



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

RECOMMENDATION OF

Capitol/First Hill Board Area # 7
Meeting date September 1, 2010

Project Number: 3004985
Address: 1165 Eastlake Ave E
Applicant: Lara Branigan, AIA, Stock & Associates Inc for ARE, LLC
Board members present: Wolf Saar, chair
Clint Keithley
Dawn Bushnaq
Evan Bourquard
Phil Beck
Land Use Planner present: Holly Godard, Land Use Planner

BACKGROUND INFORMATION:

The site is located south of Lake Union between Eastlake Avenue East and Fairview Avenue East. The site lies southwest to northeast. There is about 300 feet of street frontage on both avenues. The site has an area of approximately 33,000 square feet. The site is zoned Commercial with a 65 foot height limit (C2-65) except a tiny sliver of Industrial Commercial, height limit 45 feet (IC-45) along the northeast property line. Approximately $\frac{3}{4}$ of the site is within the Shoreline Overlay District in the Urban Stable environment. Fairview Avenue bridges Lake Union and the lake runs under the existing building on the site. A DPD interpretation (#05-001) has determined that the property will be considered an upland lot and not a waterfront lot.

There is an existing building on the site, The Gunn Building, built in 1909. The remainder of the site is surface parking. The majority of the site is within the South Lake Union Urban Village overlay. The South Lake Union Neighborhood Plan identifies the site a part of the Fairview sub area-described as a center for biological research. The site is bordered on the southwest by the Silver Cloud Inn and to the northeast by the Hydro House and Zymogenetics in the former City Light steam plant. There is a narrow stairway built on the Silver Cloud Inn property which links Eastlake to Fairview. There is a metro bus station on Fairview and the future street car terminus is about a block southwest on Fairview.

DESIGN REVIEW

An Early Design Guidance meeting was held on November 15, 2006 and the applicant applied for a MUP on May 23, 2007. On July 2, 2006, the Board was reconvened to see how the design has responded to the early design guidance and Board guidance.

EARLY DESIGN GUIDANCE

ARCHITECT'S PRESENTATION:

The architect presented the site, the area and existing buildings and the proposed development. Currently there is the four story Gunn building on the site which the applicant proposes to preserve. The proposed project is a new biotechnology research facility. The project would retain and remodel the Gunn Building and add an additional 142,000 square foot building to the southwest. This addition would include approximately three (3) levels (150 stalls) of underground parking. Access is proposed to be from the existing curb cut on Fairview. The loading dock and trash and recycling are proposed to be served from Eastlake Avenue. Due to the shoreline height limitations the area within the shoreline environment would have a height limit of about 30 feet while outside of the height limit the building could rise to the 65 foot height limit. There are special zoning regulations particular to research facilities which could allow a greater height outside of the shoreline environment. The architect presented building alternatives that focused on varying locations of the building on the site. The preferred scheme is to site the building to the southwest where the greatest height can be realized and views of Lake Union can be captured to the northeast. A large landscaped roof on the lower portion of the building could be made available for building tenants and/or the public during normal business hours.

BOARD CLARIFYING COMMENTS:

The Board clarified several issues regarding the site and the proposal. They asked about parking, landscaping, location of the trash enclosure, office entry locations, and the Lake Union shoreline. They asked about the existing stairway at the southwest property edge. The Board asked about sustainable building practices, the existing bus stop, safety aspects of the bridge and pedestrian activity on both Avenues.

PUBLIC COMMENTS:

Two (2) members of the public were present at the meeting. There were no public comments offered.

PRIORITIES:

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority to this project. The project proposal must also contemplate the South Lake Union neighborhood –specific guidelines.

A *Site Planning*

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities.

The Board made particular mention of the drop in the site from Eastlake to Fairview and using a pedestrian pass through as an organizing feature or datum of the building design. This pass

through could work in concert with the existing outdoor stairway on the southwest property line (for instance creating an indoor complementary stair that could be connected to the existing one, melding the property line. It could be closed during non business hours, and still create a sense of broad stairway, a see-through wall, that did not feel constrained during non business hours.) Or a separate, mid site pass through. The Board looks forward to seeing a design solution for the pass through and some design solution to link to the Silver Cloud stairs at the next meeting.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The board wants the architect to study opportunities to create interesting entrances, at the two avenues which, along with quality right of way design, would create a high quality streetscape. Show the context with the neighboring uses and forms at the next meeting.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street

The Board encouraged the architect to continue exploring street level design options that would encourage year-round activity with entrances visible from the street which also allow for human activity depending on the immediate use within. For instance, elements could include continuous overhead weather protection or protected access to the offices, in rain or shine, or awnings, glazed or otherwise, could be used in creative combinations to provide protection and provide visual interest and encourage human activity at the sidewalk.

