edge and courtyards are encouraged to provide areas for socialization and outdoor café seating.
- Minimize the impact of new, larger, taller buildings within the context of the neighborhood and encourage building designs that refl ect the architectural characteristics of the neighborhood.
  - The existing commercial and mixed-use buildings in Upper Queen Ann represent a diversity of size, shape and architectural vocabulary, anchored by streetcar-era traditional structures.
- Encourage architectural expression that is consistent with and enhances the established character as a pedestrian oriented community business district.
- Recognize the relationship to and immediate adjacency of a strong and vibrant single family, residential neighborhood.
- Create a safe, pedestrian- and bike-friendly environment with spacious, well-landscaped sidewalks.
- Incorporate a variety of landscaped public spaces, such as courtyards, plazas or small parks, along sidewalks to provide areas for socialization and outdoor café seating.
- Incorporate pedestrian amenities and make special accommodations for bus riders.
- Encourage the preservation and reuse of existing older buildings.
- Provide diverse housing choices for all income levels.
- Create retail space for local- and family-run businesses rather than larger businesses.

Commitment to Sustainable Design

It is clear from community feedback that neighbors prioritize the incorporation of sustainable design practices as an element of architectural compatibility in Queen Anne. This commitment to sustainable design is addressed in these guidelines in an effort to advance this important City and community objective, consistent with the City of Seattle's "Sustainable Communities" initiative and the "Urban Environmental Accords' Green Cities Declaration" signed by mayors from around the globe, including Seattle Mayor Greg Nickels, at the United Nations World Environment Day on June 5, 2005. Because sustainable design concepts are relatively new to neighborhood design guidance, a specific design section does not exist in the design template. So, although sustainability is in some ways beyond the scope of neighborhood-specific design guidelines, the Queen Anne community suggests incorporation of sustainable design features as general guidance to developers of community priority. In particular the Queen Anne neighborhood suggests the following be considered:

- Leadership in Energy and Environmental Design (LEED) buildings
- Low impact development
- Energy Star compliant facilities and appliances
- Focusing Seattle's Green Factor ordinance on green spaces that are visible, available and accessible to the public

