



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

SECOND RECOMMENDATION MEETING Of AREA 6, THE DOWNTOWN DESIGN REVIEW BOARD

Meeting Date March 25, 2008

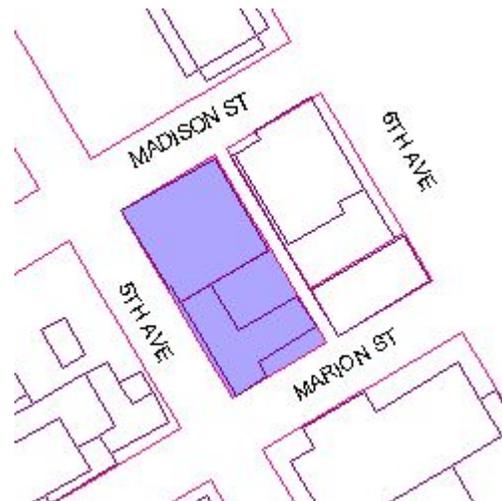
BACKGROUND INFORMATION

Project Number: 3006834
Address: 505 Madison Street
Applicants: Chris Appleford of NBBJ Architects for Schnitzer Northwest, Developers
Board Members Present: Bill Gilland, Chair
Jim Falconer
Dan Foltz (substitute design representative)
Kelly Mann
Board Members Absent: Marta Falkowska
Dana Bahar
Matt Allert, Get Engaged Representative
Project Land Use Planner: Art Pederson

PROJECT AND SITE DESCRIPTIONS

This is the second Recommendation meeting for this proposed project. The EDG meeting was held March 27, 2007 and the first Recommendation meeting was held September 11, 2007. **The full reports from both meetings are in the MUP file at DPD.**

The project proposes to construct a 39 story office structure (38 levels plus mechanical mezzanine) consisting of one level of retail / commercial use at street level beneath a mid-lobby level, a tenant amenity “business commons” and 35 stories of office space. Parking for approximately 525 vehicles will be provided in seven + levels of below grade parking. The project originally proposed vehicle access from both the alley by Madison Street and directly from Marion Street. Parking access is required from the alley but can be allowed by the Director from the street under certain circumstances. The existing three-story office building and College Club buildings on site will be demolished.



The site measures 240 by 120 feet and is bounded by 5th Avenue to the west, a north to south alley along the east side and Madison and Marion Streets to the north and south respectively.

The site area is approximately 28,800 square feet. The topography is moderately steep with an elevation gain of 17 feet west to east along the north and south property boundaries, and an elevation drop of 12 feet north to south along the west (5th Avenue) and east (alley) property boundaries.

The surrounding development consists of the 27-story Madison Renaissance Hotel and the six-story Dover Residential Apartments across the alley to the east. Both front on 6th Avenue across from Interstate 5. Formerly a public amenity open-space occupied the southern portion of the Renaissance Hotel site, extending from the alley to 6th Avenue. However, construction is underway on an 11,191 square foot structure containing a ballroom and ancillary support spaces in this location. The new ballroom structure would be approximately the same height as the Dover Apartments.

The surrounding blocks consist of the 42-story Bank of America Plaza tower to the south, the two-story United Methodist Church campus southwest across 5th Avenue, the 42-story Union Bank of California tower to the west along with the recently completed new residential tower. Across Madison Street to the northwest is the Seattle Public Library Main Branch. Directly across Madison Street to the north are the Nakamura Federal Courthouse and its large park-like setback facing 5th Avenue.

The site and surroundings are zoned Downtown Office Core 1 with a 450 foot height limit (DOC 1-450). Fifth Avenue is a Class I Pedestrian Street. Madison and Marion Streets are Class II Pedestrian Streets.

SECOND RECOMMENDATION MEETING – March 25th, 2008

A second Recommendation meeting was held to allow the applicant to present design responses to outstanding Board issues (- southwest corner lobby, - alley façade in relation to adjacent hotel and Dover Apartments, - Madison Street - street level open space, - design details of building base, - roof open space location, - articulation of tower top, and - lighting, signage, materials, and details) and to present a proposed design that incorporates the alternative vehicle access location approved by DPD and the Seattle Department of Transportation (SDOT).