A-5 Respect for Adjacent sites

Buildings should respect adjacent properties by being located on their site to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings

The Board suggested a sensitive site-design treatment next to the Silver Cloud Inn. Privacy for the hotel rooms and for the proposed offices and research areas must be considered and communicated in detail at the next meeting.

C Architectural Elements and Materials

C-1 Architectural Context.

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural pattern and siting pattern of neighboring buildings.

The Board would like to see studies of neighboring buildings, the Gunn building and an architectural response at the next meeting. There should be a well-defined and desirable building character compatible or complementary to the existing forms.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

The Board requested that the finish materials be high quality to communicate the architectural concept. The Board asked the architect to present a strong concept at the next meeting. The concept should show a consistency of facades and materials.

D Pedestrian Environment

D-2 Blank Walls.

The building should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

The wall along the southwest property line will need to be designed with public safety in mind. A blank wall at that location will not be an acceptable solution.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

The Silver Cloud stair and the area under the bridge will require design solutions for enhancing personal safety and security.

E Landscaping

E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

The Board requested interesting landscaping details to improve this site and create a better project overall. Rooftop landscaping for a park-like environment was well-received by the Board and additional design features should be presented at the next meeting.

Departure from Development Standards:

The applicant contemplates several development standard departures at this time. They may include upper level lot coverage and open space standards. The Board will consider development standard departures later in the process as the building takes shape.

MUP Submittal

The applicant applied for a Master Use Permit on May 23, 2007.

RECOMMENDATION --meeting on July 2, 2008

ARCHITECT'S PRESENTATION:

The architect presented the site, the area, existing buildings and the proposed development to acquaint the Board to the site, site issues and the proposal. The proposal is to retain the Gunn building and to match the floor levels of the new construction to the Gunn building. Street improvements are proposed. The applicant is proposing to achieve a LEED silver rating. The proposal is for an addition to an existing 26,000 square foot building consisting of 70,000 square feet of research lab and 3,500 square feet of retail space. Parking for 85 vehicles is proposed to be provided below grade. Project includes 11,000 cubic yards of grading.

BOARD CLARIFYING QUESTIONS::

The Board clarified several issues regarding the site and the proposal.

- Will the building skin of the existing Gunn building be stripped?

Response: The existing skin maybe stripped back to the concrete structure and skim coated or clad. There would be a joint or reveal in the envelope separating existing building from new construction.

- Design continuity: Did you want the existing Gunn building to read separate from the new construction?

Response: There is to be a subtle difference in the existing façade and the new construction, but by continuing the structural pattern of the existing façade to the Fairview elevation, there is an overall continuity to the elevation. The Eastlake elevation on the street level retains a similar structural pattern along the façade but is broken up with the loading dock, retail and the building's recessed entry.

- Loading Dock: Why is the dimension of the driveway so wide?

Response: Stock & Associates, Inc. had several meetings and conversations with DPD and SDOT concerning the loading dock configuration. Given the narrow width of the site, internal truck maneuvering was not possible. DPD therefore granted back in, exit forward maneuvering for the dock, provided a flagger is present and hours are restricted to avoid conflict with the bus layover zone. With this configuration and code minimum of two loading berths required, the proposed loading dock driveway with an intermediate pedestrian refuge area is the least dimension possible to achieve truck maneuvering.

- Landscape: Why doesn't the restaurant façade along Eastlake have the same raised planter beds as the remainder of the façade?

Response: Discontinuing the planter bed at the restaurant allows for sidewalk café seating along Eastlake. The street facades of the restaurant are intended to be glazed panel folding door systems that open up the restaurant interior to the seating area along the Eastlake sidewalk.

- Green roof: Will this be a traditional green roof with the ability to handle storm water retention?

Response: Yes. The main green roof on the third level will be composed of planters with depths up to 18 inches and be designed to handle storm water retention.

- Security: The depth off the street of Fairview entrance is a security concern. Further security measures, such as a gate, are encouraged.

