Perkins&Will

Enns Gauthier Landscape Architects

1120 John Street

Onni Group

DRB Recommendation Meeting

SDCI Project #3030079

December 04, 2019

Contents

THOMAS ST.

BOREN AVE N

SITE

FAIRVIEW AVE N

JOHN ST.

SEATTLE TIMES PARK

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Section 01.
Overview

9 BLOCK VICINITY MAP

Landmark Structure

Site

Major Pedestrian and Bike Path

Desired Cross-Block Connection

Pedestrian Entry

Vehicle Entry/Loading

Multi-Lane Vehicle Arterial

Class II Pedestrian Street

SDPD-Designated Green Street

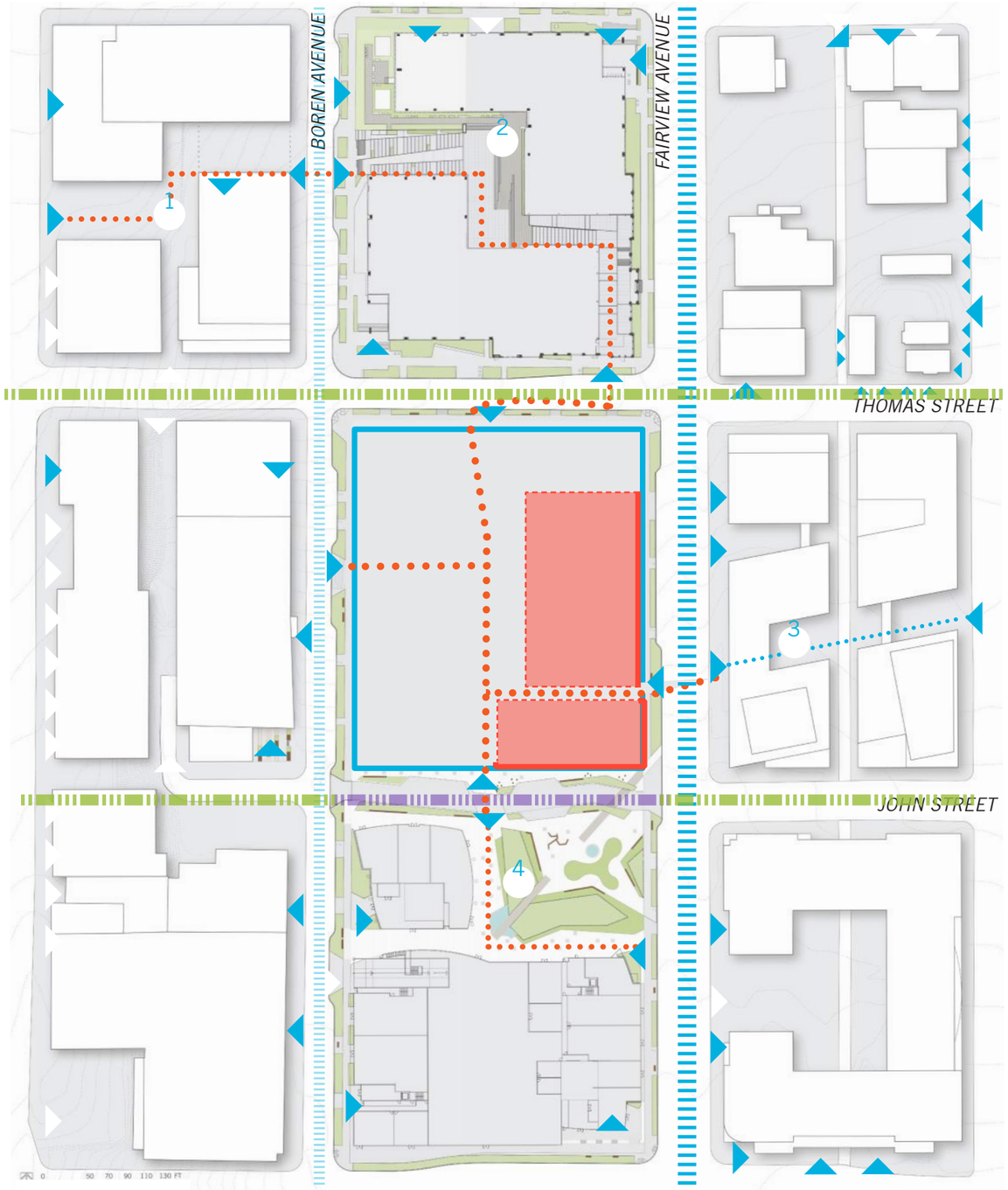
Woonerf

1 Amazon Ruby Through Block Connection

2 Troy Block Through Block Connection

3 Cascade II Through Block Connection

4 The Seattle Times Park (rendering of proposed development currently in construction)



PROGRAM :

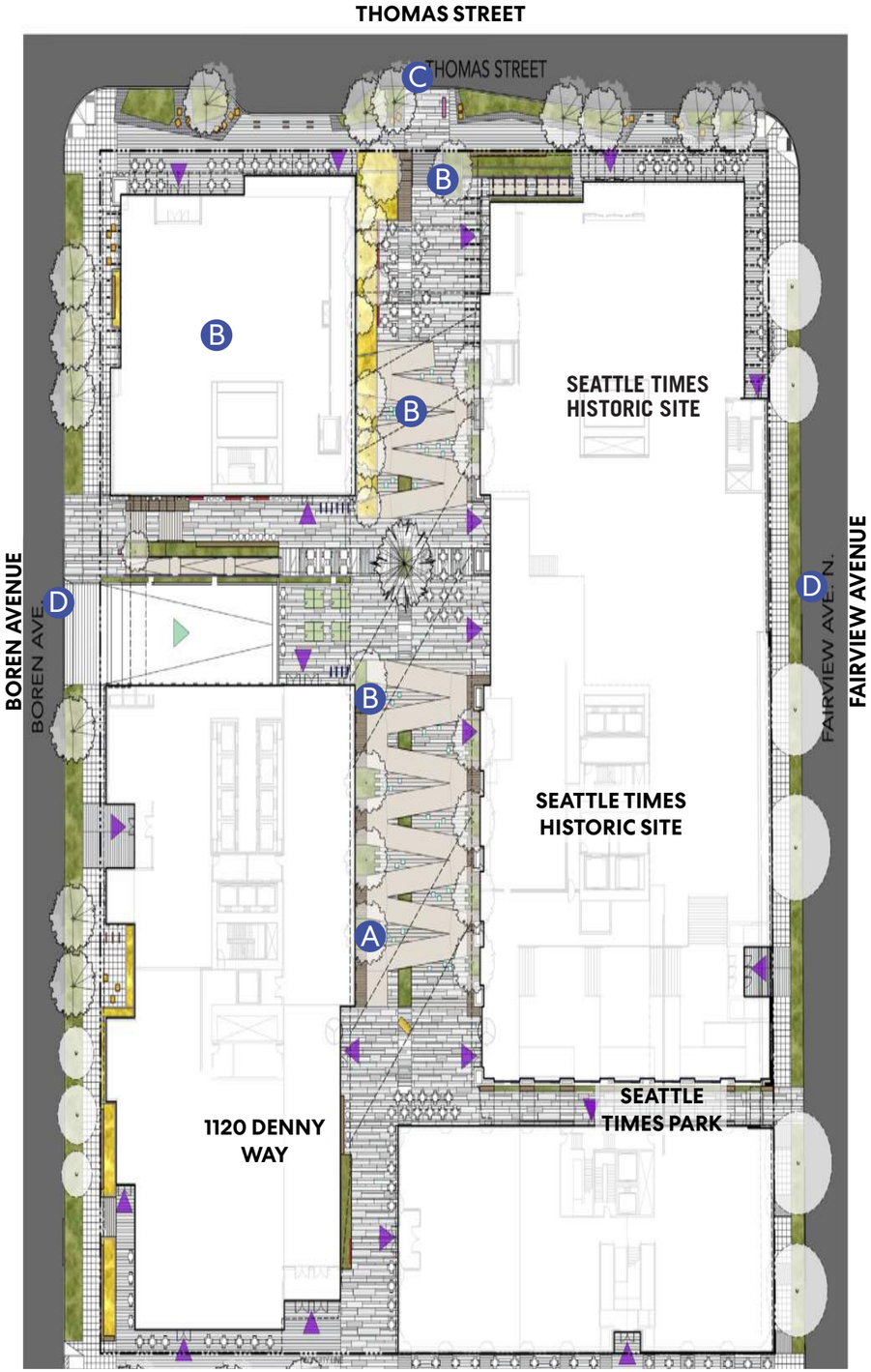
Development Program:

- 1,576,000 SF Office, Retail, Parking

Design Objectives:

- To preserve and enhance the existing landmarked Seattle Times building.
- To design an engaging retail and pedestrian experience which will enhance the South Lake Union neighborhood.

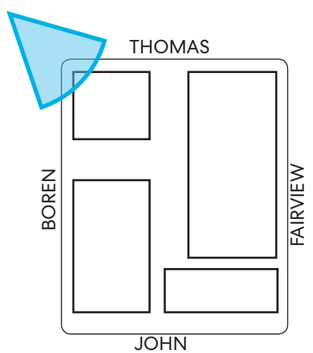
SITE PLAN



DESIGN COMPARISON

DRB 1

DRB 2



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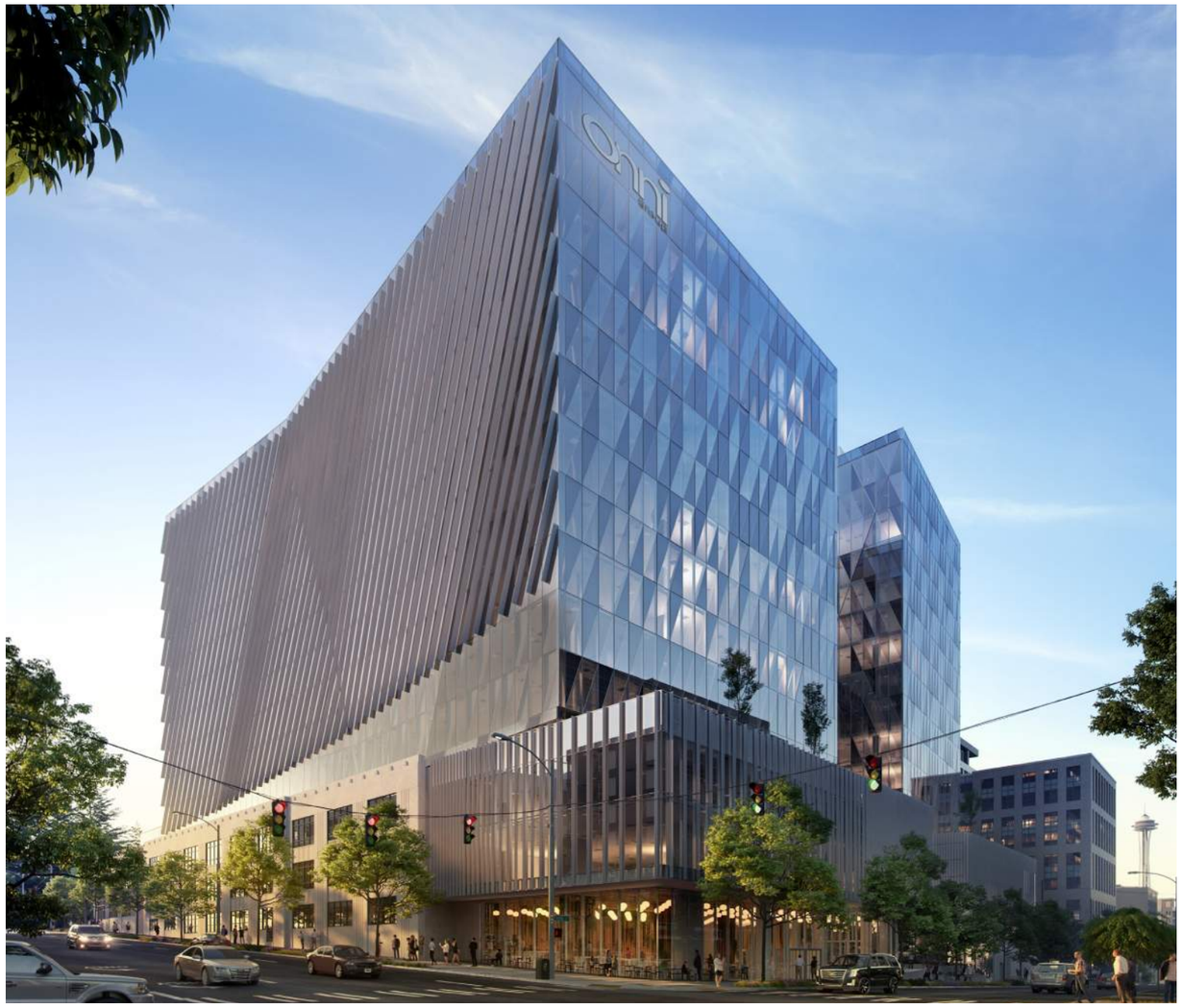

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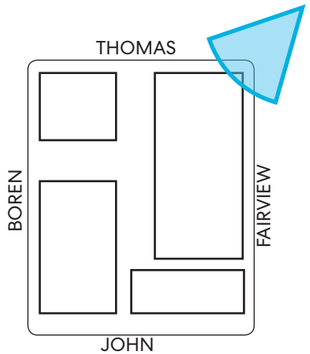

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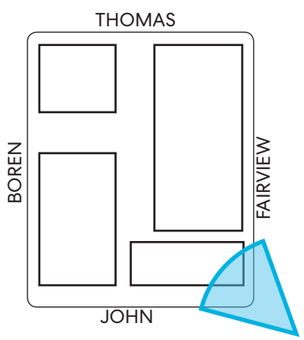
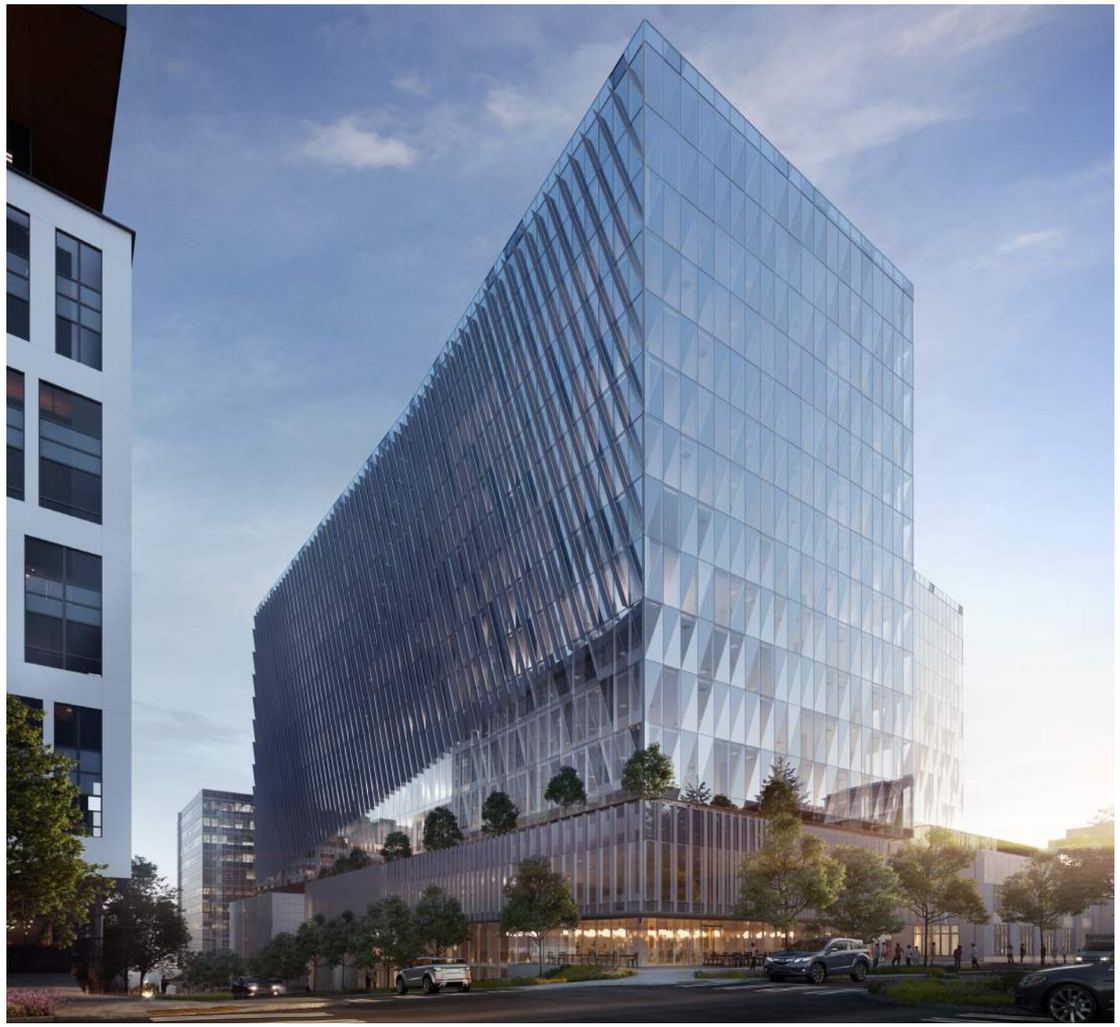
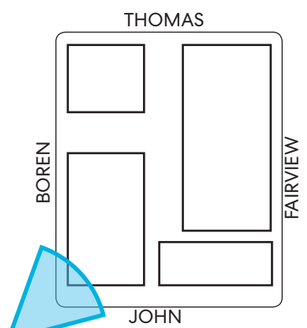




DRB 1

DRB 2



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Section 02.
Priorities and Board Recommendations

Recommendation 1
Massing

Priorities and Board Recommendations

DRB Guidance - Reccomendation 1 : Massing

FEEDBACK

The Board continued to support the schematic massing ideas from the Early Design Guidance Meeting but had significant concerns about the development of both the towers and the podium as detailed below.

RESPONSE

The design team has further developed the ideas from EDG focusing on creating clear coherent relationships between the architectural elements of the tower, and podium. The towers have been simplified in form increasing the emphasis on modulation. The podium was developed to avoid the previous campus like nature with each corner and street face broken down into human scale elements while keeping a harmonious nature.

Recommendation 2
Response to Guidelines

Priorities and Board Recommendations

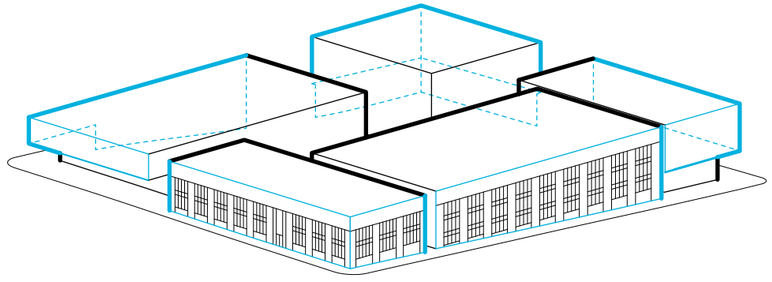
DRB Guidance - Reccomendation 2 : Response to Guidelines

FEEDBACK

Response to Guidance: The Board agreed that the design of the project had not sufficiently responded to their guidance from EDG or adequately taken into account the updated South Lake Union Neighborhood Guidelines. The Board concluded unanimously that the project should return for a second Recommendation meeting and provided the following guidance.

RESPONSE

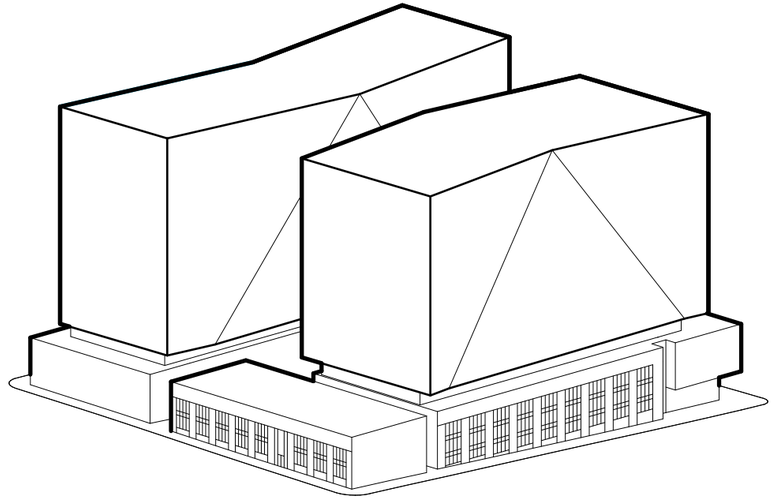
Every element of the project was re-examined thoroughly following the guidance provided by the board and closely following the SLU guidelines.



PODIUM MASSING

KEY CHANGES

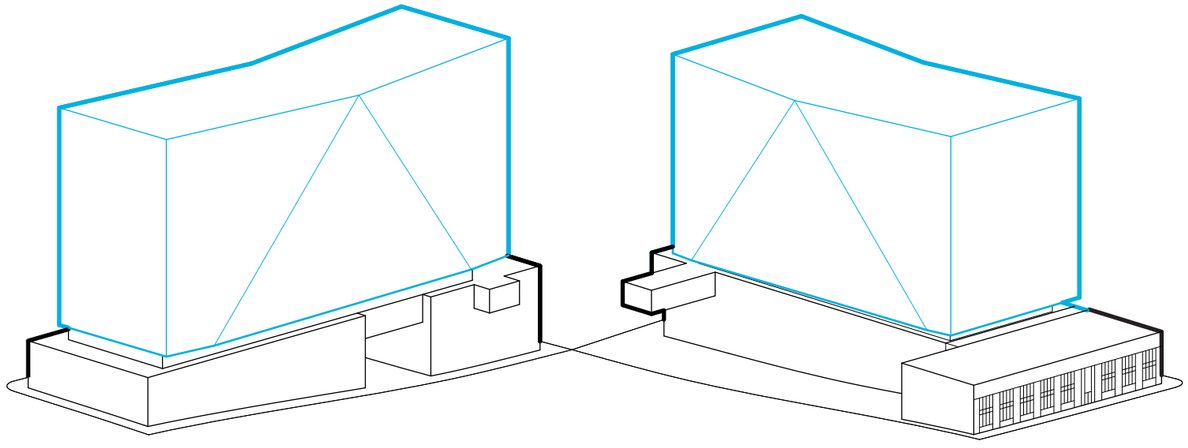
The podium has been further broken down creating a collection of smaller buildings with distinct individual character that all belong within the same architectural family.



3 FOLDS AT PERIMETER

KEY CHANGES

The number of folds have decreased but the depth of modulation has increased substantially creating a more noticeable bend in the tower form.



3 FOLDS AT PASEO

KEY CHANGES

Tower folds have been terminated at the gasket allowing a clearer separation between the podium elements and upper tower.

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Recommendation 3
The Towers

Priorities and Board Recommendations

DRB Guidance - Recommendation 3 : The Tower

West Design Review Board Guidance

The Board noted that their previous support for the tower forms and modulation strategy was qualified by their concern regarding the legibility of the folds, which they had questioned and discussed in some depth at EDG. The Board restated that their guidance had been to explore ways to strengthen this articulation, ensuring that it was adequate to mitigate the scale of the towers.

a. Tower Modulation

BOARD GUIDANCE

The Board did not support the current design development of the towers, finding the amount of modulation provided by the folded planes inadequate to break down the scale and the mass of the towers. (CS2-4-b)

b. Tower Fold Quantity

BOARD GUIDANCE

The Board acknowledged the explorations of additional folds provided on pages 29-33 but agreed that the critical issue in creating the required modulation was the magnitude of the folds, rather than the number. (DC2, CS2-D)

c. Tower Precedent Comparison

BOARD GUIDANCE

The Board contrasted this proposal with the more successful UW School of Medicine project (p. 34, a precedent cited in their previous guidance), where a greater degree of plane change and significant reveals were employed. (CS2-D, CS2-4)

d. Tower Degree of Folding

BOARD GUIDANCE

The Board appreciated the work demonstrating the quantifiable aspects of the folded plane modulation strategy (p. 42-49) but noted that the 'degree of folding' proposed for these towers was similar to that of the project at 1920 Terry Avenue, which they agreed was unsuccessful in providing legible modulation.

e. Tower Façade Components

BOARD GUIDANCE

The Board agreed that the components proposed for the tower façades (glazing types and pattern, folded planes, exterior fins) could yield a viable solution, but struggled to see a coherent design concept organizing the components, or demonstration of how this expression was tied to either the existing landmarked structures or the proposed podium elements. (DC2)

f. Solar Fin System

BOARD GUIDANCE

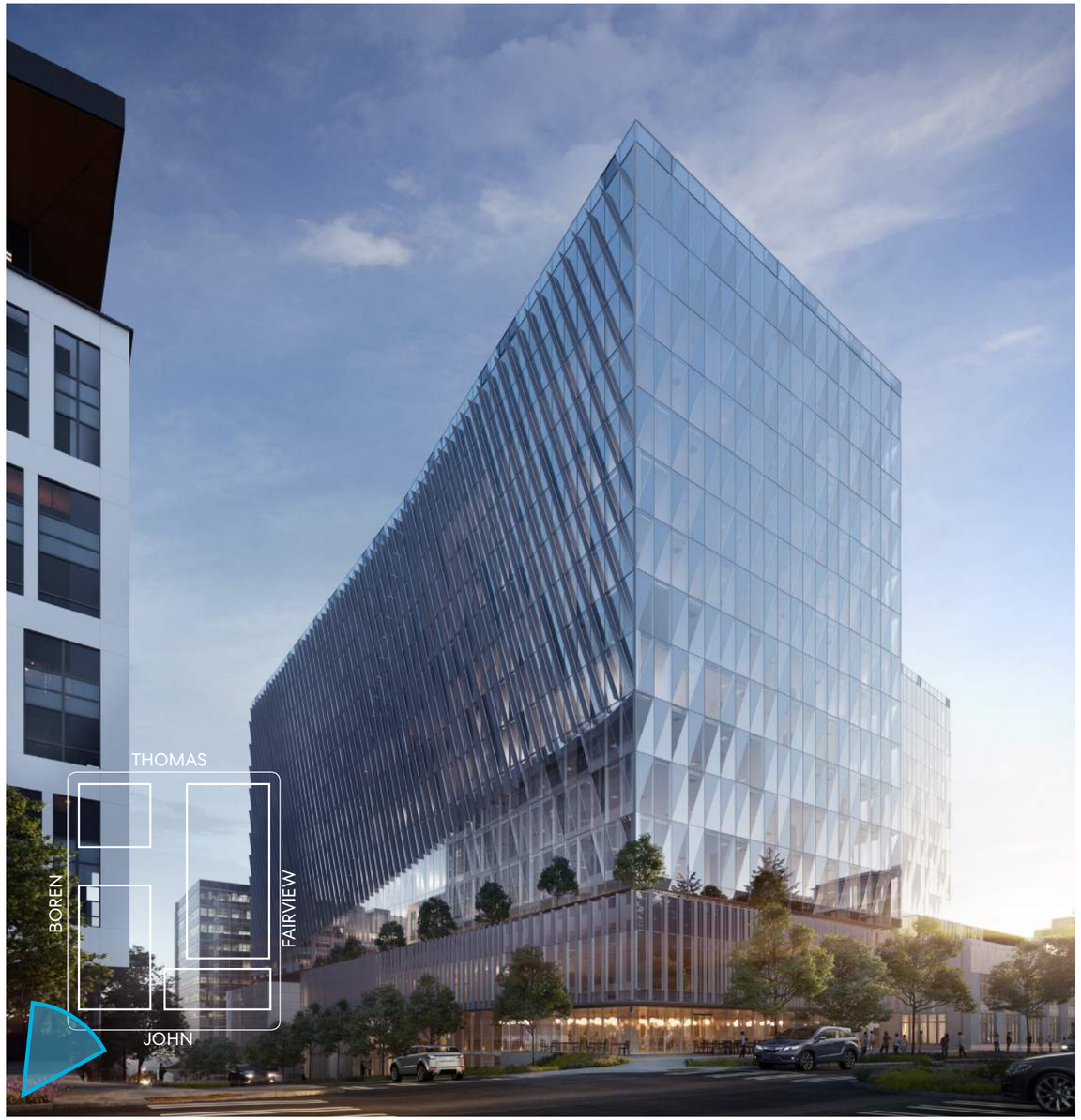
The Board supported the evidence-based development and deployment of the fin system and the positive impact they could have on energy use, as well as their potential to create depth and visual interest. (CS1-A, DC2-D)

g. Solar Fin Revised Design

BOARD GUIDANCE

The Board was concerned to hear a description of the revised shape and depth of the proposed fins that was not represented in the recommendation packet drawings. The Board recognized the possibility that those changes could affect the project's appearance but were unable to comment further on that aspect of the proposal, since the current drawings of those fins were not available for their review. The applicant should be prepared to provide updated drawings and details that correspond to the proposed design at the next recommendation meeting.

Priorities and Board Recommendations - 3a. Tower Modulation



DRB #1 Corner at Boren & John

DRB #2 Corner at Boren & John

Priorities and Board Recommendations - 3a. Tower Modulation

BOARD GUIDANCE

The Board did not support the current design development of the towers, finding the amount of modulation provided by the folded planes inadequate to break down the scale and the mass of the towers. (CS2-4-b)

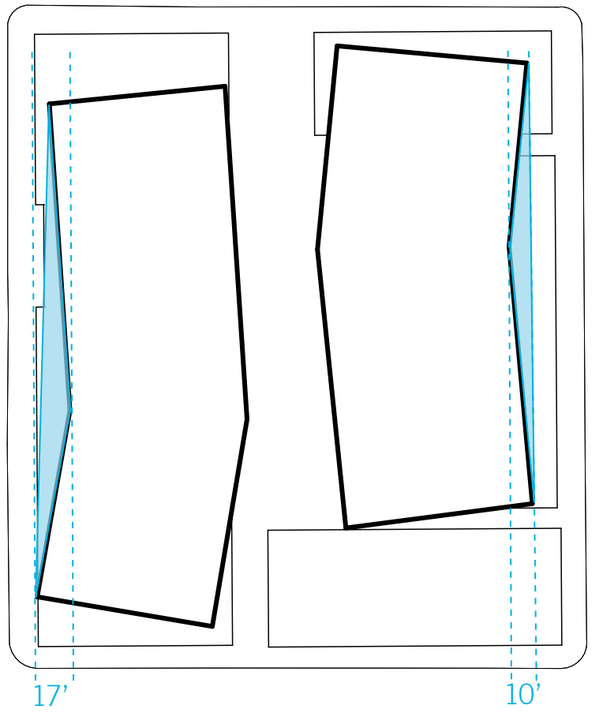
RESPONSE

The design team analyzed an appropriate depth of modulation along Fairview and Boren and in the through block open area between the towers. Along Fairview and Boren, the initial EDG design had a depth of modulation of 15'-0" away from the site setbacks along Fairview and Boren while the DRB #1 depth of modulation was 10'-0" away from the site setbacks. The revised façades along Fairview and Boren now have a depth of 20'-0" away from the site setbacks on Boren and 16' on Fairview to dramatically increase the overall modulation in accordance to **CS2-4-b.2**.

Within the through block space, a new 20'-0" depth on the west facade and 16' on the east facade achieves the greatest amount of façade movement while maintaining a dynamic reflection of light within the space. Furthermore, to support openness toward the public space the tower forms along the north and south pull away bringing in more sunlight This contributes to increased daylight in the through block open space **CS2-4-b.1.**

In compliace with **CS2-4-b3**, the eastern tower is setback completely from the Seattle times. By aligning the apex of each tower to the geometric midpoint this creates a natural offset in the tower forms breaking up the facade and reducing the blocky appearance of the towers above.

Priorities and Board Recommendations - 3a. Tower Modulation



EDG Modulation

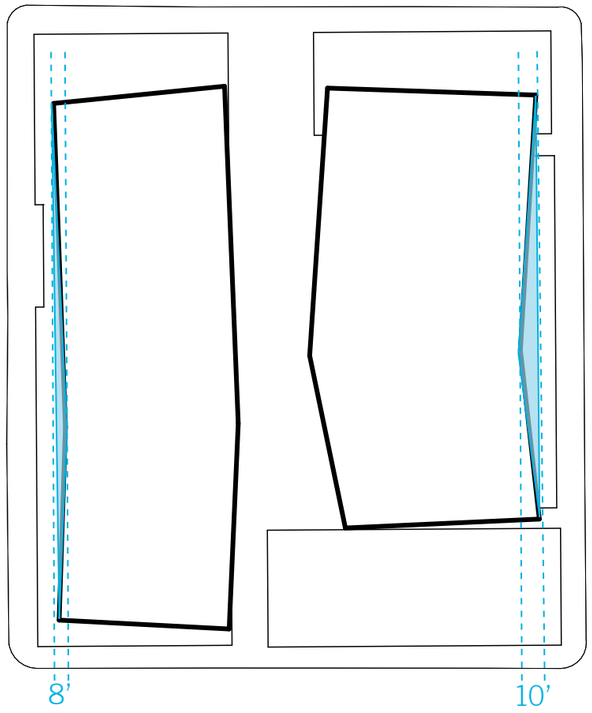
CONSIDERATIONS

1. Maximum depth of folds: 17’.

2. Average depth of folds: 13.5’.

3. Number of folds: 3.

4. Average separation of 60’ between towers.



DRB #1 Modulation

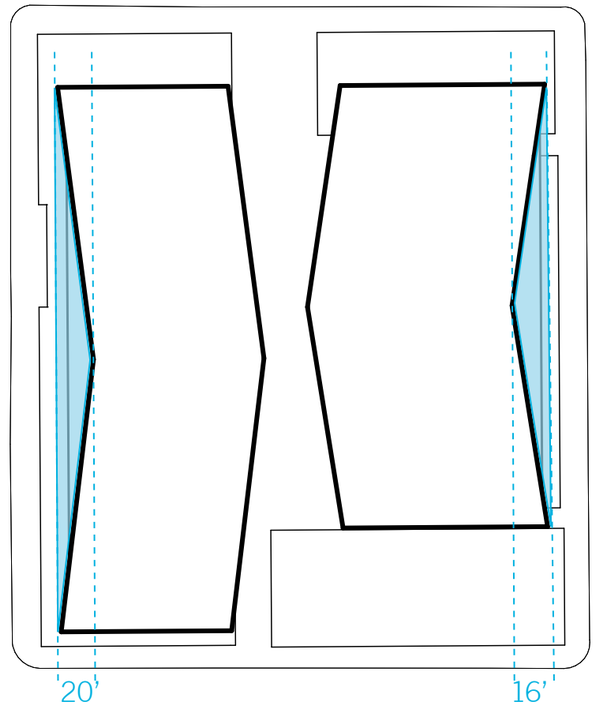
CONSIDERATIONS

1. Maximum depth of folds: 10’.

2. Average depth of folds: 9’.

3. Number of folds: 4.

4. Average separation of 50’ between towers.



DRB #2 Modulation (Current)

CONSIDERATIONS

1. Maximum depth of folds: 20’.

2. Average depth of folds: 18’.

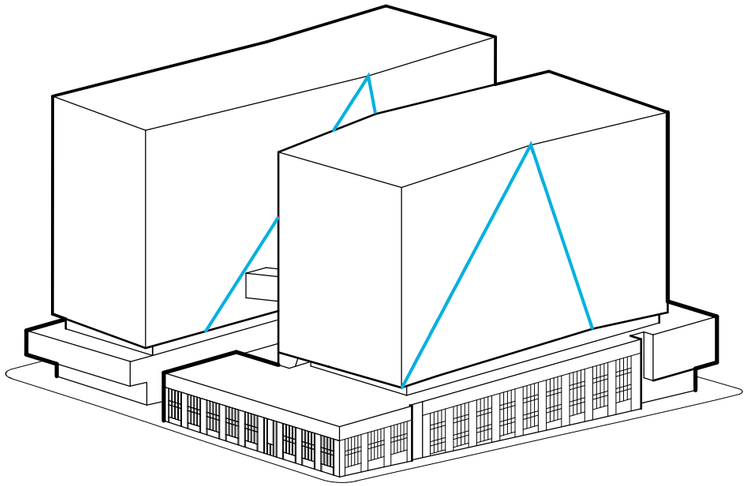
3. Number of folds: 3.

4. Average separation of 51’ between towers.

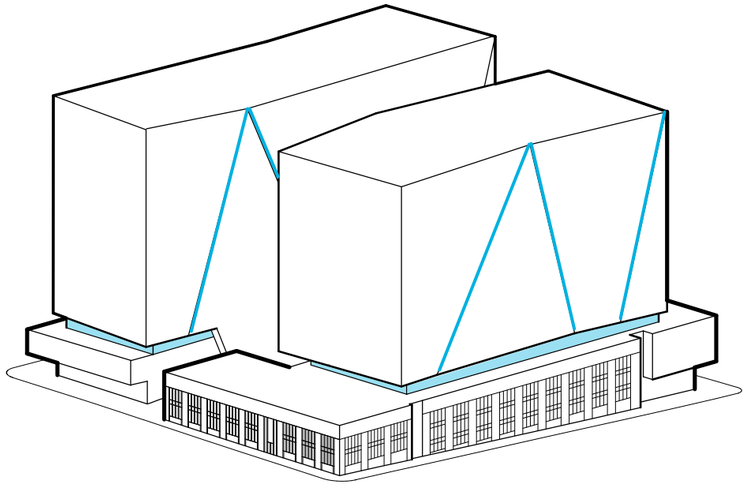
Priorities and Board Recommendations - 3b. Tower Fold Quantity

BOARD GUIDANCE

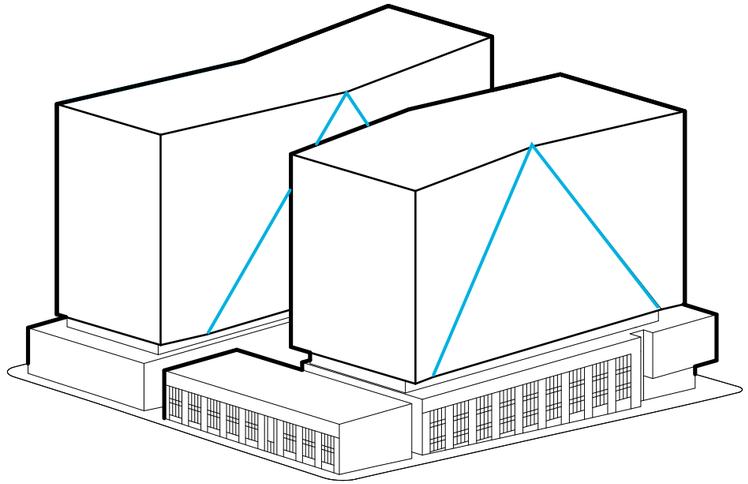
The Board acknowledged the explorations of additional folds provided on pages 29-33 but agreed that the critical issue in creating the required modulation was the magnitude of the folds, rather than the number. (DC2, CS2-D)



EDG massing with 3 folds.



DRB #1 massing with 4 folds.



DRB #2 massing with 3 folds.

RESPONSE

After studying the tower fold quanitity, the design team concluded that the overall magnitude and impact of the folds dramatically increases with the fewest number of folds on the façade. As such, the revised scheme shows a three-fold façade in order to achieve the greatest overall depth and movement along the length and height of the mass. The increased amount of depth achieved in the three fold scheme fragments the perceived scale and decreases the overall appearance of a single monolithic mass as requested in **DC2**, and **CS2-D of the SLU Guidelines.**

Priorities and Board Recommendations - 3c. Tower Precedent Comparison

BOARD GUIDANCE

The Board contrasted this proposal with the more successful UW School of Medicine project (p. 34, a precedent cited in their previous guidance), where a greater degree of plane change and significant reveals were employed.

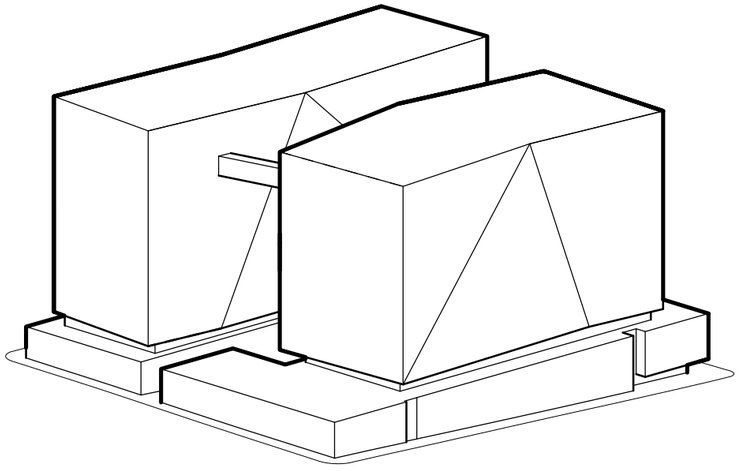
RESPONSE

While both 1120 John and the UW School of Medicine both utilize folded planes to deliver impactful modulation on their facades, the UW School of Medicine does so with a greater number of folded planes which all work together at a smaller scale to define movement across the facade. 1120 John has selected 3 folds to give the most impactful modulation possible at a larger scale.