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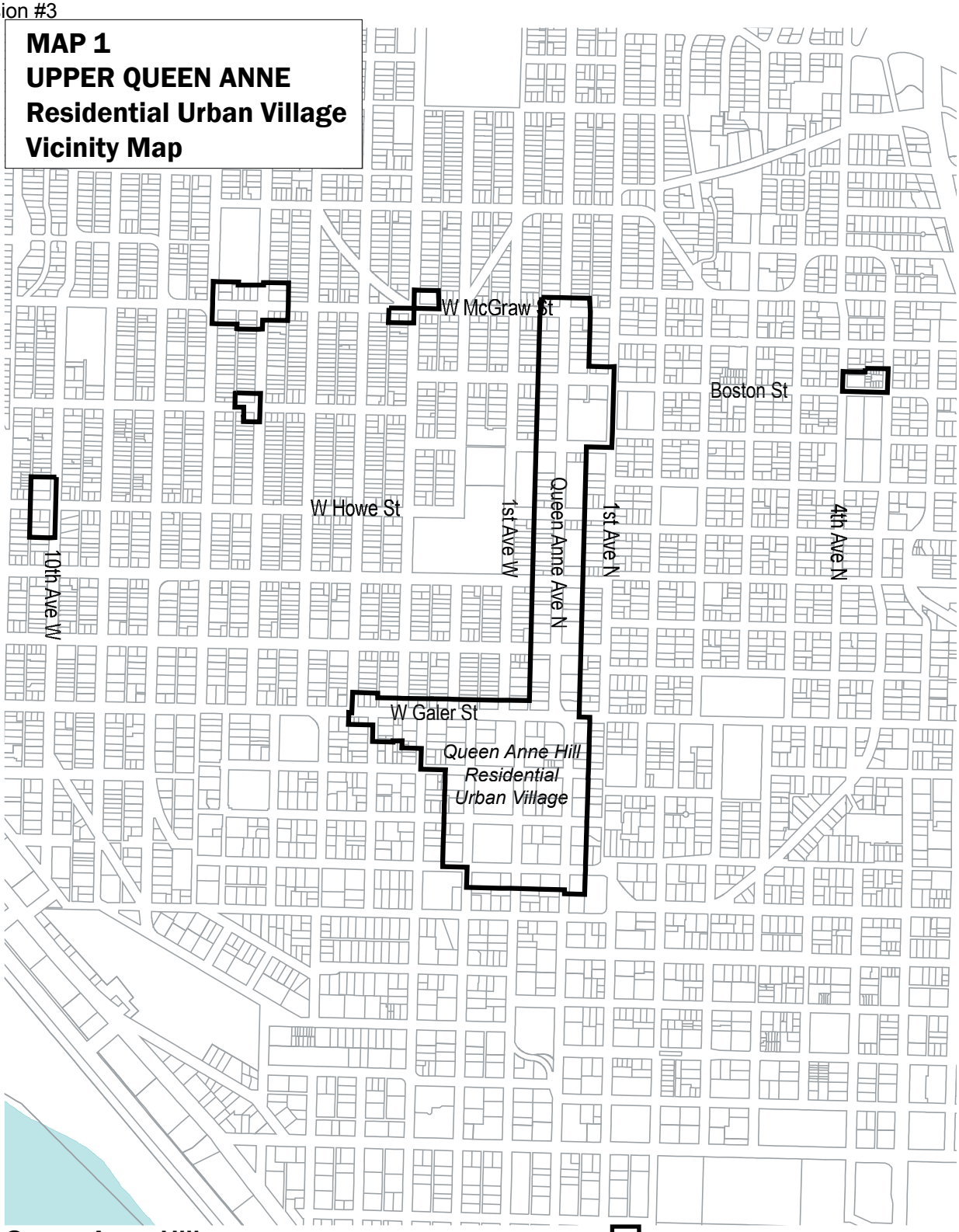
MAP 1
UPPER QUEEN ANNE
Residential Urban Village
Vicinity Map



Queen Anne Hill
Neighborhood Design Guidelines

Guidelines apply within the Queen Anne Hill Residential Urban Village, and within Neighborhood Commercial zones on Queen Anne Hill.

500 0 500 1000 Feet

Note: Design Review does not apply to all zones. The Upper Queen Anne design guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Queen Anne Hill Urban Village as reflected above.

Attachment 16 to the DPD Design Guidelines Ordinance

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CS1 Natural Systems and Site Features

Citywide Guideline:

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

The principles of sustainable development have emerged as positive forces to shape livable communities in the face of global climate change, world economics, decreasing energy supplies and the environmental impacts of non-sustainable development.

Upper Queen Anne Supplemental Guidance

I. Respond to Site Characteristics

i. Solar Orientation

a. Building massing should maximize light and air to the street and other landscaped areas.

b. Where possible, buildings should respect existing adjacencies that enjoy solar and other environmental considerations.

c. Orientation of buildings to make efficient use of passive energy is encouraged.

ii. Stormwater Management

a. Stormwater collected from roof drains, street- and hard-scapes is encoraged to incorporate Low Impact Development (LID) techniques such as rain gardens, bioswales and pervious pavement when possible for improved stormwater mitigation on the neighborhood.

b. Vegetated roofs are encouraged for stormwater mitigation.

c. The goal, is to strive, where possible, to re-infiltrate all water collected at the site as close as possible to where the rain falls.

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CS2 Urban Pattern and Form

Citywide Guideline:

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

Individualized storefronts and outside dining are encouraged to add human activity

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

Upper Queen Anne Supplemental Guidance

I. Corner Lots

Intersections

i. Buildings sited on corner lots should take advantage of their role as community activity nodes (see related guidelines in Section PL1, Pl2, PL3 and PL4, Public Life and Section DC3, Open Space Concept).