Response: The EDG board requested that Stock & Associates, Inc. look into recessing the building entrances off Fairview and Eastlake. Lighting choices should also be made with security in mind, to keep the space well lit.

- Wall System: What is the wall system at the tower?

Response: Currently, a curtain wall system will be used at the flatter, east and west facades and portion of the north façade. Aluminum storefront will be used at the north façade projections and at the Gunn Building.

- Retail: What is planned for retail use?

Response: At this time, a particular tenant is unknown. The intent is to enrich the street life along Eastlake with a restaurant and retail space. The property owner is pursuing talks with potential tenants.

- Perspective at Stairs: Why is core projection not shown?

Response: The rendering was completed prior to very recent plan changes shifting the core projection east to further open up the view corridor for the Silver Cloud hotel rooms at the hotel's north façade.

- LEED: Where are points being generated within the checklist? Are you using photovoltaic panels?

Response: The green roof, and native plants are one area for points. Photovoltaic panels were value engineered out of the project for budgetary reasons. Many of the points are deriving from energy categories. Others are Re-use of the Gunn Building, job site recycling of waste, low VOC products, local products, etc. Fish habitat under the bridge seems to also be a possible source for points.

- Is there an agreement with the Silver Cloud for maintenance of the existing stairway?

Response: The property owner is in conversation with the Silver Cloud owners on this topic. The plans currently show all landscaping within the property lines for this project and it would therefore be maintained by the property owner and not the Silver Cloud.

- With potential low light levels, are you concerned with the landscape's viability?

Response: The landscape architects for this project have allocated native understory plants that require low light levels at this location. Their experience with these plants at a separate, very similar location has been successful. Although the section is narrow, limited direct sunlight will reach the space in the afternoon hours.

- Security concern for pedestrians.

Response: With security in mind, lighting at the stair level and overhead will be provided all along the path from Eastlake to Fairview to insure the area is well lit. By making use of the option for 25% of the façade to be glazed, windows have been located in areas like the elevator lobby and stairs to allow for "eyes" to be on the travel path to increase safety.

- What is the dimension of stairs and distance from the Silver Cloud north elevation?

Response: Dimensions vary as the stairs get closer to Fairview, as the wall angles north, away from the Silver Cloud. Minimum dimensions at the Eastlake portion of the stair: Stair width approximately 5'-5" and width of landscaping approximately 5'-6". At the Fairview end: landscaping width increases to approximately 7'-8".

- Restroom core projection: What is the purpose of pushing the restrooms out past the face of the rest of the south façade?

Response: Given the shoreline height restrictions on the site, the width of the tower is restricted. The maximum allowable shape dictated by the shoreline and zoning restrictions leaves the floor plate narrow at the Fairview side, wider at Eastlake with structural columns further dividing up the narrow plan. Given the programmed use for the building being research and development

labs, a rectilinear floor plate is the most desirable shape. By pushing out core elements like the restrooms, the floor plate is freed up to allow for more functional lab layouts.

- Façade modulation: The façade modulation on the north side of the tower is an interesting portion of the facade. Why does the modulation only occur on this façade?

Response: There was an opportunity at this façade to literally follow the curved shoreline boundary for that north wall or modulate the elevation, creating cube-like projections that push out to meet that boundary line. To increase view opportunities on each floor and take advantage of a given zoning restriction, we chose to modulate the elevation and let this portion of the tower be unique to the adjacent elevations.

- Roof Landscaping: What will be planted on the roof?

Response: The main green roof on level three will be primarily a medicinal herb garden with raised planters and approximately 18 inch soil depths. The higher roofs will be planted with a modular, shallow pan system of lightweight soil and drought tolerant vegetation, such as sedums.

- Lab locations: On which floor of the taller section will the lab space start, in relationship to the restroom projection?

Response: Labs will start on level 03.

PUBLIC COMMENTS:

Four (4) members of the public were present at the meeting. Comments included the following:

- Very supportive of biotech development in Eastlake area and it is vital for the community.
- Chief concern is proximity of the new construction to the Silver Cloud.
- The Silver Cloud existing site stairway is the only stairway for public use along Eastlake in the area for access from Eastlake down to Fairview that can remain preserved once the 1165 Eastlake site is covered with new construction.
- The Silver Cloud expects increased pedestrian activity due to new development in the area.
- The Silver Cloud would like to see the new proposal pushed further north away from the Silver Cloud property.
- The Silver Cloud would like to see more modulation on the south façade to avoid the appearance of a monolithic concrete wall next to their building.
- Primary concern is proximity of new construction to the Silver Cloud. A ‘canyon’ is created due to height of the two buildings. He believes the negative impacts of this configuration are increased wind velocities and reduction of direct sunlight. He requests that the restroom projection be pushed north as little as 12 inches to open up the space further.
- The southern façade is attractive, but would like to see more modulation, color, texture and glazing and to bring the scale down to the pedestrian level. The facade should be well-lit to increase security for users.