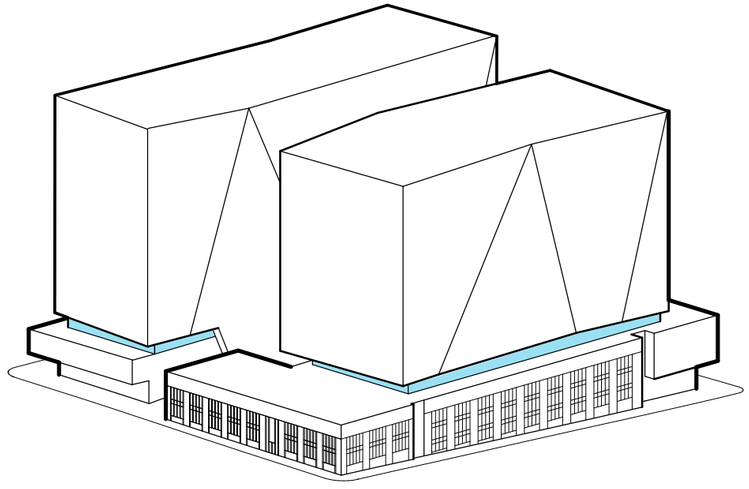
Priorities and Board Recommendations - 3d. Tower Degree of Folding

BOARD GUIDANCE

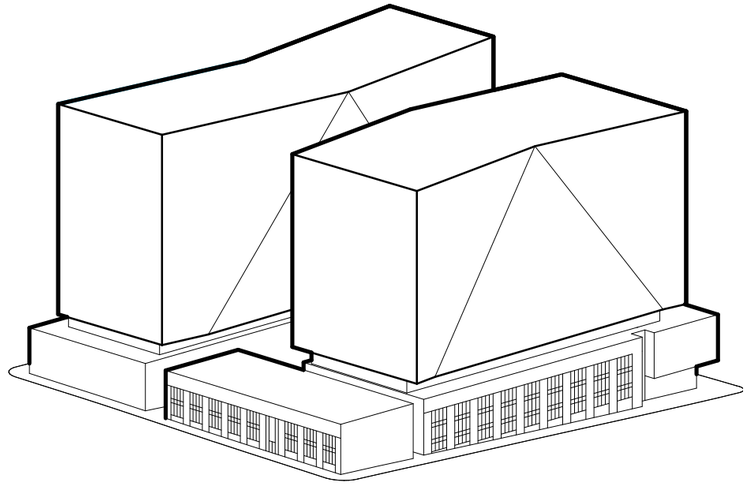
The Board appreciated the work demonstrating the quantifiable aspects of the folded plane modulation strategy (p. 42-49) but noted that the 'degree of folding' proposed for these towers was similar to that of the project at 1920 Terry Avenue, which they agreed was unsuccessful in providing legible modulation. (CS2-D, CS2-4)



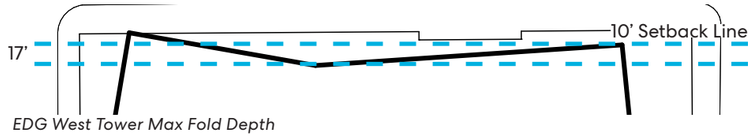
EDG massing with 3 folds.



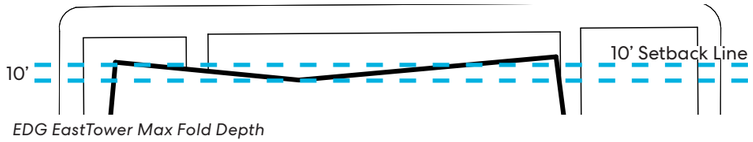
DRB #1 massing with 4 folds.



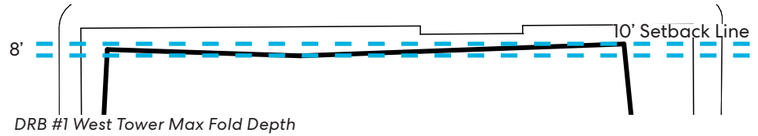
DRB #2 massing with 3 folds



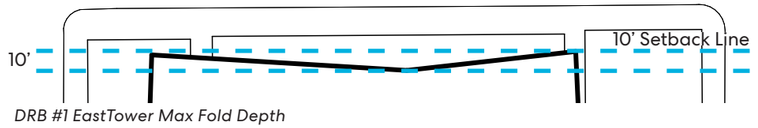
EDG West Tower Max Fold Depth



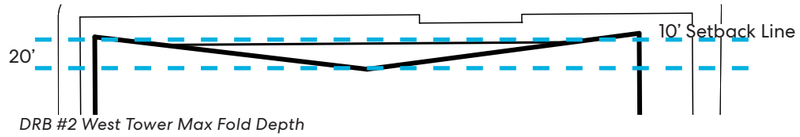
EDG EastTower Max Fold Depth



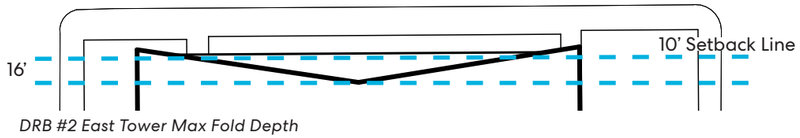
DRB #1 West Tower Max Fold Depth



DRB #1 EastTower Max Fold Depth



DRB #2 West Tower Max Fold Depth



DRB #2 East Tower Max Fold Depth

RESPONSE

Unlike the 1920 Terry project, a decrease in the number of the folds positively impacts the depth of fold across the length and width of the façade. Additionally, the increase of façade angle depth from 10'-0" to 16'-0" along Fairview and 20'-0"Boren further enhances successful modulation. This degree of folding in the towers creates variety and articulation that complies with **(CS2-D/4)** avoiding a purely blocky appearance.

Priorities and Board Recommendations - 3e. Tower Façade Components

BOARD GUIDANCE

The Board agreed that the components proposed for the tower façades (glazing types and pattern, folded planes, exterior fins) could yield a viable solution, but struggled to see a coherent design concept organizing the components, or demonstration of how this expression was tied to either the existing landmarked structures or the proposed podium elements. (DC2)

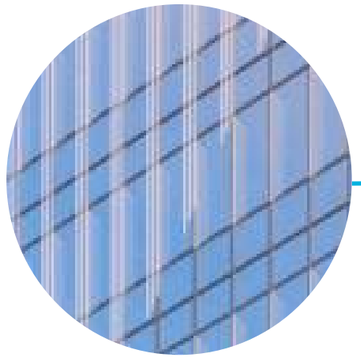
DRB #1 Overall View from John & Fairview

DRB #2 Overall View from John & Fairview

KEYNOTES

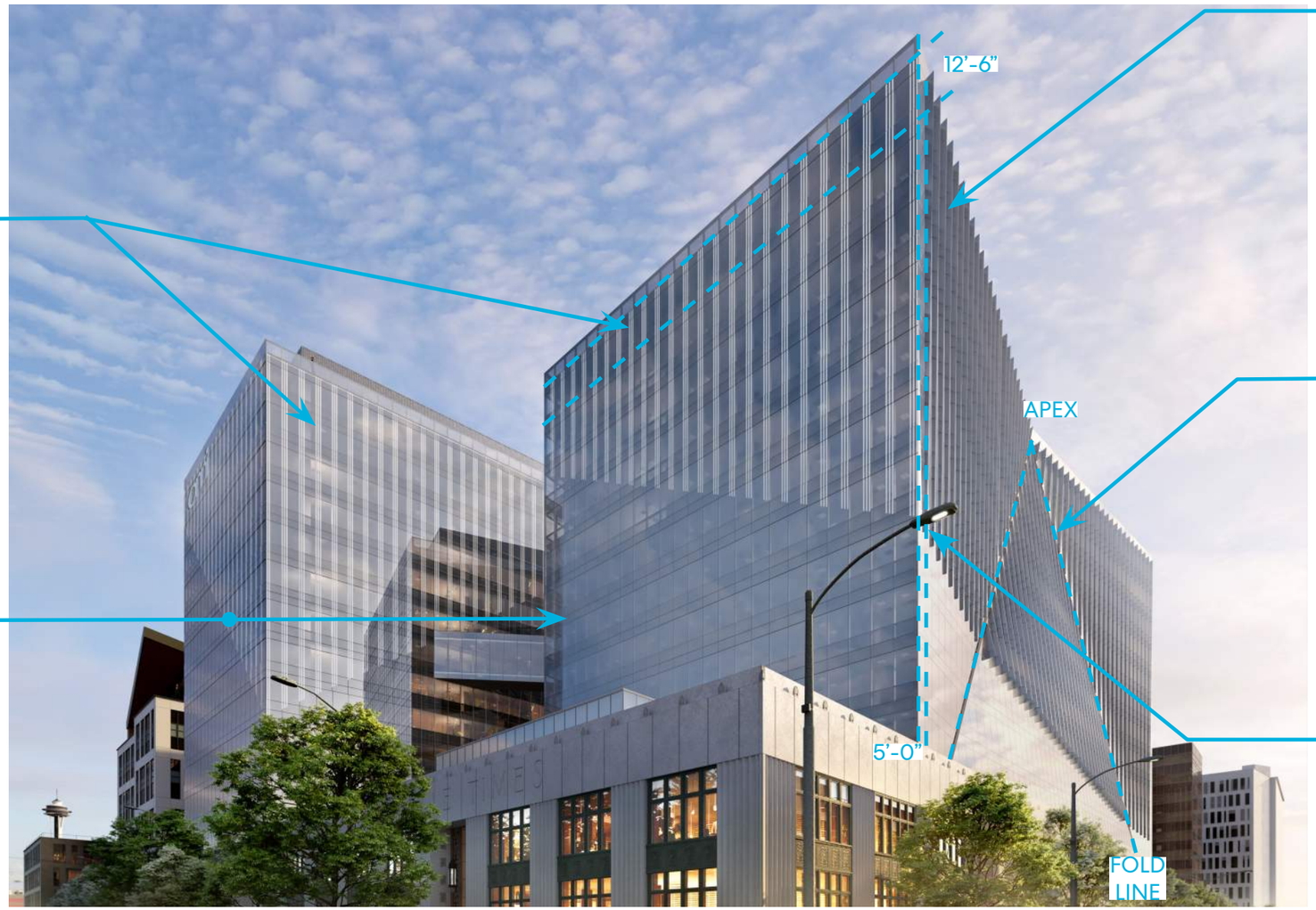
1. Vertical frit has been redesigned to work in tandem with the vertical fins to break up the facade and emphasize the folds.
2. Articulated 12” gap added to emphasize fold.
3. Solar shading fins are now vertical with a taper towards the fold.
4. Tower depth has been increased improving the fold at the facade.

Priorities and Board Recommendations - 3e. Tower Façade Components



Frit Pattern

Shadow Box



DRB #2 Tower Facade from John & Fairview

Solar Shading Fins

Articulated 12 inch Gap

Frit Extends Fin Geometry

RESPONSE

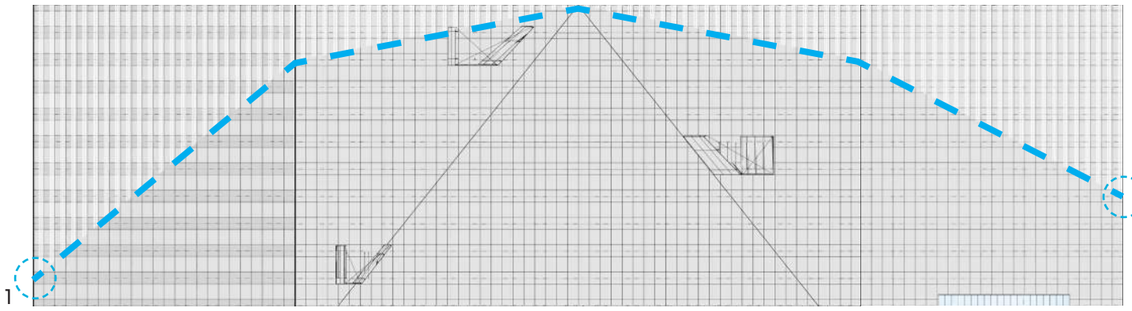
The design simplifies the folds (from four to three), frit (triangular to vertical stripes) and fins (angled to vertical) to achieve maximum cohesion and modulation. A single apex point centers within the length of east tower. A 5'-0" vertical grid, based on an abstracted rhythm of the Seattle Times façade, drapes onto the tower façade. A 12'-6" horizontal grid intersects and two fold lines angle down incrementally via the 10'-0" grid to the tower base. Vertical Solar fins create a lacey layer of depth and solar protection where needed and a translucent glass frit pattern breaks down the tower facades into. Although larger in scale, the west tower follows the precedent of the east tower patterning and the prominence of its host, the Seattle Times. The regularized patterning draws inspiration from the practical Seattle Times, while the uniqueness of the vast folding planes float above the ground.

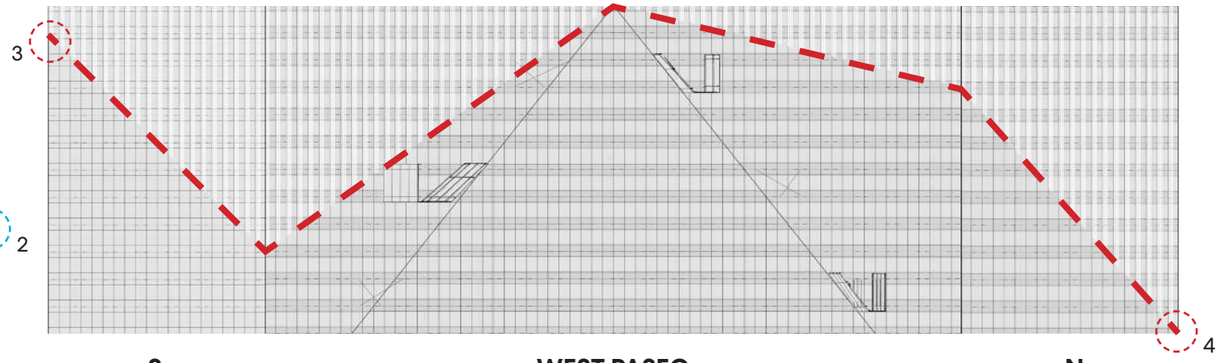
Priorities and Board Recommendations - 3f. & 3g. Solar Fin System/Revised Design

BOARD GUIDANCE

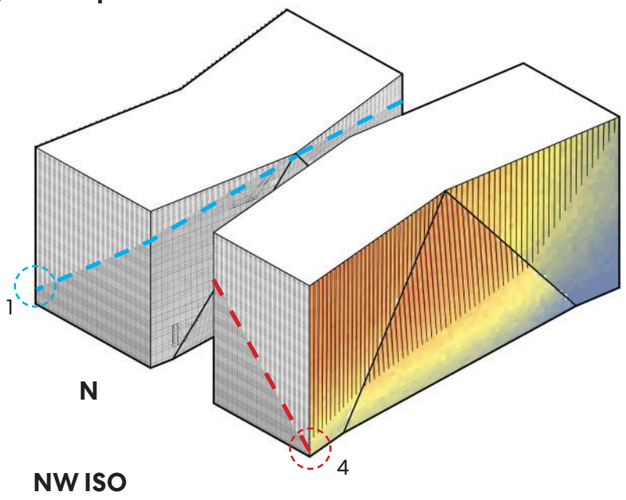
3f. The Board supported the evidence-based development and deployment of the fin system and the positive impact they could have on energy use, as well as their potential to create depth and visual interest. (CS1-A, DC2-D)

3g. The Board was concerned to hear a description of the revised shape and depth of the proposed fins that was not represented in the recommendation packet drawings. The Board recognized the possibility that those changes could affect the project's appearance but were unable to comment further on that aspect of the proposal, since the current drawings of those fins were not available for their review. The applicant should be prepared to provide updated drawings and details that correspond to the proposed design at the next recommendation meeting.

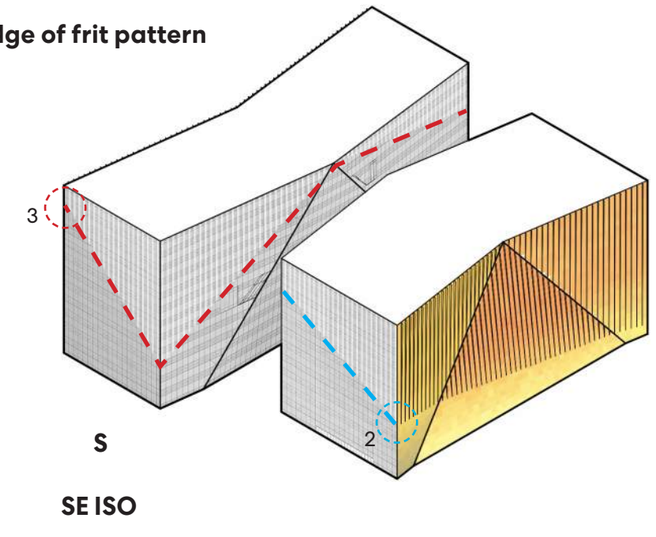




Edge of frit pattern

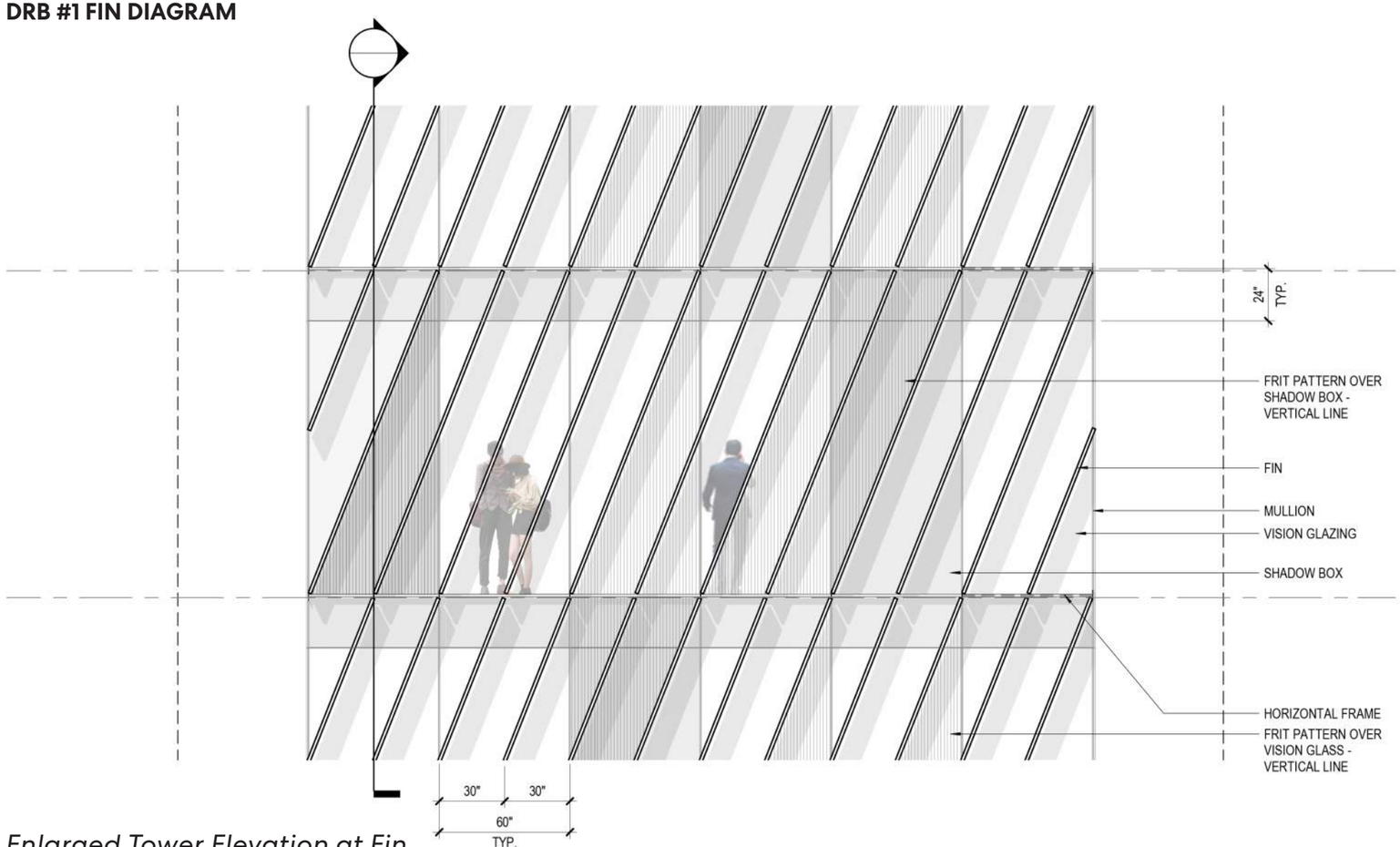


Edge of frit pattern

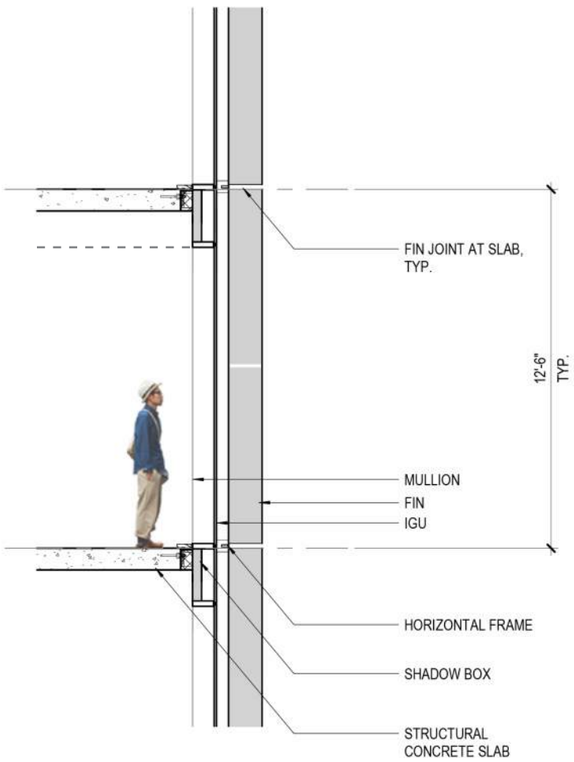


Priorities and Board Recommendations - 3f. & 3g. Solar Fin System/Revised Design

DRB #1 FIN DIAGRAM



Enlarged Tower Elevation at Fin



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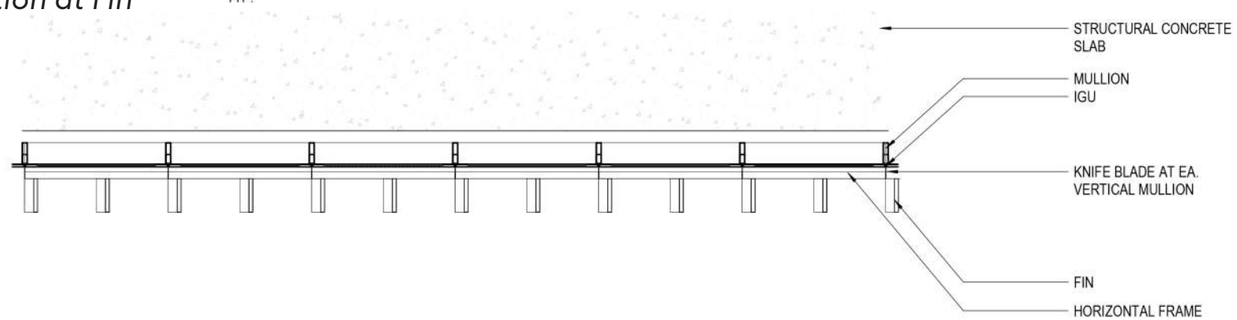
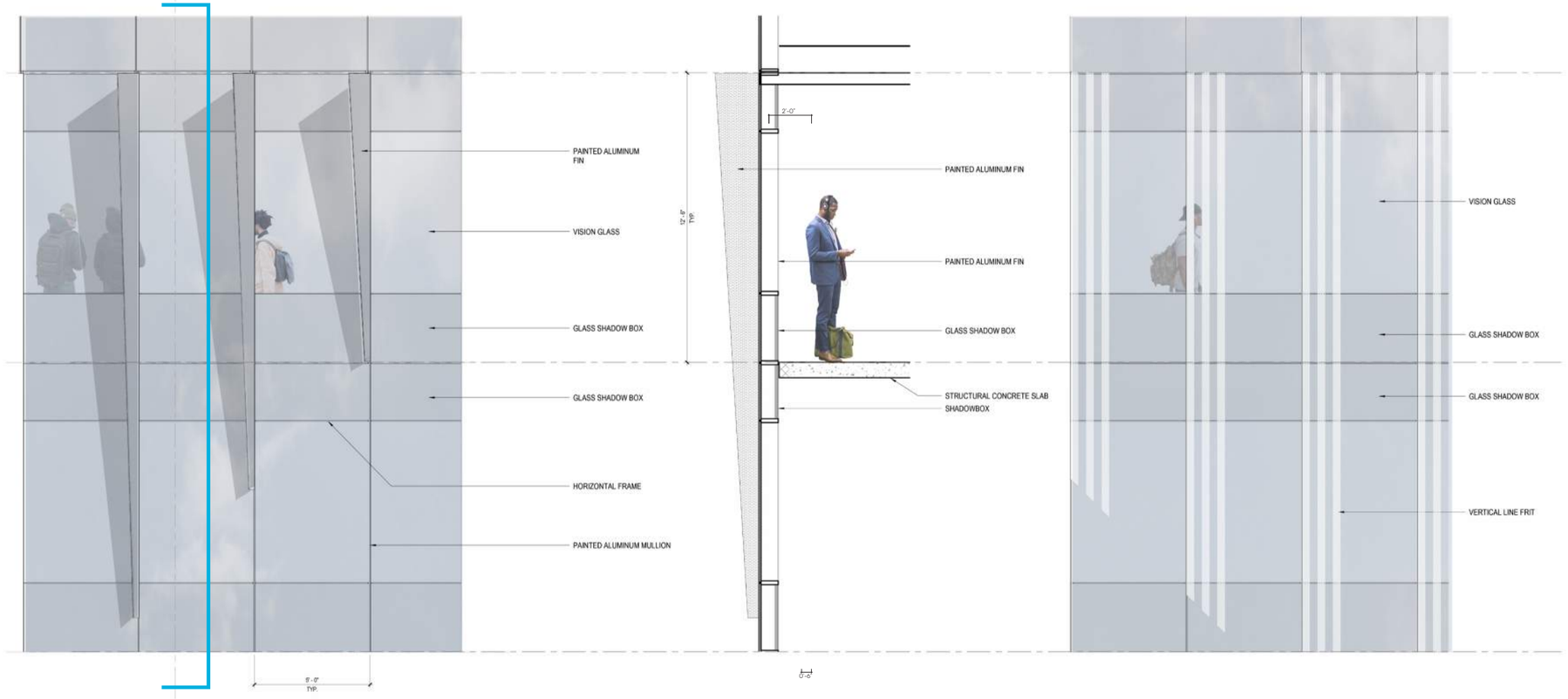


Plan

Priorities and Board Recommendations - 3f. & 3g. Solar Fin System/Revised Design

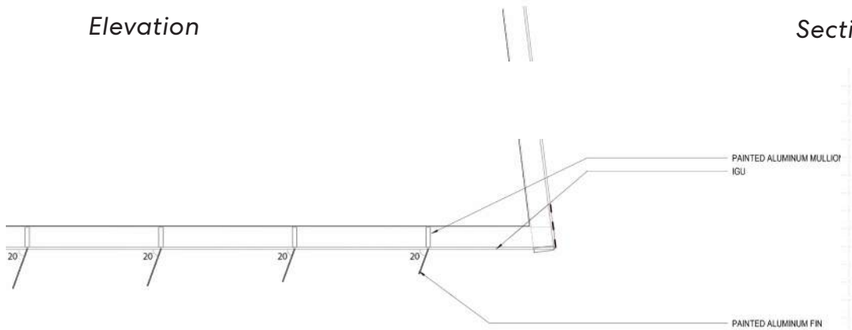
DRB #2 FIN DIAGRAM



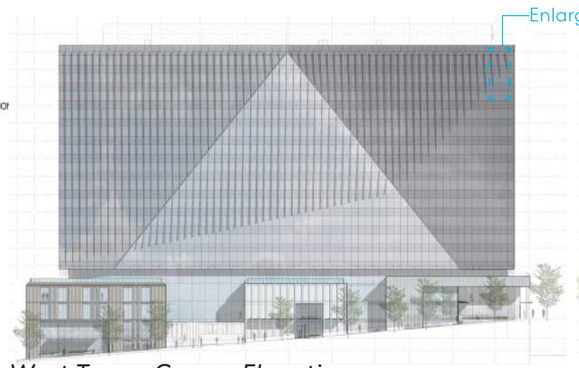
Elevation

Section

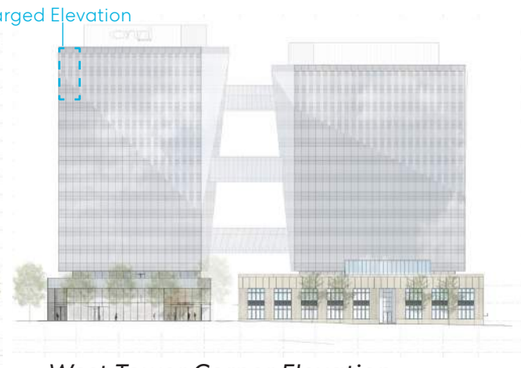
Enlarged Tower Elevation at Frit



Plan



West Tower Corner Elevation

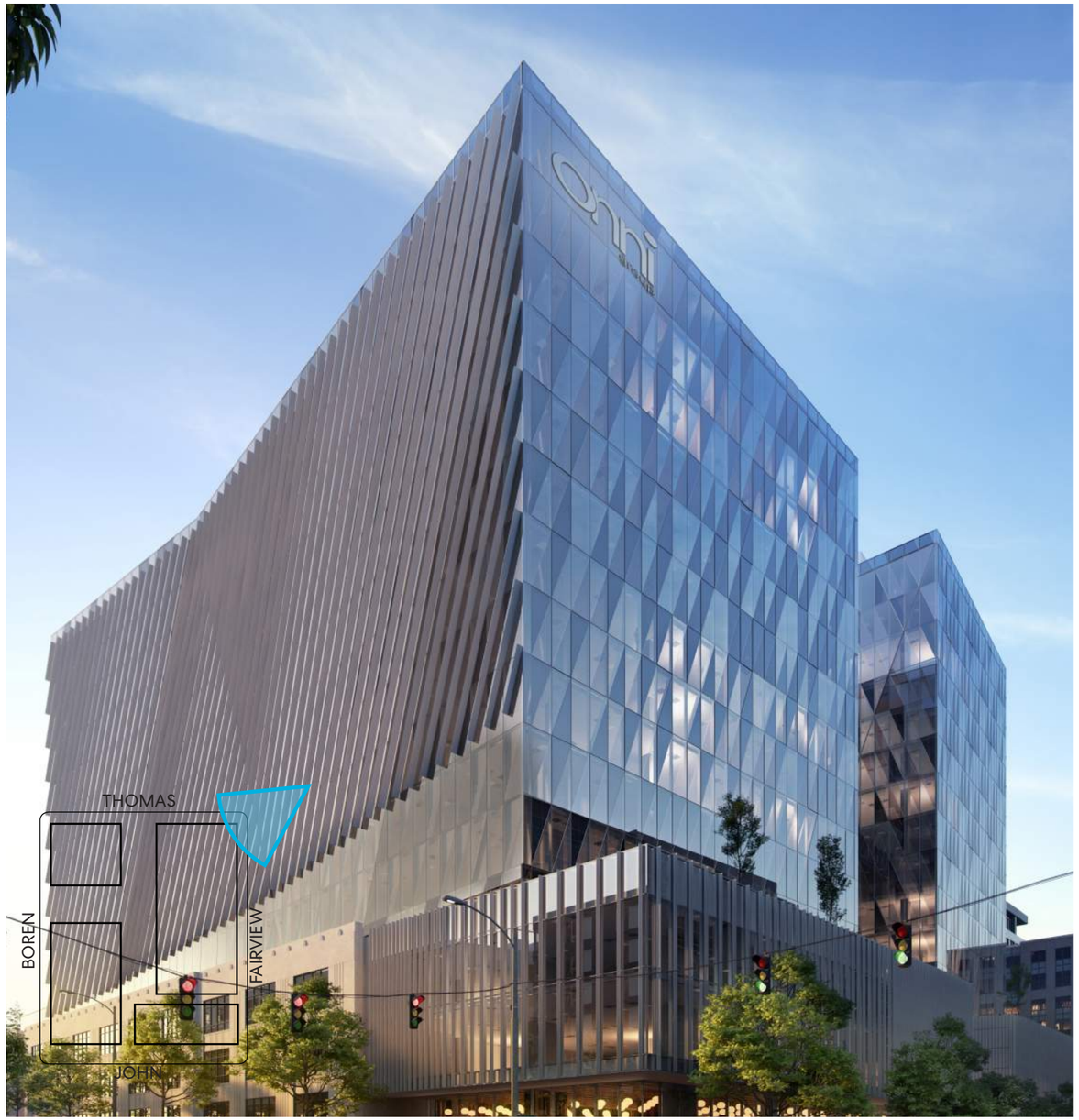


West Tower Corner Elevation

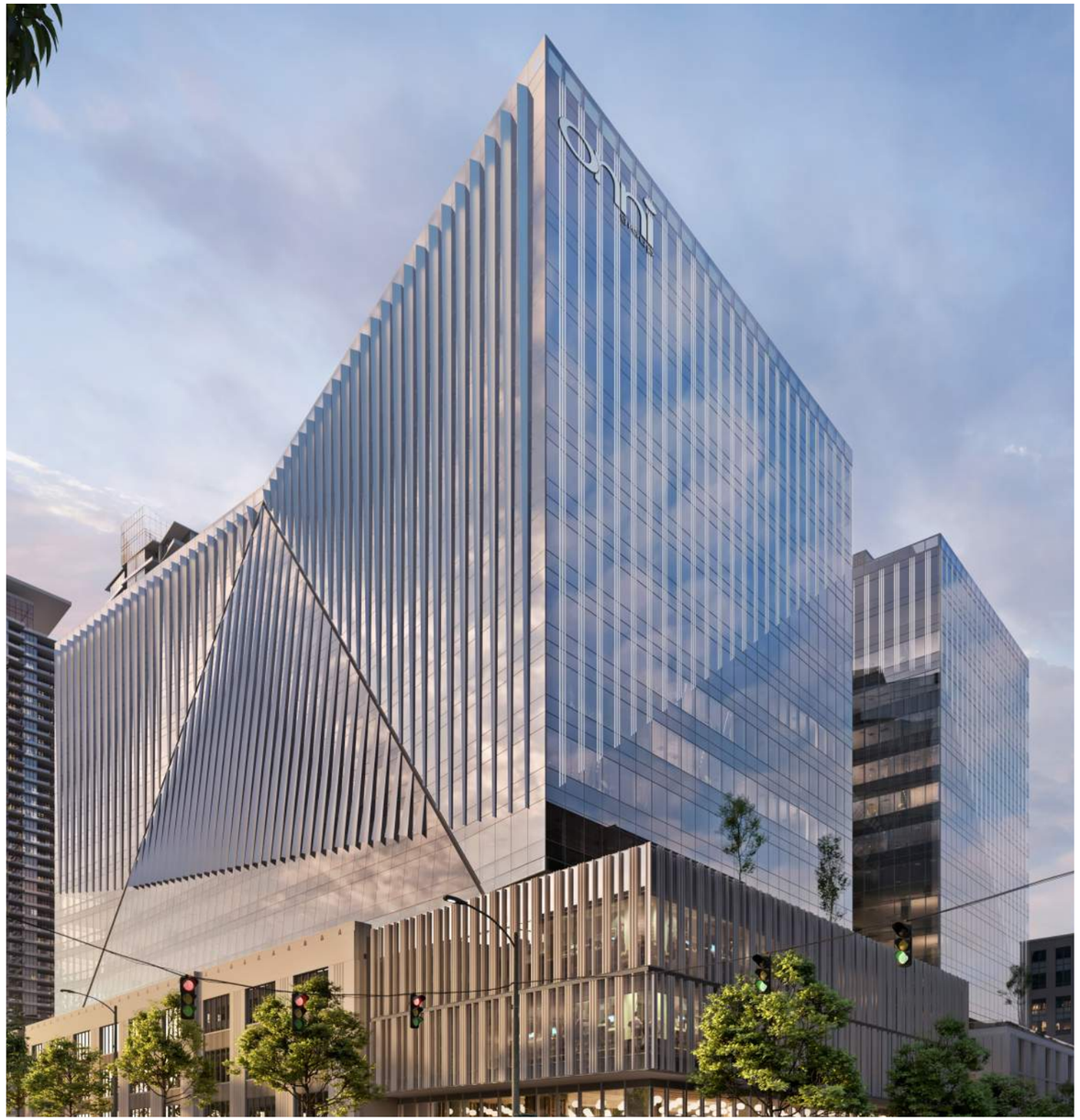
RESPONSE

To further integrate the fins and frit the design team has simplified the elements to tapering vertical fins and frit creating a continuous geometry around the whole facade. The fins and frit enhance the texture of the towers **(DC2-D-2)** breaking down the faces with finer grain elements. The positioning of these elements create both visual interest but also protect **(CS1-A)** the interior from over exposure to daylight by positioning the fins along the most needed surfaces. Additionally to highlight the modulation of the tower facades, an articulated mullion was placed on the curtain wall fold to create a gap that accentuates the geometry of the facade.

Priorities and Board Recommendations - 3f. & 3g. Solar Fin System/Revised Design



DRB #1 Tower Fins at corner of Fairview & Thomas



DRB #2 Tower Fins at corner of Fairview & Thomas

Recommendation 4
Architectural Character

Priorities and Board Recommendations

DRB Guidance - Recommendation 4 : Architectural Character

West Design Review Board Guidance

The Board registered their most significant concerns about the project in regard to the South Lake Union Neighborhood Guideline CS2-4-b: Full Block Sites, unanimously agreeing that this project appeared as an internalized campus-like development with uniform architectural character and clearly conflicted with this guideline.

a. Full Block Site

FEEDBACK

The Board specifically observed that it was very difficult to distinguish the various perspective drawings from one another because of how similar the project appeared from multiple viewpoints.

b. Podium

FEEDBACK

b. The Board directed the applicant to redesign the proposal to fully respond to this guideline. (CS2-4-b)


THOMAS
BOREN
FAIRVIEW
JOHN

Priorities and Board Recommendation - 4a-4b. Architectural Character

BOARD GUIDANCE

a. The Board specifically observed that it was very difficult to distinguish the various perspective drawings from one another because of how similar the project appeared from multiple viewpoints.

b. The Board directed the applicant to redesign the proposal to fully respond to this guideline. (CS2-4-b)

GUIDELINES

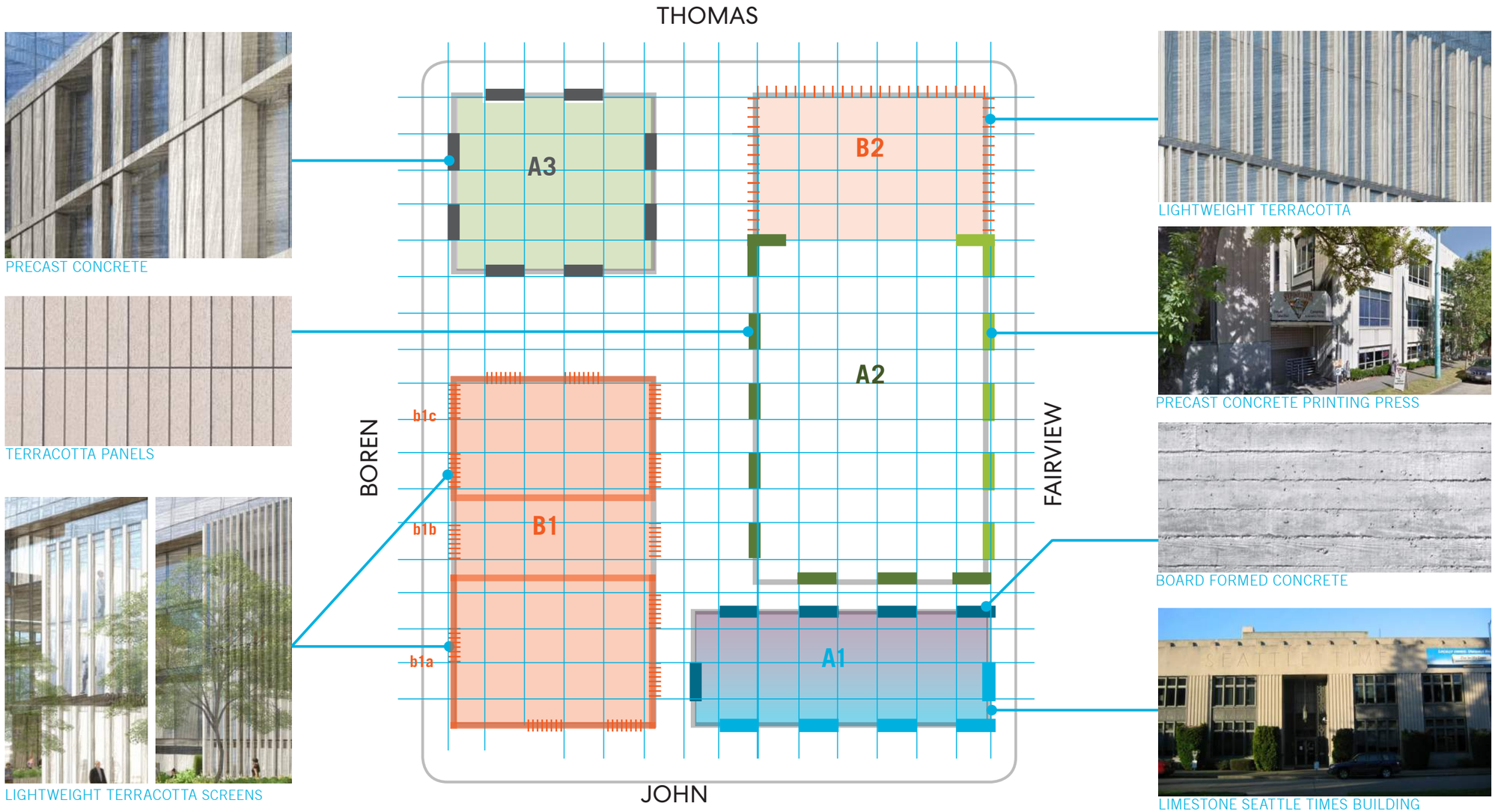
CS2-4-b. Full Block Sites: New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally disrupt the smaller, historical pattern and pedestrian scale at the ground level, and create a blocky podium from when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

1. With the exception of the Eastlake/Mercer subarea, avoid internalized campus like developments with uniform architectural character. Large projects should express varied architectural elements and orient open spaces toward the streets and public realm.