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

II. Height, Bulk and Scale Compatibility

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

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

i. Breaking up Building Mass

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

a. Building mass should be broken into distinct but related sections that reflect the historic 30- and 45-foot-wide lot sizes.

This can be achieved through changes in building height and setbacks, materials, coloring, and architectural detailing. Street-front facades are discouraged to extend beyond 60' without this architectural consideration.

b. Although monolithic street façades are discouraged on Queen Anne, simple structures that are well-fenestrated and are rich in detail at the ground level can achieve a building scale appropriate to the neighborhood. Many early, 20th-century building facades are relatively unmodulated but are successful because of their material composition and attention to architectural detail.

ii. Preferred Strategies for Modulation

Several strategies for building modulation are preferred:

a. Bay windows, if consistent with the building's architectural vocabulary, are encouraged on street-facing façades. Preferably, bay windows should be no more than 14' wide.

b. The use of balconies on the street front elevation of buildings is discouraged, although Juliet balconies often provide an acceptable façade enhancement and increase light and air into the building and onto the street. Balconies are encouraged on facades that face adjacent single-family properties in order to create a façade treatment more sensitive to the single-family neighbors.

c. Using a variety of modulation methods helps avoid monotony along the street frontage.

Example of a fourth floor upper level set-back to reduce the apparent scale of new development

iii. Top Floor Setback

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

iv. Setbacks Where Commercial Abuts Residential

When possible, building heights should be reduced and setbacks increased where commercial uses abut residential uses. However, the community strongly supports wider sidewalks and pedestrian open spaces along public streets. In order to help a development provide these features, the community would likely support development flexibility by granting departures, as appropriate. *(See related guidelines in Site Planning, DC1-I. Widening Narrow Alleys; and Pedestrian Environment, PL2-II, Building Setbacks for Wider Sidwalks, Avoiding Dark, Unusable Spaces and Pedestrian Weather Projection).*

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CS3 Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.

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

Upper Queen Anne Supplemental Guidance

I. Streetscape Compatibility

i. Architectural Diversity

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

ii. Older and Historic Buildings

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

iii. Wider Sidewalk

Compatibility with the desired streetscape can be enhanced by increasing the width of the sidewalk to 15'-16', in order to relieve congestion (see related guideline in Pedestrian Envrionment, PL4-I, *Pedestrian Open Spaces and Entrances).*

iv. Streetscape Improvement

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

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

Example of individual storefronts

Flexible retail bays

II. Architectural Context

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

i. Architectural characteristics typical of these earlier structures include:

a. One- and two-story buildings with 30- to 45-foot-wide facades and storefronts as narrow as 15 feet

b. Solid kick panels below windows

c. Large storefront windows

d. Multi-pane or double-hung windows with transoms or clerestory lights

e. A high level of fine-grained detailing and trim, especially at street level

f. High-quality materials, such as brick and terra-cotta, tile, natural and cast stone

g. Marquees or canopies that provide pedestrian weather protection

h. Variable parapet heights

i. Defined and detailed cornices

j. Variety in commercial door and window styles and colors

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

ii. Features Especially Encouraged

The following architectural features are especially encouraged:

a. Sustainable design

b. Multi-pane or double hung windows with transoms or clerestory lights for ground floor retail spaces

c. Marquees or canopies. However, continuous, uniform marquees or canopies longer than the 30- to 45-foot width are discouraged. (See related guidelines in Pedestrian Environment, PL2-II.iv, Pedestrian Weather Protection.)

d. Pronounced cornices that reflect an association with historical characteristics in scale, material choice, and design

e. Variable parapet heights can help reduce scale and provide successful architectural modulation

iii. Small Local Businesses

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

PL1 Connectivity

Citywide Guideline:

Complement and contribute to the network of open spaces around the site and the connections among them.

