



CITYWIDE DESIGN GUIDELINES (2021)

PROJECT NAME: Northbound 30 Apartments

CASE NUMBER : LU 22-111649 DZM, AD

DATE: April 28, 2022 Hearing

PROJECT ARCHITECT: Charles Kidwell, LEEB Architects

PROJECT VALUE \$ 40,600,000

CONTEXT	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
01: Build on the character, local identity, and aspiration of the place. Possible design approaches may include, but are not limited to: - Community - Architecture - Nature - Other				
02: Create Positive Relationship with surroundings. Possible design approaches may include, but are not limited to: - Building Massing - Street Wall - Connectivity - Adjacent Historic Landmarks				
03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness. Possible design approaches may include, but are not limited to: - Natural Resources - Viewpoints - On-site Older Buildings and Historic Resources - Social and Cultural Significance				
	STAFF		COMMISSION	

PUBLIC REALM	+ / - Comments	+ / - Comments		
04: Design the sidewalk level of buildings to be active and human-scaled. Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"> - Ground Floor Heights - Multiple Entries and Windows - Weather Protection - Lighting - Residential Setbacks 				
05: Provide opportunities to pause, sit, and interact. Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"> - Seating - Integrate Bicycles - Art/Water - Enclosure - Trees and Landscaping 				
06: Integrate and minimize the impact of parking and building services. Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"> - Vehicles and Parking - Utilities, Trash and Recycling - Vaults - Stormwater Planters - Long-Term Bicycle Parking 				
QUALITY & PERMANENCE	STAFF		COMMISSION	
	+ / - Comments	+ / - Comments		

<p>07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Internal Open Spaces - Internal Connections - Vehicles Areas - Solar Access - Windows and Entries 				
<p>08: Design for quality, using enduring materials and strategies with a coherent approach. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Unity - Articulation - Application of Exterior Materials - Quality of Materials - Building Openings 				
<p>09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Adaptable Buildings - Resource Conservation - Native Landscaping - Ecoroofs - Bird-Safe - Daylight and Air - On-Site Stormwater 				