2. Building facades should be articulated with modulation, fenestration patterns, different materials, and/or other means so that the building podium is not a monolithic block. The articulation should extend to all stories in the podium. If a tower extends directly over the front building facade, then the articulation should extend into the tower itself. Horizontal and vertical modulation beyond code minimums that further breaks a building's facade into legible elements, is encouraged.

3. Projects that include Landmarks should provide generous upper-level step-backs from historical facades to maintain the scale of the Landmark at the street level.

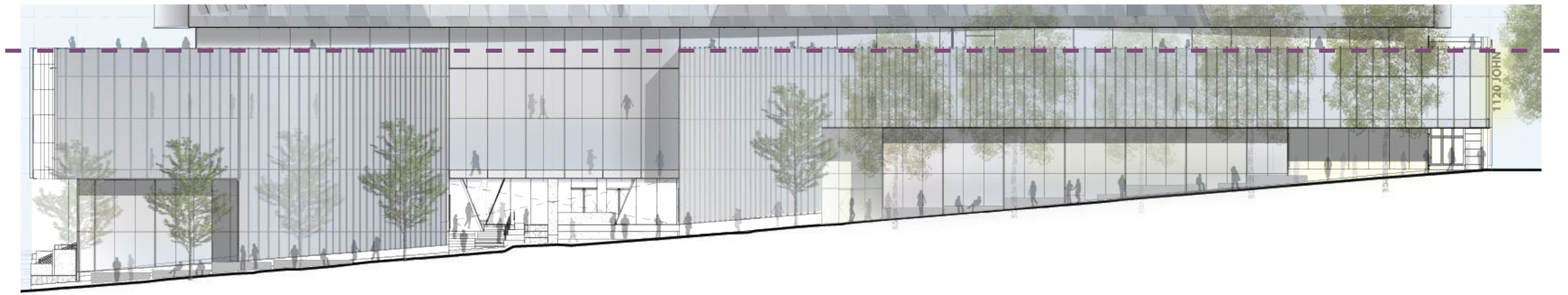
Priorities and Board Recommendation - 4a-4b. Architectural Character



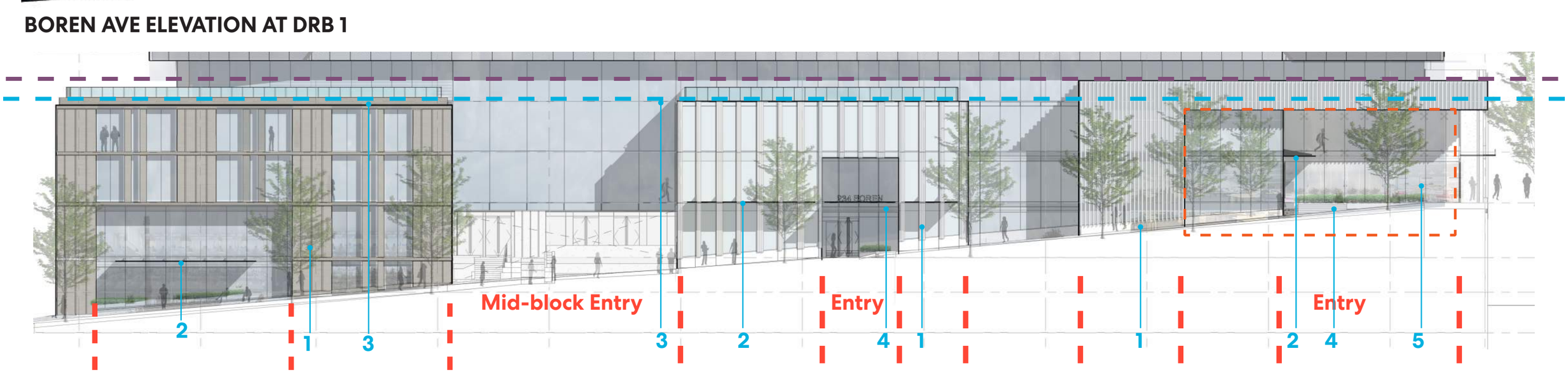
RESPONSE

Each building at the podium level of the project is differentiated by texture, form, and program in order to provide a unique experience to every part of the project. The following responses address the many ways this is achieved through careful design consideration and direct responses to the SLU guidelines.

Priorities and Board Recommendation - 4a-4b. Architectural Character



BOREN AVE ELEVATION AT DRB 1



CURRENT BOREN AVE ELEVATION

Point of modulation
Parapet height 1
Parapet height 2

KEYNOTES

1 Divided block into three building types with three different facade patterns

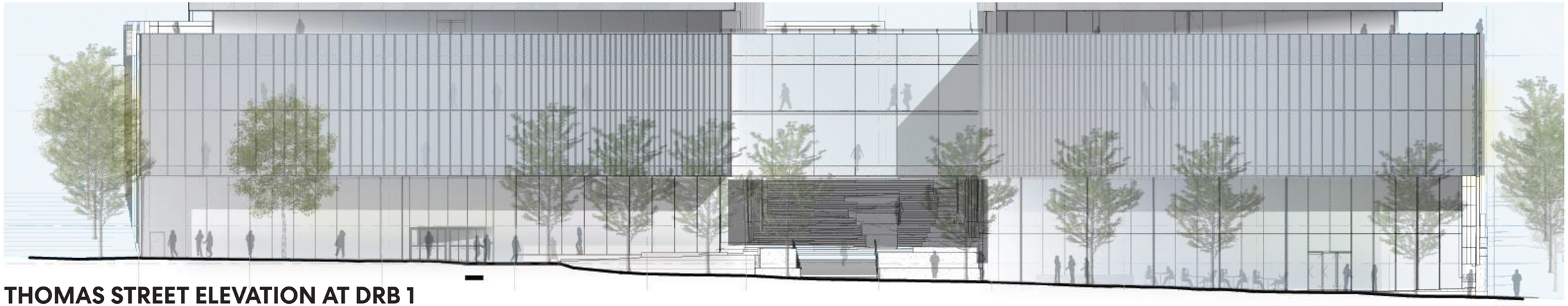
2 Added conopies for weather protection and to bring down

3 Lowered parapet to create more modulation along Boren

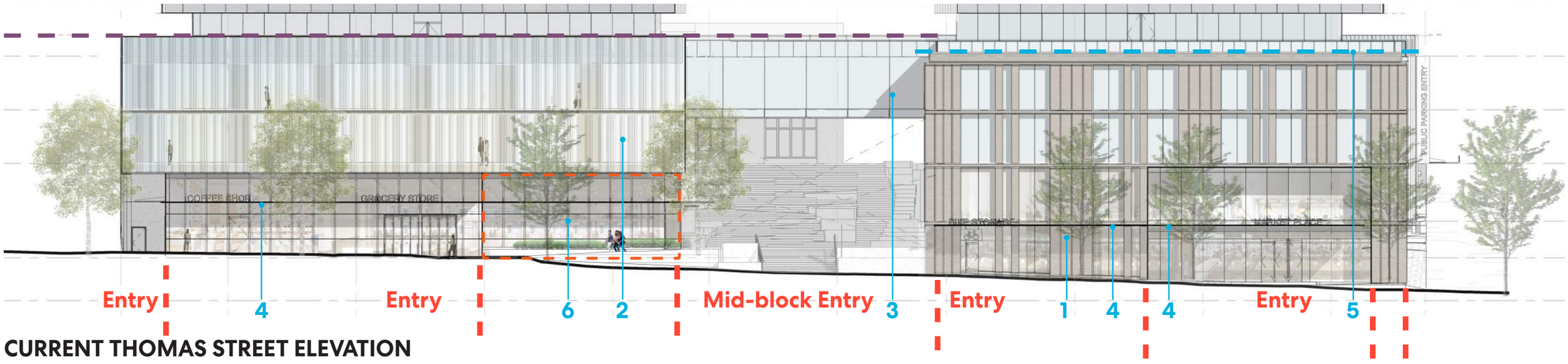
4 Added entry on Boren

5 Recess added to increase modulation

Priorities and Board Recommendation - 4a-4b. Architectural Character



THOMAS STREET ELEVATION AT DRB 1



CURRENT THOMAS STREET ELEVATION

KEYNOTES

1 Precast concrete provides weighted materiality and contrast to adjacent podium building

2 Dynamic terracotta pattern and horizontal band

3 Lifted bridge to level 04

4 Canopies

5 Lowered parapet heights

6 Recess added to increase modulation

Point of modulation
Parapet height 1
Parapet height 2

Priorities and Board Recommendation - 4a-4b. Architectural Character

FAIRVIEW AVE ELEVATION AT DRB 1

CURRENT FAIRVIEW AVE ELEVATION

KEYNOTES

1 Fairview Mid Block connection is now an open thoroughfare connecting street and paseo

2 Dynamic terracotta pattern and horizontal band add more detail and scale

3 Added building entry on Fairview Avenue

4 Canopies

Point of modulation

Priorities and Board Recommendation - 4a-4b. Architectural Character

JOHN STREET ELEVATION AT DRB 1

CURRENT JOHN STREET ELEVATION

KEYNOTES

1 Lifted facade up to level 05 for more transparency at John entry

2 Recessed area to accentuate John street entry points

Point of modulation

3 Canopies

4 overrun/mech centered on door and building beyond

Priorities and Board Recommendation - 4a-4b. Architectural Character

THOMAS STREET AND BOREN AVE AT DRB 1

CURRENT VIEW AT THOMAS STREET AND BOREN AVE

KEY NOTES

1 Precast concrete pilasters add texture and help break down the scale of the block

2 Canopy clearly defines the main entry to the NW corner

BOREN AVE AND JOHN STREET AT DRB 1

CURRENT VIEW AT BOREN AVE AND JOHN STREET

KEY NOTES

1 Lifting the facade to level 05 defines the John street entry and allows for modulation and landscaped elements to shape the pedestrian experience.

2 Three facade types on Boren help to break up the monolithic block

Priorities and Board Recommendation - 4a-4b. Architectural Character

FAIRVIEW AVE AND THOMAS STREET AT DRB 1

CURRENT VIEW AT FAIRVIEW AVE AND THOMAS STREET

KEY NOTES

1 Dynamic terracotta baquette pattern and horizontal band add detail and scale to break down the monolithic block

2 Added canopies to give more human scale

3 Added entries for more porosity

JOHN STREET AT DRB 1

CURRENT VIEW AT JOHN STREET

KEY NOTES

1 Facade setbacks accentuate John street entry and welcome people into the paseo with landscape and clear site lines through the block

2 Added canopy to clearly accentuate the John Street entry and give scale.

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Recommendation 5
The Podium

Priorities and Board Recommendations

DRB Guidance - Reccomendation 5 : The Podium

West Design Review Board Guidance

The Board noted similarities between this proposal and the unsuccessful design of the Troy Laundry block to the north, where a monolithic expression and internalized campus-like character (at both the street edge and midblock interior) discourages public use of the mid-block connection.

a. Avoiding the Monolithic Block

FEEDBACK

The Board agreed that to avoid the appearance of a monolithic block, the podium should be expressed as an assembly of differently scaled pieces with unique and distinct architectural

b. Detail and Human Scale

FEEDBACK

The Board noted that while the wide spacing of the terracotta fins yielding interesting effects in longer views, it did not create the level of detail and human scale specified in the Citywide or South Lake Union Guidelines. (DC2-D,

c. Contrast in Weighted Materiality

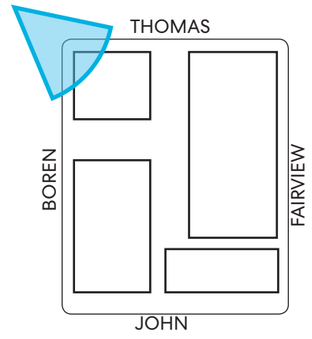
FEEDBACK

The Board revisited their guidance from the EDG regarding weightier materials with “inherent mass and texture” and considered whether the proposed fins were an adequate response. The Board agreed that some of the provided facade studies seemed to

d. Old and New on Two Axes

FEEDBACK

The Board applauded the design team’s work in using design cues from the Seattle Times structure to reinterpret a historical material, and suggested a further exploration that would include variation on two axes (as at the Times) rather than just one. (CS3-A-1)



NW Corner of Thomas and Boren

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Priorities and Board Recommendation - 5a. Avoiding the Monolithic Block

BOARD GUIDANCE

The Board agreed that to avoid the appearance of a monolithic block, the podium should be expressed as an assembly of differently scaled pieces with unique and distinct architectural expressions, and that the current strategy of fins with differing shapes and on-center spacings was insufficient to the task. (cs2-4-c).

DESIGN GUIDELINES

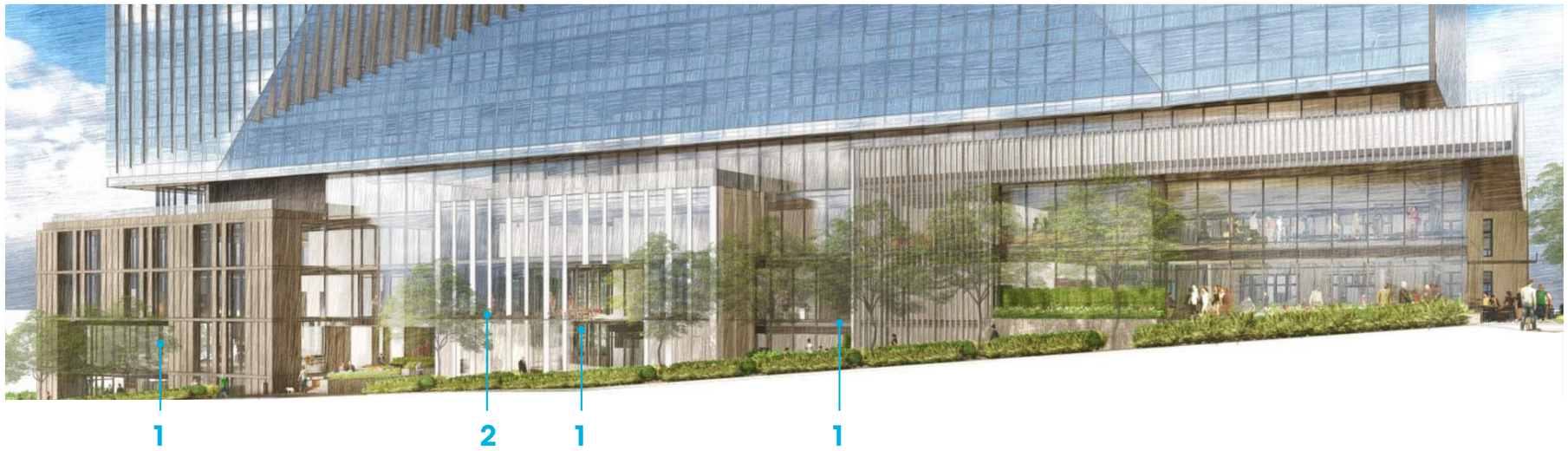
CS2-4-c. Mid-block Connections: Mid-block connections are code required for large blocks. These connections have several purposes. First, they enhance pedestrian movement through the neighborhood by breaking up large blocks. Second, they break up large buildings and provide modulation between buildings. Mid-block connections also provide usable ground-level open space.

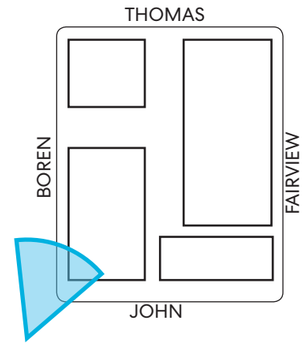
1. Although portions of mid-block connections may be covered, entrances should open to the sidewalk and interruption of connections with doors or other enclosed space should be avoided.
2. If the connection does not provide a clear line of sight from one end to the other, it should be inviting to the public and be designed to appear as a passage through the block.
3. The ideal mid-block connection will be activated by street-level uses, water features, landscaping, seating, and public art.
4. Mid-block connections should be well lit, safe, and be designed to take maximum advantage of natural light.

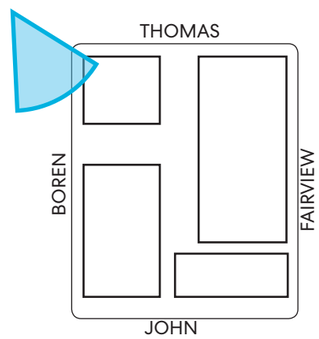
RESPONSE

The revised podium design now includes a family of five interrelated buildings, each unique in their facade treatments, yet relateable at the podium level as part of a single development. The unique facade treaments and massing helps to define the mid block entries required in **CS2-4-c**. Changes to the overall massing of the buildings in width and height also gives the podium more variation of scale and avoids the creation of the unmodulated full block building advised against in **CS2-4-b** Full Block Sites in the South Lake Union Design Guidelines.

Priorities and Board Recommendation - 5a. Avoiding the Monolithic Block







KEYNOTES

1 Divided block into three building types with three different facade patterns

2 Added conopies for weather protection and to bring down

3 Lowered parapet to create more modulation along Boren

Priorities and Board Recommendation - 5a. Avoiding the Monolithic Block

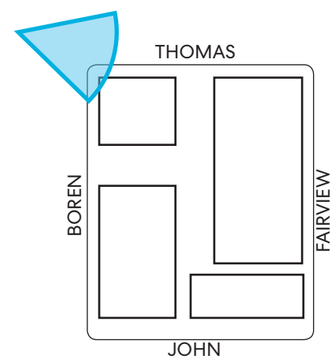
KEYNOTES

1 Precast concrete provides weighted materiality and contrast to adjacent podium building

2 Dynamic terracotta pattern and horizontal band add more detail and scale

3 Lifted bridge to level 04

4 Canopies



Priorities and Board Recommendation - 5a. Avoiding the Monolithic Block

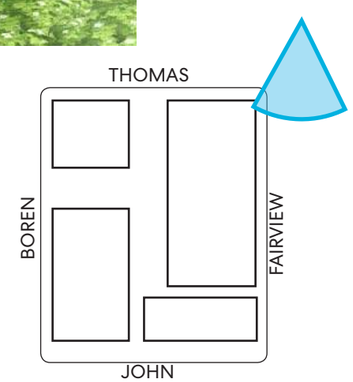
KEYNOTES

1 Canopies

2 Dynamic terracotta pattern and horizontal band add more detail and scale

3 Added building entry on Fairview Avenue

4 Added darker thicker mullions



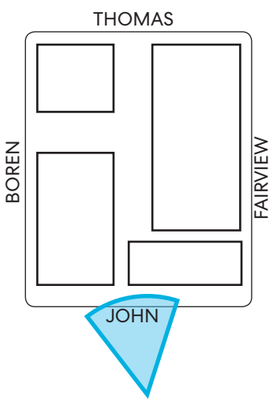
Priorities and Board Recommendation - 5a. Avoiding the Monolithic Block

KEYNOTES

1 Lifted facade up to level 05 for more transparency at John entry

2 Added more modulation to facade to accentuate John street entry

3 Canopies

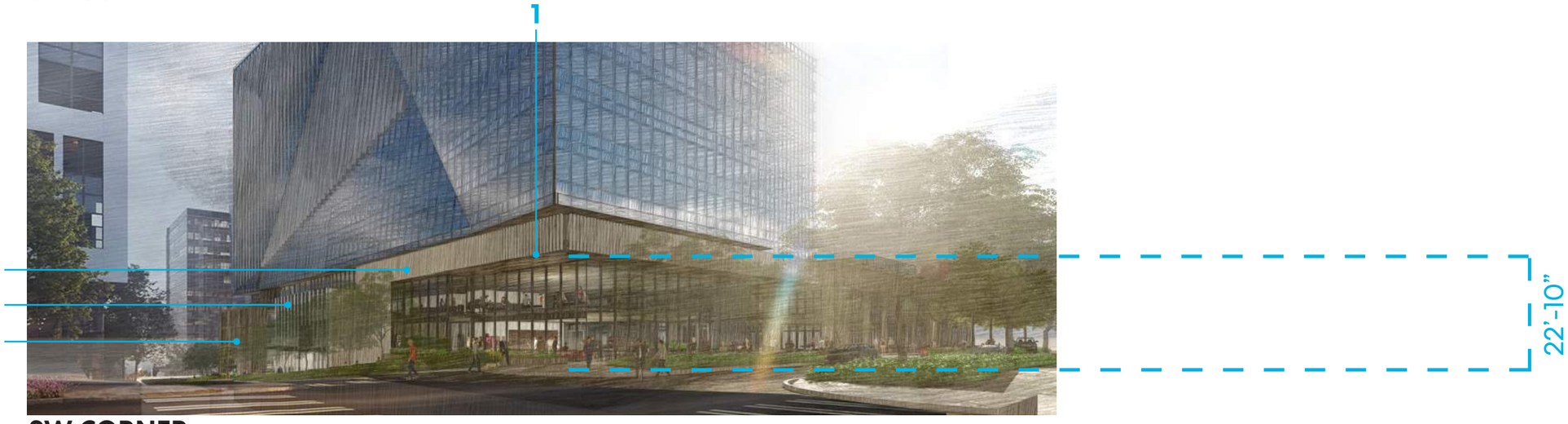


Priorities and Board Recommendation - 5b. Detail and Human Scale

BOARD GUIDANCE

The Board noted that while the wide spacing of the terracotta fins yielding interesting effects in longer views, it did not create the level of detail and human scale specified in the Citywide or South Lake Union Guidelines. (DC2-D, CS2-3-d, CS2-4)

SW CORNER AT DRB 1

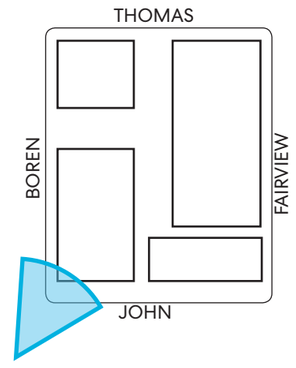


SW CORNER

KEYNOTES

1 Lifting the facade to level 05 defines the John street entry and allows for modulation and landscaped elements to shape the pedestrian experience.

2 Developed 3 facade types on Boren to add level of detail and human scale to elevation



Priorities and Board Recommendations - 5b. Detail and Human Scale

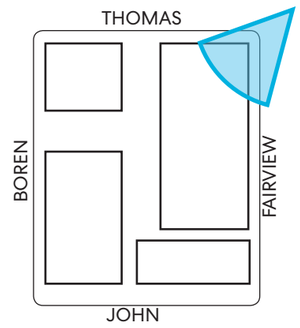
CORNER OF BOREN AVE AND JOHN STREET

KEYNOTES

1 Lifted facade up to level 05 for more transparency at John street

2 Added more modulation to facade to accentuate John street as point of entry

3 Canopies

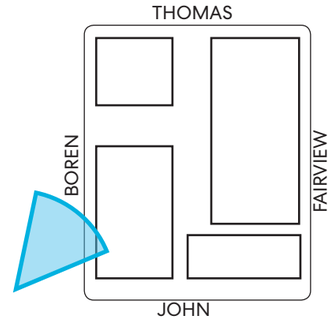


Priorities and Board Recommendation - 5b. Detail and Human Scale

THOMAS STREET

RESPONSE

Following the guidance of **DC2-D** in the SLU Guidelines, the contrast in materiality and texture of the five podium buildings works to create a range of scaled details which translate to the human experience of this project. The scaled elements of the buildings and landscape help to orient people at the pedestrian level and help to breakdown the scale of this full block site as cited in **CS2-4**. The terracotta fins are now expressed in a range of sizes and patterns throughout the project in combination with thoughtful landscape integration.



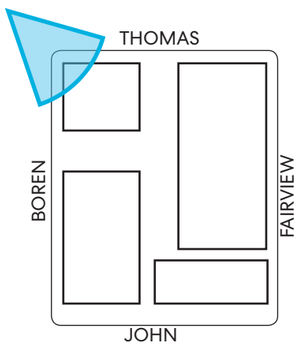
Priorities and Board Recommendations- 5c. Contrast in Weighted Materiality

BOARD GUIDANCE

The Board revisited their guidance from the EDG regarding weightier materials with “inherent mass and texture” and considered whether the proposed fins were an adequate response. The Board agreed that some of the provided facade studies seemed to respond more directly to this guideance, but also that the fin strategy could be part of a successful solution if sufficient contrast in other treatments were developed. (CS3-A)

THOMAS AND BOREN AT DRB 1

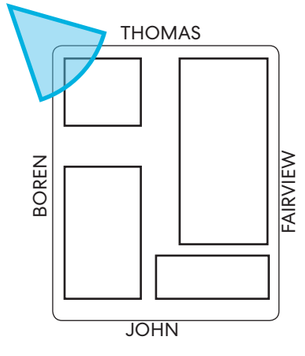
CURRENT VIEW AT THOMAS AND BOREN



Priorities and Board Recommendations- 5c. Contrast in Weighted Materiality

Precast Concrete Pilasters on Thomas Street and Boren Ave

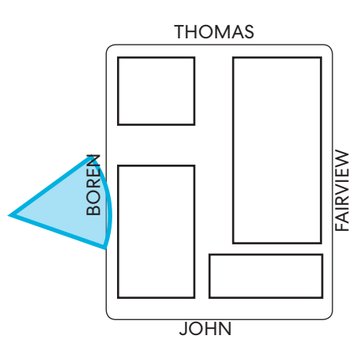
Terracotta fins and panels on Boren Ave



PRECAST CONCRETE

1 METAL CANOPY

2 GLASS CANOPY

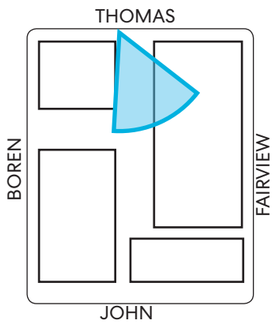


TERRACOTTA FINS AND PANELS

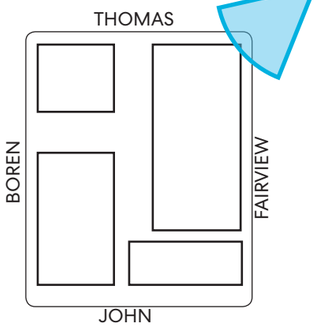
Priorities and Board Recommendations- 5c. Contrast in Weighted Materiality

Terracotta Panels and fins in the Paseo

Terracotta fins at the corner of Thomas and Fairview



TERRACOTTA PANELS



TERRACOTTA PANELS

1 DARK MULLIONS

RESPONSE

The revised podium design includes facades with terracotta fin and panel patterning as well as precast concrete, all which relate back to the materiality of the Seattle Times landmark building. Building upon the **CS3-A** guideline, the podium design seeks to incorporate the historical context of the Seattle Times while also exploring new development in contemporary design, all in hopes of establishing a defined neighborhood character to build upon in the future.

Priorities and Board Recommendation - 5d. Reinterpretting Historical Material

BOARD GUIDANCE

The Board applauded the design team's work in using design cues from the Seattle Times structure to reinterpret a historical material, and suggested a further exploration that would include variation on two axes (as at the Times) rather than just one. (CS3-A-1)

JOHN STREET ELEVATION AT DRB 1

CURRENT JOHN STREET ELEVATION

RESPONSE

Strong efforfts have been made to accomodate the **CS3-A-1** guideline, and build upon the existing historical character of the Seattle Times through careful integration of historic design into meaningful textures and patterns across all facades at podium level. A layer of horizontality as well as verticality has been applied to the buildings to reinforce this relationship and continue the historical datum of the Seattle Times Building. **** See appendix pages 165-167 for additional podium studies.**

Recommendation 6
Entries to the Midblock Connection

Priorities and Board Recommendations

DRB Guidance - Recommendation 6

West Design Review Board Guidance

Echoing public comment and citing the updated South Lake Union Design Guidelines, the Board agreed that the development of the Midblock entries as open, inviting, useful and clearly public was a critically important aspect of the design.

a. Entry Design

BOARD GUIDANCE

The Board recognized that each entry point had its own particular challenges and commended the design team for bringing an appropriately high level of design development to each. (CS2-B-2, PL1, PL2-A, PL3, DC3)

b. Wayfinding

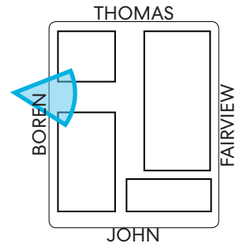
BOARD GUIDANCE

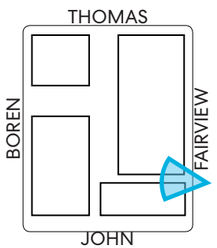
The Board was surprised not to see some unifying architectural expression or wayfinding strategy shared among the four entries and agreed that this could be an effective strategy in identifying these public access points. (PL2-D)

c. Identification

BOARD GUIDANCE

The Board was unanimous that this identification should be accomplished through the architecture, site planning and landscape design, and that signage should be employed only in a supporting role. (PL2-D)





Priorities and Board Recommendations

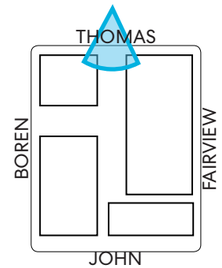
DRB Guidance - Recommendation 6

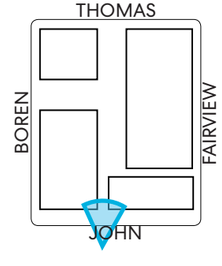
DRB #2 Boren Entry

DRB #2 Thomas Entry

DRB #2 Fairview Entry

DRB #2 John Entry





Priorities and Board Recommendations - 6a. 6b. 6c. Entry Design, Wayfinding, Identification

BOARD GUIDANCE

The Board recognized that each entry point had its own particular challenges and commended the design team for bringing an appropriately high level of design development to each. (CS2-B-2, PL1, PL2-A, PL3, DC3)

Wayfinding

The Board was surprised not to see some unifying architectural expression or wayfinding strategy shared among the four entries and agreed that this could be an effective strategy in identifying these public access points. (PL2-D)

Identification

The Board was unanimous that this identification should be accomplished through the architecture, site planning and landscape design, and that signage should be employed only in a supporting role. (PL2-D)

RESPONSE

Focusing on drawing people into the project the design team developed each entry to be porous and transparent following guidelines **PL1** and **PL2**. By expanding each portal a visual connection can be made from the exterior creating intrigue that brings pedestrians into the site (**PL3)**. To create visual clarity in each entry, various techniques were used to create engaging forms such as modulating the facade for better view angles and using distinct paving patterns at the ground level to signify entry. Through the use of specific paving patterns, canopies, and recessed volumes a unified language for entries has been established without compromising the distinct character of each entry. (**PL2-D**)

Across John street, the 1120 Denny paving pattern blends together with 1120 John creating a link over the woonerf connecting the two projects reinforcing the character that street (**CS2-B-2, DC3**).

Please see sections 7, 8, 9, and 10 for specific examples.

Recommendation 7
Entry at Boren

Priorities and Board Recommendations

DRB Guidance - Reccomendation 7 : Entry at Boren

West Design Review Board Guidance

Entry at Boren: The Board agreed that the low ceiling, poor sightlines and muddled relationship with vehicle access would make it difficult to recognize this as an entrance, and uninviting to the public. (CS2-4-c)

a. View Aperature

FEEDBACK

The Board appreciated the exploration of options demonstrated in the packet (p. 66-71) but noted that the options offered little relief from these issues as the view aperture from the sidewalk was similarly constrained in

b. Increasing the Aperature

FEEDBACK

The Board noted that there would be a number of ways to address this issue, but that the most important change would be to increase the size of the view aperture and allow the nature of the Paseo (public,

c. Mid-Block Connection as Public Space

FEEDBACK

The Board discussed the naming of this code-required midblock connection “The Paseo”, and registered concerned that it could generate confusion that

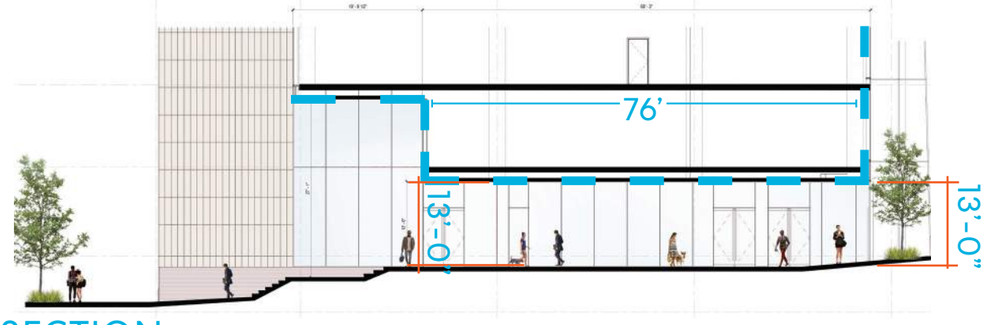

THOMAS
BOREN
FAIRVIEW
JOHN

Priorities and Board Recommendation - 7a. View Aperature

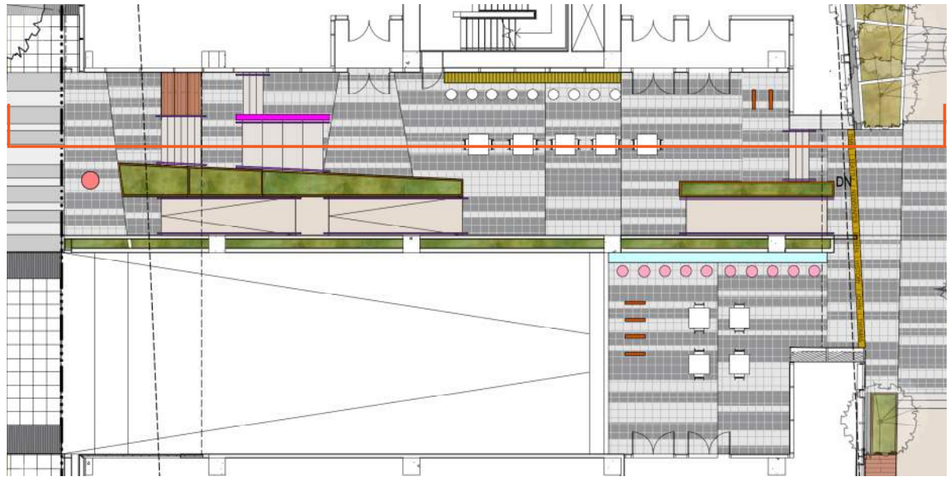
BOARD GUIDANCE

The Board appreciated the exploration of options demonstrated in the packet (p. 66-71) but noted that the options offered little relief from these issues as the view aperture from the sidewalk was similarly constrained in all options. (CS2-4-c)

BOREN PLAN AND SECTION AT DRB 1

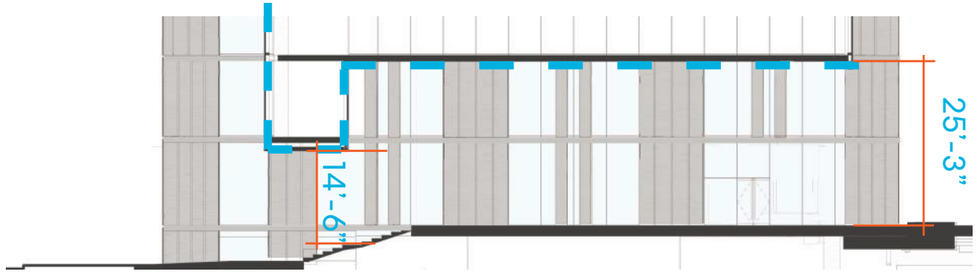


SECTION

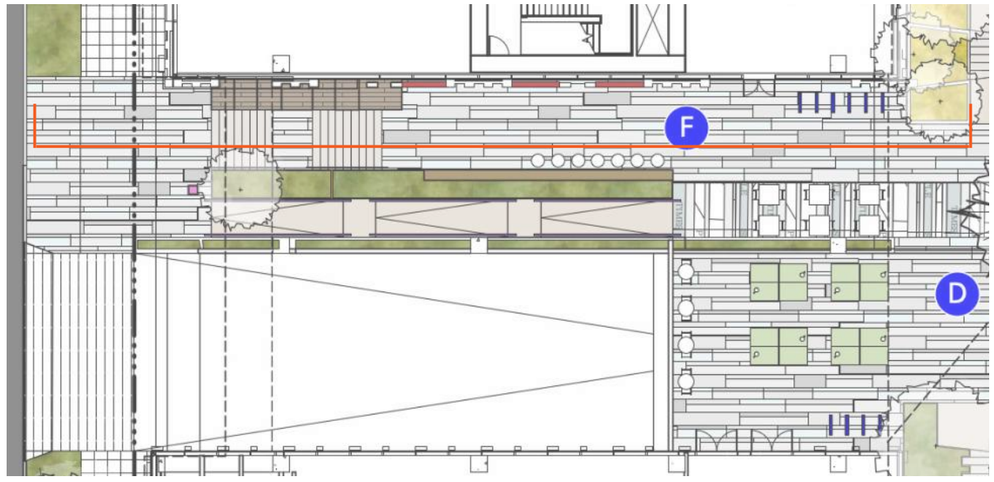


LEVEL 2B

CURRENT BOREN PLAN AND SECTION



SECTION



LEVEL 2B

KEYNOTES

1 Aperature has been widened by one level to give a wider view into and out of the paseo.

2 A small connecting bridge remains in order to provide stair access for tentants on level 03.

3 Increased number of stairs at Boren entry to eliminate second set of stairs and ramp at paseo side of Boren entry.

Priorities and Board Recommendations - 7b. Increasing the Aperature

BOARD GUIDANCE

The Board noted that there would be a number of ways to address this issue, but that the most important change would be to increase the size of the view aperture and allow the nature of the Paseo (public, inviting, a usable pedestrian route) to be legible from the street. (CS2-4-c)

BOREN MID BLOCK CONNECTION AT DRB 1

CURRENT BOREN MID BLOCK CONNECTION

RESPONSE

The aperature of the Boren mid-block entry has increased in size in order to achieve greater visibility and create a clear line of sight from one end to the other as required in **CS2-4-C.** The wider view encourages people to use this mid-block entry as a pedestrian route, making the entry feel like a welcoming passage through the block.

Priorities and Board Recommendations - 7c. Mid-Block Connection as Public Space

BOARD GUIDANCE

The Board discussed the naming of this code-required midblock connection “The Paseo”, and registered concerned that it could generate confusion that would limit its use by the public. Design the mid-block connection to be clearly identified as a public space that is welcoming and inviting to the public. (PL1, PL2-A)

RESPONSE

The use of Paseo signage to denote entry has been eliminated from the project. The entries are now informed by landscape design and architecture which work together to connect at the pedestrian level and signify entry at each mid-block connection. All entries offer a welcoming approach to the building which encourages private and public use of the paseo, for both building tenants and surrounding neighborhood pedestrian flow. The paseo provides street level public open space for the neighborhood as well as a network of connectivity through the mid block connections as requested in **PL1 and PL2-A-1** of the SLU Guidelines.

Please see section 11 Mid-block Connection (Paseo) for a more in depth look at the Paseo.