DESIGN BOARD DELIBERATIONS:

1. By landscaping the stairs and pulling the new construction to the north, away from Silver Cloud, the board feels the proposal is creating a major site amenity on private property.
2. The board finds the mechanical penthouse along Eastlake, on level 03, acceptable and may be built out to the face of the building, therefore recommending to the Director to grant this design departure. The upper penthouse on the Gunn building will need to be pulled back from the face of the building.
3. The treatment at the solid portions of the wall along Eastlake between the loading dock and secondary Gunn entrance were found to be acceptable. Given the level of interest created with horizontal wood rain screen siding and raised planter beds along the building, the board felt this was a good resolution.
4. The restroom core projection at the south façade (at the stairway next to the Silver Cloud, will need to be eliminated on levels 01 and 02, but can remain on levels 03, 04, 05 and 06.
5. The recessed Fairview entrance will require further security. A security gate was suggested. The Eastlake entrance was seen as more active and would not require further security considerations.
6. The corner of the building on the Eastlake façade near the stairway passageway will need to be carved back at the ground level to ease the pedestrian transition to and from the stairwell. The change of form would be from the ground level to the first lab floor.

Departures

The applicant proposed one development standard departure as shown in the matrix below.

<i>Development Standard</i>	<i>Required</i>	<i>Proposed</i>	<i>Departure amount</i>	<i>Related guideline</i>	<i>How this departure helps meet the priority guidelines</i>
23.47A.012.D5c	Rooftop features not within 10' of roof edge	Mechanical penthouse at the building edge.	100 lineal feet of Eastlake elevation only	C-2 Building elements,, create well-proportioned building form.	The façade height is more in scale with the development along the street.

Board Recommendation:

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the Design Review Board members felt that all of the guidance they had given in their previous meeting had been addressed by the applicant. In addition, the four (4) member Board supported the Departure request and **recommended approval with conditions** to the design to the Director.

The applicant revised several elements of the Master Use Permit including massing preferences. Some changes were a result of a new survey of the shoreline limits and the subsequent building

massing revision to omit the office/lab “tower” and spread the office and lab use over the site. The applicant has added a shoreline height variance component to the Master Use Permit to allow greater height in the shoreline environment. The applicant then brought the revised massing proposal to the Design Review Board for recommendation.

RECOMMENDATION --meeting on September 1, 2010.

ARCHITECT’S PRESENTATION:

The architect presented the project history and development to acquaint the Board to the site issues and the proposal. The new proposal is to retain the Gunn building, as before, and to locate the lab and office spaces across the remaining site. A large 70 foot wide plaza is proposed on the south side of the property next to the Silver Cloud Hotel. The plaza will have a stairway to Fairview Avenue. Street improvements are proposed including additional trees along Eastlake where the applicant has decided to close the underground areaway and fill it so that there is a viable location for new trees. The architect explained the location of the 70,000 square feet of research lab and 3,500 square feet of retail space. Parking for 85 vehicles is proposed to be provided below grade. The architect explained the new access and loading access off of Fairview. Two development standard departures are proposed.

BOARD CLARIFYING QUESTIONS::

Board questions helped to clarify the project proposal and included a review of tree locations, trees on Fairview, brick building vocabulary on the façades, integrating the Gunn building concrete framework, the openings at the garage on the Fairview façade, the cantilevered plaza on Fairview, the Eastlake soffit, and questions on the departure requests. The Board also asked for more information regarding the departure for an intervening use at the parking level. The Fairview frontage is primarily bridge deck or parking entry, and the sidewalk and bridge are separated from the property by a gap of approximately 3 feet which slopes down below the sidewalk. The maximum drop from the sidewalk to the soil at the property line is nine feet. The brick façade material has been used to make the building more contextual to the neighborhood. It is used at the ground level to add a human scale to the facade and higher on the facade to tie the new and old construction together. The proposed awning is a solid, continuous plane which runs along the south and east facades. The underside is wood with recessed downlights.