ARCHITECT'S PRESENTATION – SECOND RECOMMENDATION MEETING

Steve McConnell of NBBJ Architects presented the vehicle alternative alley access as approved by DPD and SDOT and the proposed design responds to the Board guidance from the September 11, 2007 Recommendation Meeting. (Planner Note: DPD and SDOT approved alternative alley access for the project that would allow all project vehicle access to be oriented toward Marion Street through a two-way project driveway that shares the south-end of the alley and curb-cut. The approval was based on the unique site condition of a 17-foot elevation difference between the alley and 5th Avenue that would preclude providing retail space along most of the 5th Avenue and all of Marion Street because of the extensive internal vehicle ramps necessary to access below grade parking. The provision of extensive retail frontage has been strongly supported by the DRB. Other characteristics unique to the site and location warranting this approval are the low pedestrian counts and one-way traffic on Marion Street.)

Mr. McConnell described the project design response to the outstanding Board issues listed above. The applicant's propose to not include a southwest corner lobby because they feel it

conflicts with another primary DRB guidance, which is to provide extensive viable retail space along 5th Avenue. Drawing were presented showing the negative effect the access escalator from this SW lobby to the third level business commons / main lobby would have on the interior space of the retail space beneath it. Instead, the applicants propose a retail space in place of the lobby that would extend to the building's southwest corner at 5th and Marion and approximately 30-feet up Marion Street. The retail space fronting on Marion Street that was proposed with the escalator option would remain.

Changes to the alley façade include lessening the area of large panel beige pre-cast concrete cladding, the reduction in the number of garage / loading doors, and an expanded tapering of the buildings SW corner. Instead, the building base at the alley will meld into the tower by the use of smaller modules of honed (for texture) pre-cast concrete panels that will begin at the southwest enlarged taper and extend up and across the bottom of the revised two-part tower above. The corner taper, previously proposed at approximately 2.5 feet by 10-feet (along the alley), is now proposed at 3-feet by 20-feet. The north and south alley vehicle access doors will be removed (the south alley door will be recessed and oriented with the Marion façade) and the previous trash/recycle and loading doors are consolidated into four doors recessed from the façade. Garage intake and exhaust louvers are integrated design elements. Colors are a medium gray (stone) at small areas of the base wrapping around from the street facades. The small honed pre-cast panels are a light gray. The goal is to have a better alignment of the base with the upper levels.

The proposed Madison Street open space has been enlarged, because of the removal of the north alley vehicle access, and now includes a stair and ramp on either side of a street abutting landscape area and leading to a second level terrace at the second level lobby.

Mark Weisman, of the Weisman Design Group, project landscape architects, added comments on the design goals for the streetscape, Madison Street open space, and lobby areas. These are: to create a “sweep of energy” south to north along 5th Avenue arriving at a strong entry at Madison Street; strengthen the main entry by clearly separating it from the retail entries along 5th Avenue; make the Madison Street open space a “green refuge”; and have the lobby at the Madison Street entry and open space bridge the inside and outside of the project.

The roof open space has been relocated to the north half of the western tower. Where it does not abut the mechanical penthouse it will be surrounded by a 17-foot curtain wall for wind protection. The curtain wall is a design extension of the tower façade. Along the building periphery the open space curtain wall will be supported by a long span structural system / header frame that will maximize the exposure of the glass and mullion curtain wall system.

The overall tower design maximizes the use of glass to create a light presence in contrast to the many of the “dark brooding” buildings in the Downtown skyline; the glass will capture the beauty of the Northwest sky. A staggered and ascending fin system has been added to the west tower façade. These are accompanied by a horizontal “super mullions” to enhance the tower “skin”. The tower top and will be illuminated from within, instead of lighting the building from without. The curtain wall header support system will disperse this light as it captures the roof top illumination.

Materials (metal, pre-cast concrete, stone, and spandrel and vision glass) and colors were presented both as actual samples, on boards, and on page 22 of the 11 x 17 design packet.

The exact location and extent of some materials (e.g. the use of stone at the base budget permitting) however, was not given in detail.

Three *Design Departure* requests were presented. See *Departures from Code Standards* and *Design Departure Matrix* below.