Recommendation 8
Midblock Entry at John Street

Priorities and Board Recommendations

EDG Guidance - Reccomendation 8

West Design Review Board Guidance

The Board agreed that the width of this entry could be sufficient to meet criteria in the guidelines and that it was more successful than the other three entry points.

a. Visibility

BOARD GUIDANCE

The majority of the Board agreed that further development was required, noting that a clear line of sight through the block did not exist and that the entrance was not yet recognizable as a public passage or sufficiently inviting to pedestrians. (CS2-4-c)

b. Entry Form

BOARD GUIDANCE

The Board agreed that the “canting” of the building edge in Option 2 was an appropriately gesture but also that the criteria in CS2-4-c could be met through the development of other aspects of the design.

c. Materiality

BOARD GUIDANCE

The majority of the Board agreed that they did not yet see the material choices, human scale elements or level of detail in the pedestrian experience that would make the public nature and utility of this entrance legible. (CS2-4)

d. Entry Relationships

BOARD GUIDANCE

Additional graphics and information will be required by the Board to understand the relationship of this entrance to the John Street woonerf, Seattle Times park and the project currently under construction at 1120 Denny Way. (DC3-C-1)

Priorities and Board Recommendations

EDG Guidance - Reccomendation 8

DRB #2 John Entry

Priorities and Board Recommendations - 8a. Visibility

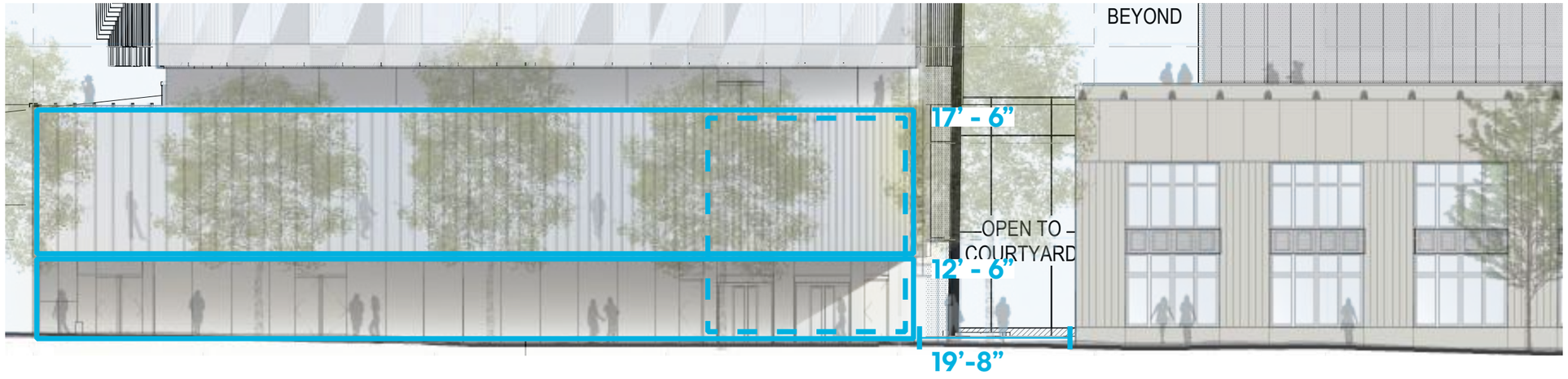
BOARD GUIDANCE

The majority of the Board agreed that further development was required, noting that a clear line of sight through the block did not exist and that the entrance was not yet recognizable as a public passage or sufficiently inviting to pedestrians. (CS2-4-c)

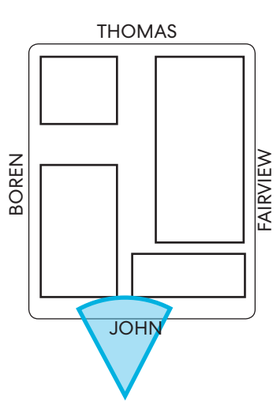
RESPONSE

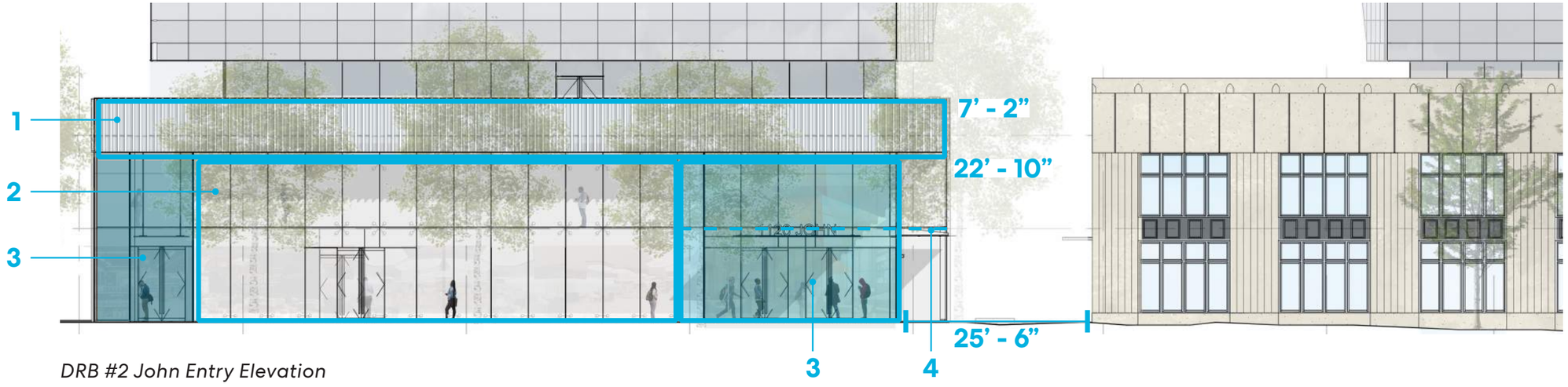
With the Seattle Times sharing the street front the focus was primarily aimed to increased visibility through the entry, alongside making it an easily recognizable entry with visual connection into the paseo (**CS2-4-C**). The design team explored ways to modulate the facade in order to differentiate the different components of the southwestern corner while allowing a bigger view angle to be formed past the Seattle Times. By receding the entry, a larger open space is created forming a pocket to naturally gather people at the entrance.

Priorities and Board Recommendations - 8a. Visibility



DRB #1 John Entry Elevation





DRB #2 John Entry Elevation

KEY NOTES

1. Raised the soffit to increase the visibility of the entry.
2. Modulated the pedestrian level facade to create more visual interest.
3. Pushed back the entry to differentiate the facade and signify entry.
4. Added a canopy for human scale and weather protection to further signify this as the entry.

Priorities and Board Recommendations - 8b. Entry Form

BOARD GUIDANCE

The Board agreed that the “canting” of the building edge in Option 2 was an appropriately gesture but also that the criteria in CS2-4-c could be met through the development of other aspects of the design.

RESPONSE

The board expressed concerns with the previous iterations of the John Street entry due to the lack of visibility and unrecognizable entry form. Focusing on these two issues and following the guidelines in **CS2-4-C**, the entire facade had been adjusted with differing depths and raised soffits to create a welcoming space for pedestrians to gather. For additional weather protection and to create a more unified appearance amongst all the entries a metal canopy was added overhead as an indiactor for entry.

DRB #1 John Entry Option 2

DRB #2 John Entry

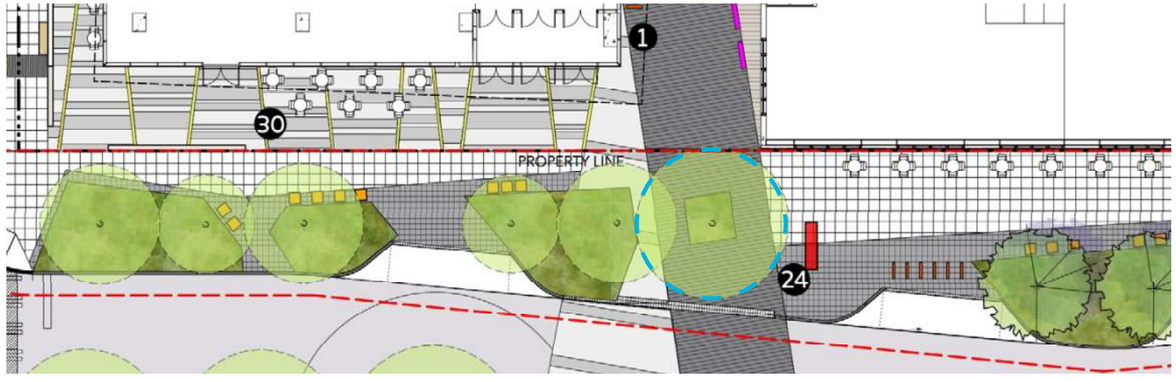
Priorities and Board Recommendations - 8c. Materiality

BOARD GUIDANCE

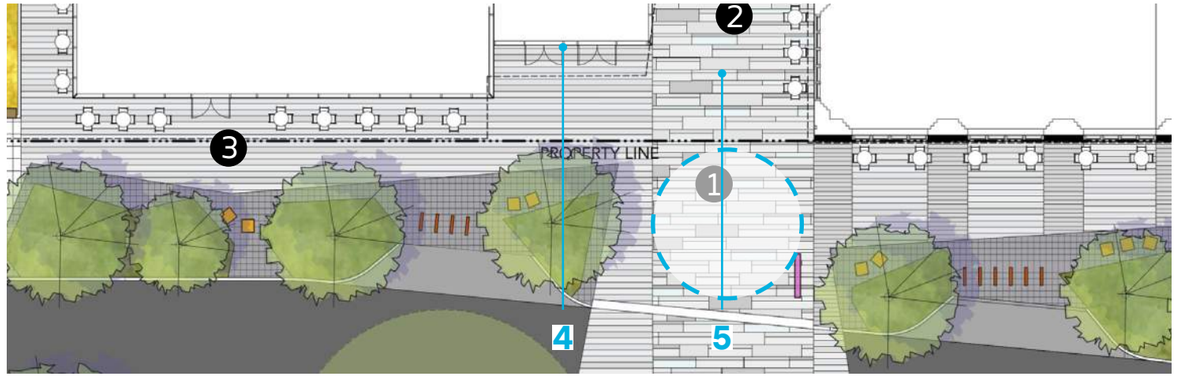
The majority of the Board agreed that they did not yet see the material choices, human scale elements or level of detail in the pedestrian experience that would make the public nature and utility of this entrance legible. (CS2-4)

RESPONSE

Metal canopies and a spacing paving pattern were used at each entry to create a unified design language to signify each entry. For the John Street entry in particular the facade was pulled back (**CS2-4-B**) to create a pocket for people to flow in and increase the view angles towards the paseo. Using a reflective metal on the soffit above, light is reflected brightening up the entry while the terracotta above wraps around the edge and leads into the inner courtyard.



DRB #1 John Entry Plan



DRB #2 John Entry Plan

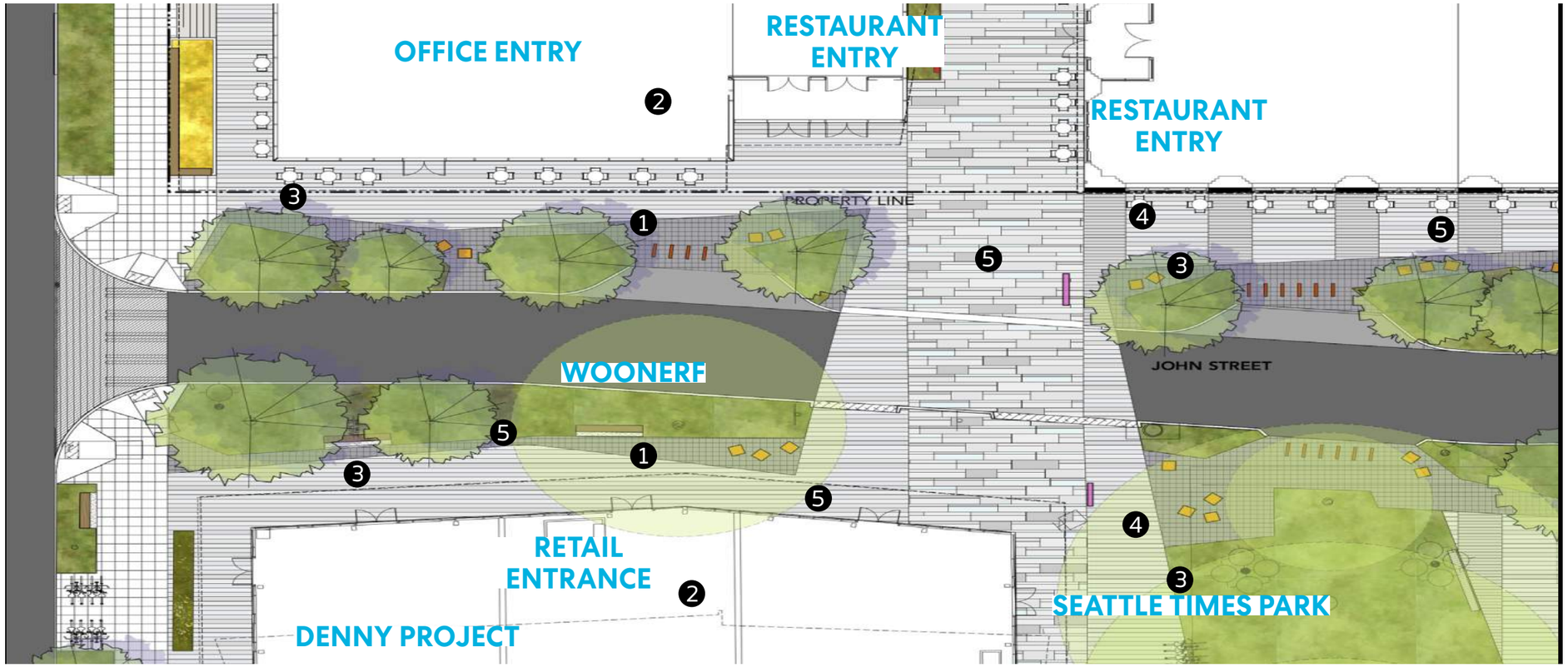
KEYNOTES

1. Soffit was raised for increased visibility into the Paseo.
2. Metal canopy was added for weather protection and to signify entry.
3. Entry facade has been recessed to create an open area for pedestrians to gather.
4. Recessed facade for pedestrian circulation.
5. Special paving pattern to signify entry.

Priorities and Board Recommendations - 8d. Entry Relationships

BOARD GUIDANCE

Additional graphics and information will be required by the Board to understand the relationship of this entrance to the John Street woonerf, Seattle Times park and the project currently under construction at 1120 Denny Way. (DC3-C-1)



DRB #2 John Street Plan

RESPONSE

By linking the paving as suggested in guideline (**DC3-C-1**) from both projects together across the woonerf on John Street a strong visual connection can be establish to emphasize the openness of the John Street entry. Clear visual paths are established between the two street fronts that reinforce the relationship between the two sites.

Recommendation 9
Midblock Entry at Fairview Avenue

Priorities and Board Recommendation - 9. Mid-block Entry at Fairview Avenue

BOARD GUIDANCE

Echoing public comment, The Board was unanimous in support of the development of this entry as an open passageway rather than an enclosed space, noting that even if it were underutilized, the intent of the code and guidelines is for unfettered public use. (CS2-4-c)

FAIRVIEW MID BLOCK ENTRY AT DRB 1

CURRENT FAIRVIEW MID BLOCK ENTRY

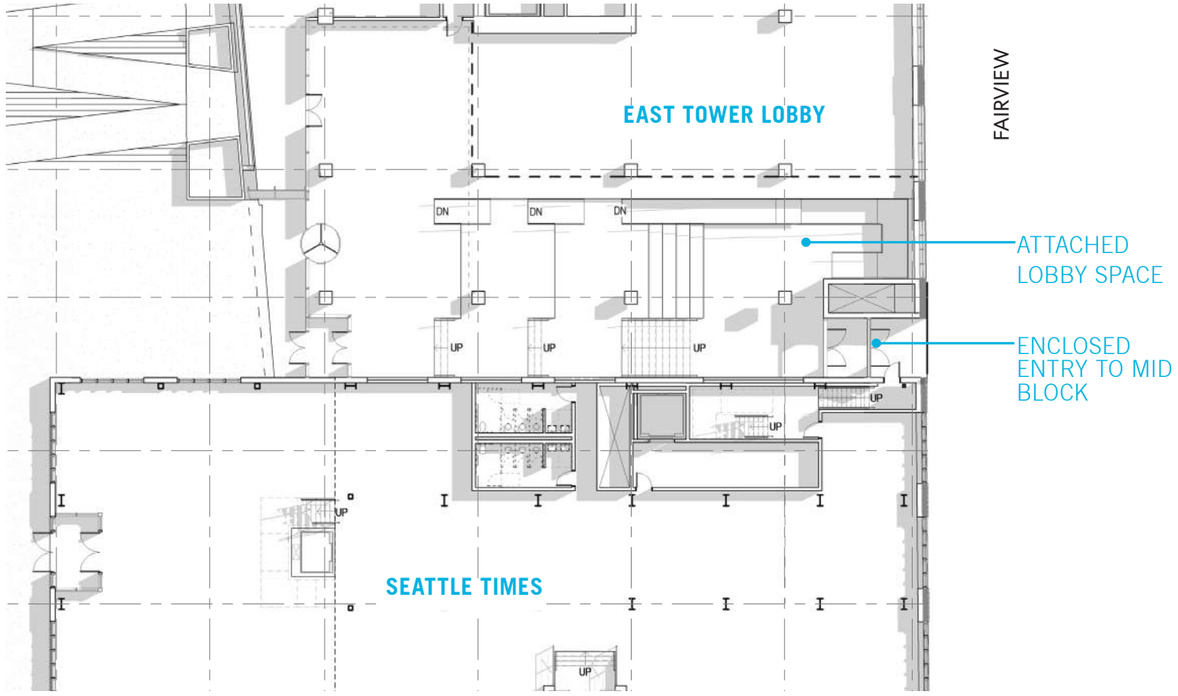
KEYNOTES

1 Fairview Mid Block connection is now an open thoroughfare connecting street and paseo

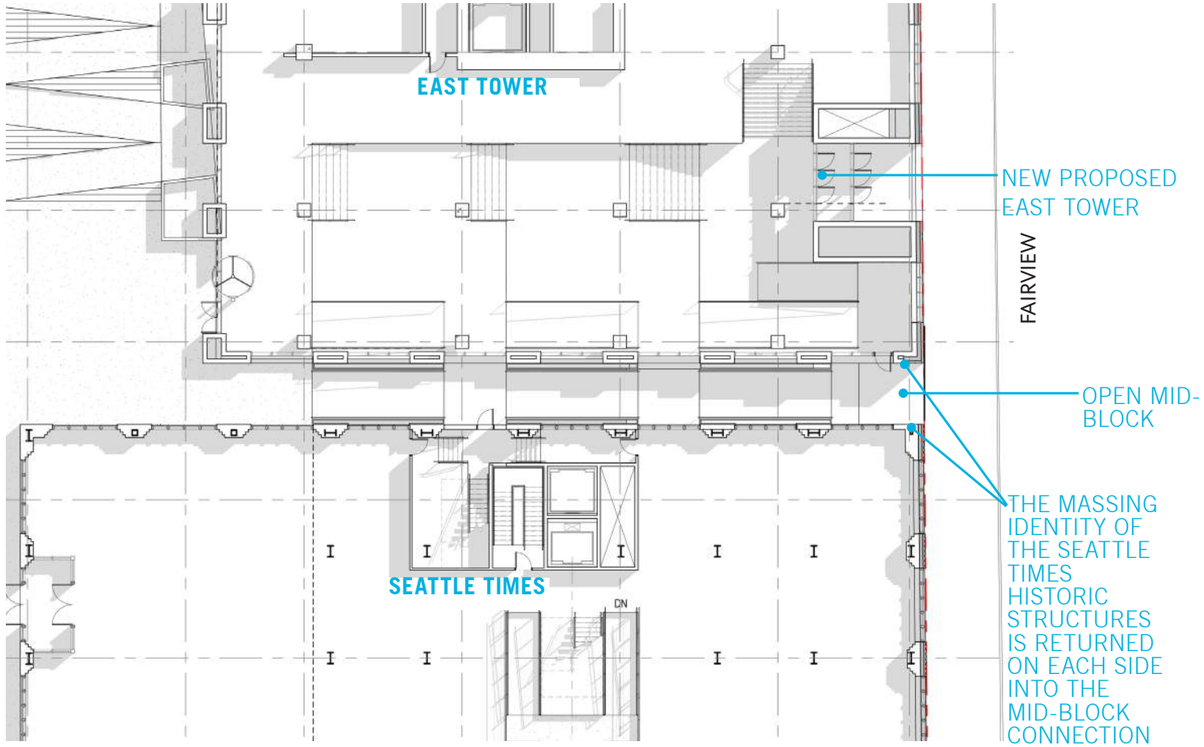
2 Added entry on Fairview Avenue

3 The massing identity of Seattle Times historic structres is returned on each side into the mid-block connection

Priorities and Board Recommendation - 9. Mid-block Entry at Fairview Avenue



DRB #1 FAIRVIEW MID-BLOCK CONNECTION PLAN



DRB #2 FAIRVIEW MID-BLOCK CONNECTION PLAN

RESPONSE

The Fairview mid-block connection is now an open passageway which allows people to access the paseo freely. The entry is open without any interruption of connection or enclosed space, a requirement explicitly stated in **CS2-4-C-1**. An overhead glass canopy was added to protect those passing through from the elements.

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Recommendation 10
Midblock Entry at Thomas Street

Priorities and Board Recommendations

DRB Guidance - Recommendation 10

West Design Review Board Guidance

The Board agreed that the reduction in the depth of the bridge above this entry was a positive change but were concerned to see the passage narrowed and significant program elements encroaching into the space.

a. Vertical Clearance

BOARD GUIDANCE

The Board also expressed concern regarding the vertical clearance of the passage and directed the applicant to provide a study with a higher single-story bridge, similar to the other more successful bridges in the project. (CS2-4-c)

b. Bridge Development

BOARD GUIDANCE

The Board agreed that the development and character of this element would be critical both in creating the open and welcoming entry called for in the Guidelines and in helping differentiate the podium masses. (CS2-4)

c. Bridge Visibility

BOARD GUIDANCE

The Board agreed that it was possible that the dimensions of this entry could be adequate, provided the nature and extent of the Paseo and the Seattle Times structure were adequately visible from the sidewalk, and that the entry read as public and inviting. (CS2-4-c)

d. Connectivity

BOARD GUIDANCE

The Board requested additional graphics and information at the next meeting to understand how the design of this street edge is responding to the Green Street condition on Thomas. (DC4-D, CS1-D, CS2-A)

Priorities and Board Recommendations

EDG Guidance - Reccomendation 8

DRB #2 Thomas Street Entry Perspective

Priorities and Board Recommendations - 10a. Vertical Clearance

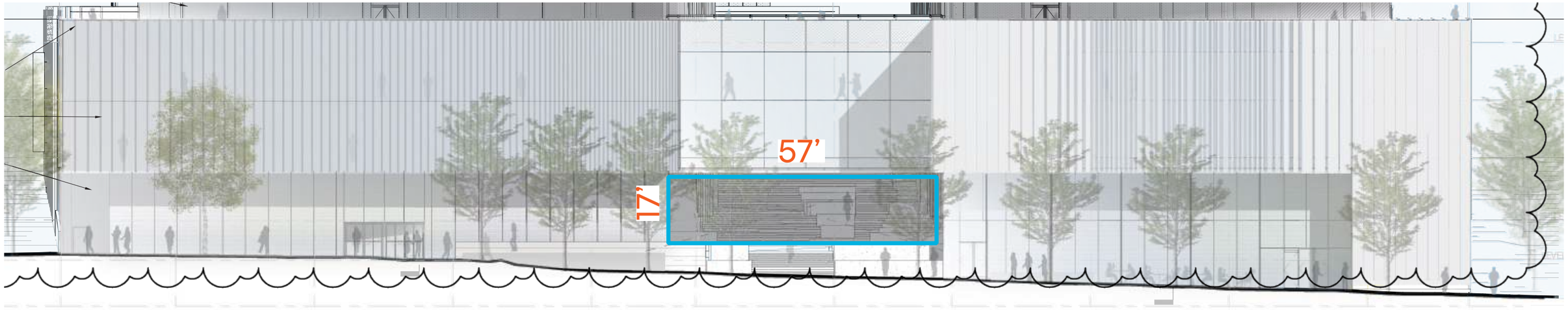
BOARD GUIDANCE

The Board also expressed concern regarding the vertical clearance of the passage and directed the applicant to provide a study with a higher single-story bridge, similar to the other more successful bridges in the project. (CS2-4-c)

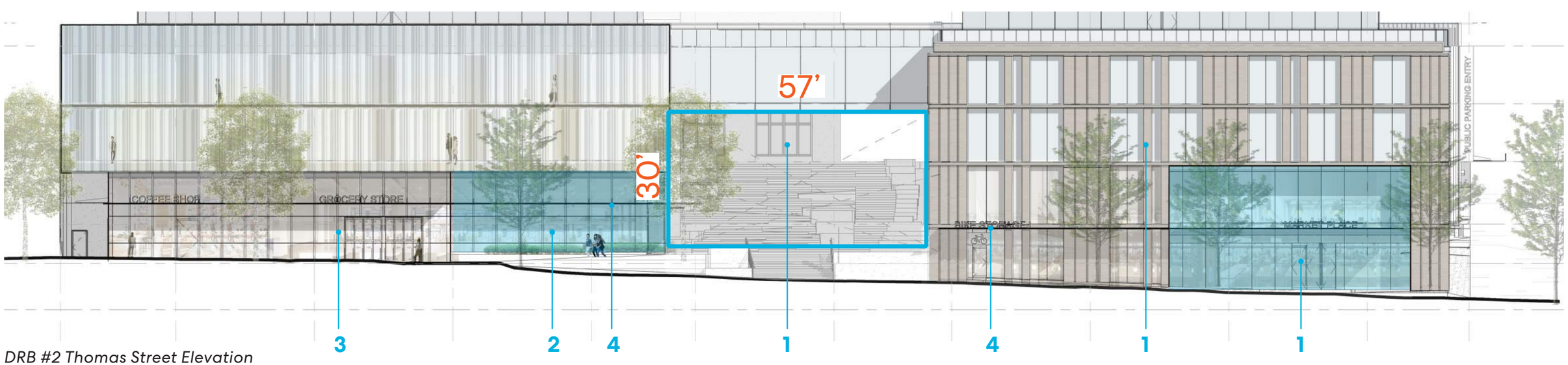
RESPONSE

The lower level of the Thomas bridge was removed allowing for increased visibility through the entry into the paseo courtyard. This provides an increased sense of connectivity (**CS2-4-C**) from the sidewalk increasing pedestrian desire to enter the space.

Priorities and Board Recommendations - 10a. Vertical Clearance



DRB #1 Thomas Street Elevation



DRB #2 Thomas Street Elevation

KEYNOTES

1. Lower half of the Thomas bridge was removed increasing the vertical clearance. 2. Facade recessed to increase modulation/signify entry, and create a welcoming space.

3. Expressed mullions added for human scale elements. 4. Canopies added for weather protection and to signify entry.

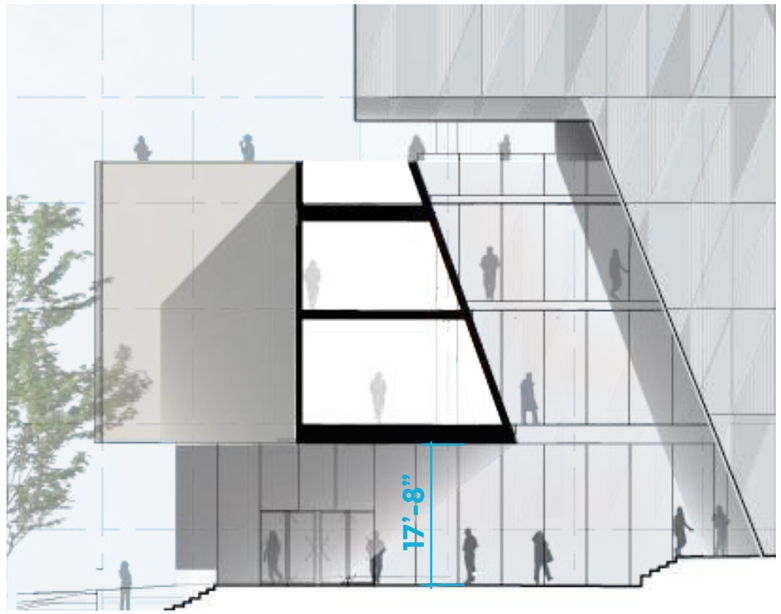
Priorities and Board Recommendations - 10b. Bridge Development

BOARD GUIDANCE

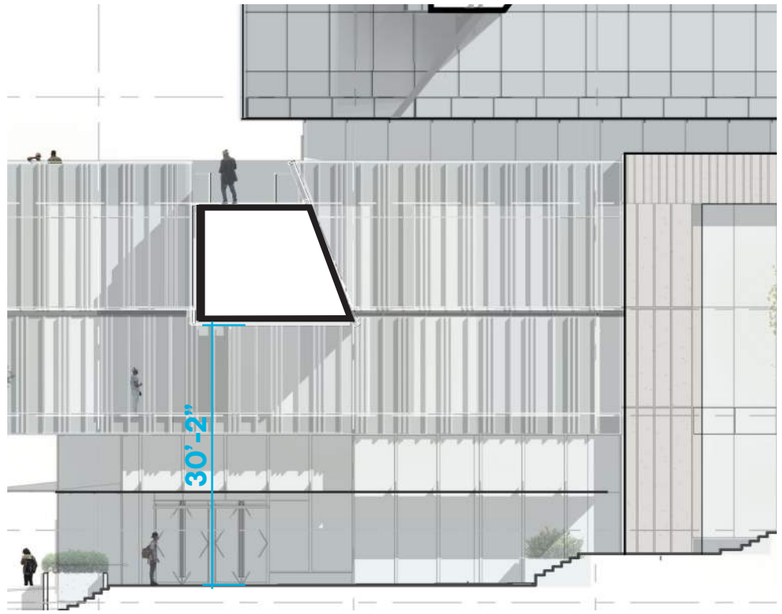
The Board agreed that the development and character of this element would be critical both in creating the open and welcoming entry called for in the Guidelines and in helping differentiate the podium masses. (CS2-4)

RESPONSE

See response in section 10a.



DRB #1 Thomas Entry Section



DRB #2 Thomas Entry Section

KEYNOTES

1. The bridge over Thomas has been raised for greater visual perception through this entry.

Priorities and Board Recommendations - 10c. Bridge Visibility

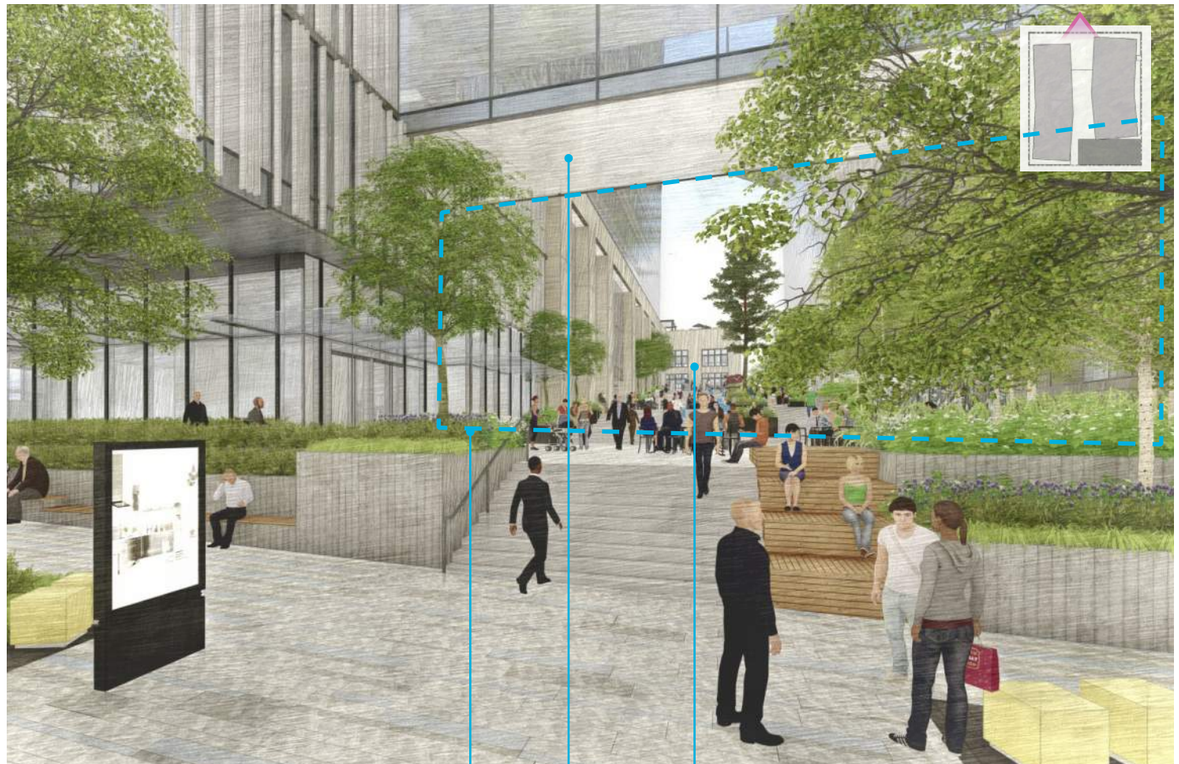
BOARD GUIDANCE

The Board agreed that it was possible that the dimensions of this entry could be adequate, provided the nature and extent of the Paseo and the Seattle Times structure were adequately visible from the sidewalk, and that the entry read as public and inviting. (CS2-4-c)

RESPONSE

By raising the bridge over Thomas, the Seattle Times across becomes readily visible from the sidewalk edge. Combining the openess of this entry with various landscaped elements such as seating, public art, etc. (**CS2-4-C**) the entry becomes an inviting place for pedestrian to come off the street and enter the Paseo. This reduces the campus like nature of this facade by creating an open and inviting entry that reveals the great level of connection in the center of the project.

DRB #1 Thomas Entry



DRB #2 Thomas Entry

KEYNOTES

1. Lower half of the Thomas bridge was removed increasing the vertical clearance. 2. Raised bridge provides more visibility through the Paseo.

3. Increased visibility to the Seattle Times.

Priorities and Board Recommendations - 10d. Connectivity

BOARD GUIDANCE

The Board requested additional graphics and information at the next meeting to understand how the design of this street edge is responding to the Green Street condition on Thomas. (DC4-D, CS1-D, CS2-A).

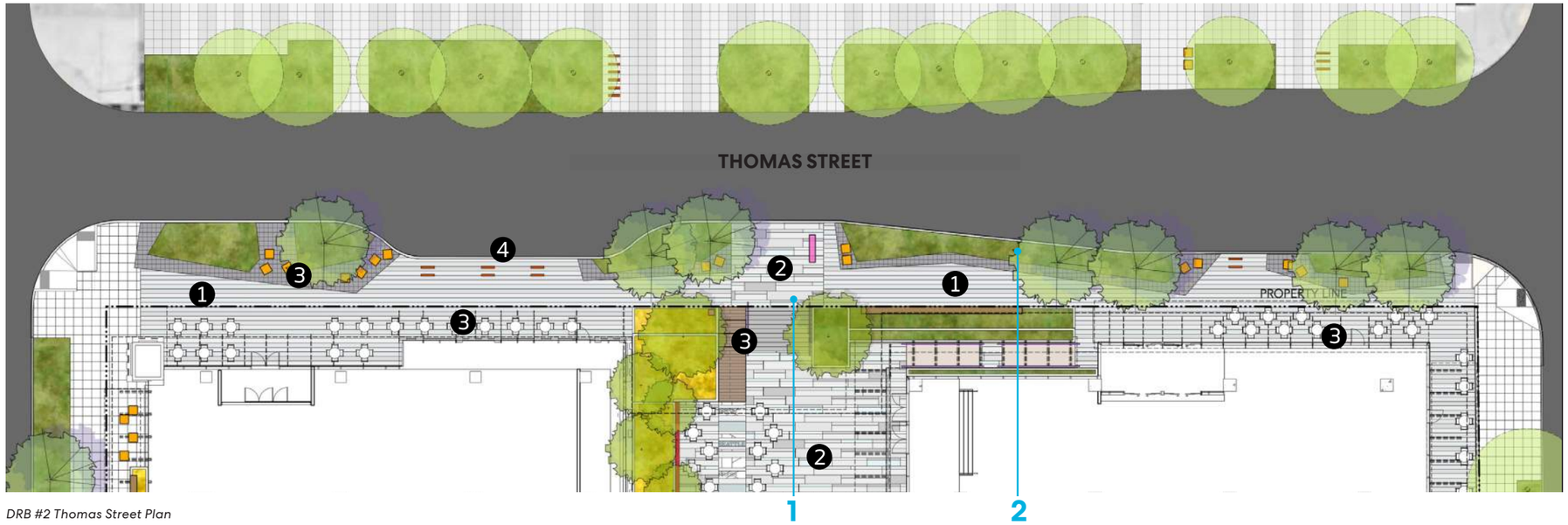
RESPONSE

The connection between the blocks to the north and south of Thomas street has been strengthened with simplified paving patterns that transition at the midblock entries (**CS2-A/DC4-D**). Additional texture is added through plants and trees creating a lively path along with visual paths to Troy block towards the north (**CS1-D**). A visual connection is made between the two projects through similar plant and tree placements.

Please see landscape section for specific details on plants, trees, and paving patterns.

Priorities and Board Recommendations - 10d. Connectivity

DRB #1 Thomas Street Plan



DRB #2 Thomas Street Plan

KEYNOTES

1. Altered paving pattern that signifies entry and connection to the street across.

2. Additional plants that relate to the greenscape across.

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Recommendation 11
The Midblock Connection (Paseo)

Priorities and Board Recommendations

DRB Guidance - Reccomendation 11 : The Paseo

West Design Review Board Guidance

The Midblock Connection (Paseo): The Board recognized and applauded the significant effort expended by the design team in the development of this complicated and important feature.

a. Tower Glazing

FEEDBACK

The Board did not support bringing the tower glazing system to grade within the Paseo, as this would tend to create the uniform architectural character and campus- like development specifically discouraged by the guidelines. (CS2-4)

b. Activated Paseo

FEEDBACK

The Board agreed that he interior edges of the Paseo should be broken up and differentiated (similar to exterior) and be animated by a well-ordered sequence of active uses made legible with human-scale elements and the landscape design. (CS2- 4-c)

c. Paseo Accessibility

FEEDBACK

Echoing public comment, the Board encouraged the design team to develop the Paseo not just to meet accessibility code but to be welcoming and encouraging of use by all members of the community regardless of age or ability. (CS2-4-c, PL2-A)


THOMAS
BOREN
FAIRVIEW
JOHN

Priorities and Board Recommendation - 11a. Tower Glazing

BOARD GUIDANCE

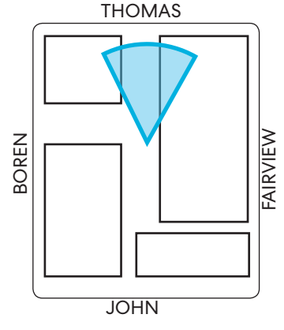
The Board did not support bringing the tower glazing system to grade within the Paseo, as this would tend to create the uniform architectural character and campus- like development specifically discouraged by the guidelines. (CS2-4)

PASEO VIEW TOWARDS BOREN ENTRY AND THOMAS STREET AT DRB

CURRENT PASEO VIEW TOWARDS BOREN ENTRY AND THOMAS STREET

RESPONSE

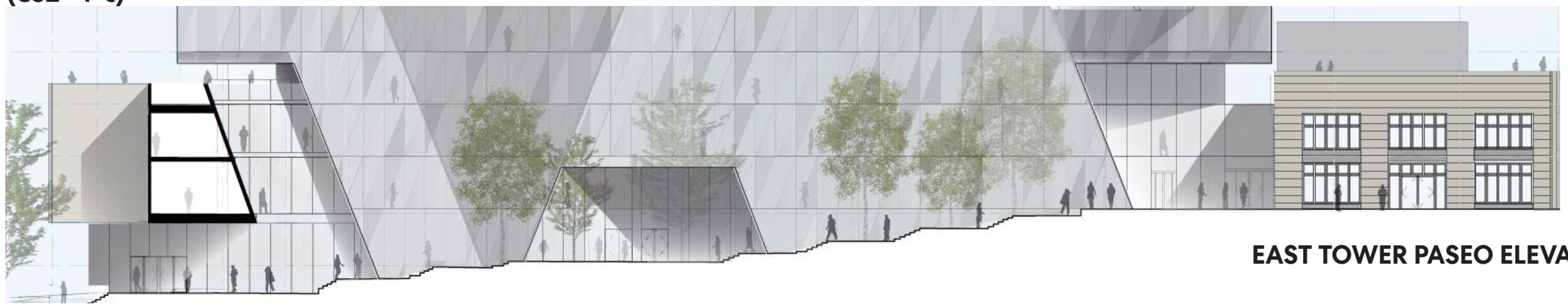
In an effort to avoid the campus like development, the tower glazing remains at tower level in order to establish a clear distinction between the podium and tower. Doing so allows for more variation of character and scale at the pedestrian level in an effort to break up the expansive full block long facades as stated in **CS2-4-B.**



Priorities and Board Recommendations - 11b. Activated Paseo

BOARD GUIDANCE

The Board agreed that he interior edges of the Paseo should be broken up and differentiated (similar to exterior) and be animated by a well-ordered sequence of active uses made legible with human-scale elements and the landscape design. (CS2- 4-c)



EAST TOWER PASEO ELEVATION AT DRB 1

CURRENT EAST TOWER PASEO ELEVATION

KEYNOTES — — — Point of modulation

1 Tower curtain wall no longer spans to paseo level

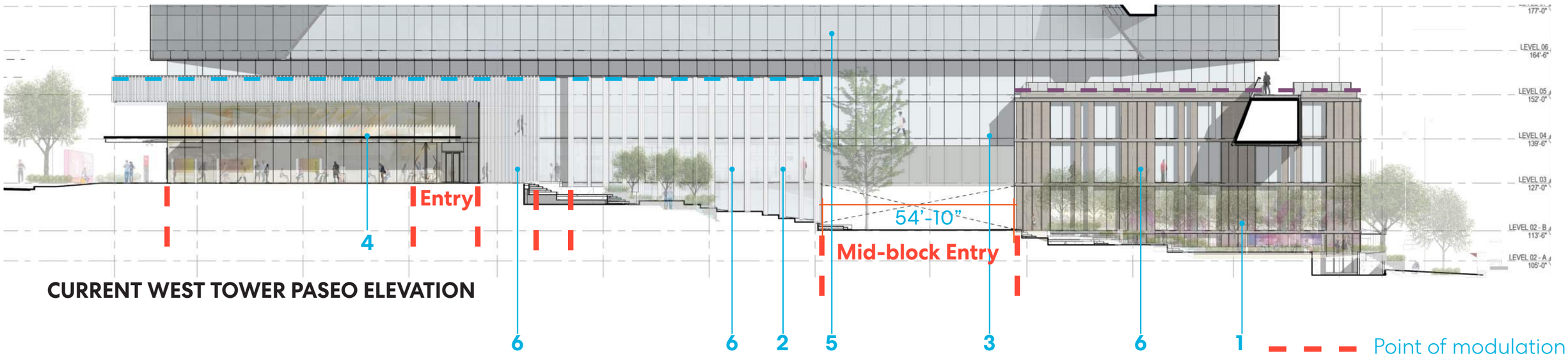
2 Added entry to paseo for additional grocery access

3 Terracotta pilasters return into the paseo, echoing existing rhythm of printing press on Fairview Ave

4 Added canopies

Priorities and Board Recommendation - 11b. Activated Paseo

WEST TOWER PASEO ELEVATION AT DRB 1



CURRENT WEST TOWER PASEO ELEVATION

KEYNOTES

1 Precast concrete provides weighted materiality and contrast to adjacent podium buildings

2 Varied terracotta pattern to create more detail and enhance human scale experience

3 Lifted Boren mid block opening to level 03

4 Added canopy to define John entry

5 Tower curtain wall no longer spans to paseo level

6. Materiality on Boren facade returns into the paseo.

Priorities and Board Recommendations - 11c. Paseo Accessibility

BOARD GUIDANCE

Echoing public comment, the Board encouraged the design team to develop the Paseo not just to meet accessibility code but to be welcoming and encouraging of use by all members of the community regardless of age or ability. (CS2-4-c, PL2-A)

RESPONSE

All mid-block connections are ADA accessible and encourage public use for all members of the community.