Through the project SEPA analysis the traffic and parking portion of the analysis requires 82 parking stalls to be provided on site. A traffic and parking mitigation plan will require several mitigating efforts on behalf of the building owners to mitigate the increased daily trips to and from the site, one of which is the parking stall requirement. Placing the loading dock at the Fairview level to utilize the existing curb cut restricts the parking ramp to the west face of the building due to the tapering shape of the site. A metal screen is envisioned at the Fairview ground level openings.

The plaza overlook is placed over the parking entry to give it visibility. The stair is indicated primarily by landscaping in this direction.

Design Departure matrix MUP 3004985

#	Development Standard	Required	Proposed	Departure amount	Related guideline	Board Action
1.	SMC 23.47A.032 B1b (SMC 23.47A.010 D7 - limits the size of office uses unless one NC3 street level standard is met.)	location of parking within a structure. street-level parking shall be separated from street-level, street-facing facades by another permitted use. 23.47A.032 B1b	Parking is located on a ramp inside the Fairview facade; Fairview becomes a bridge in this area which is separated from the property by about 3 feet. Parking ramp slopes down to below the street level.	192 lineal feet of street frontage with parking within a structure.	D-2, A-2, D-7	Recommend approval
2.	SMC 23.53.035A2 Structural building overhang	Projections such as balconies that do not increase the space enclosed by the building may have a maximum horizontal projection of 3 feet at the roof level.	A five foot deep by 38 foot wide view overlook at the plaza level on the Fairview ROW. This also marks the parking entry.	Two additional feet of overhang.	A-2, E-3	Recommend approval

How this departure helps meet the priority guidelines D-2, A-2, D-7 and A-2, E-3

Departure 1 The applicant notes that they are able to locate the loading dock inside the structure and to access both parking and loading from a single, existing, curb cut, thus preserving the Eastlake frontage. Eyes on the Fairview Bridge and activity within the building at the street, and lower, level. The facade has openings with decorative screening.

Departure 2 The overlook will provide the public with a wider view of Lake Union and the Space Needle than is possible at the property line due to the Silver Cloud and proposed building facades.

PUBLIC COMMENTS:

Three (3) members of the public were present at the meeting. Comments included the following:

- The plan and the massing is very good. The view corridor and plaza is properly sited and appropriately landscaped. The nearby buildings create a lot of pedestrian traffic and the plaza and stairs will serve them well to travel between Fairview and Eastlake. Using brick is a positive design solution for this area.

DESIGN BOARD DELIBERATIONS:

The Board began deliberations on the project recommendation by briefly stating their reactions to aspects of the proposal. The Board discussed the parking location, lab space, retail space location, the plaza, the pedestrian experience along street fronts, green elements, and façade design. The board discussed opportunities to exhibit the industrial typology in the façade design along the two long street facades, Eastlake and Fairview. They like the interplay of materials which use the Gunn building framework and the new brick material. They discussed the desirability of having more industrial façade openings along Fairview which recall the Gunn building framework or other industrial architectural language in the area. The Board discussed the unitization of the brick as it is proposed at the ground level and at the roof screen level. They pointed out that the architect should consider a different unit language that could or should include brick or clustering brick or other building units. The Board was favorable to recommending approval of the departure requests.

Board Recommendation at the second meeting:

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the Design Review Board members felt that all of the guidance they had given in their previous meeting had been addressed by the applicant. In addition, the five (5) members Board supported the Departure requests and **recommended approval with conditions** to the design to the Director.

1. Building elevations should be revised to exhibit and recall industrial building unitization and framework, including fenestration and use of building materials. Transitions between the existing building and new construction should be carefully detailed.
2. Refine the roofscape/mechanical screening. Consolidate the HVAC units as possible and create a rooftop concept in concert with the building, building materials and surrounding area.
3. Install large trees as per industry standards in the plaza.
4. The building materials presented are appropriate. Refine the relationship of the material to its location on the building façade. Including rooftop materials, base materials,

materials at the plaza façade and a continuous material expression across the whole of the plaza.

5. Detailing should be carefully refined to wrap around the building as appropriate. The screening at the parking along Eastlake should be carefully designed to provide visual interest at the pedestrian level.
6. Refine the detailing of the plaza overhang.