Upper Queen Anne Supplemental Guidance

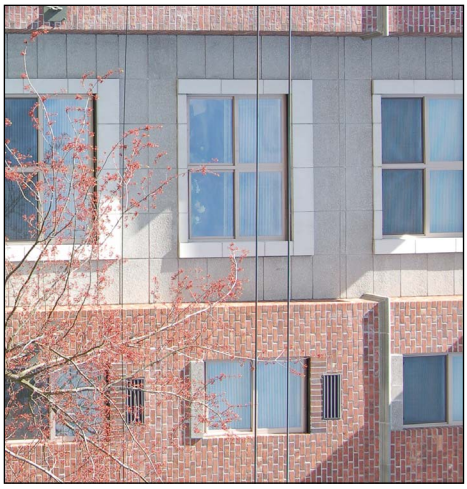
I. Pedestrian Open Space and Entrances

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

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.



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

Provide individualized storefronts

Upper Queen Anne Supplemental Guidance

I. Corner Lots

Curb Bulbs

Curb bulbs are encouraged at all intersections for pedestrian safety.

II. Pedestrian Open Space and Entrances

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

i. Building Setbacks for Wider Sidewalks

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

ii. Recessed Retail Entry Areas

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

iii. Avoiding Dark, Unusable Spaces

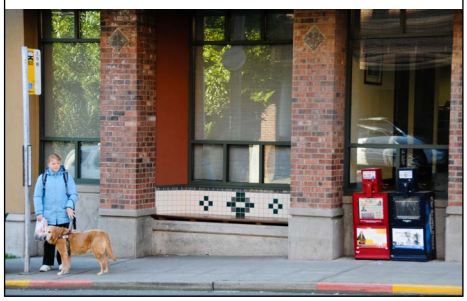
The spaces created by recessed storefronts, facade modulation or building setbacks at ground-level should not darken retail areas and should be large enough to be usable by pedestrians or to provide opportunities for uses such as outdoor café seating or flower shop displays.

iv. Pedestrian Weather Protection

Some pedestrian weather protection, in the form of canopies and awnings over sidewalks, is desirable. However, the community values open air and sunlight, so long, unbroken stretches of overhead protection are discouraged. Structures longer than the traditional 45-foot wide buildings characteristic of Queen Anne should avoid continuous and uniform awnings or canopies. Pedestrian weather

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

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



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

protection that provides for sunlight at the street level, through either clear glass or retractable systems, should be considered. (See related guideline in Architectural Elements and Materials, DC2-I, Individualized Storefronts)

v. Pedestrian Amenities and Street Furniture

New development should be encouraged to integrate pedestrian amenities including, but not limited to street trees, pedestrian lighting, benches on street corners, trash receptacles, consolidated newspaper racks, public art, and bike racks in order to maintain and strengthen pedestrian activity. (See also guideline CS3-I Streetscape Compatibility)

vi. Residential Entries

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

III. Personal Safety and Security

i. Sidewalk Obstructions

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

ii. Tree Grates

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

iii. Curb Bulbs and Crosswalks

Install crosswalks and curb bulbs when applicable and in concert with SDOT and City Plans.

iv. Curb Cuts

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

v. Security and Visibility

Discourage solid fences that reduce security and visual access from streets and install pedestrian-scale lighting at building entrances and dark alcoves. (See related guideline in Pedestrian Environment, DC4, *Commercial Lighting*)

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

PL3 Street-Level Interaction

Citywide Guideline:

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

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

Individualized storefronts and outside dining are encouraged to add human activity

Upper Queen Anne Supplemental Guidance

I. Human Activity

i. Outdoor Dining

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

ii. Individualized Storefronts

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

II. Pedestrian Open Space and Entrances

i. Operable Storefront Windows

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

ii. Retail Use and Open Space at Sidewalk Level

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

III. Streetscape Compatibility

Ground Level Residential

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

PL4 Active Transportation

Citywide Guideline:

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

Upper Queen Anne Supplemental Guidance

I. Pedestrian Open Spaces and Entrances

Bus Waiting Facilities in Buildings

Incorporate facilities for transit riders within building facades at bus stops. This could include covered waiting areas with benches, landscaping and lighting. (See related guideline in Pedestrian Environment, PL4-II, *Bus Bulbs*)