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Section 03.
Landscape Design

LANDSCAPE: Key DRB #1 (June 2019) Comments and Response Summary

DRB # 1 COMMENTS

A JOHN ST. WOONERF AND PASEO ENTRY

- 6B | The Board was surprised not to see some unifying architectural expression or wayfinding strategy shared among the four entries and agreed that this could be an effective strategy in identifying these public access points. (PL2-D)
- 8A | The majority of the Board agreed that further development was required, noting that a clear line of sight through the block did not exist and that the entrance was not yet recognizable as a public passage or sufficiently inviting to pedestrians. (CS2-4-c)
- 8C | The majority of the Board agreed that they did not yet see the material choices, human scale elements or level of detail in the pedestrian experience that would make the public nature and utility of this entrance legible. (CS2-4)
- 8D | Additional graphics and information will be required by the Board to understand the relationship of this entrance to the John Street 'Woonerf', Seattle Times park and the project currently under construction at 1120 Denny Way. (DC3-C-1)

B PUBLIC PASEO

- 11B | The Board agreed that the interior edges of the Paseo should be broken up and differentiated (similar to exterior) and be animated by a well-ordered sequence of active uses made legible with human-scale elements and the landscape design. (CS2-4-c)
- 11C | Echoing public comment, the Board encouraged the design team to develop the Paseo not just to meet accessibility code but to be welcoming and encouraging of use by all members of the community regardless of age or ability. (CS2-4-c, PL2-A)

C THOMAS ST. 'GREEN STREET' AND MID-BLOCK ENTRY

- 10C | The Board agreed that it was possible that the dimensions of this entry could be adequate, provided the nature and extent of the Paseo and the Seattle Times structure were adequately visible from the sidewalk, and that the entry read as public and inviting. (CS2-4-c)
- 10D | The Board requested additional graphics and information at the next meeting to understand how the design of this street edge is responding to the Green Street condition on Thomas. (DC4-D, CS1-D, CS2-A)

D BOREN AVE. AND FAIRVIEW AVE. STREETSCAPES AND MIDBLOCK ENTRIES

- 6C | The Board was unanimous that this identification should be accomplished through the architecture, site planning and landscape design, and that signage should be employed only in a supporting role. (PL2-D)
- 7B | The Board noted that there would be a number of ways to address this issue, but that the most important change would be to increase the size of the view aperture and allow the nature of the Paseo (public, inviting, a usable pedestrian route) to be legible from the street. (CS2-4-c)
- 7C | The Board discussed the naming of this code-required midblock connection "The Paseo", and registered that it could generate confusion that would limit its use by the public. Design the mid-block connection to be clearly identified as a public space that is welcoming and inviting to the public. (PL1, PL2-A)

RESPONSES TO DRB # 1 COMMENTS

A JOHN ST. WOONERF AND PUBLIC PASEO ENTRY

- Design and materiality along John St. 'Woonerf" (both sides) has been unified to strengthen the connection between our site and the Denny Way site.
- Entry to John St. mid-block connection has been "opened up", with feature Paseo paving extended across John St. and into the Denny Way site.
- Angled orientation of paving from the previous scheme has been replaced by a more direct, north south route oriented to the Seattle Times building and Paseo 'aperture'.

B PUBLIC PASEO

- We've accentuated the distinction between programmed spaces at various levels of the Paseo to respond to the adjacent building uses: Seattle Times Plaza / Central Commons / Market Terrace
- The materiality in the Public Paseo has been simplified to create a cohesive and welcoming pedestrian experience as well as reconciling the various podium treatments facing the Paseo.
- The mid-block entries have been modified to ensure more activated and welcoming access points into the site.
- Site-lines at the mid-block entries have been improved to strengthen visual continuity.
- The 'Stramp' system of integrated stairs, ramps, and seating provides options for movement and use for all abilities.

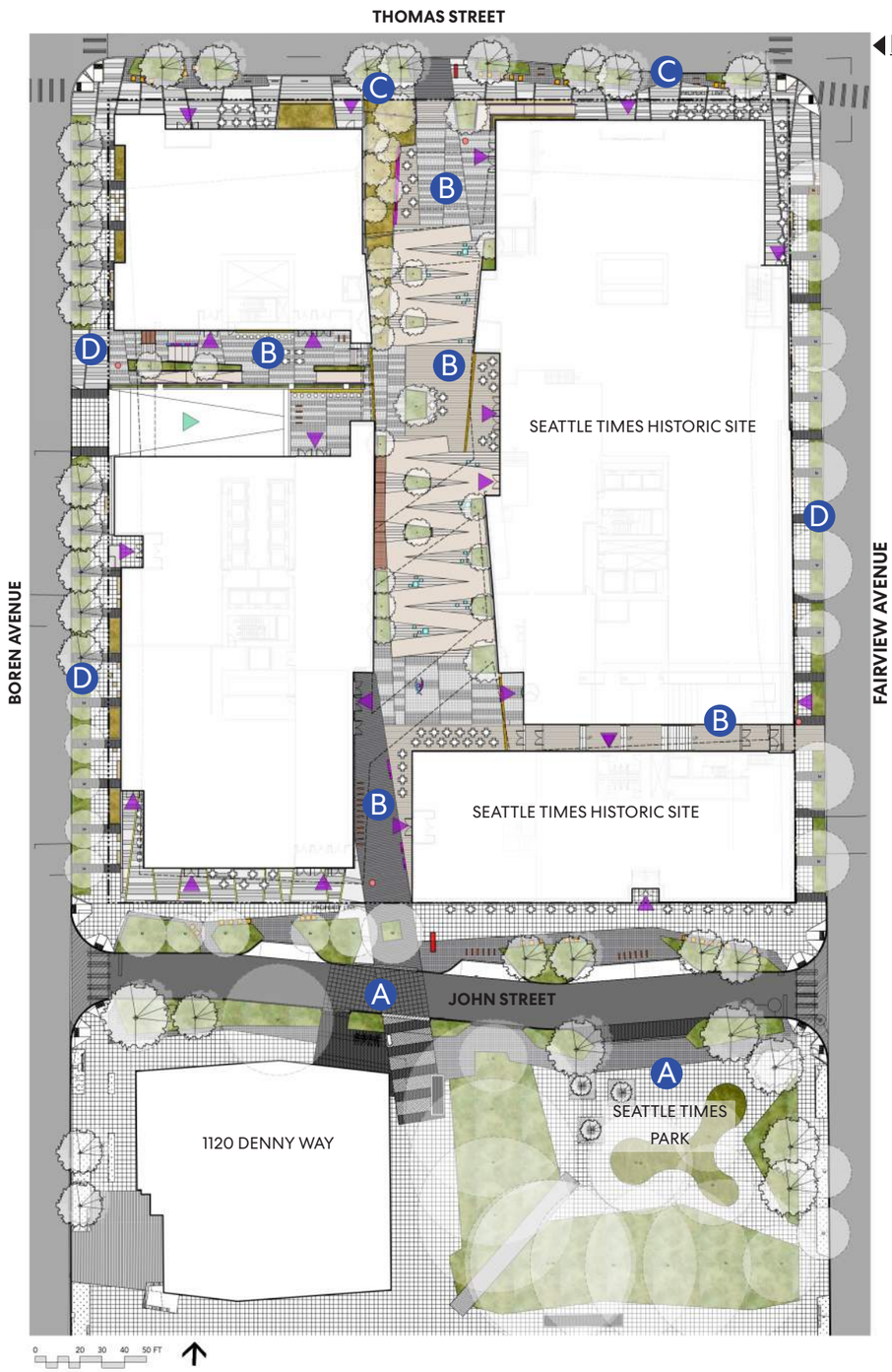
C THOMAS ST. 'GREEN STREET' AND MID-BLOCK ENTRY

- Design and materiality along Thomas St. 'Green Street' has been prioritized for pedestrian use and enjoyment.
- Paseo paving and furnishing treatment has been extended onto Thomas St. as visual cues for entry.

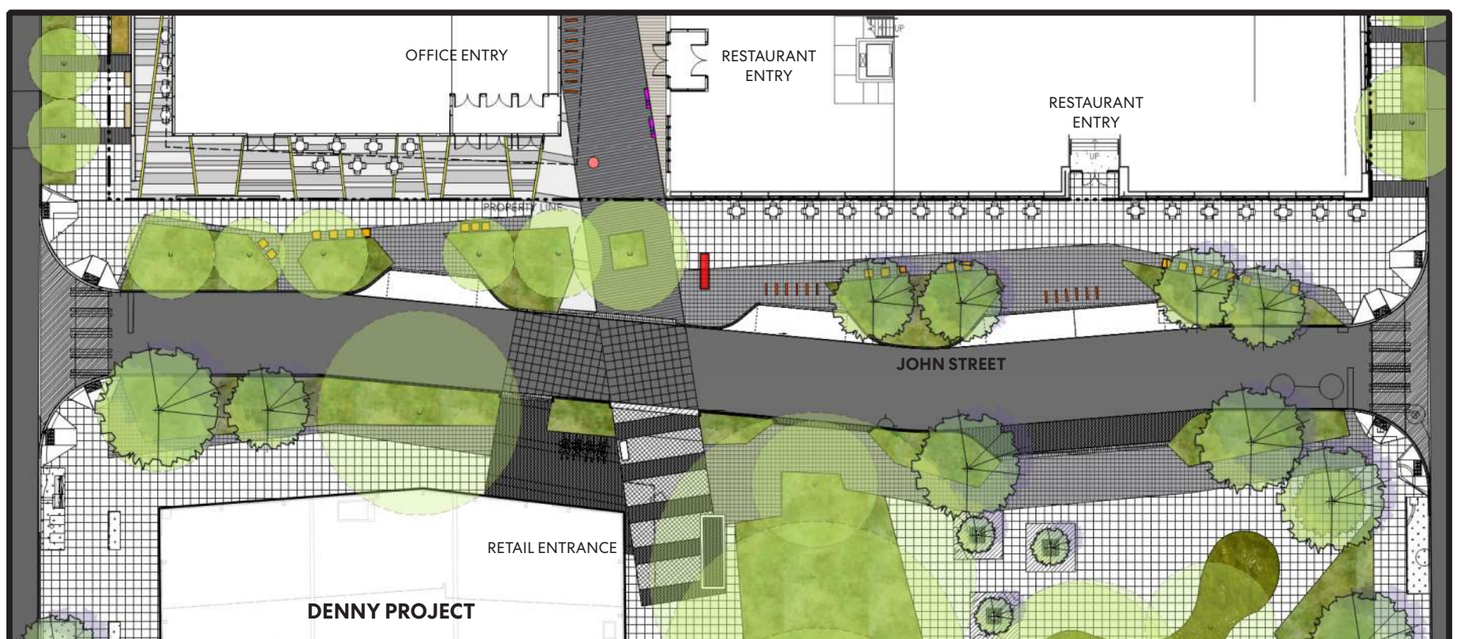
D BOREN AVE. AND FAIRVIEW AVE. FRONTAGE

- The materiality of Boren and Fairview has been simplified to accentuate the mid-block entries and programmed to activate various building setback locations.
- For the Fairview entry, feature paving/banding has been restricted to align with Seattle Times historic columns or Paseo entry nodes only.
- For the Boren entry, the aperture has been increased to allow more visual access to the nature of the Paseo: welcoming, inviting, and activated.

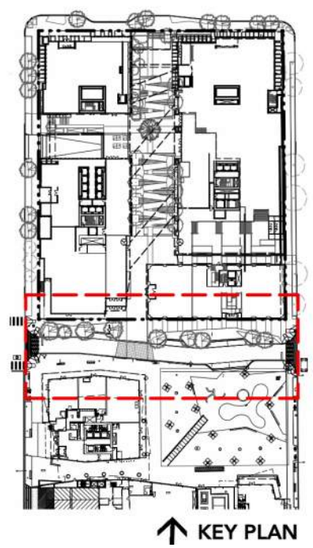
LANDSCAPE: Overall Landscape Plans - DRB #1 vs. DRB #2

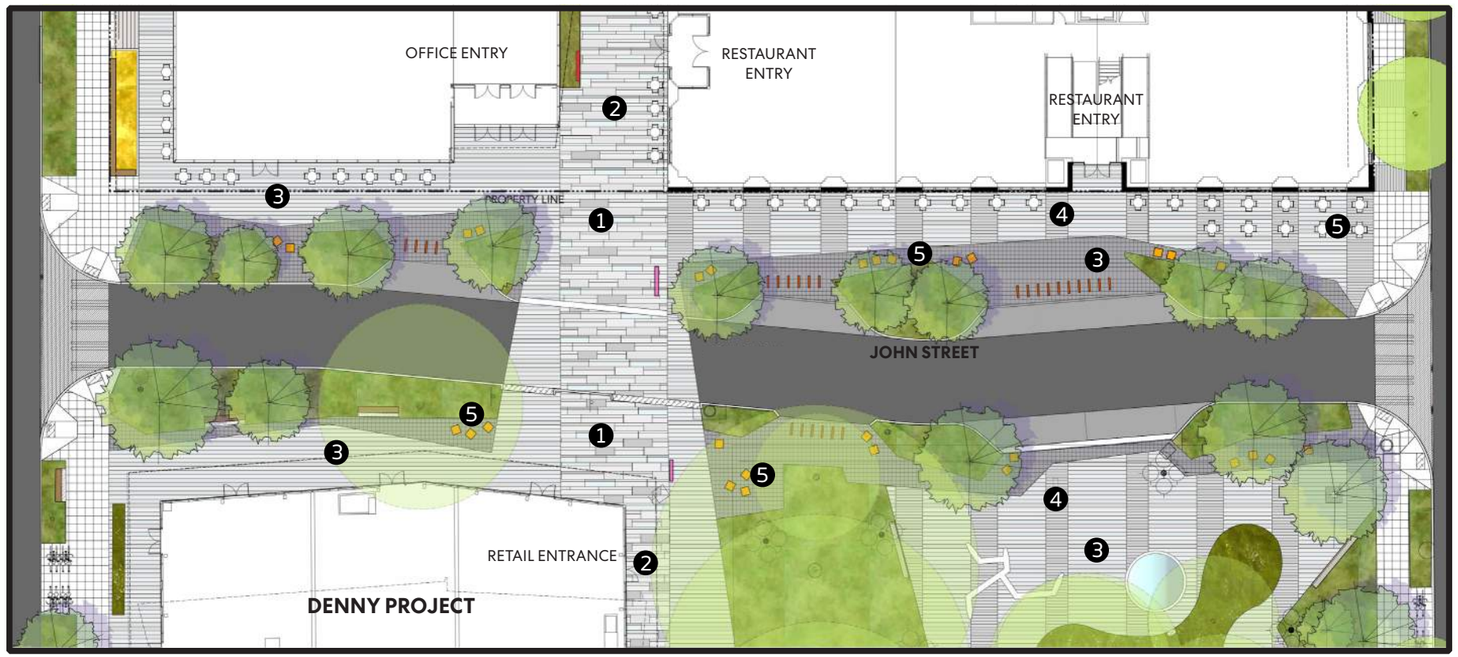


LANDSCAPE: John St. ‘Woonerf’ Detail Plan



DRB #1 - JUNE 2019





DRB #2 - DECEMBER 2019

0 5 10 15 20 FT

LANDSCAPE: John St. 'Woonerf' Detail Plan

KEY IMPROVEMENTS FROM DRB

1. JOHN ST. CROSSING IS "OPENED UP" TO STRENGTHEN VISUAL CONNECTION BETWEEN BOTH SITES
   Trees have been removed and paving patterns simplified; signage has been added on both sides for wayfinding.

2. PASEO FEATURE PAVING EXTENDED TO CONNECT DENNY WAY SITE ACROSS JOHN ST.
   Randomized custom granite paving inspired by Architectural "fins"; with possible inset lighting. John St site connects the Denny site retail through paving.

3. COMMON PAVING MATERIALS ON BOTH SIDES OF JOHN ST. STREETSCAPE
   Custom granite paving (light and dark colours as shown); SDOT approved

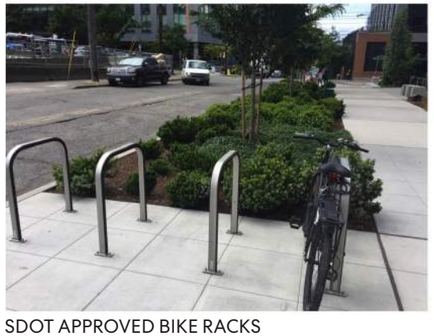
4. ACCENTUATE HISTORIC BUILDING COLUMNS BY EXTENDING ACROSS TO SEATTLE TIMES PARK
   Light grey granite banding to compliment other paving types.

5. ADD MORE SIGNAGE AND SEATING OPPORTUNITIES ON BOTH SIDES OF JOHN ST.
   Vertical digital media sign, granite block seating, and moveable patio tables, bike racks

CUSTOM GRANITE PAVING- LIGHT COLOURED

GRANITE PAVING - DARK

PASEO FEATURE PAVING



SDOT APPROVED BIKE RACKS

GRANITE SEAT BLOCKS W/ STENCILS

DIGITAL MEDIA BOARD/ SIGN

MATERIALS KEY FOR DRB #2

SYMBOL	DESCRIPTION
	PAVING TYPE 1: ONSITE/OFFSITE PAVING Cusom Granite Paving - Light Coloured with Staggering
	PAVING TYPE 2: GRANITE PAVING Custom Dark Granite Paving - Grid Pattern
	PAVING TYPE 3 - STONE SLABS Granite Slab Paving - Light Grey
	PAVING TYPE 4: WOOD DECK/SEAT STEPS 1" x 6" Thermally Modified Wood Decking
	PAVING TYPE 5: CoS STANDARD PAVING SDOT approved CIP Concrete Saw-cut Standard Paving
	PAVING TYPE 6: PORCELAIN PAVER BANDS Paseo Feature Custom Paving with Pattern for Seattle Times
	PAVING TYPE 7: STORYBOARD INSET INTO PAVING - Backlit Paving
	BIORETENTION PLANTERS (HT Varies), Possible Bioretention Planters / Rain Gardens
	CIP CONCRETE PLANTER Min. 24" soil depth for shrubs, 36" for trees
	SEATING TYPE 1: Granite cube seating to match Denny site
	SEATING TYPE 2: Thermally Modified wood topped concrete bench integrated into planter
	SEATING TYPE 3: Cafe Style Seating and square chess board tables - by owner
	SEATING TYPE 4: STAIR SEATING Custom Cube Seating on Stairs
	SEATING TYPE 5: Long Bench and Small Stools / Tables - TBD
	STORY BOARD Vertical and / or Horizontal Applications
	DIGITAL MEDIA SIGN - 8' HT
	PROPOSED PUBLIC ART Seattle Times theme
	BIKE RACK - 2 BIKE SPACES PER RACK SDOT Approved Bike Racks
	TABLE TENNIS by Owner

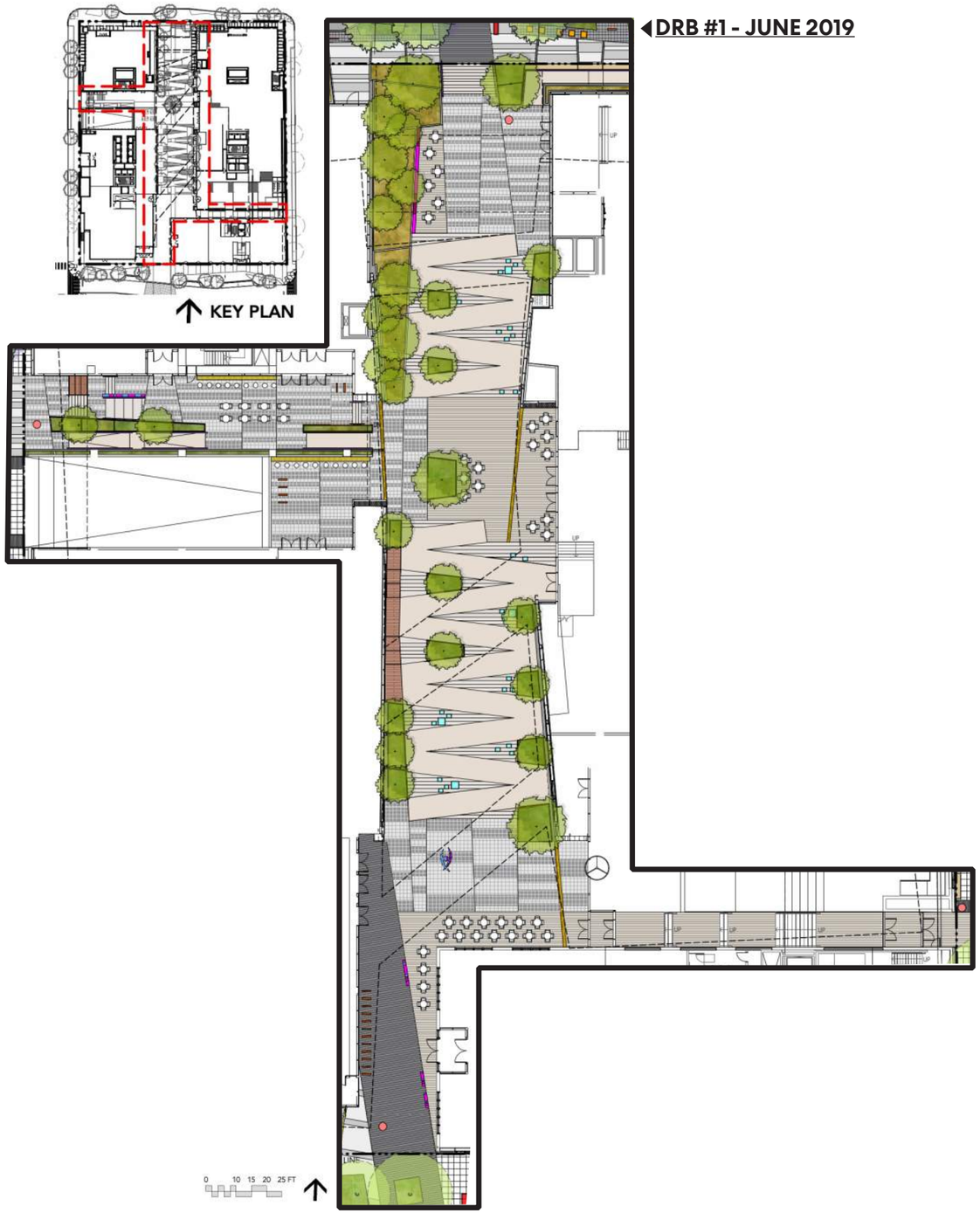
BIRD'S EYE VIEW: IMPROVED JOHN ST. 'WOONERF'

UPDATED SEATTLE TIMES PARK - LOOKING NORTH TO JOHN ST.

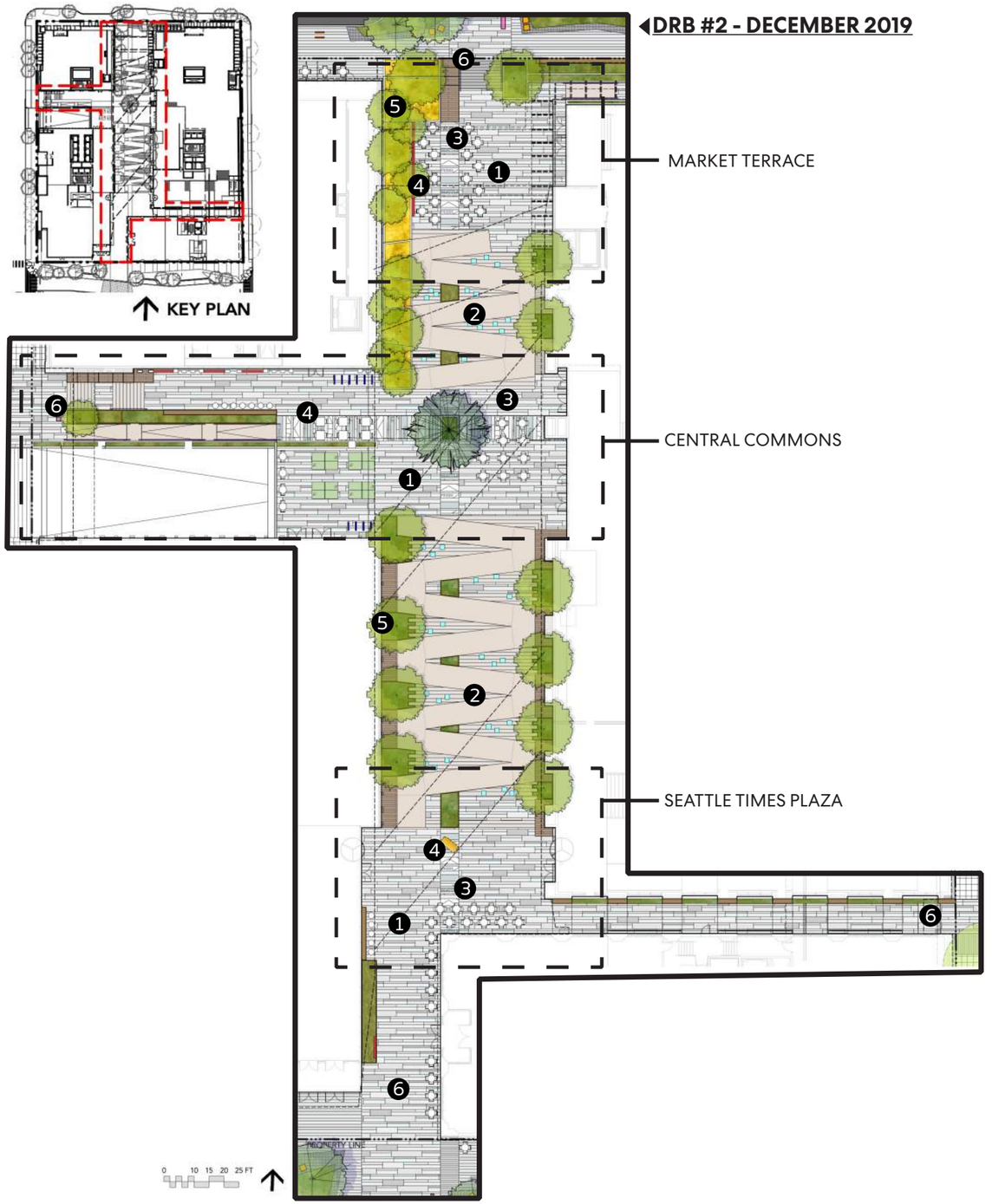
UPDATED JOHN ST. STREETSCAPE - LOOKING WEST ALONG REFURBISHED SEATTLE TIMES BUILDING

JOHN ST. CROSSING FROM SEATTLE TIMES PARK TO PASEO ENTRY

LANDSCAPE: Public Paseo Detail Plan



DRB #1 - JUNE 2019



DRB #2 - DECEMBER 2019

LANDSCAPE: Public Paseo Detail Plan

KEY IMPROVEMENTS FROM DRB

1. UNIFIED PASEO FEATURE PAVING INSPIRED BY ARCHITECTURAL "FINS"
   Possible inset lighting and embedded art.

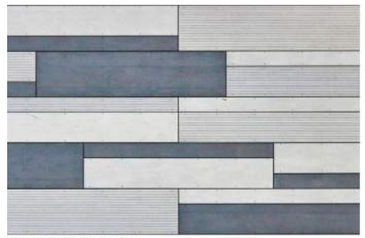
2. 'STRAMP' SYSTEM HAS BEEN RE-ALIGNED WITH THE PODIUM COLUMNS
   Creates a visual 'rhythm' of stairs, ramps, deck seats and planters.

3. PASEO TERRACES HAVE BEEN PROGRAMMED TO REFLECT THE ADJACENT BUILDING USES
   Including various seating types, games, people watching, socializing, events, markets.

4. STRONGER COMMITMENT TO PUBLIC ART AND INTERPRETIVE EXPERIENCE
   Iconic, embedded and visual art has been proposed to tell the Seattle Times story.

5. RAINWATER COLLECTION HAS BEEN ENHANCED
   Larger biofiltration planters and maximized soil depth have been proposed.

6. ALL PASEO ENTRY POINTS ARE ACCESSIBLE, WELCOMING AND ACTIVATED
   Seating, wayfinding clues, accessible ramps and interpretive signage.


PASEO FEATURE PAVING


DECK SEAT / STEPS


CAFE-STYLE SEATING


GAMES AREA


STORY BOARD INSET INTO PAVING


STRAMP - STAIRS AND INTEGRATED RAMP


BIORETENTION PLANTERS


LONG BENCH INTEGRATED INTO WALL WITH PLANTER

MATERIALS KEY FOR DRB #2

SYMBOL	DESCRIPTION
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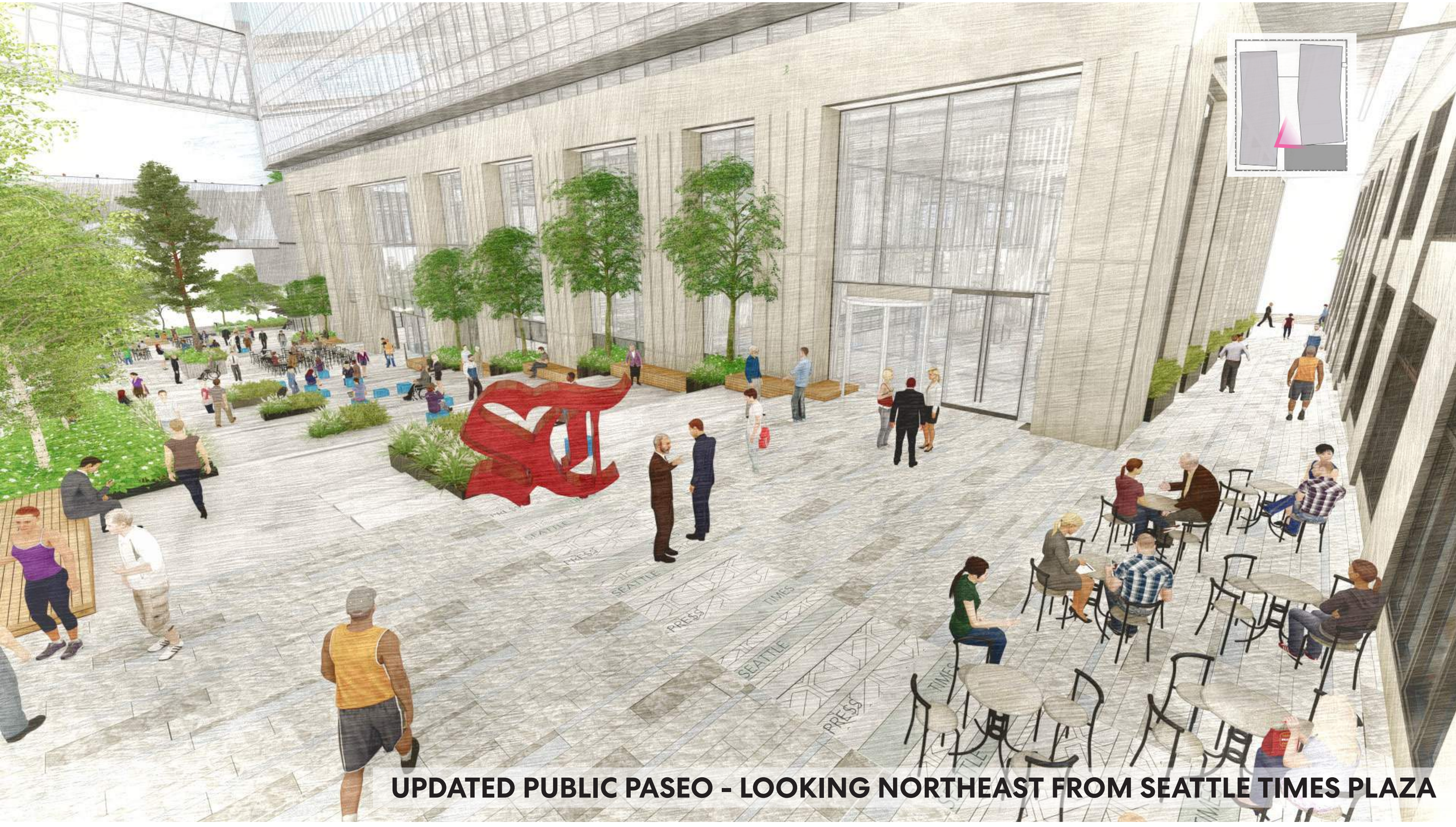
	DIGITAL MEDIA SIGN - 8' HT
	PROPOSED PUBLIC ART Seattle Times theme
	BIKE RACK - 2 BIKE SPACES PER RACK SDOT Approved Bike Racks
	TABLE TENNIS by Owner

PERKINS + WILL | Enns Gauthier landscape architects | onni group



UPDATED PUBLIC PASEO - LOOKING NORTHEAST FROM SEATTLE TIMES PLAZA

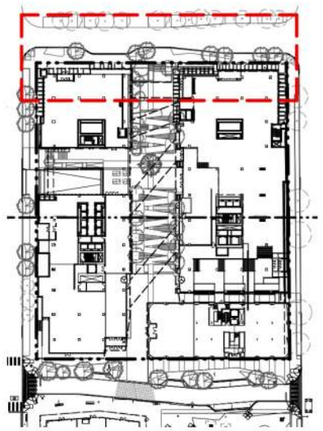
UPDATED PUBLIC PASEO - LOOKING NORTH DOWN ‘THE STRAMP’

UPDATED PUBLIC PASEO - LOOKING SOUTHWEST FROM ‘CENTRAL COMMONS’

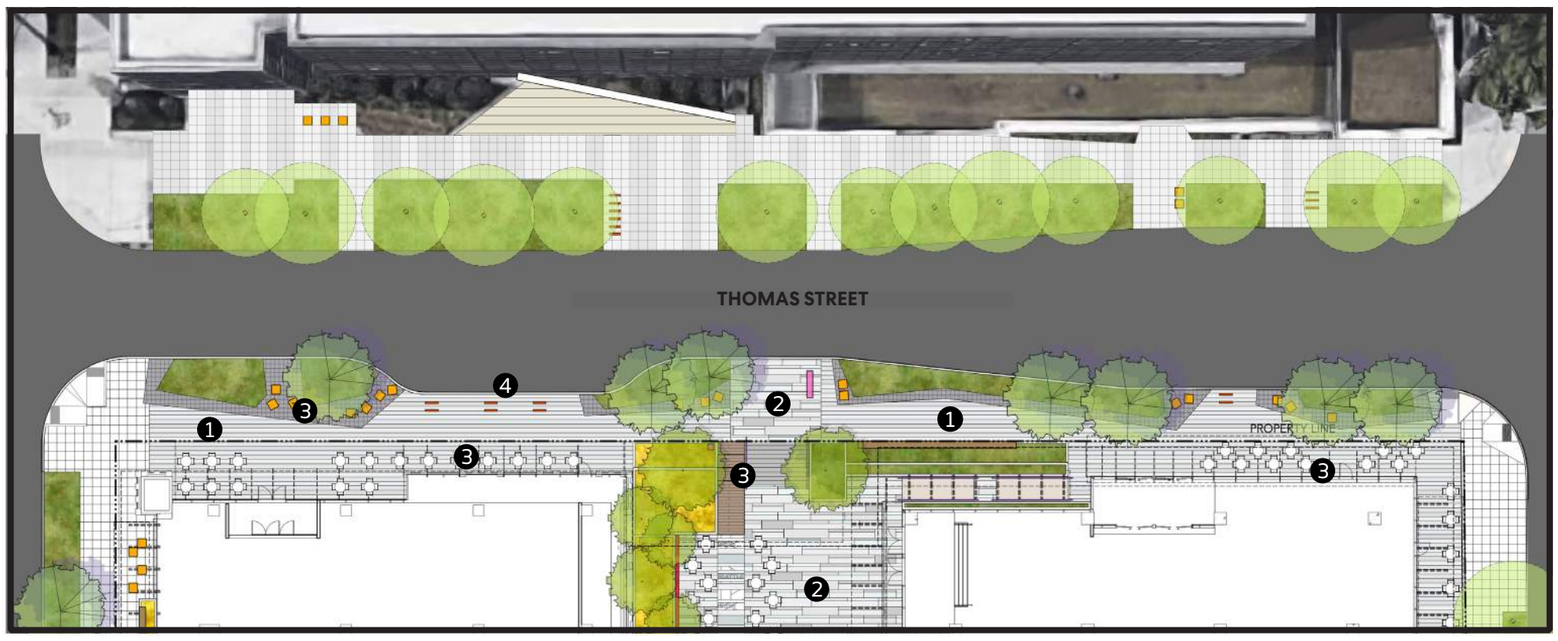
UPDATED PUBLIC PASEO - LOOKING SOUTH FROM 'MARKET TERRACE'

LANDSCAPE: Thomas St. ‘Green Street’ Detail Plan

DRB #1 - JUNE 2019



KEY PLAN



DRB #2 - DECEMBER 2019

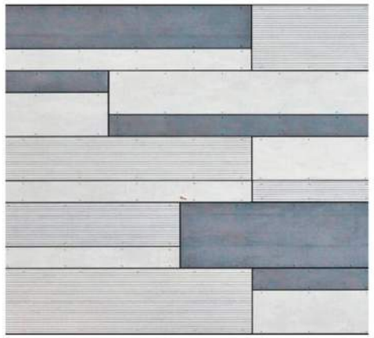
LANDSCAPE: Thomas St. 'Green Street' Detail Plan

KEY IMPROVEMENTS FROM DRB

1. SIMPLIFIED PAVING MATERIALS AND PATTERN TO MIMIC JOHN ST.
   Light and dark coloured custom granite paving.
2. PASEO FEATURE PAVING EXTENDED TO THOMAS ST. CURB -
   Randomized custom granite paving, staggered.
3. INCREASED SEATING AREAS AND TYPES FOR DIFFERENT USES
   Granite blocks, moveable seats, and seat steps adjacent to stairs.
4. INCREASED BIKE RACKS TO PROMOTE PEDESTRIAN-FRIENDLY EXPERIENCE

CUSTOM GRANITE PAVING-
LIGHT COLOURED

CUSTOM GRANITE PAVING-
DARK COLOURED



PASEO FEATURE PAVING

BIKE RACKS TO SDOT STANDARDS

GRANITE BLOCK SEATING

PLANTING BEDS WITH STREET TREES

DIGITAL MEDIA SIGNAGE

MATERIALS KEY FOR DRB #2

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	PROPOSED PUBLIC ART Seattle Times theme
	BIKE RACK - 2 BIKE SPACES PER RACK SDOT Approved Bike Racks
	TABLE TENNIS by Owner

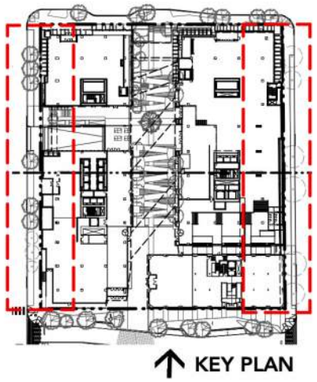
UPDATED THOMAS GREEN ST. - LOOKING SOUTH TO PASEO ENTRY

UPDATED THOMAS ST. - LOOKING WEST AT GROCERY FRONTAGE

UPDATED THOMAS ST. - LOOKING EAST ALONG ‘GREEN STREET’ AT PASEO ENTRY

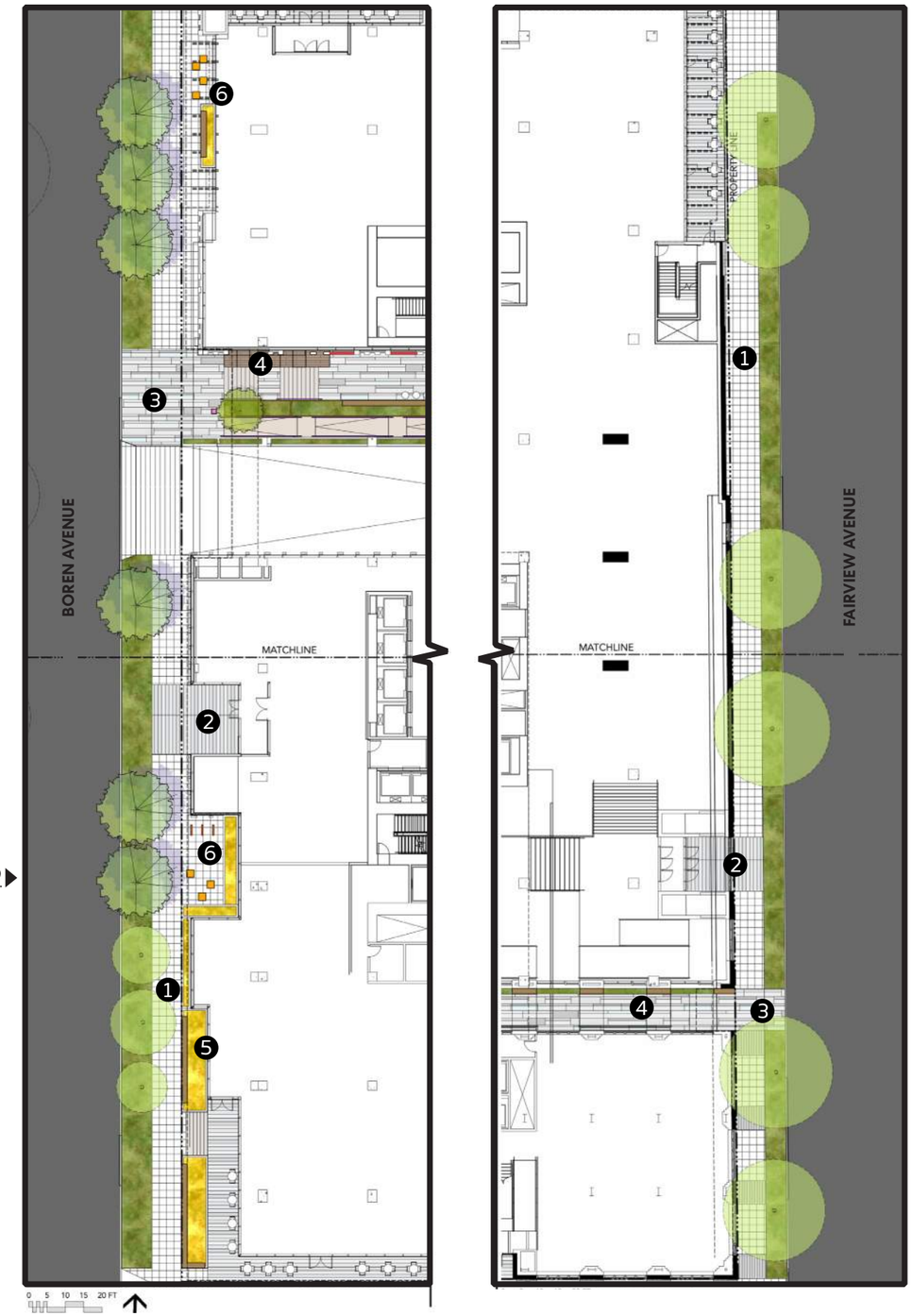
UPDATED CORNER OF BOREN AND THOMAS - LOOKING SOUTHEAST

LANDSCAPE: Boren Ave. and Fairview Ave. Detail Plans



DRB #1 - JUNE 2019

DRB #2 - DECEMBER 2019



LANDSCAPE: Boren Ave. and Fairview Ave. Detail Plans

KEY IMPROVEMENTS FROM DRB

1. MAINTAIN CONTINUITY FROM DENNY WAY SITE BY USING THE SAME STREETSCAPE PAVING TREATMENT
   Custom SDOT-approved CIP concrete paving
2. DEMARCATING LOBBY ENTRIES WITH SPECIALTY PAVING MATCHED ELSEWHERE ON SITE
   Custom granite paving, randomized pattern.
3. EXTEND PASEO FEATURE PAVING OUT TO THE CURB AT EACH MID-BLOCK ENTRY
   Randomized custom pattern with possible inset lighting.
4. MID-BLOCK PASEO ENTRIES ARE MORE ACTIVATED AND WELCOMING
   More seating types and setbacks coincide with improved site lines into the central public paseo.
5. IMPROVED GROUND LEVEL RAINWATER COLLECTION VIA BIOFILTRATION PLANTERS
   Located close to building for RWL's; designed with integrated / stepped seating where possible.
6. INCREASED CUSTOM GRANITE SEAT BLOCKS AND BIKE RACKS
   Clustered to promote social gatherings and street activation.

PLANTING BEDS WITH STREET TREES

SHALLOW STEPS

BENCH INTEGRATED INTO PLANTER

PASEO FEATURE PAVING

DECK SEAT / STEPS

PASEO ENTRY SIGN

SEAT BLOCKS

MATERIALS KEY FOR DRB #2

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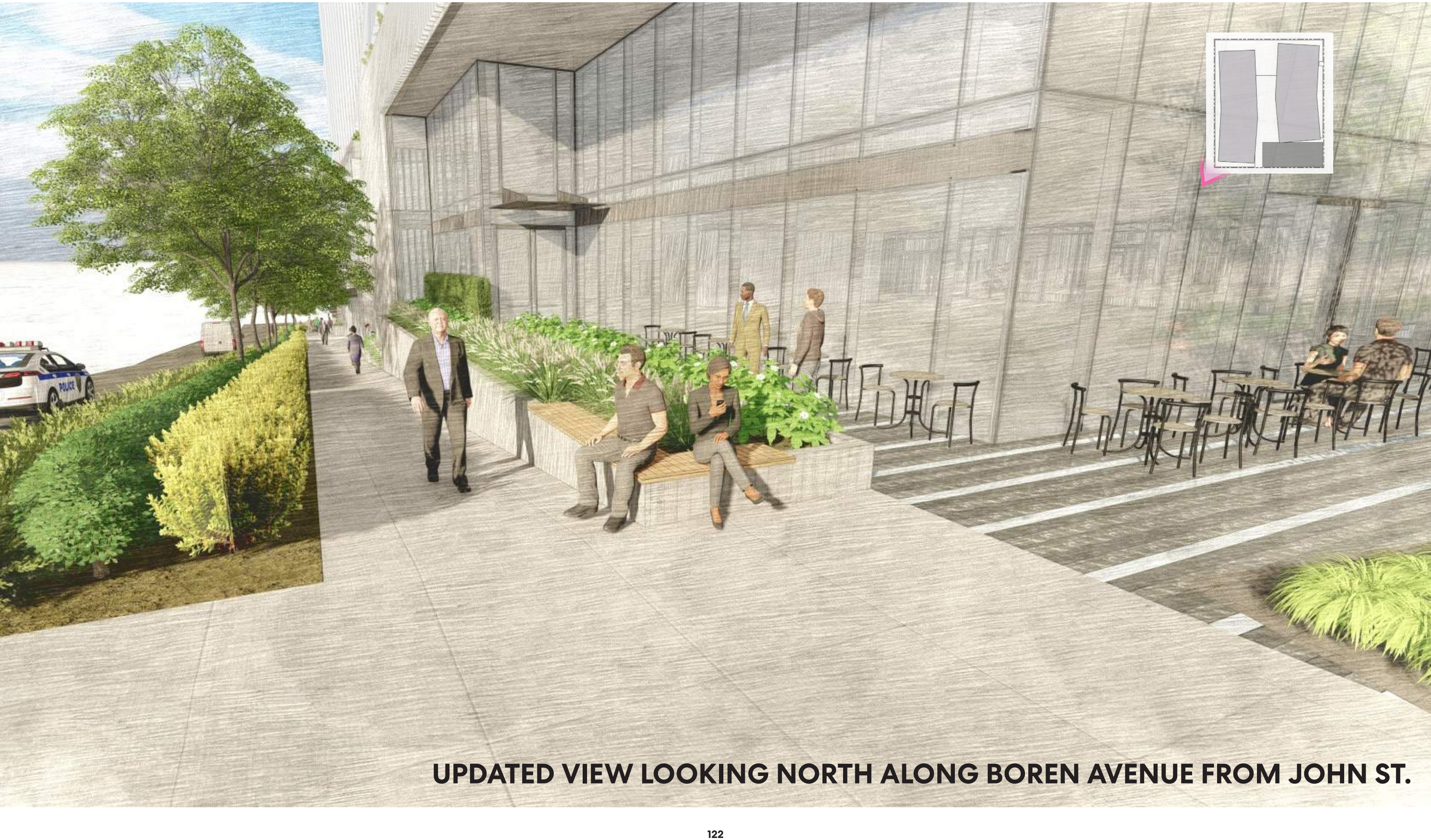
	BIKE RACK - 2 BIKE SPACES PER RACK SDOT Approved Bike Racks
	TABLE TENNIS by Owner



UPDATED VIEW LOOKING NORTH ALONG BOREN AVENUE FROM JOHN ST.

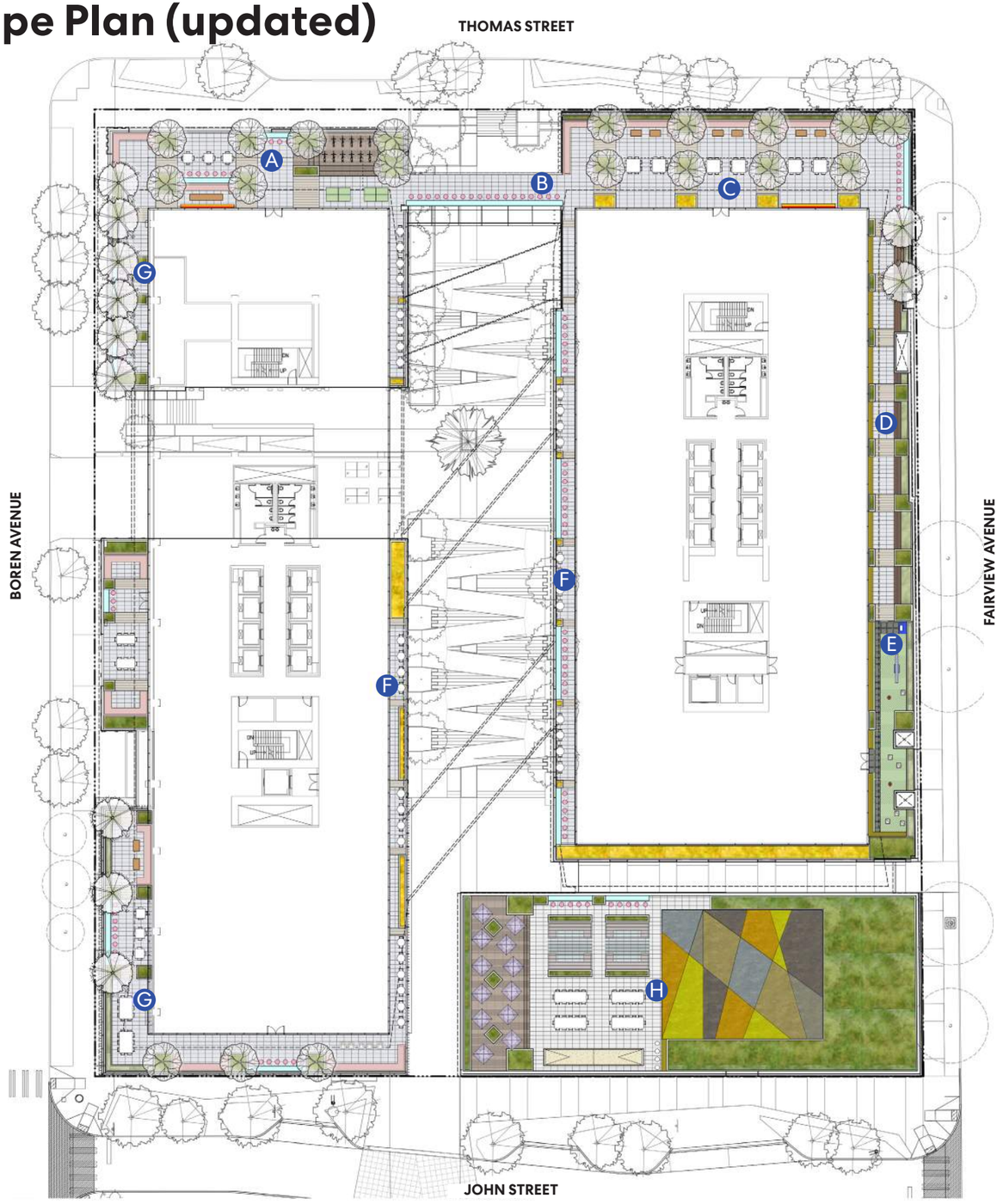
Level 5 Office Amenity Deck: Overall Landscape Plan (updated)

KEY IMPROVEMENTS FROM DRB

- Improved programming for the office amenity deck, including more activated spaces looking down onto the Paseo
- Removal of all trees and structures along the historic Seattle Times building's parapet
- Revised layout of Seattle Times rooftop patio as per the revised architectural layout

KEY ITEMS

- A OFFICE AMENITY ENTERTAINMENT ZONE
- B "THE BRIDGE" - BAR STOOL + SEATING FOR PEOPLE WATCHING
- C OFFICE AMENITY LUNCH AND MEETING SPACES
- D BREAK-OUT MEETING AND RELAXATION AREAS
- E OFFICE DOG RUN
- F PASEO OVERLOOK SEATING AND MEETING AREAS
- G WEST SIDE LOUNGE AND OUTDOOR MEETING SPACES
- H SEATTLE TIMES ROOFTOP RESTAURANT WITH SEATING, COVERED LOUNGE AREAS, SUNDECK, SHUFFLE BOARD AND LARGE PLANTED AREAS



Rooftop Amenity Deck: Overall Landscape Plan (updated)

DESIGN CONSIDERATIONS / CHANGES FROM DRB

- Accommodate multiple office use programming to the amenity spaces
- Incorporate bioretention planters where feasible
- Ensure accessibility to all spaces
- Provide flexible programming for a range of activities: seating, gathering, sun tanning, eating, people watching, and events/markets
- Incorporate green roofs on all inaccessible rooftops

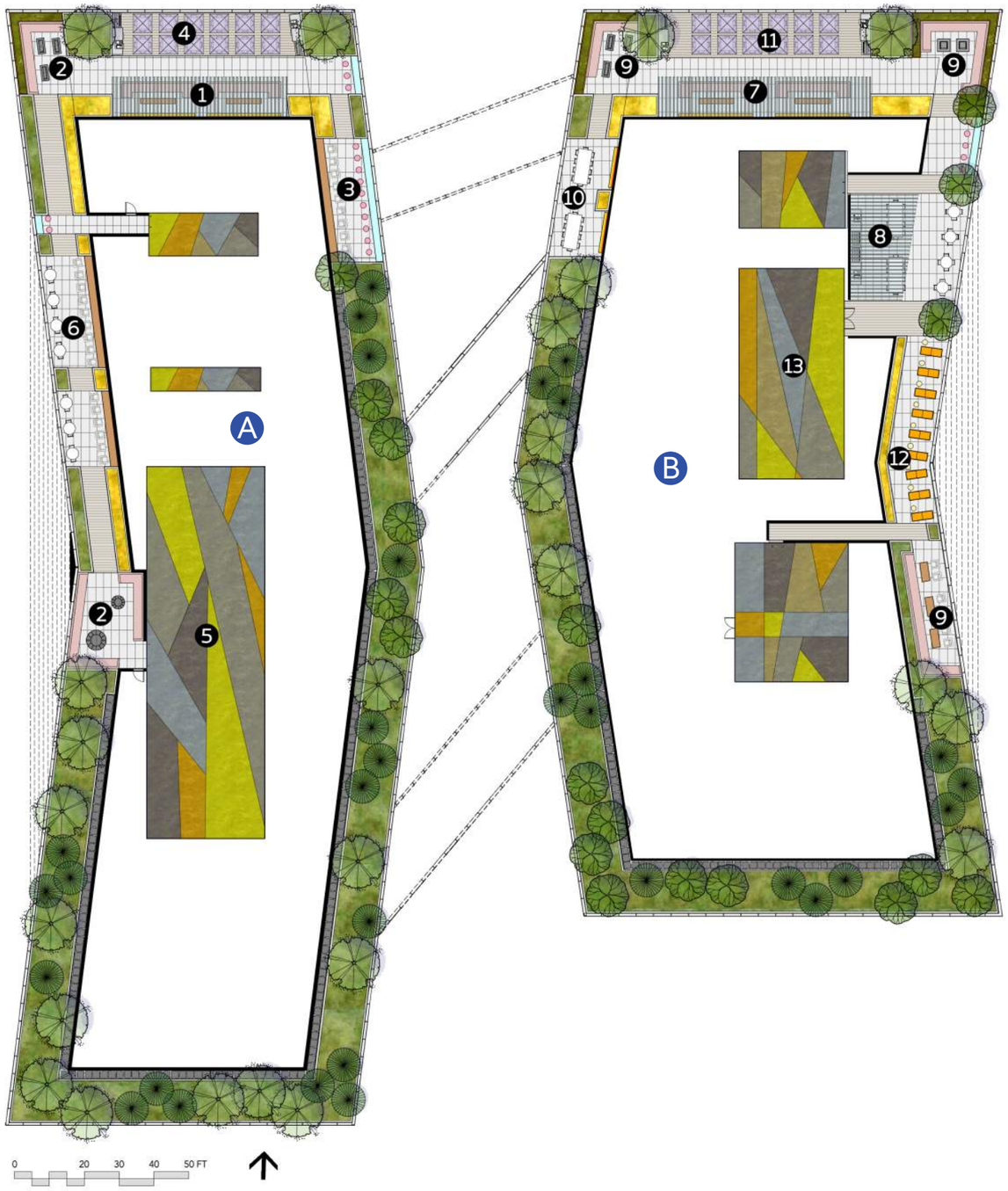
KEY ITEMS

A LEVEL 18 TOWER

1. COVERED OUTDOOR ENTERTAINMENT AREA
2. LOUNGE / SOFA SEATING WITH FIRE PITS AND TABLES
3. BAR-STYLE TABLE SEATING WITH STOOL SEATING
4. EATING / VIEW AREA
5. SEDUM GREEN ROOFS
6. CAFE-STYLE SEATING + LONG BENCHES FOR BREAK-OUT MEETINGS

B LEVEL 17 TOWER

7. COVERED OUTDOOR ENTERTAINMENT AREA
8. COVERED OUTDOOR BBQ / KITCHEN AREA
9. LOUNGE / SOFA SEATING WITH FIRE PITS AND TABLES
10. COMMUNAL BANQUET DINING TABLE WITH OUTDOOR TV
11. EATING / VIEW AREA
12. SUN CHAIR SEATING AREA FOR RELAXATION / VIEWS
13. SEDUM GREEN ROOFS



Amenity Deck & Rooftops: Character Image Board

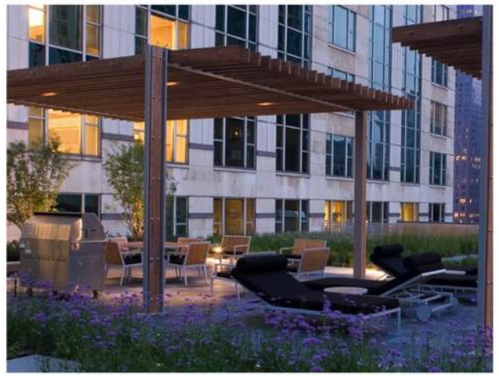
LOUNGE AREAS WITH FIRE PLACE

BANQUET / MEETING TABLES

LOUNGE SEATING WITH TABLES

OUTDOOR BBQ / KITCHEN AREA

BAR-STYLE TABLE WITH STOOL SEATING



OFFICE SOCIAL AREAS

RAISED DECK WITH PATIO TABLES

AMENITY DECK CAFE SEATING

LOUNGE / SOFA SEATING WITH FIRE PITS

BOCCE COURT / SHUFFLE BOARD AREA WITH SURROUNDING SEATING

SEDUM GREEN ROOF

ENTERTAINMENT AREA WITH WALL-MOUNTED TV

LANDSCAPE: Overall Public Realm Benefits

KEY ITEMS PROPOSED FOR THIS PROJECT THAT BENEFIT THE COMMUNITY

- PROVIDING A PEDESTRIAN-ORIENTED EAST-WEST PUBLIC GREEN WAY FROM FAIRVIEW TO BOREN ALONG JOHN ST.
- PROVIDING A PEDESTRIAN-FRIENDLY GREEN STREET FROM FAIRVIEW TO BOREN ALONG THOMAS ST.
- PROVIDING AN ACCESSIBLE AND PEDESTRIAN ORIENTED NORTH-SOUTH PUBLIC WALKWAY THROUGH THE SITE, OVER 400 FEET LONG AND COVERING A GRADE CHANGE OVER 24 FEET OF ELEVATION,
- ON-SITE OUTDOOR PUBLIC AMENITIES INCLUDE: COMMERCIAL RETAIL FRONTAGE, VARIOUS SEATING AND GATHERING AREAS, PEOPLE WATCHING OPPORTUNITIES, OUTDOOR GAMES AND SOCIAL AREAS, MARKET AREAS AND AREAS DESIGNATED FOR SEASONAL FESTIVALS.
- COMBINATION OF ICONIC, EMBEDDED, AND INTERPRETIVE PUBLIC ART TO HELP TELL THE STORY AND IMPORTANCE OF THE SEATTLE TIMES HISTORIC BUILDING.
- 9 EXISTING GROUND LEVEL TREES BEING REMOVED FROM SITE ARE BEING REPLACED WITH 44 NEW GROUND LEVEL TREES, AND ANOTHER 105 TREES PROPOSED FOR UPPER LEVELS
- 1635 SQ FT OF BIOFILTRATION PROVIDED (500 SQ FT REQUIRED) FOR THE GROUND LEVEL (5.6% OF THE TOTAL INFILTRATING AREA)

DRB #2 - DECEMBER 2019

Section 04.
Departures

CURRENT DEPARTURES REQUESTED

WITH CODE REFERENCE

DEPARTURE NAME	CODE REFERENCE	EDG	DRB 1	DRB 2
1. MAXIMUM FLOOR PLATE SIZE	SMC 23.48.245.B.1.D*			
2. TOWER SEPARATION	SMC 23.48.245.F.5			
3. THROUGH-BLOCK PEDESTRIAN CONNECTION	SMC 23.48.240.H.2.A**			
4. THROUGH-BLOCK PEDESTRIAN CONNECTION	SMC 23.48.240.H.2.B**			
5. THROUGH-BLOCK PEDESTRIAN CONNECTION	SMC 23.48.240.H.2.C			
6. STREET FACING FACADE TRANSPARENCY REQUIREMENT	SMC 23.48.040.B.1**			
7. STREET FACING BLANK FACADE LENGTH	SMC 23.48.040.B.2.A.1**			
8. STREET FACING FACADE BLANK FACADE TRANSPARENCY	SMC.23.48.040.B.2.A.2**			
9. STREET FACING FACADE BLANK FACADE TRANSPARENCY	SMC 23.48.040.B.2.A.1*			
10. CURB CUTS	SMC 23.54.030.F.2B2*			

*DEPARTURES RELATING TO THE EXISTING CONDITIONS OF THE SEATTLE TIMES

*DEPARTURES SUPPORTED AT DRB 1

MAXIMUM FLOOR PLATE SIZE

DEPARTURE ONE : BOARD SUPPORTED

SMC 23.48.245.B.1.D - MAXIMUM FLOOR PLATE SIZE

Code requirement

Per SMC 23.48.245.B.1., average gross floor area for stories above the specified podium height is 30,000 square feet for structures on a lot that meets the following conditions:

1) The lot has a minimum area of 60,000 square feet

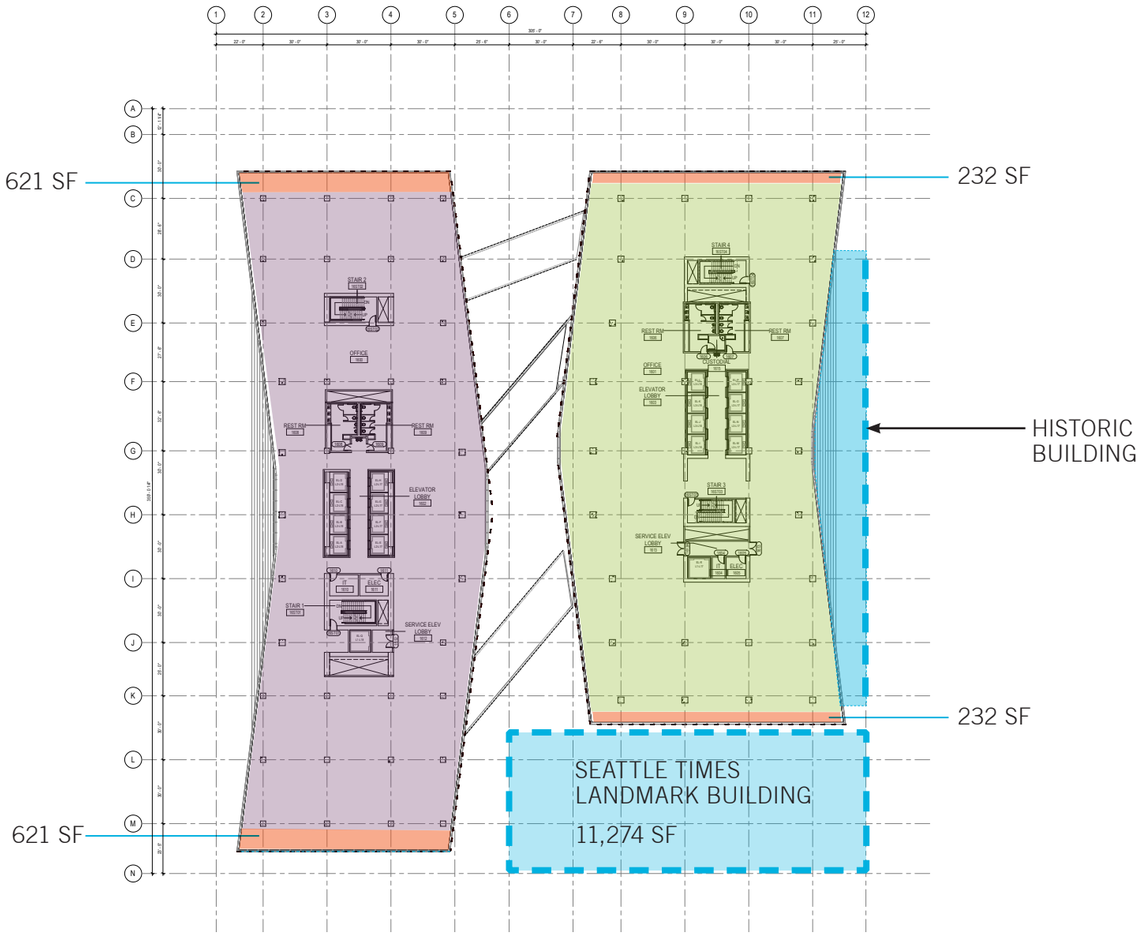
2) The lot includes an existing open space or qualifying landmark structure.

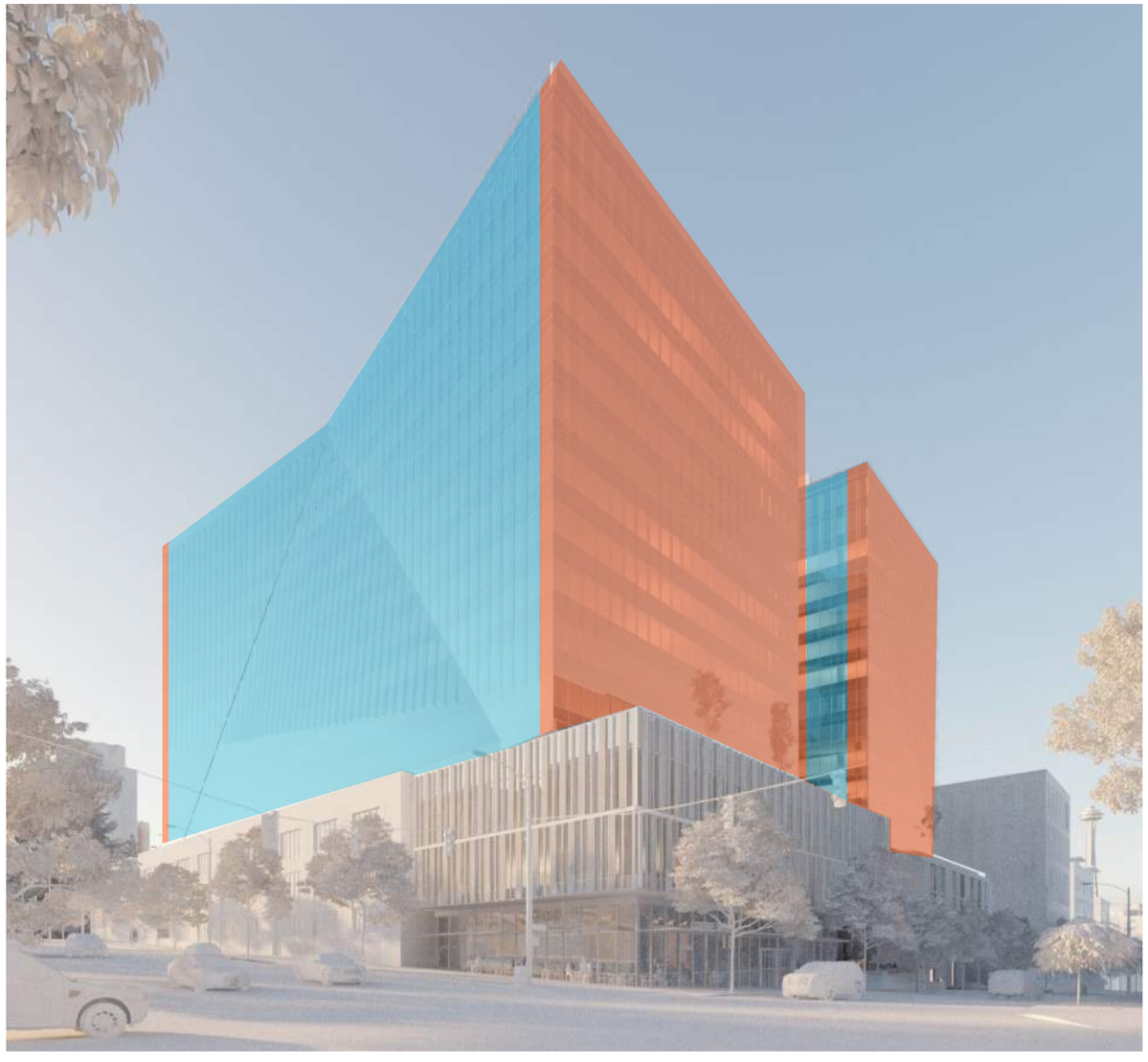
Proposal

Due to the preservation of the two landmark structures on the site, which reduce the amount of square footage that may be built both at the street level and directly above the structures, the project requests a departure of the maximum floor plate size. The request is for an additional 5%, for a maximum of 31,500 SF per floor. (SMC 23.41.012.b.11 states that a departure of up to a five percent increase in floor area limit for each story may be granted for structures with non-residential uses meeting the requirements of 23.48.245.b.1.d.1 and 23.48.245.b.1.d.2)

Benefits

The proposal of 31,500 SF floor area for each tower is to allow more open space at the pedestrian, ground-plane Paseo and mid-block connection. The Paseo will connect the Seattle Times Park to Thomas Street (a green street) to the north, while the mid-block connection will be oriented east/west. This will allow porosity into the block on all four sides, as opposed to a more solid podium block. This approach aligns with South Lake Union Design Guideline PL1-1 (Human Activity, pedestrian connections).


621 SF
232 SF
HISTORIC BUILDING
232 SF
SEATTLE TIMES LANDMARK BUILDING
11,274 SF
621 SF
30,000 SF AT WEST TOWER
30,000 SF AT EAST TOWER
AREA BEYOND 30,000 SF



TOWER SEPARATION

DEPARTURE TWO

Board Comments: “Board did not support the departure at this time, but would be open to supporting in the future if a compelling case could be made for how a revised design would better meet Design Guidelines CS3 Architectural Context and Character and DC2 Architectural Concept and CS1 Natural Systems and Site Features”.

SMC 23.48.240.F.5 - TOWER SEPARATION

Code requirement

Per 23.48.245.F.5-b, a minimum separation of 60 feet is required between all portions of structures on the lot that exceed podium height limit. If the lot includes a qualifying Landmark structure, an average separation of 60 feet is permitted.

Per follow-up correspondence with SDCI, average separation between towers is measured from the project’s roof plan.

Proposal

With two qualified landmark structures on the site, the project requests a departure for the average tower separation distance. Structure cannot be built over the The Seattle Times Historic building, which means that area cannot be used towards tower separation. The modulation created by the folds on Fairview and Boren, dictates the fold angles between the buildings, thus creating the need for this departure. The text amendment permits the tower separation to be departable. The proposal yields a roof level (level 17) tower separation distance of 47’-9” and an overall average vertical tower separation of 51’-5” measured from level 07 up to level 17. The current tower separation is the minimum amount of separation necessary in order to acheive the max floor area allowed by 23.48.245.B.1.d.

Benefits

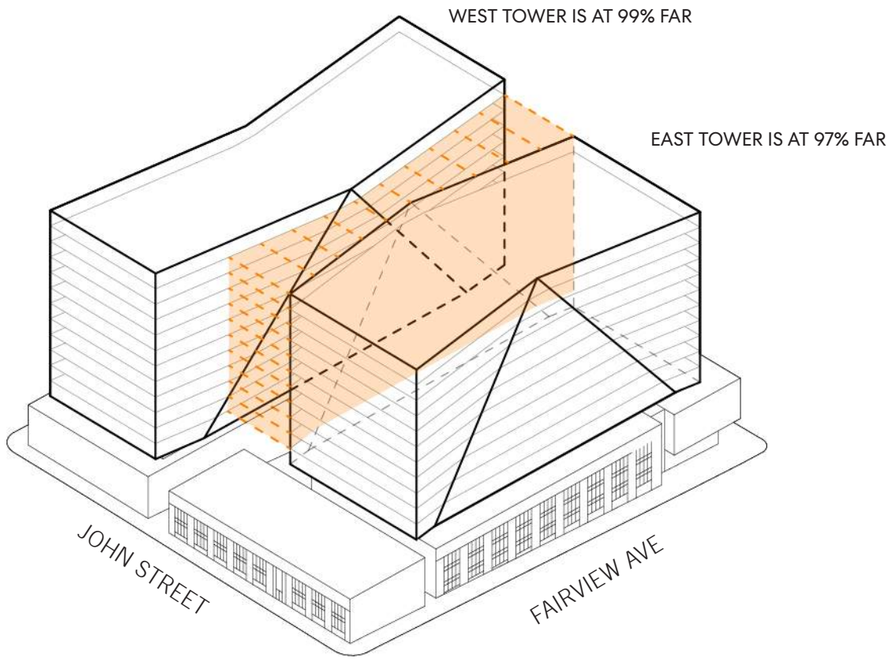
Shaping the two office towers into a series of dynamic facets will create interest at the skyline and reflect light down into the pedestrian realm. These varying planes create a well-proportioned architectural expression, in alignment with Seattle Design Guideline DC2-B.1 (Facade Composition). Calculating average tower separation in plan and section allows the towers to lean away from the street at Boren and Fairview, opening up the views toward Lake Union and increasing sunlight at street level, in alignment with SLU Design Guideline CS2-2.ii (Height, Bulk, and Scale). The folded facades within the courtyard direct movement through the site to connect the Seattle Times Park and the Troy Block Arcade, in alignment with SLU Design Guideline PL1-1 (Human Activity, pedestrian connections). The current composition has been optimized for the greatest level of visual interest without diminishing the courtyards access to sunlight. Comparing the current scheme to a modulation of 15’ on both towers does not provide any significant increase in solar

SMC 23.48.240.G - TOWER SEPARATION

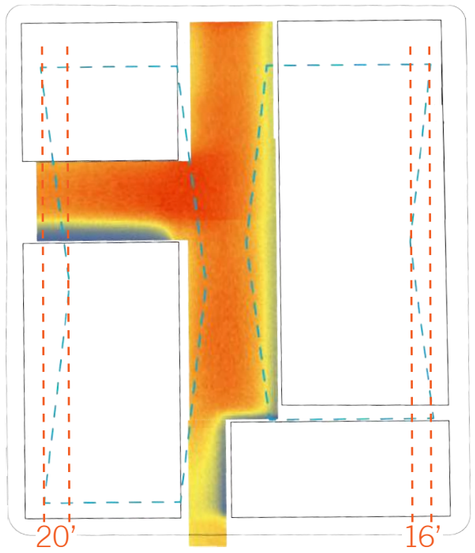
AVERAGE TOWER SEPARATION:

AVERAGE SEPARATION LEVEL 07 = 57.4 FT
AVERAGE SEPARATION LEVEL 08 = 55.7 FT
AVERAGE SEPARATION LEVEL 09 = 54.1 FT
AVERAGE SEPARATION LEVEL 10 = 52.7 FT
AVERAGE SEPARATION ELVEL 11 = 51.5 FT
AVERAGE SEPARATION LEVEL 12 = 50.4 FT
AVERAGE SEPARATION LEVEL 13 = 49.6 FT
AVERAGE SEPARATION LEVEL 14 = 48.9 FT
AVERAGE SEPARATION LEVEL 15 = 48.4 FT
AVERAGE SEPARATION LEVEL 16 = 48.0 FT
AVERAGE SEPARATION LEVEL 17 = 47.8 FT

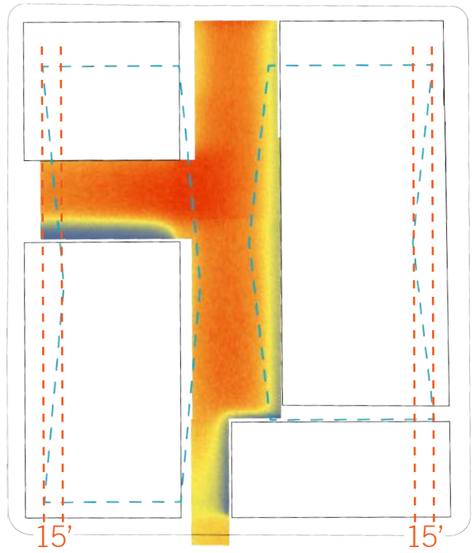
OVERALL AVERAGE VERTICAL TOWER SEPARATION = 51.4 FT



SOLAR COMPARISON

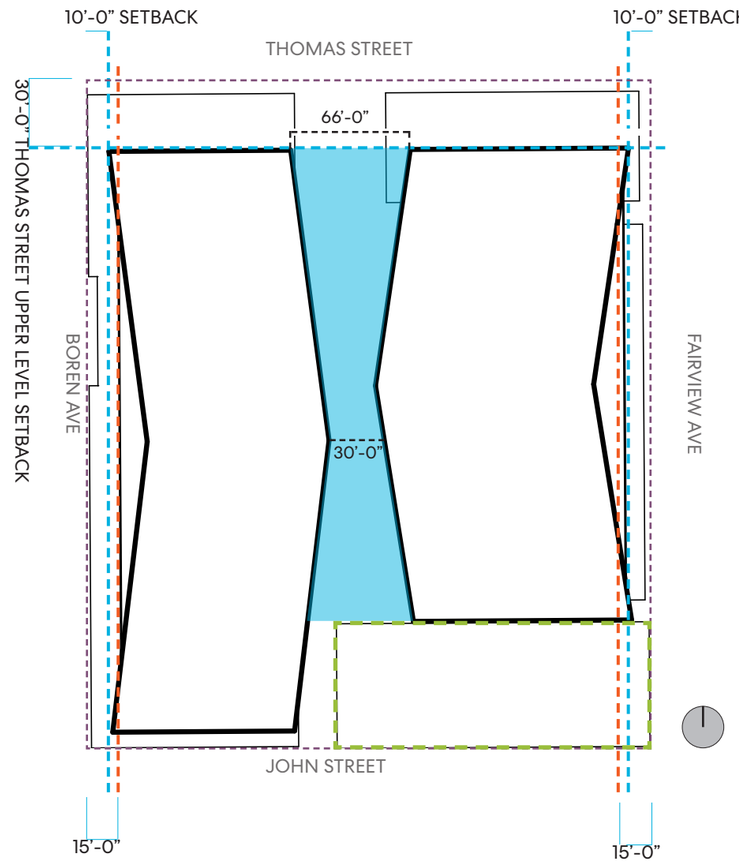


20' AND 16' MODULATION CURRENT SCHEME



15' AND 15' MODULATION COMPARISON

SETBACK REQUIREMENTS:



15'-0" MODULATION BOUNDARY
NO BUILDING OVERHANG ABOVE HISTORIC STRUCTURE
REQUIRED SETBACK
PROPERTY LINE

STREET FACING FACADE TRANSPARENCY REQUIREMENT

DEPARTURE SIX : BOARD SUPPORTED

SMC 23.48.040.B.1 - STREET FACING FACADE TRANSPARENCY REQUIREMENT

Code requirement

Per SMC 23.48.040.B.1, in the SM-SLU, SM-NR, SM-U, and SM-UP zones, on Class 2 and Neighborhood Green Streets, a minimum of 60 percent of the street-facing facade must be transparent, except that if the slope of the street frontage abutting the lot exceeds 7.5 percent, the required amount of transparency is 45 percent of the street-facing facade.

Proposal

On Fairview Ave N preservation of the historic facade of the Seattle Times Building creates a non-compliant facade. All newly built portions of the building are compliant with transparency requirements.

Benefits

This departure allows the project to maintain compliance with Landmark preservation requirements.

FAIRVIEW AVE N

NON-TRANSPARENT AREA

TRANSPARENT AREA

PERCENTAGE OF TRANSPARENCY (FOR CLASS II PEDESTRIAN STREETS)
SMC 23.48.040.B.1

	REQUIRED	PROVIDED
TOTAL FACADE AREA:		2,108 SF
NON TRANSPARENT AREA:		1,213 SF (58%)
TRANSPARENT AREA:	>1,301 SF (60%)	895 SF (42%)

(AS MEASURED BETWEEN 2' - 0" AND 8' - 0" ABOVE SIDEWALK)

DEPARTURE REQUESTED - SEE G02-30

STREET FACING FACADE BLANK FACADE LENGTH

DEPARTURE SEVEN : BOARD SUPPORTED

SMC 23.48.040.B.2.A.1 - STREET FACING FACADE BLANK FACADE LENGTH

Code requirement

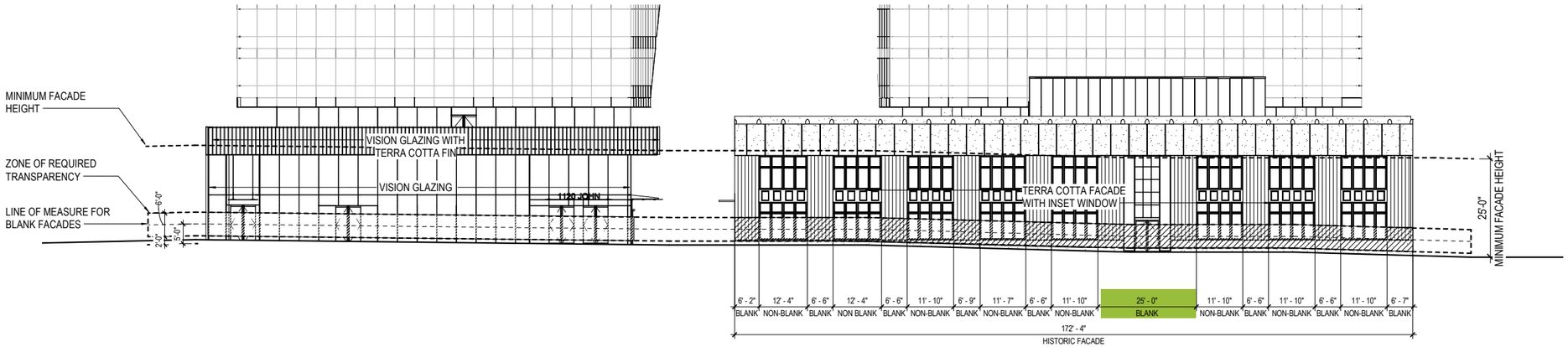
Per SMC 23.48.040.B.2.a.1, on Class 2 and Neighborhood Green Streets, blank facades are limited to segments 15 feet wide. Blank facade width may be increased to 30 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.