II. Personal Safety and Security

Bus Bulbs

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

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DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

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

Screening should be used to conceal dumpsters in alleys

Upper Queen Anne Supplemental Guidance

I. Parking and Vehicle Access

i. Parking on Queen Anne Avenue

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

ii. Access to Parking

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

iii. Preserving Existing Sidewalk Areas

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

iv. Widening Narrow Alleys

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

II. Screening of Dumpsters, Utilities, and Service Areas

Additional Screening near Single-family Zoning

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

DC2 Architectural Concept

Citywide Guideline:

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

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

Upper Queen Anne Supplemental Guidance

I. Architectural Concept and Consistency

i. Individualized Storefronts

Commercial buildings are preferred that are designed to allow individual tenants to modify their storefronts. This can include making provisions for unique and custom treatment of storefront facades, entry doors and windows, canopies and marquees, signage or outdoor display space.

ii. Highlighting Distinctive Features

Distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest should be illuminated. Sidewalk lighting that is integrated into the building façade is encouraged. (See related guidelines in Pedestrian Environment, ~~D-1~~DC4-III, Commercial Lighting.

iii. Screening Rooftop Systems

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

iv. Sustainable Building Features

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

Architectural features should be selected to provide intimate human scale

II. Human Scale

Pedestrian Orientation

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

III. Treatment of Alleys

Alleys separate commercial areas from single-family homes both to the east and west of Queen Anne Avenue North . The close proximity of commercial uses to single family homes in the commercial area make this a sensitive interface. The alleys are also an important part of the pedestrian environment. (See related guideline in Site Planning, DC1-I, *Widening Narrow Alleys*)

i. Quality Materials

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

ii. Architectural Detail

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

iii. Plantings along Alleys

Vertically integrated green materials, including hanging vines and drought-tolerant plantings should be incorporated.

DC3 Open Space Concept

Citywide Guideline:

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

Landscaped curb bulbs are encouraged

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

Upper Queen Anne Supplemental Guidance

I. Landscaping to Reinforce Design Continuity with Adjacent Sites

i. Uniform Street Tree Plantings

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

ii. Landscape Maintenance and Irrigation

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

iii. Street-level Landscaping

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

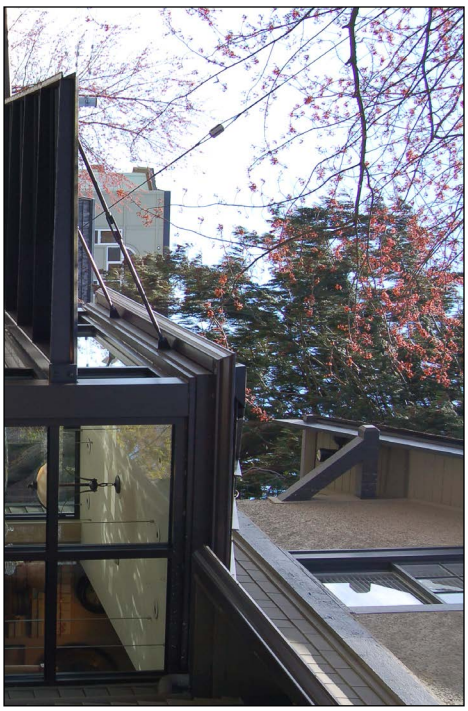
iv. Visible Landscaping

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

v. Art in the Pedestrian Environment

Public art should be integrated into buildings and landscaping whenever possible.