Proposal

On John Street and Fairview Ave N preservation of the historic facade of the Seattle Times Building creates a non-compliant facade. Additionally on Fairview Ave N, preservation of the historic facade of the printing press also creates a non-compliant facade. All newly built portions of the building are compliant with transparency requirements.

Benefits

This departure allows the project to maintain compliance with Landmark preservation requirements.



JOHN STREET

BLANK FACADES (FOR PEDESTRAN GREEN STREETS)
SMC 23.48.040.B.2

	REQUIRED	PROVIDED
TOTAL FACADE LENGTH:		280'- 5"
MAX. BLANK SEGMENT LENGTH:	< 15' - 0"	25'-0" MAX.
BLANK FACADE PERCENTAGE:	< 40%	27%

(AS MEASURED 5' - 0" ABOVE SIDEWALK)

FAIRVIEW AVE N

BLANK FACADES (FOR CLASS II PEDESTRIAN STREETS)
SMC 23.48.040.B.2

	REQUIRED	PROVIDED
TOTAL FACADE LENGTH:		350' - 11"
MAX. BLANK SEGMENT LENGTH:	< 15' - 0"	83'-3" MAX.
BLANK FACADE PERCENTAGE:	< 40%	56%

(AS MEASURED 5' - 0" ABOVE SIDEWALK)

STREET FACING BLANK FACADE TRANSPARENCY

DEPARTURE EIGHT : BOARD SUPPORTED

SMC 23.48.040.B.2.A.2 - STREET FACING FACADE BLANK FACADE TRANSPARENCY

Code requirement

Per SMC 23.48.040.B.2.a.2, on Class 1, Class 2, and Class 3 Pedestrian Streets and Neighborhood Green Streets, the total width of all blank facade segments shall not exceed 40 percent of the width of the street-facing facade of the structure on each street frontage, or 55 percent of the width of the street-facing facade if the slope of the street frontage abutting that lot exceeds 7.5 percent.

Proposal

On Fairview Ave N preservation of the historic facade of the Seattle Times Building creates a non-compliant facade. All newly built portions of the building are compliant with transparency requirements.

Benefits

This departure allows the project to maintain compliance with Landmark preservation requirements.

BLANK FACADES (FOR CLASS II PEDESTRIAN STREETS)
SMC 23.48.040.B.2

	REQUIRED	PROVIDED
TOTAL FACADE LENGTH:		350' - 11"
MAX. BLANK SEGMENT LENGTH:	< 15' - 0"	83'-3" MAX.
BLANK FACADE PERCENTAGE:	< 40%	56%

(AS MEASURED 5' - 0" ABOVE SIDEWALK)

FAIRVIEW AVE N

CURB CUTS

DEPARTURE TEN : BOARD SUPPORTED

SMC 23.54.030.F.2.B.2 - CURB CUTS

Code requirement

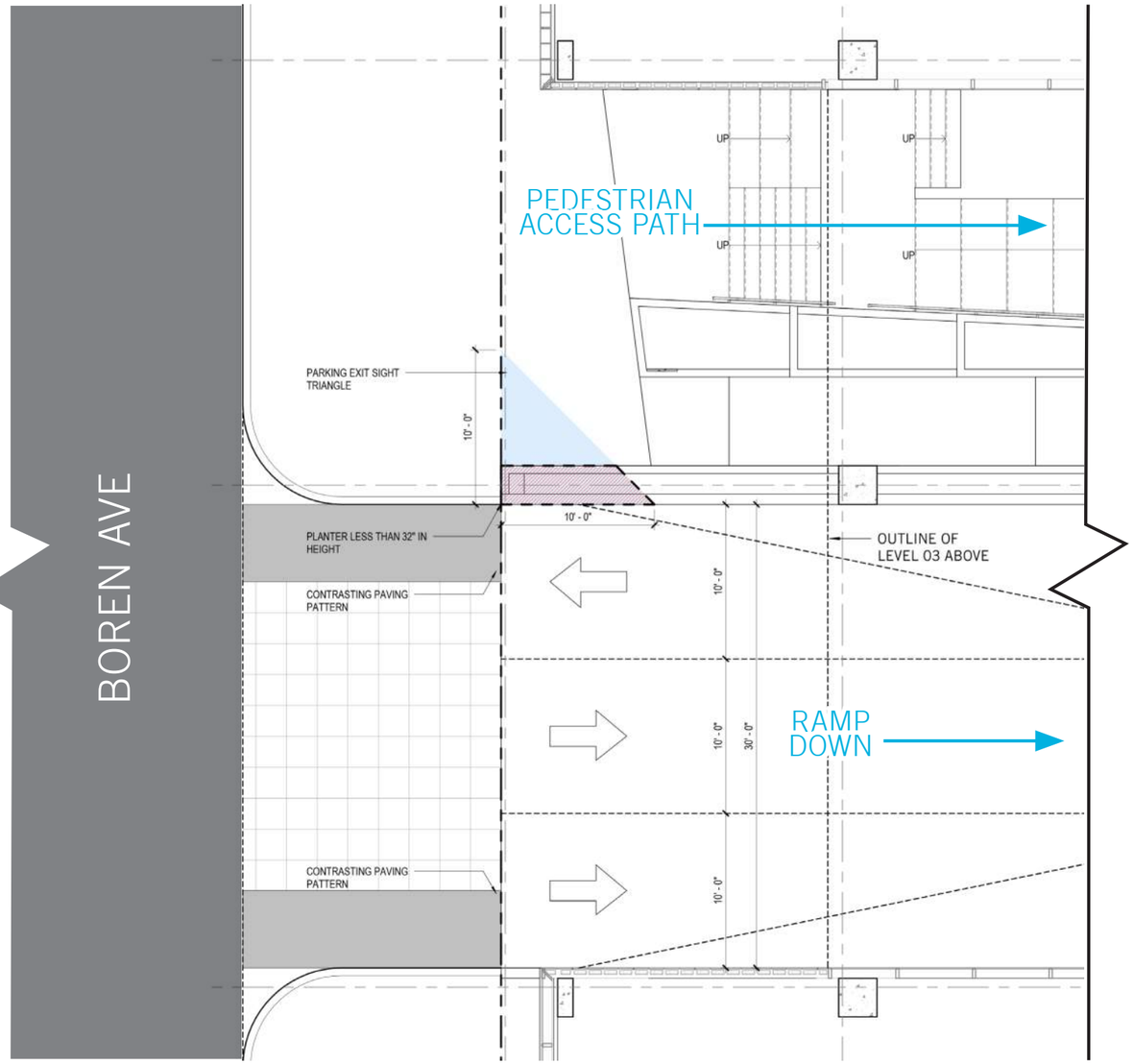
For two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined per subsection 23.54.030.f.2.b.2.

Proposal

Request the parking and services entry off Boren Avenue to be 30’ wide to acomodate truck and auto access combined.

Benefits

This departure allows for trucks required for building services and sufficient pedestrian and building clearance at the Boren Avenue entry. In accordance with DC1-B-1 in the design guidelines, the maximum width also allows for increased sight lines for pedestrian safety at the adjacent through block connection, minimizing conflict between vehicles and non-motorist.


BOREN AVE
PEDESTRIAN ACCESS PATH
UP
UP
UP
UP
PARKING EXIT SIGHT TRIANGLE
10' - 0"
10' - 0"
PLANTER LESS THAN 32" IN HEIGHT
OUTLINE OF LEVEL 03 ABOVE
CONTRASTING PAVING PATTERN
10' - 0"
RAMP DOWN
30' - 0"
10' - 0"
CONTRASTING PAVING PATTERN


THOMAS STREET
THOMAS STREET
TRUCK ACCESS
C
B
B
B
D
D
B
A
BOREN AVENUE
BOREN AVE.
FAIRVIEW AVE. N.
FAIRVIEW AVENUE
SEATTLE TIMES HISTORIC SITE

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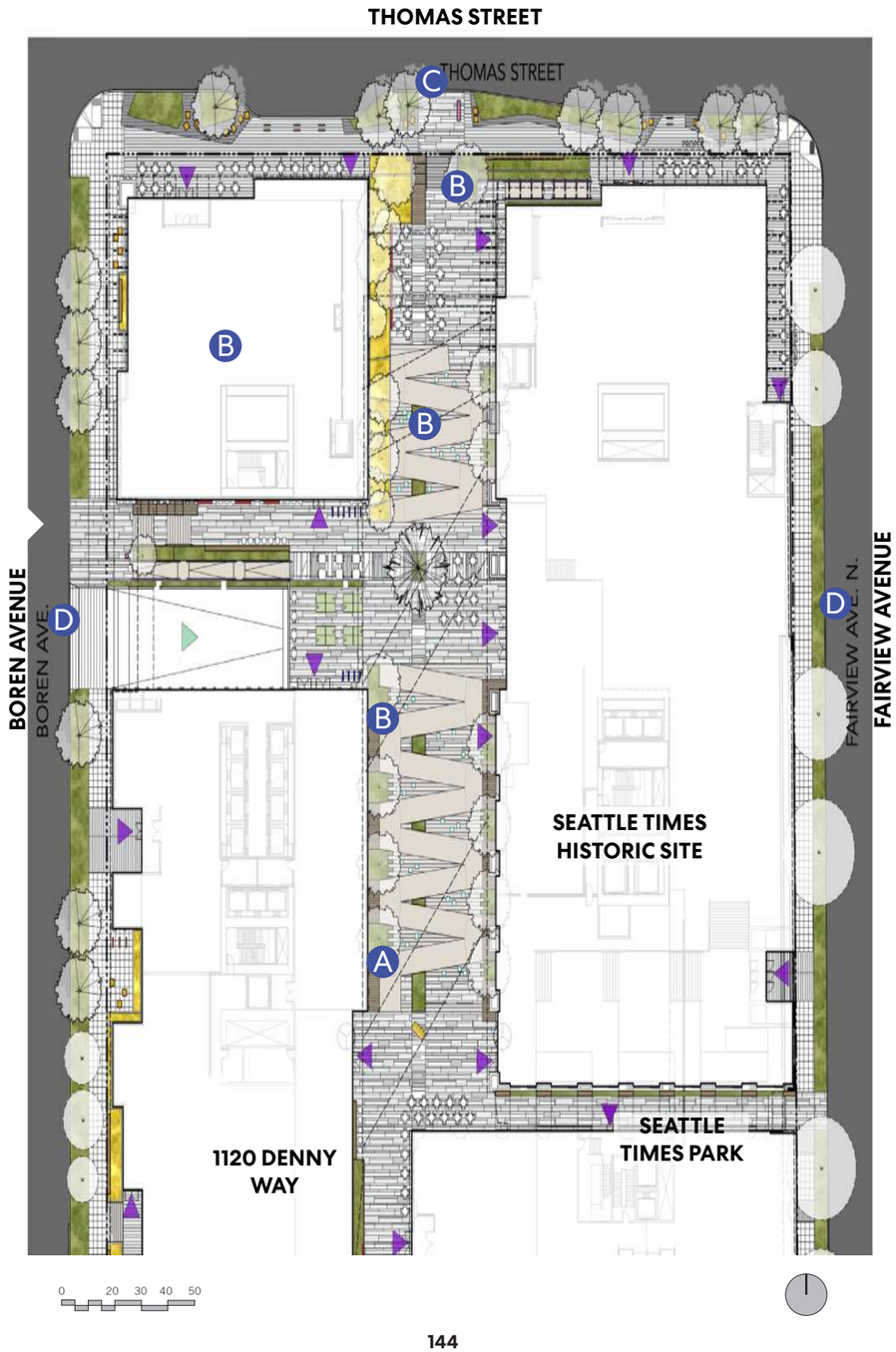
Section 05.
Appendix

SITE PLAN

OVERALL LANDSCAPE DESIGN



FLOOR PLANS

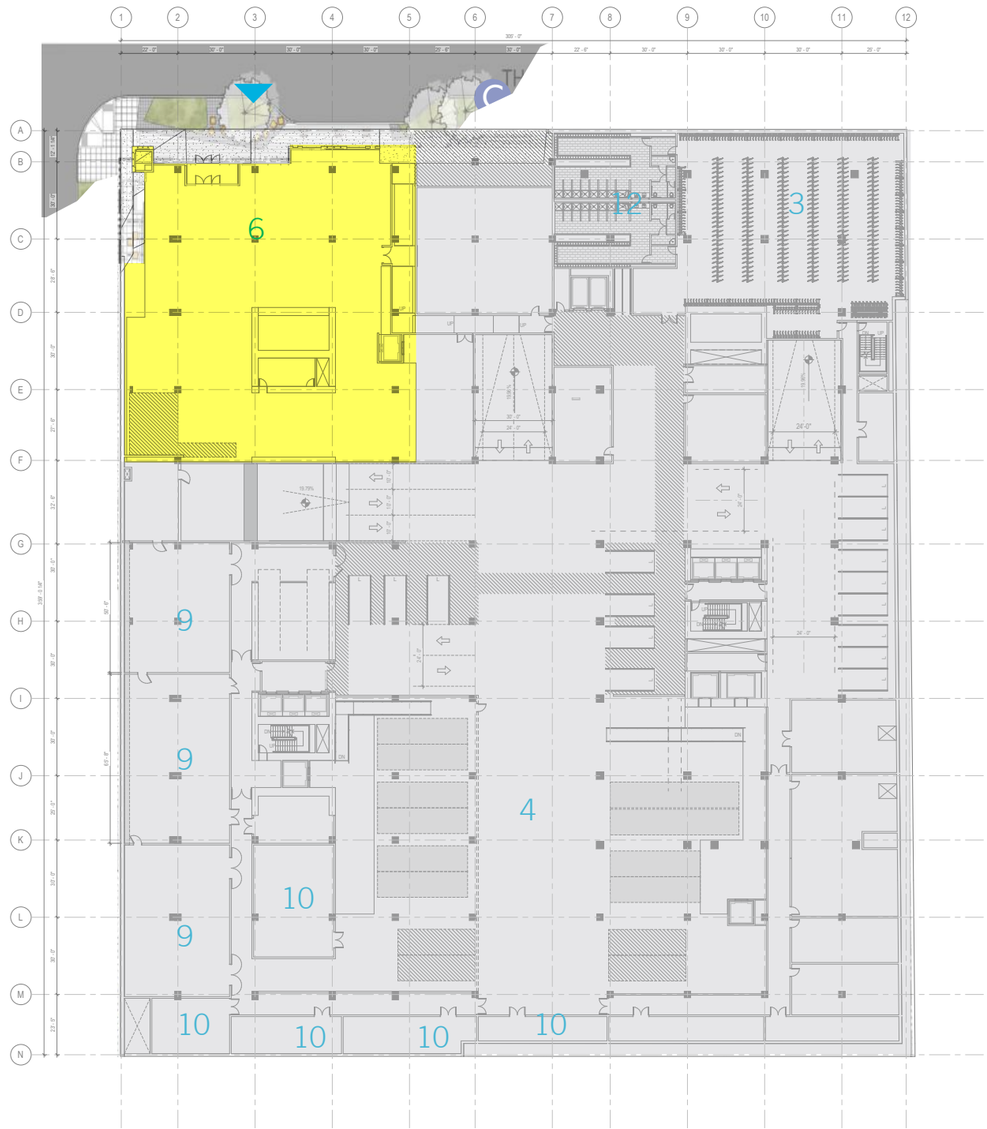
LEVEL 01

1 PARKING GARAGE
2 PARKING ENTRY
3 BICYCLE STORAGE
4 LOADING DOCK
5 LOBBY
6 TENANT RETAIL
7 TENANT OFFICE
8 AMENITY DECK
9 ELECTRICAL
10 MECHANICAL
11 CUSTODIAL
12 RESTROOM

PEDESTRIAN ENTRY

VEHICLE ENTRY

OFFICE
CAFE
LOBBY
RETAIL / RESTAURANT / FITNESS
GROCERY



FLOOR PLANS

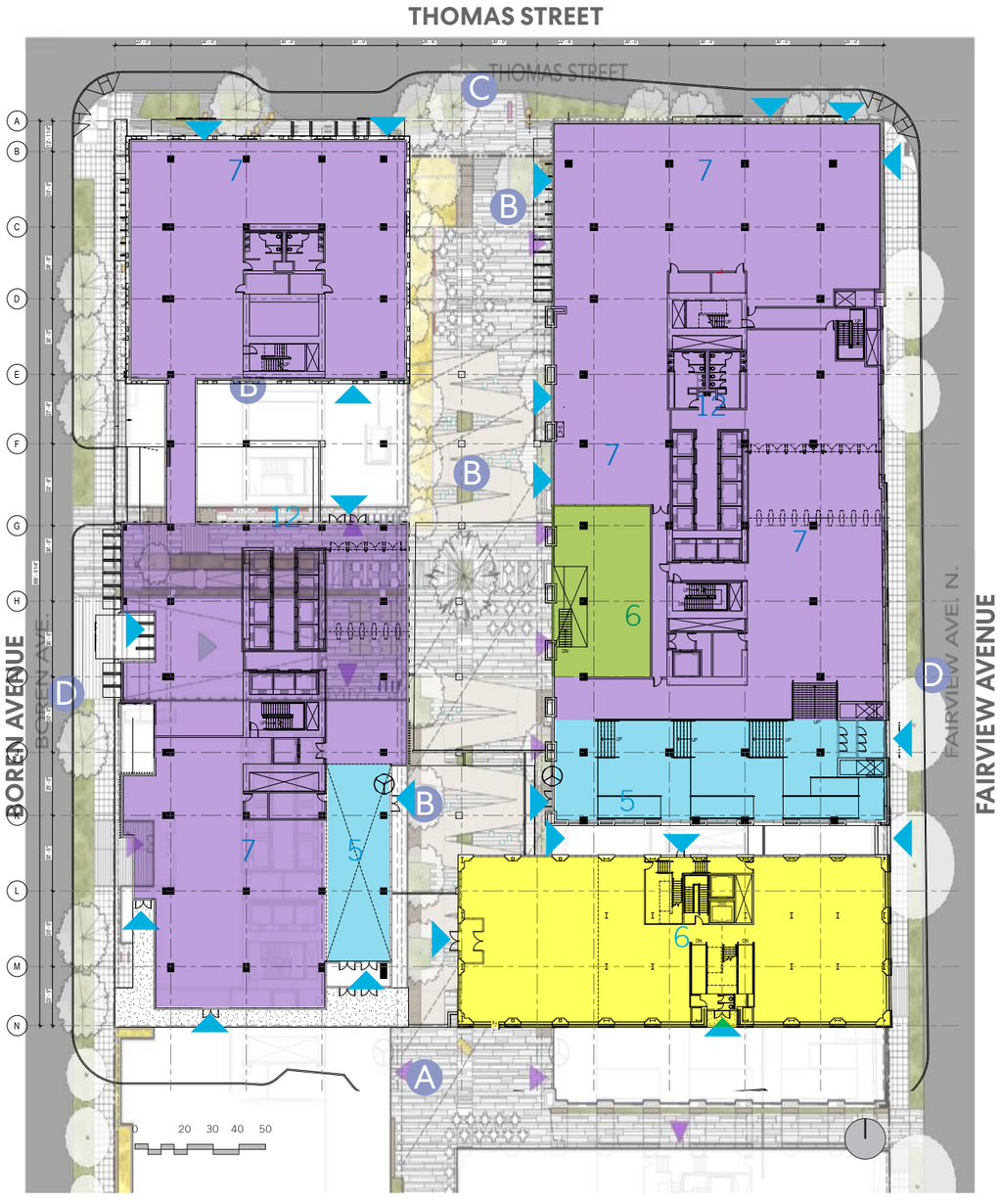
LEVEL 03

1 PARKING GARAGE
2 PARKING ENTRY
3 BICYCLE STORAGE
4 LOADING DOCK
5 LOBBY
6 TENANT RETAIL
7 TENANT OFFICE
8 AMENITY DECK
9 ELECTRICAL
10 MECHANICAL
11 CUSTODIAL
12 RESTROOM

PEDESTRIAN ENTRY

VEHICLE ENTRY

OFFICE
CAFE
LOBBY
RETAIL / RESTAURANT / FITNESS
GROCERY



FLOOR PLANS

LEVEL 06

1 PARKING GARAGE
2 PARKING ENTRY
3 BICYCLE STORAGE
4 LOADING DOCK
5 LOBBY
6 TENANT RETAIL
7 TENANT OFFICE
8 AMENITY DECK
9 ELECTRICAL
10 MECHANICAL
11 CUSTODIAL
12 RESTROOM

PEDESTRIAN ENTRY

VEHICLE ENTRY

OFFICE
CAFE
LOBBY
RETAIL / RESTAURANT / FITNESS
GROCERY

FLOOR PLANS

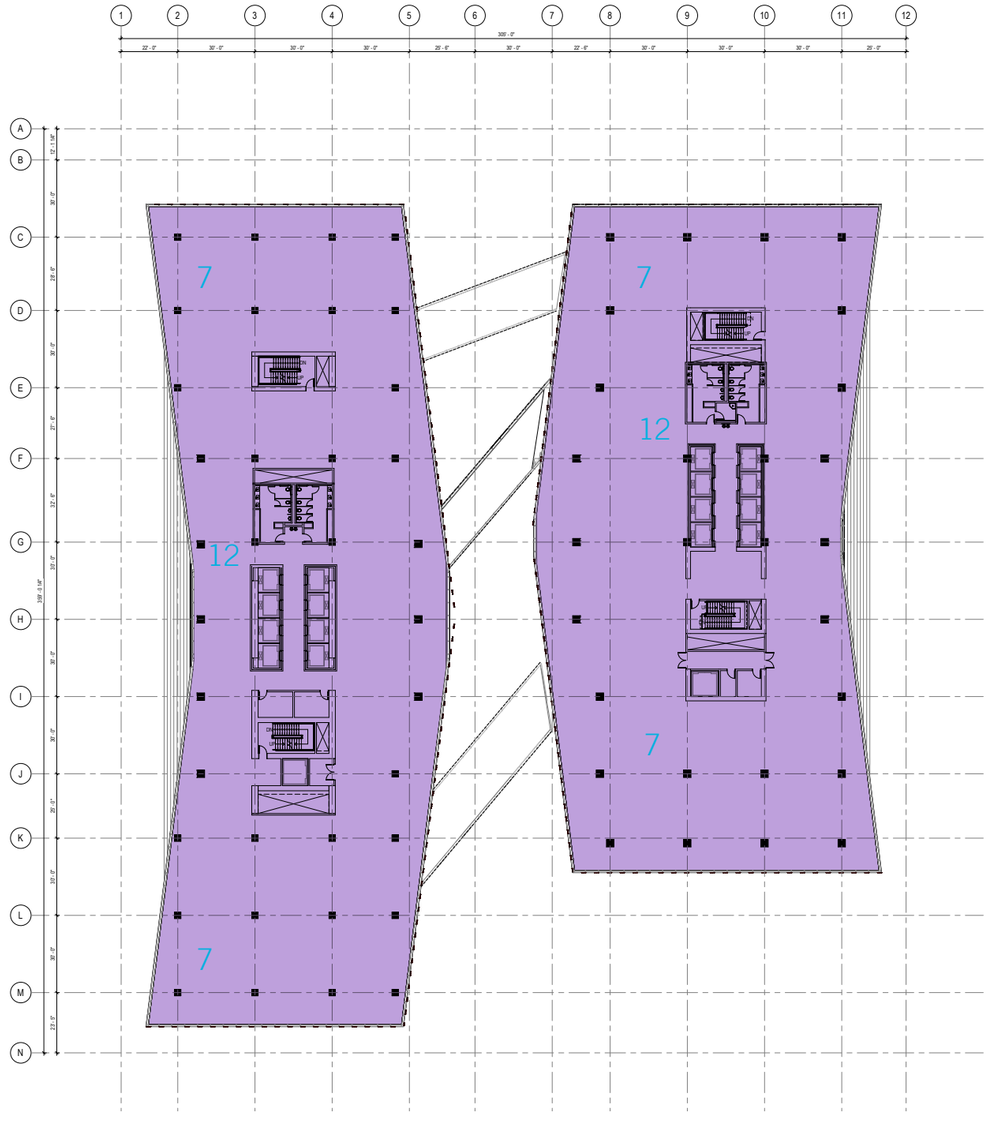
LEVEL 07-16

1 PARKING GARAGE
2 PARKING ENTRY
3 BICYCLE STORAGE
4 LOADING DOCK
5 LOBBY
6 TENANT RETAIL
7 TENANT OFFICE
8 AMENITY DECK
9 ELECTRICAL
10 MECHANICAL
11 CUSTODIAL
12 RESTROOM

PEDESTRIAN ENTRY

VEHICLE ENTRY

OFFICE
CAFE
LOBBY
RETAIL / RESTAURANT / FITNESS
GROCERY



NORTH ELEVATION

RENDERING

1 EXISTING SEATTLE TIMES LIMESTONE

2 TERRA COTTA FINS

3 TERRA COTTA PANELS

4 TOWER CURTAIN WALL FRITTED GLASS

5 TOWER CURTAIN WALL GLASS

6 TOWER CURTAIN WALL SHADOW BOX

7 CABLE GUARD RAIL

8 SEATTLE TIMES MULLIONS

9 PAVERS

10 MECHANICAL SCREEN

11 BOARD FORM CONCRETE

12 PODIUM SPANDREL GLASS

13 METAL LOUVER

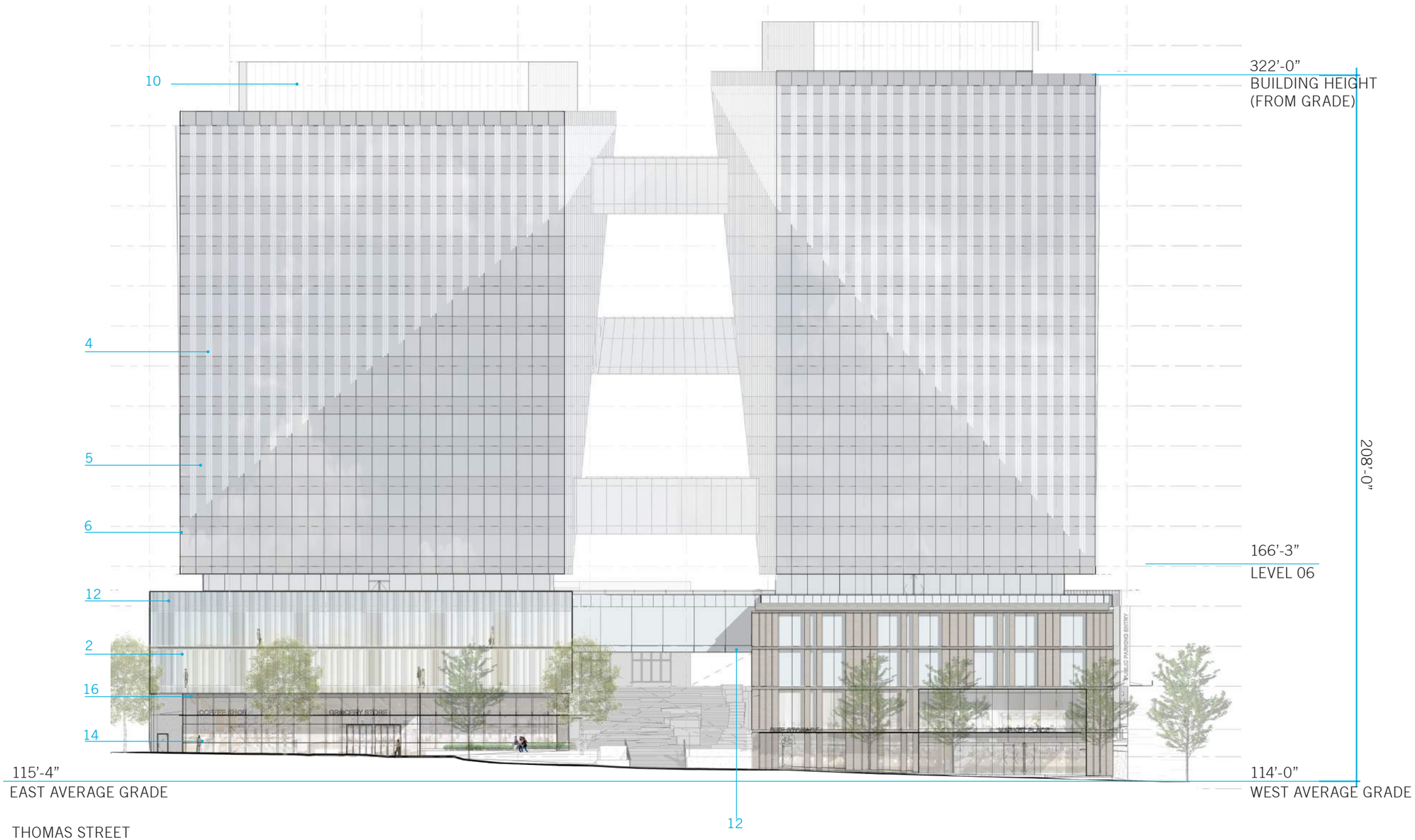
14 PODIUM STOREFRONT GLASS

15 TOWER METAL FINS

16 MECHANICAL LOUVERS

17 “ONNI” BUILDING SIGN

18. PRECAST CONCRETE PILASTERS



WEST ELEVATION - BOREN AVENUE

RENDERING

1 EXISTING SEATTLE TIMES LIMESTONE

2 TERRA COTTA FINS

3 TERRA COTTA PANELS

4 TOWER CURTAIN WALL FRITTED GLASS

5 TOWER CURTAIN WALL GLASS

6 TOWER CURTAIN WALL SHADOW BOX

7 CABLE GUARD RAIL

8 SEATTLE TIMES MULLIONS

9 PAVERS

10 MECHANICAL SCREEN

11 BOARD FORM CONCRETE

12 PODIUM SPANDREL GLASS

13 METAL LOUVER

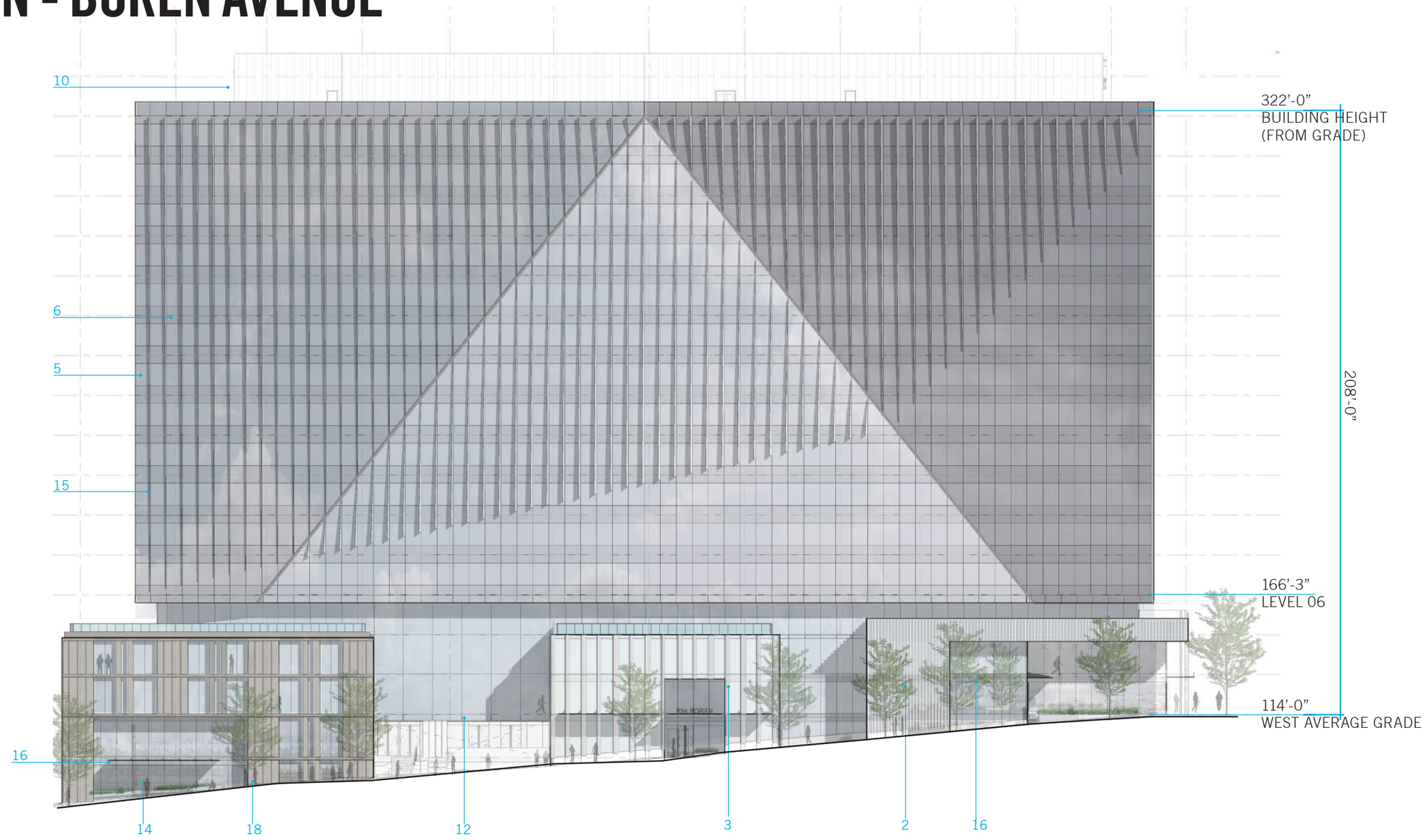
14 PODIUM STOREFRONT GLASS

15 TOWER METAL FINS

16 MECHANICAL LOUVERS

17 "ONNI" BUILDING SIGN

18. PRECAST CONCRETE PILASTERS



PASEO ELEVATION WEST TOWER

RENDERING

1 EXISTING SEATTLE TIMES LIMESTONE

2 TERRA COTTA FINS

3 TERRA COTTA PANELS

4 TOWER CURTAIN WALL FRITTED GLASS

5 TOWER CURTAIN WALL GLASS

6 TOWER CURTAIN WALL SHADOW BOX

7 CABLE GUARD RAIL

8 SEATTLE TIMES MULLIONS

9 PAVERS

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12 PODIUM SPANDREL GLASS

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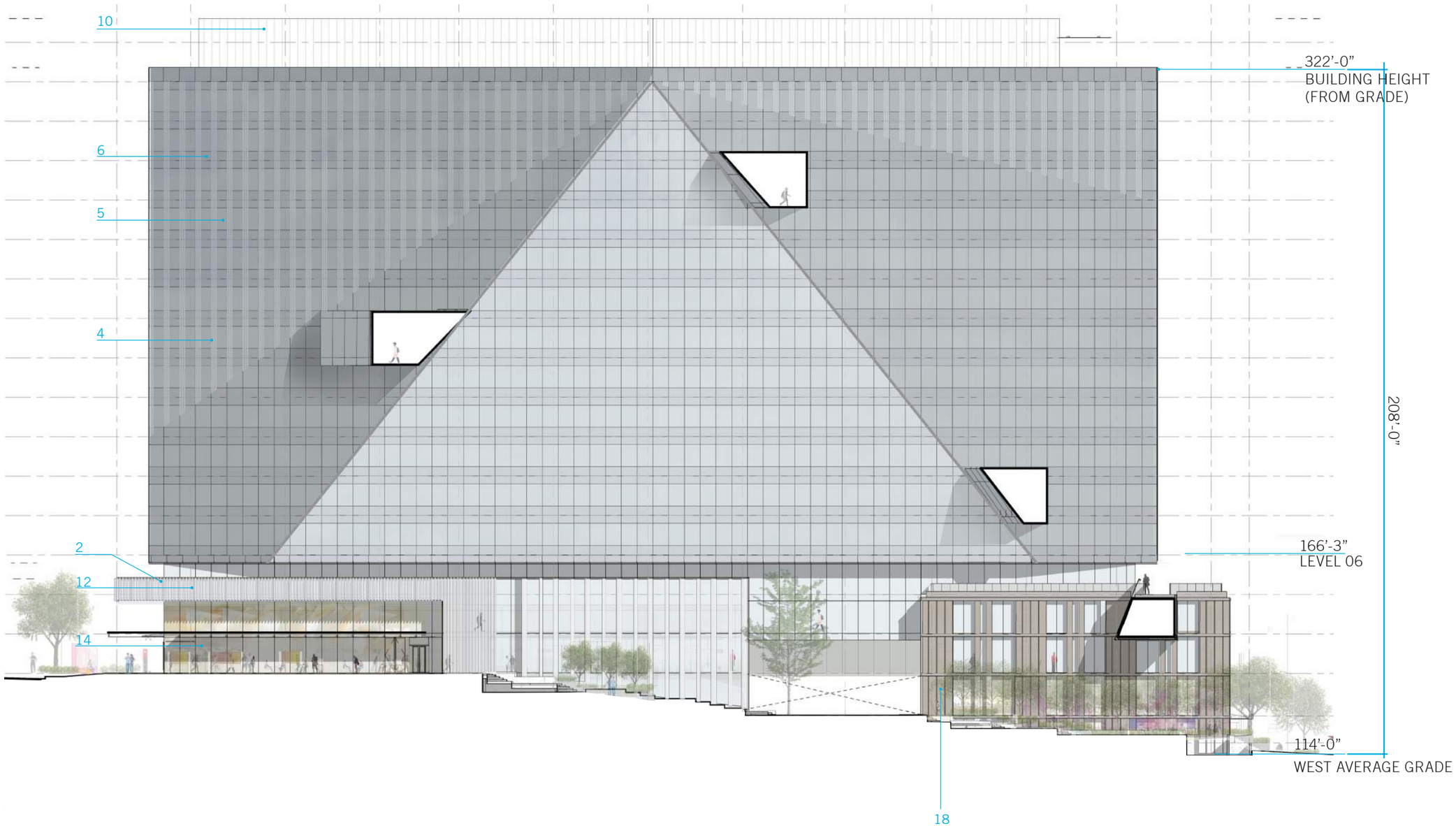
14 PODIUM STOREFRONT GLASS

15 TOWER METAL FINS

16 MECHANICAL LOUVERS

17 “ONNI” BUILDING SIGN

18. PRECAST CONCRETE PILASTERS



0 20 30 40 50

SOUTH ELEVATION

RENDERING

1 EXISTING SEATTLE TIMES LIMESTONE

2 TERRA COTTA FINS

3 TERRA COTTA PANELS

4 TOWER CURTAIN WALL FRITTED GLASS

5 TOWER CURTAIN WALL GLASS

6 TOWER CURTAIN WALL SHADOW BOX

7 CABLE GUARD RAIL

8 SEATTLE TIMES MULLIONS

9 PAVERS

10 MECHANICAL SCREEN

11 BOARD FORM CONCRETE

12 PODIUM SPANDREL GLASS

13 METAL LOUVER

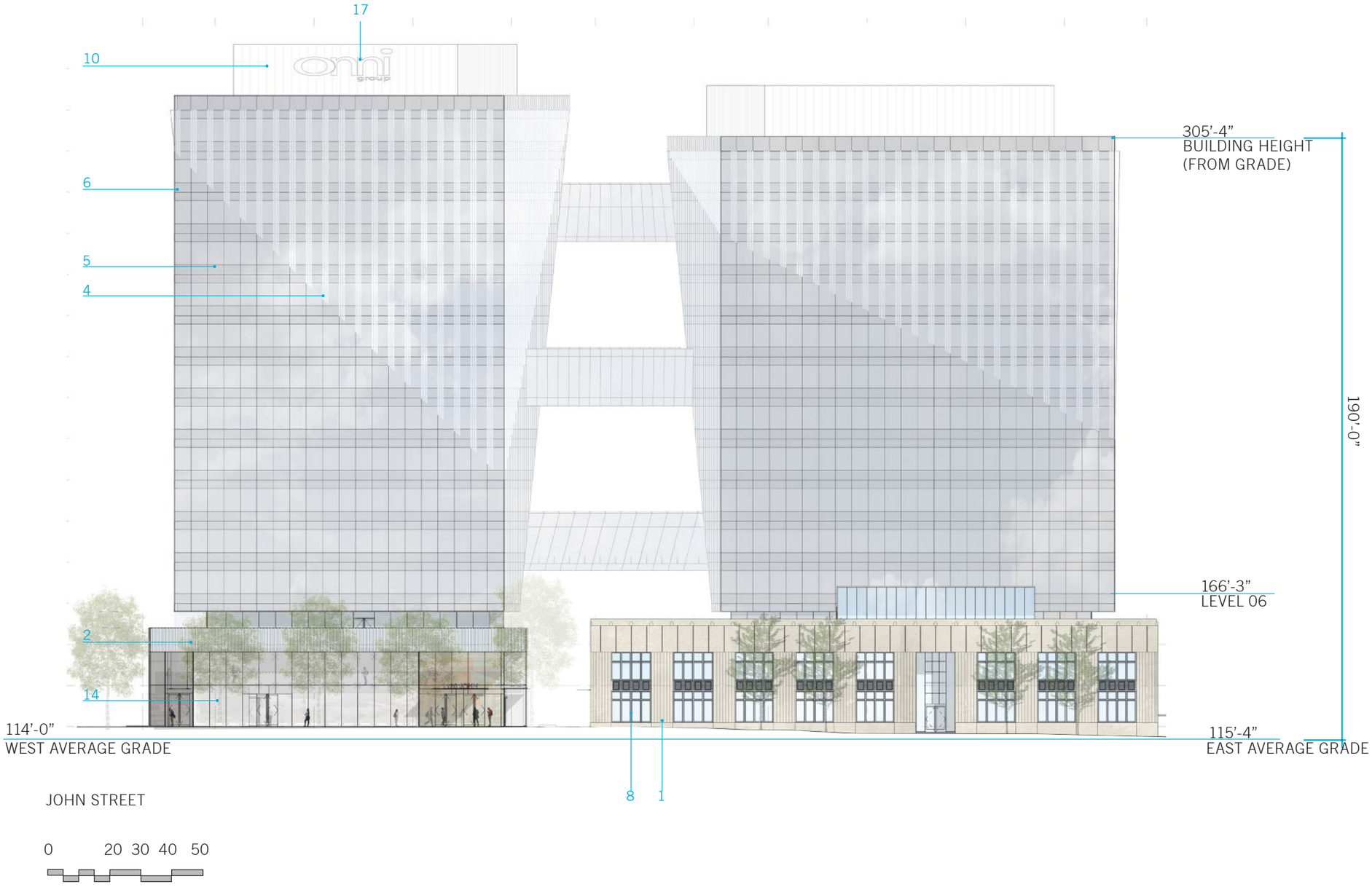
14 PODIUM STOREFRONT GLASS

15 TOWER METAL FINS

16 MECHANICAL LOUVERS

17 “ONNI” BUILDING SIGN

18. PRECAST CONCRETE PILASTERS



PASEO ELEVATION EAST TOWER

RENDERING

1 EXISTING SEATTLE TIMES LIMESTONE

2 TERRA COTTA FINS

3 TERRA COTTA PANELS

4 TOWER CURTAIN WALL FRITTED GLASS

5 TOWER CURTAIN WALL GLASS

6 TOWER CURTAIN WALL SHADOW BOX

7 CABLE GUARD RAIL

8 SEATTLE TIMES MULLIONS

9 PAVERS

10 MECHANICAL SCREEN

11 BOARD FORM CONCRETE

12 PODIUM SPANDREL GLASS

13 METAL LOUVER

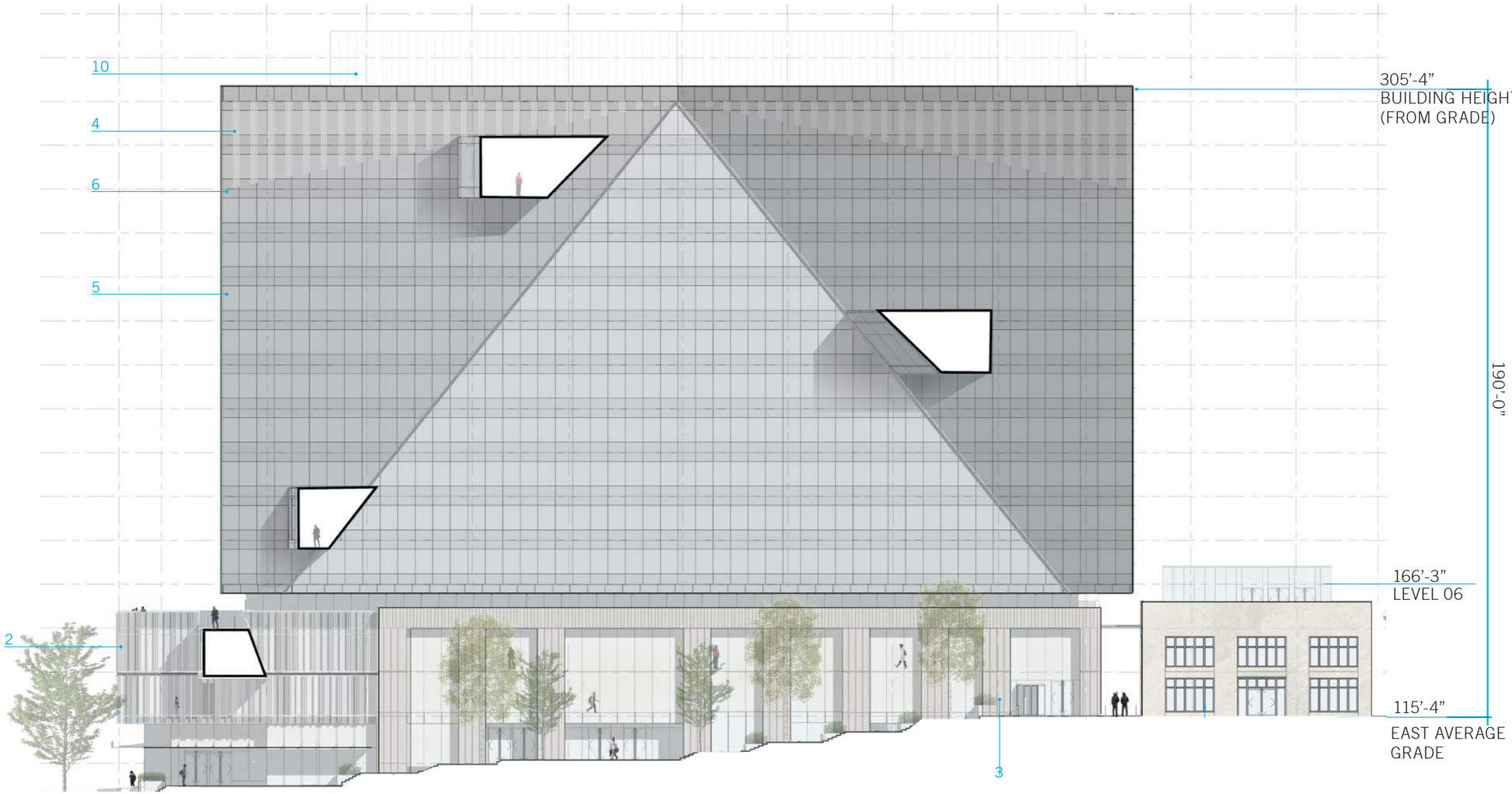
14 PODIUM STOREFRONT GLASS

15 TOWER METAL FINS

16 MECHANICAL LOUVERS

17 “ONNI” BUILDING SIGN

18. PRECAST CONCRETE PILASTERS



0 20 30 40 50

EAST ELEVATION

RENDERING

1 EXISTING SEATTLE TIMES LIMESTONE

2 TERRA COTTA FINS

3 TERRA COTTA PANELS

4 TOWER CURTAIN WALL FRITTED GLASS

5 TOWER CURTAIN WALL GLASS

6 TOWER CURTAIN WALL SHADOW BOX

7 CABLE GUARD RAIL

8 SEATTLE TIMES MULLIONS

9 PAVERS

10 MECHANICAL SCREEN

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12 PODIUM SPANDREL GLASS

13 METAL LOUVER

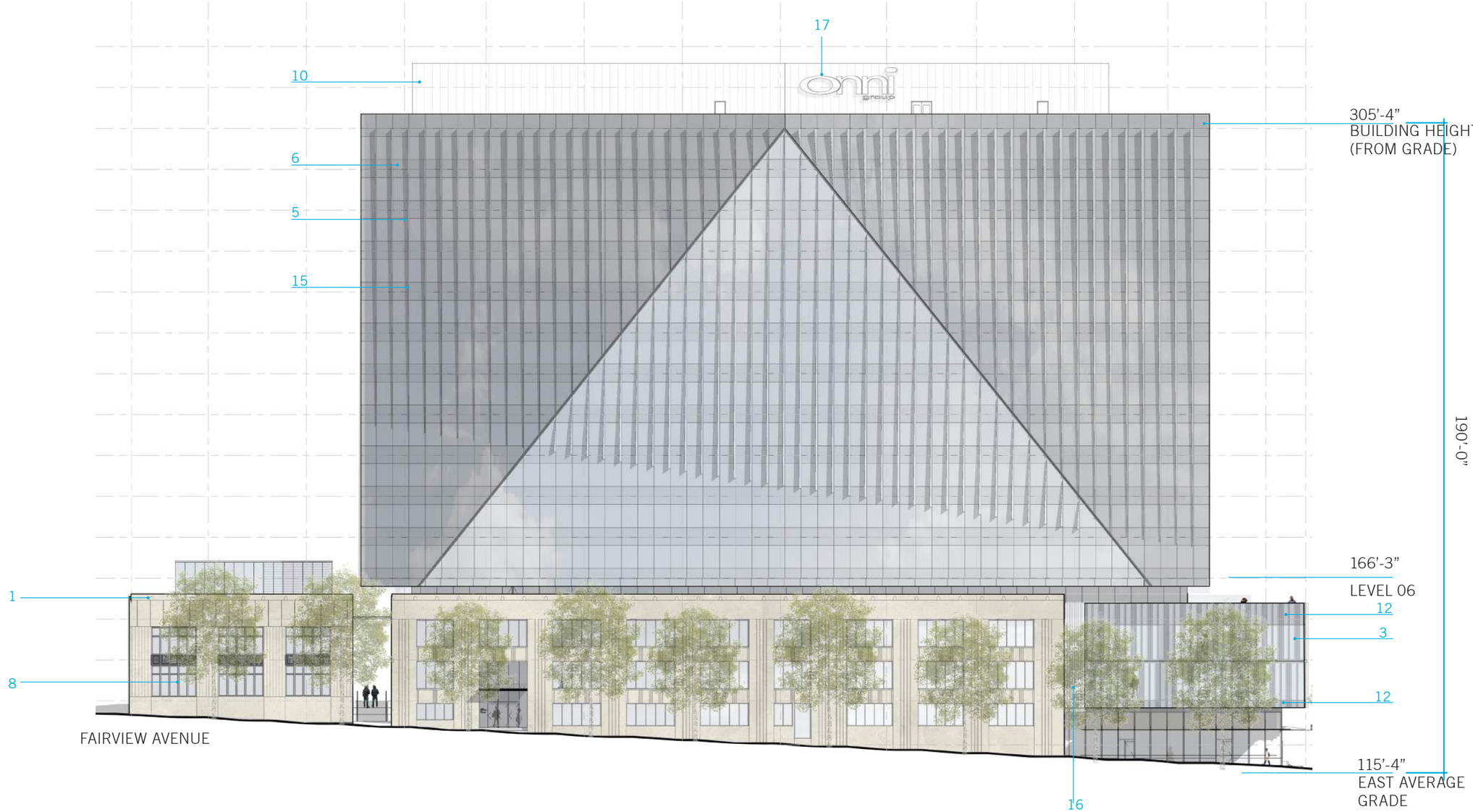
14 PODIUM STOREFRONT GLASS

15 TOWER METAL FINS

16 MECHANICAL LOUVERS

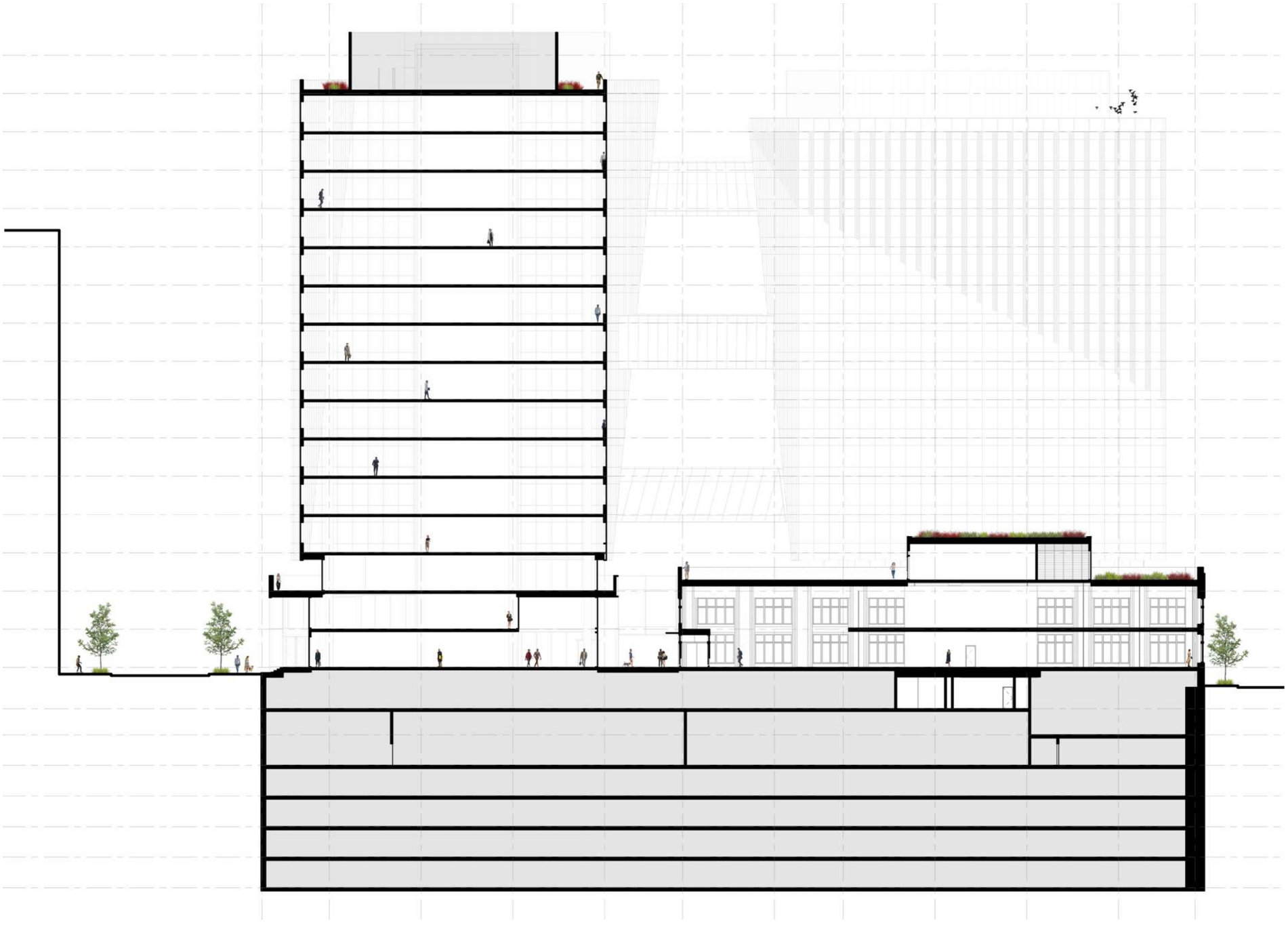
17 “ONNI” BUILDING SIGN

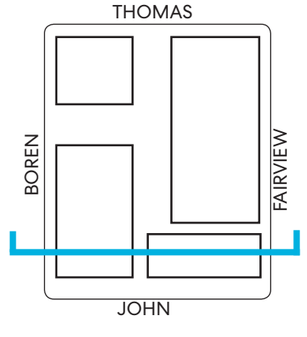
18. PRECAST CONCRETE PILASTERS



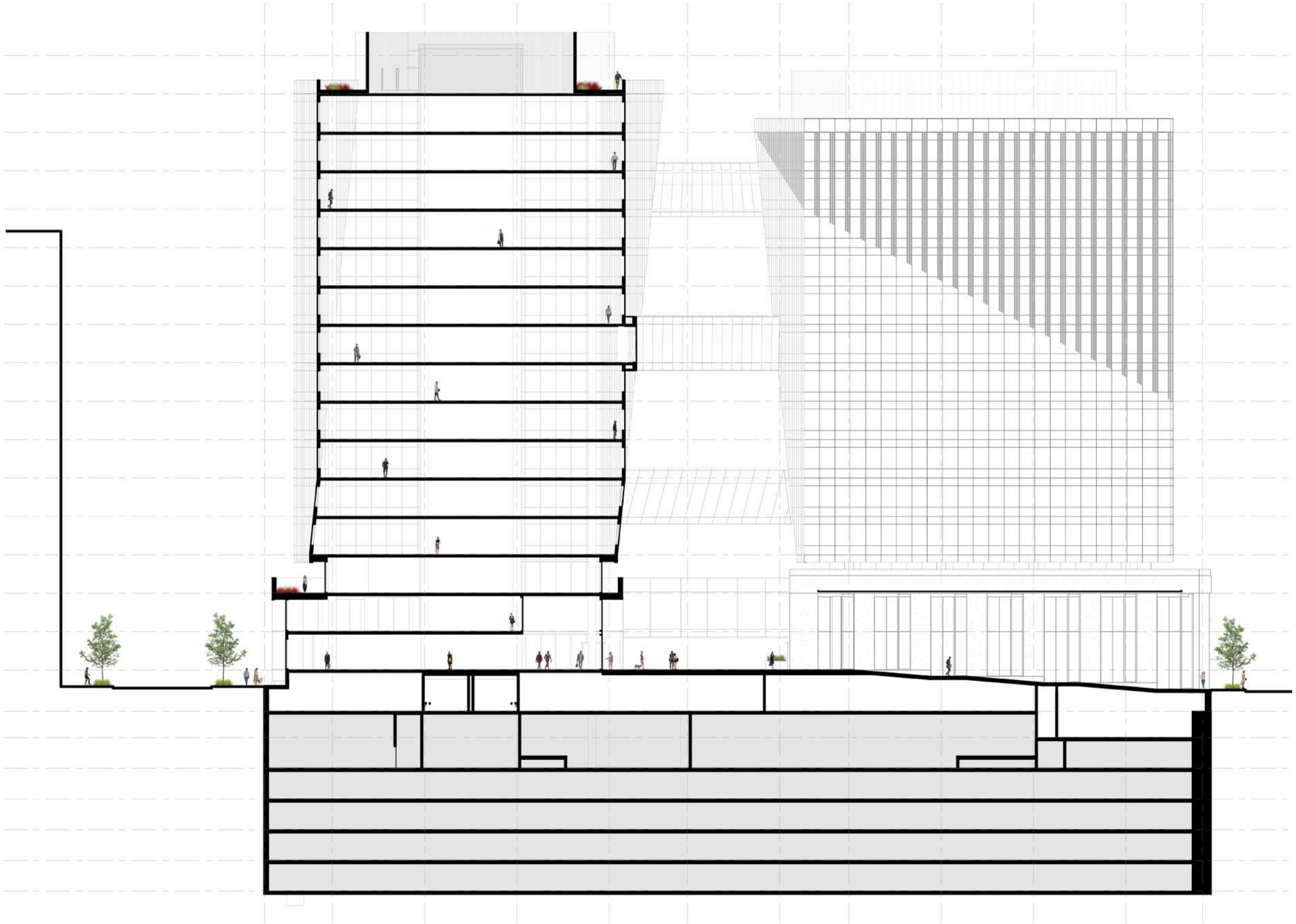
0 20 30 40 50

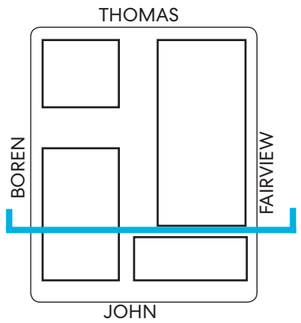
EAST WEST SECTION FACING NORTH



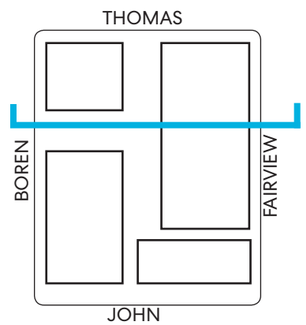


EAST WEST SECTION FACING NORTH





EAST WEST SECTION FACING NORTH



GLOW PLAN

THOMAS STREET

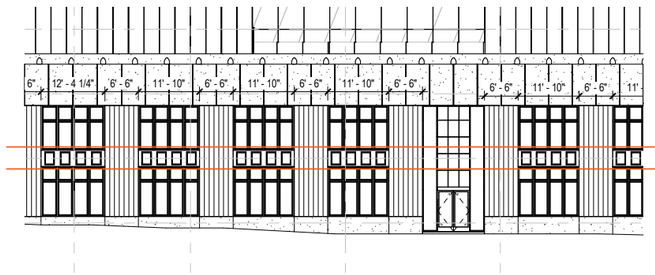
BOREN AVENUE

FAIRVIEW AVENUE

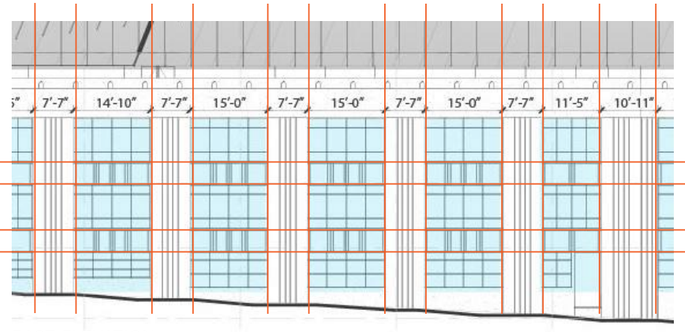
JOHN STREET

PODIUM STUDIES

HISTORIC SEATTLE TIMES



SOUTH ELEVATION

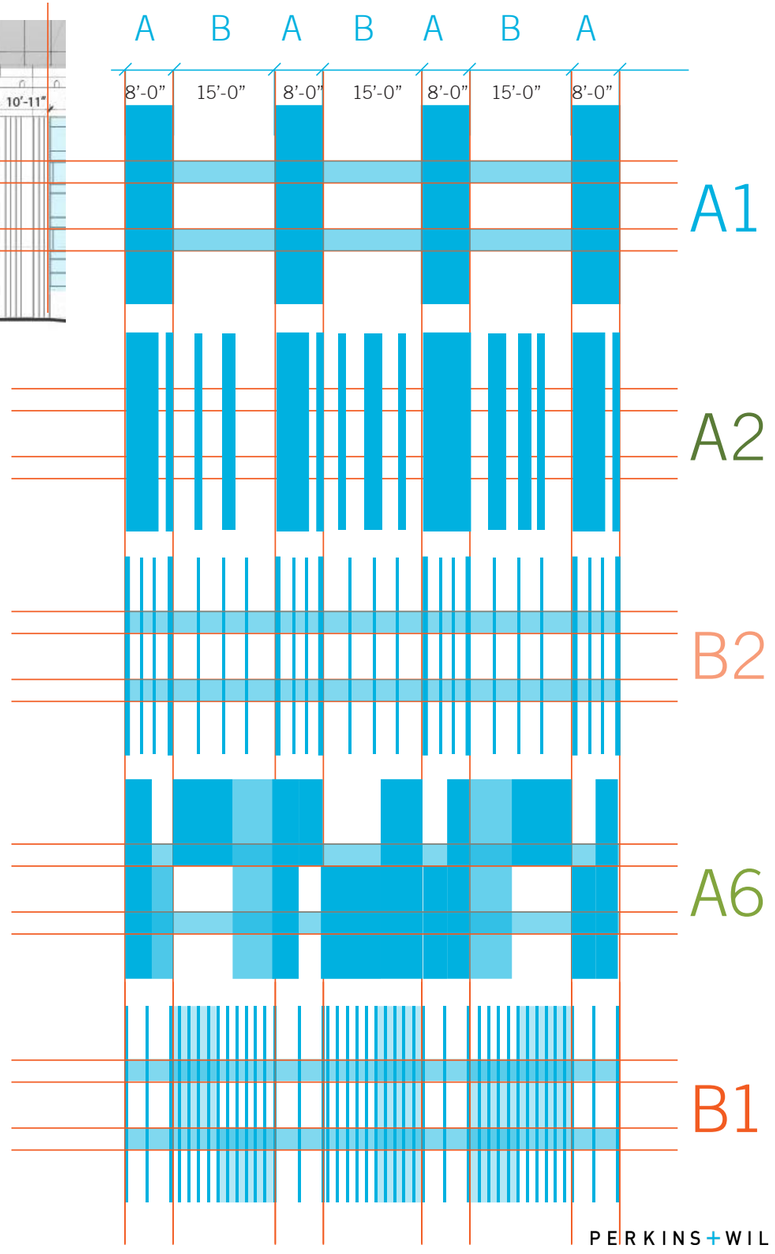


EAST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

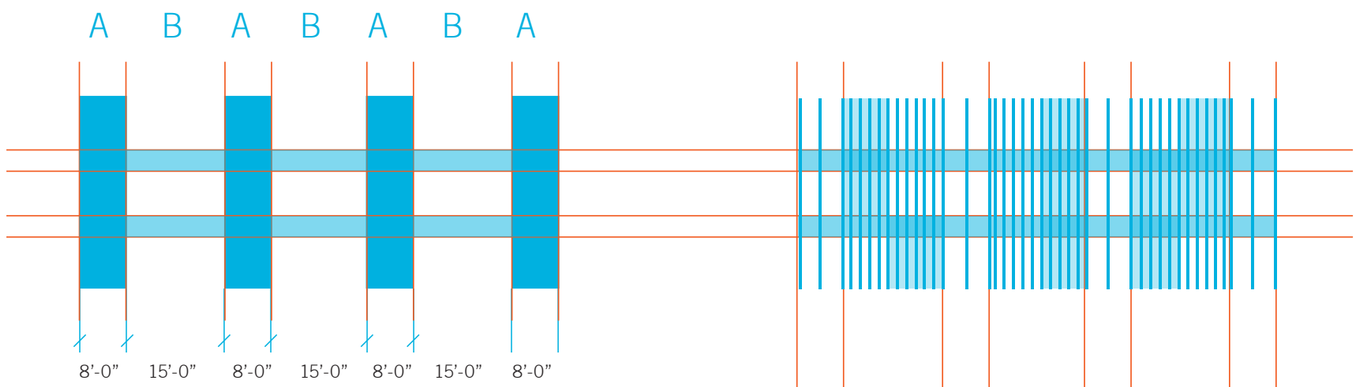
SEATTLE TIMES RHYTHM

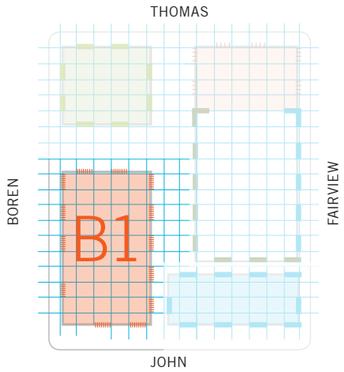


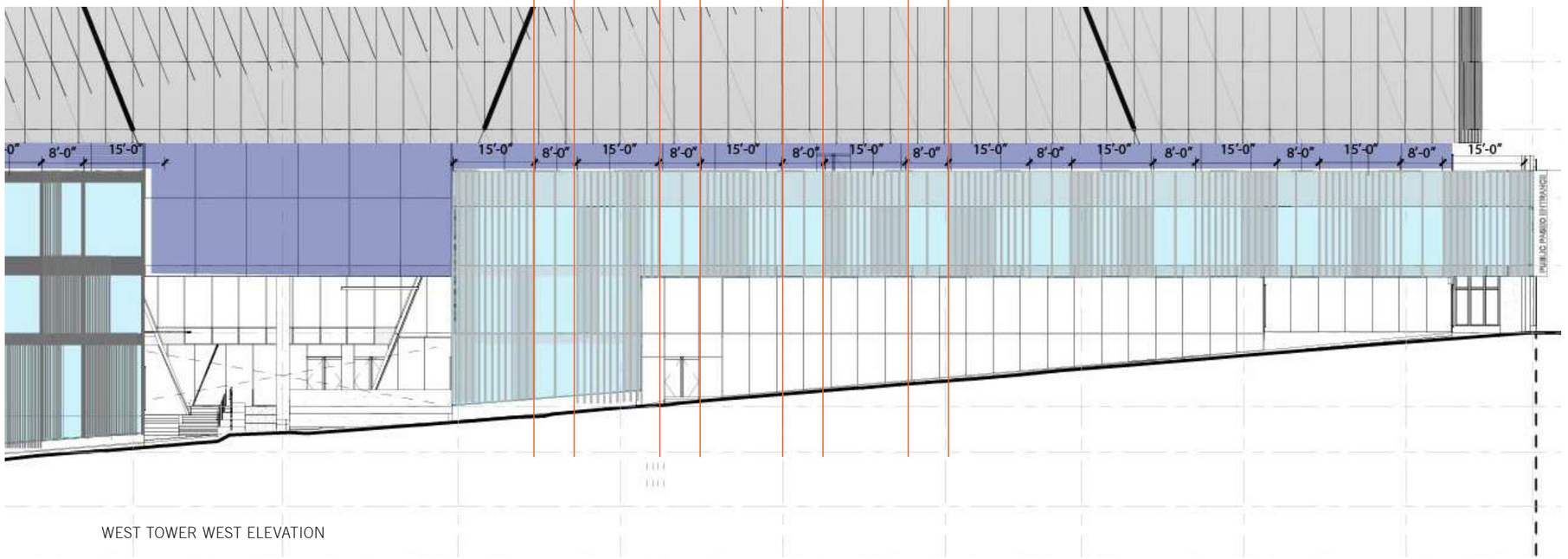
PODIUM STUDIES

PODIUM BUILDING B1 FACADE

SEATTLE TIMES RHYTHM





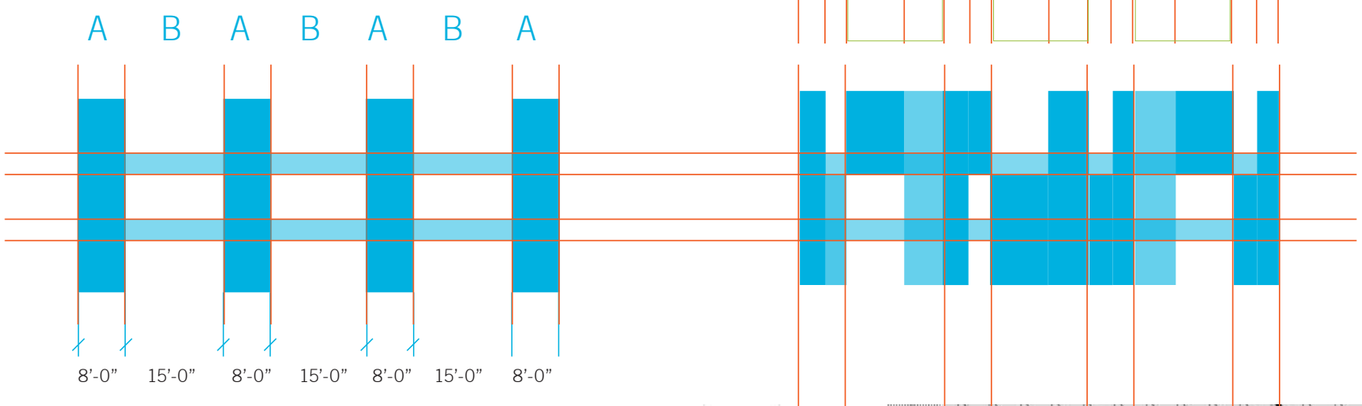


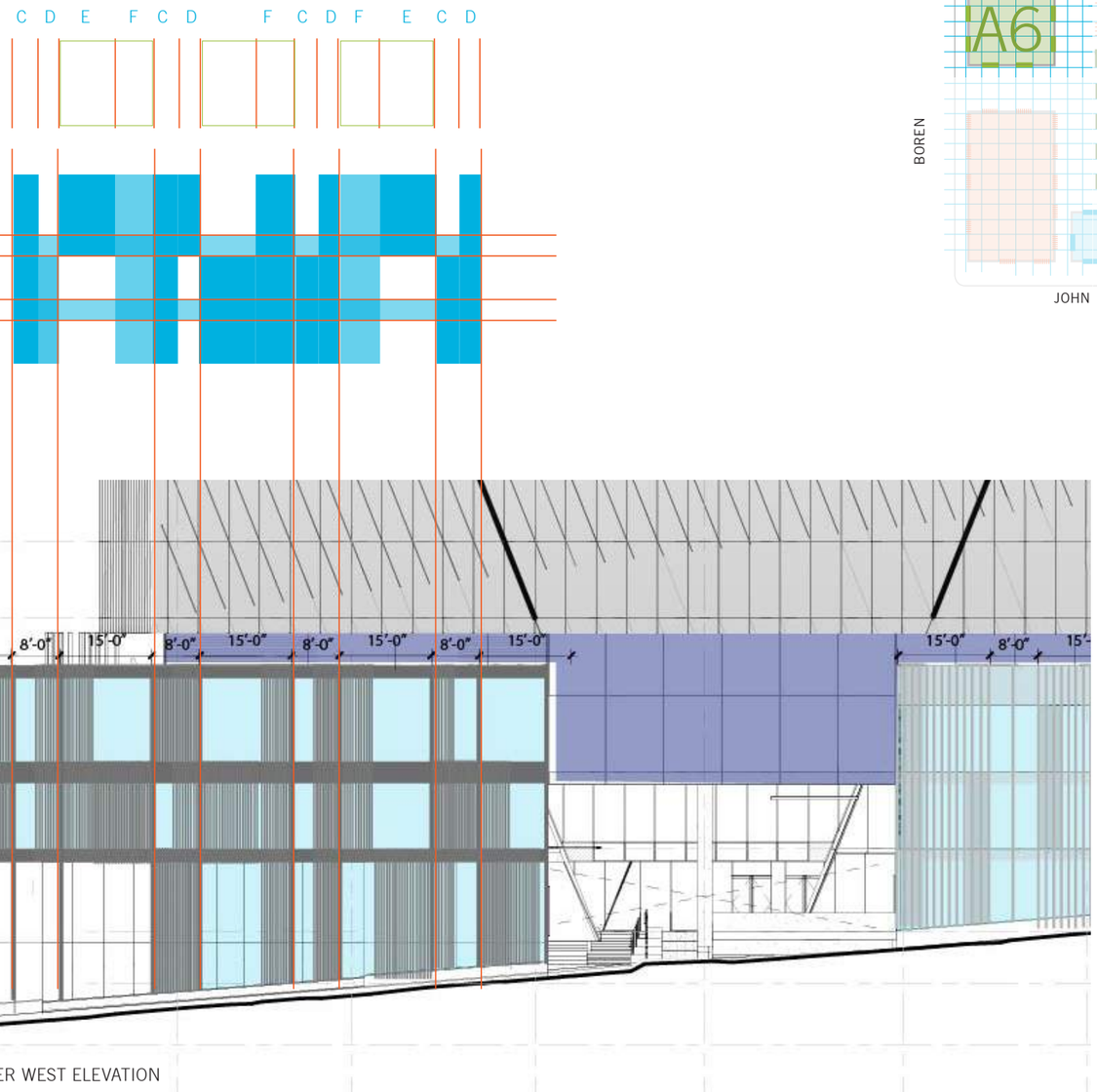
WEST TOWER WEST ELEVATION

PODIUM STUDIES

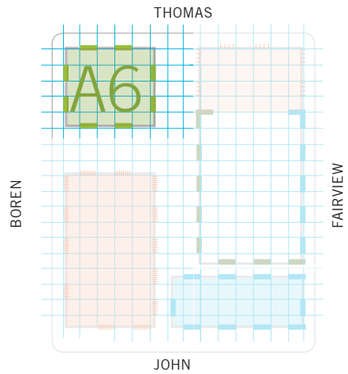
PODIUM BUILDING A6 FACADE

SEATTLE TIMES RHYTHM





WEST TOWER WEST ELEVATION



ARTICULATED MULLION STUDIES

West Facade without Articulated Mullion

West Facade 24” Articulated Mullion

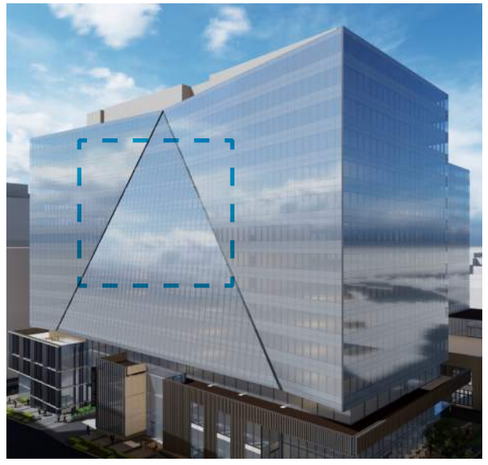
West Facade 12” Articulated Mullion Preferred

West Facade without Articulated Mullion

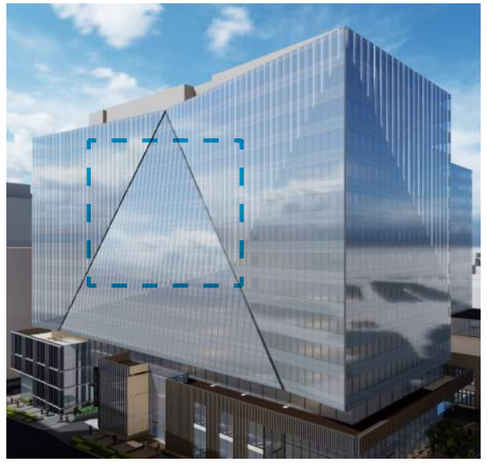
West Facade 24” Articulated Mullion

Enlarged View of West Facade 12” Articulated Mullion Preferred

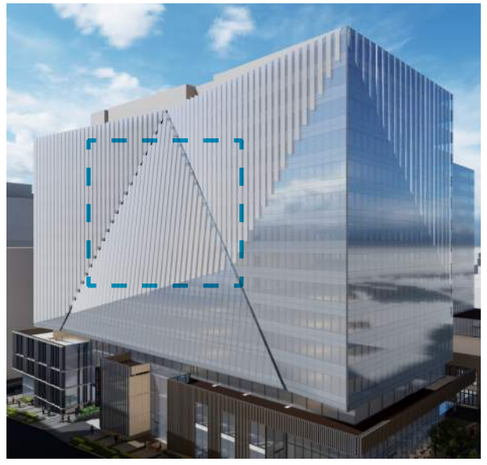
FIN STUDIES



West Facade No Fin or Frit



West Facade Only Frit



West Facade 24" Fins

West Facade Tapered Fins *Preferred*

Enlarged View of West Facade No Fin or Frit

Enlarged View of West Facade Only Frit

Enlarged View of West Facade 24" Fins

Enlarged View of West Facade Tapered Fins *Preferred*

Section 02.
SLU GUIDELINES

Priorities and Board Recommendation - 5b. Detail and Human Scale

DESIGN GUIDELINES

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS2-3 Adjacent Streets: Project design should respond to adjacent street character. These street descriptions should inform how projects relate to the right-of-way. See full guidelines for design guidance for projects on the streets below.

CS2-3-d. Boren, Fairview, Minor, Pontius, Yale and Eastlake Ave N: Respond to the character of the historical structures that are along these streets by featuring some of the massing, fenestration patterns, use of materials, or other non-stylistic character of the older buildings.

CS2-4 Relationship to the Block

CS2-4-a. All Corner Sites: Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.

CS2-4-b. Full Block Sites: New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally disrupt the smaller, historical pattern and pedestrian scale at the ground level, and create a blocky podium from when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

1. With the exception of the Eastlake/Mercer subarea, avoid internalized campus like developments with uniform architectural character. Large projects should express varied architectural elements and orient open spaces toward the streets and public realm.

2. Building facades should be articulated with modulation, fenestration patterns, different materials, and/or other means so that the building podium is not a monolithic block. The articulation should extend to all stories in the podium. If a tower extends directly over the front building facade, then the articulation should extend into the tower itself. Horizontal and vertical modulation beyond code minimums that further breaks a building's facade into legible elements, is encouraged.

3. Projects that include Landmarks should provide generous upper-level step-backs from historical facades to maintain the scale of the Landmark at the street level.

DESIGN GUIDELINES

CS2-4-c. Mid-block Connections: Mid-block connections are code required for large blocks. These connections have several purposes. First, they enhance pedestrian movement through the neighborhood by breaking up large blocks. Second, they break up large buildings and provide modulation between buildings. Mid-block connections also provide usable ground-level open space.

1. Although portions of mid-block connections may be covered, entrances should open to the sidewalk and interruption of connections with doors or other enclosed space should be avoided.

2. If the connection does not provide a clear line of sight from one end to the other, it should be inviting to the public and be designed to appear as a passage through the block.

3. The ideal mid-block connection will be activated by street-level uses, water features, landscaping, seating, and public art.

4. Mid-block connections should be well lit, safe, and be designed to take maximum advantage of natural light.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-1 Building Open Space Relationship

DC3-1-a. Interior/Exterior Fit: Locate open spaces toward streets with high pedestrian volumes and 'Heart' locations. Open spaces accessible to the public should be visible from the street.

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

South Lake Union Supplemental Guidance:

PL1-1 Network of Open Spaces: Open spaces in South Lake Union include mid-block connections, ground-level open space developed in new projects, and three parks: Denny Park, Cascade Playground, and Lake Union Park. Including green streets, Class I Pedestrian streets, the development of an open space network is a priority of the neighborhood. These features should be designed as high priority amenities when granting departures from development standards. Proponents should consider the following:

PL1-1-a. Mid-Block Connections: Where possible, incorporate mid-block connections, linked courtyards, or activating alleyways. For residential focus areas, use mid-block connections with active and/or passive recreation that can strengthen existing urban activities. Consider merging different mid-block connectors to increase activity, such as an alleyway joined by a courtyard. Alleyway mid-block connections that include parking should incorporate paving that can be used for recreational activity.

PL1-1-b. Street-Level Open Space: For both retail and residential focus areas, consider private or semi-private courtyards facing the street, or pocket parks.

PL1-1-c. Open Space Connections: Open space connections should respond to view corridors of neighborhood-scale and regional open spaces, such as the Seattle Center, Lake Union, Denny Park, and Cascade Playground.

PL1-1-d. 8th Ave N: Create a visual and physical connection along 8th Ave between Mercer Street and Roy Street.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-1 Entries: Buildings with more than 200 linear feet of street frontage should feature one or more primary building entries that are enhanced or articulated by design measures such as entry design elements that extend above the ground floor, special canopy features, architectural elements such as special lighting, artwork, or other similar treatment.

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