Uniform street tree planting and pedestrian-scale lighting



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

II. Landscaping to Enhance the Building and/or Site

i. Green Factor Focus on Ground-level Plantings

The Green Factor, a requirement of the Seattle Land Use Code, should be thoughtfully applied; a focus on ground-level plantings that enhance the pedestrian environment is strongly recommended (For more information refer to http://www.seattle.gov/dpd/cityplanning/completeprojectslist/greenfactor/whatwhy/).

ii. Recommended Landscape Enhancements

The following landscape enhancements are encouraged:

a. Soften the building form by using wall-hung trellises, terraced landscaping, planted retaining walls, or include planted pergolas to shelter pathways and courtyards.

b. Incorporate a planter wall or planter box as part of the architecture.

c. Include a planted landscaped courtyard, entryway or fountain.

d. Distinctively landscape open areas created by building modulation with in-ground plantings or large planters.

e. Emphasize entries and corners with special plantings or planted containers in conjunction with decorative paving sculpture and lighting.

iii. Evergreen Plantings

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

iv. Quality Landscaping Materials

Lush landscape materials and the use of interesting details in paving, outdoor furniture, fountains and artwork are encouraged.

v. Recommended Plants

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

vi. Planted Containers

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

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

Planted containers are encouraged to make an inviting entry

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

III. Landscape Design to Address Special Site Conditions

i. Building Floors above Sidewalk Level

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

ii. Wheelchair Ramps

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

DC4 Exterior Elements and Finishes

Citywide Guideline:

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

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

Architectural features should be selected to provide intimate human scale

Upper Queen Anne Supplemental Guidance

I. Exterior Finish Materials

i. Building for the Long Term

New buildings should be designed and built as high-quality, long-term additions to the neighborhood with design and materials appropriate to Queen Anne.

ii. Cladding Materials

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

a. Brick is the most common surface treatment in Queen Anne's commercial areas and is strongly encouraged.

b. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is highly discouraged, especially on ground-level locations.

c. Materials that are subject to fading and discoloration should also be avoided.

iii. Ground-floor Façade Materials

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

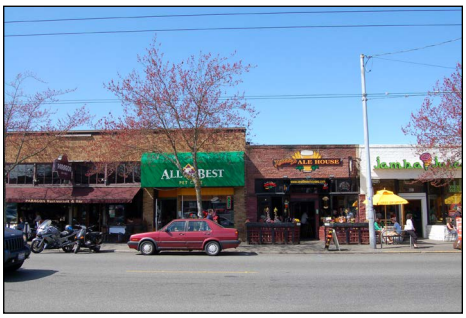
a. Cast stone, tile or brick that reflects architectural features on existing buildings is strongly encouraged.

b. Large storefront windows should be composed of quality materials.

c. The use of concrete as an exterior material along ground-fl oor facades is discouraged, unless well detailed and crafted.

d. Absorbent or matte-finish materials that make cleaning or removing graffiti difficult are discouraged.

Flexible retail bays



Pedestrian-scaled signs are encouraged.

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

iv. Colors

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

v. Renewable Materials

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

II. Commercial Signage

i. Pedestrian-oriented Signs

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

ii. Signs to Avoid

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

III. Commercial Lighting

i. Preferred Pedestrian Lighting

The following modes of pedestrian lighting are preferred:

a. Pedestrian-scale street lighting, such as 19-foot-high pole fixtures

b. Exterior wall sconces on the front of buildings

c. Down lighting under rain canopies

d. Display window lighting that casts soft light on sidewalks

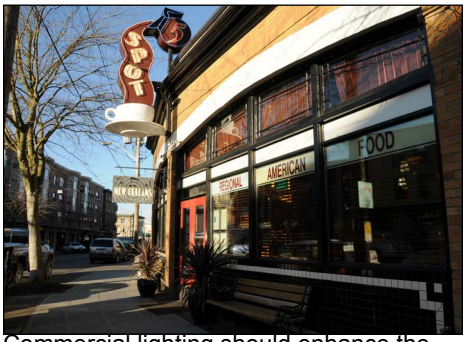
ii. Pedestrian lighting considerations

a. Pedestrian lighting should be coordinated with tree plantings so that pedestrian areas will be well-lighted beneath trees as they mature, as well as beneath storefront canopies.

b. Fixtures should include shielding to prevent glare into single-family homes and residential units on floors above the sidewalk level.

c. Recessed entryways should be lit with wall sconces or other down-lighting fixtures.

d. Bollard light fixtures are discouraged.



Commercial lighting should enhance the quality of the pedestrian environment.