DESIGN GUIDELINE PRIORITIES, EARLY DESIGN GUIDANCE MEETING OF MARCH 27, 2007.

The Early Design Guidance meeting was held March 27, 2007. After visiting the site, considering the analysis of the site and context provided by the proponents, the Design Review Board members identified by letter and number the following siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Downtown Development*" of highest priority to this project:

- A-1 Respond to the physical environment.
- A-2 Enhance the skyline.
- B-1 Respond to the neighborhood context.
- B-3 Reinforce the positive urban form & architectural attributes of the immediate area.
- B-4 Design a well-proportioned & unified building.
- C-1 Promote pedestrian interaction.
- C-2 Design Facades of Many Scales.
- C-3 Provide active—not blank—facades.
- C-4 Reinforce building entries.
- C-5 Encourage overhead weather protection.
- C-6 Develop the Alley Façade.
- D-1 Provide inviting & usable open space.
- D-2 Enhance the building with landscaping.
- D-4 Provide Appropriate Signage
- D-5 Provide Adequate Lighting
- E-1 Minimize Curb Cut Impacts
- E-2 Integrate Parking Facilities.

DEPARTURES FROM CODE STANDARDS

Three *Design Departures* are continuing to be requested as part of the MUP proposal. At the EDG meeting three *Design Departures* were requested. One *Design Departure* at each meeting was for a reduction in the amount of open space to be provided. *However, Downtown open space is not departable (SMC 23.41.012.B.16)*; the required amount of open space can be provided off site per (SMC 23.49.016.C.3). See *Design Departure* matrix at the end of this document for details of requested and allowed Code *Design Departures*.

PUBLIC COMMENT

One member of the community attended the Second Recommendation meeting and inquired about the set-back of the proposed building from Madison Street.

RECOMMENDATIONS – SECOND RECOMMENDATION MEETING

At the March 25, 2008 *Second Recommendation* meeting the Design Review Board reviewed the design submitted in response to the EDG and Initial Recommendations and further developed in conjunction with the project planner and discussed the three requested and allowed *Design Departures*. Following clarifying questions and deliberation the Board provided the following additional guidance and recommendations design guidelines based on the City of Seattle's "*Design Review: Guidelines for Downtown Development*". The Board's comments and Secondary Recommendations follow the EDG Guidance and Initial Recommendations that are in *Italics*.

A. Site Planning & Massing

Responding to the Larger Context

A-1 Respond to the physical environment. *Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.*

Early Design Guidance

The building design should continue to:

- *Maximize the retention of westerly views from the adjacent hotel,*
- *Maximize solar access to the Nakamura Court House lawn and by the tower placement at the site's south end and curved western façade,*
- *Maximize solar access to 5th Avenue and Madison Street with a curved tower façade.*

The developing design should also:

- *Consider view potentials from adjacent sites and the streets surrounding the subject site and toward the Central Library and Methodist Church. The curved podium facades at the corners are a good approach to this goal.*
- *Increase view and light maximization to the west from the adjacent Dover Apartments,*
- *Locate the proposed upper roof open space so it is oriented toward the west and Puget Sound, Olympic Mountain, and waterfront views.*

Initial Recommendation Meeting: *The Board feels the proposed curved tower and podium facades respond to the relevant guidance given. However, the design does not show how it will increase light and view maximization to the adjacent Dover Apartments and it does not locate the tower roof open space to face the west. Consequently,*

- *The Board **Recommends** the project return to the Board with responses to these two items.*

Second Recommendation Meeting. The Board feels the relocation of the tower roof open space successfully responds to this guidance. It noted that while the increased tapering of the building corner at the Marion Street alley is an improvement, it seems minimal and a "greater gesture" is possible and should be explored. The Board **Recommends** approval of the design following submittal of further developed chamfering in response to this guidance is submitted for review and approval by the project planner.

A-2 Enhance the skyline. *Design the upper portion of the building to promote visual interest and variety in the downtown skyline.*

Early Design Guidance

The slender two plus-part tower concept is overall an appropriate design direction. Further design development should:

- Explore the breaking-down of the tower massing for greater visual interest,
- Generate detail studies of the design and materials proposed for the mechanical penthouse,
- The two-part, two-level roof top expression should be developed further, after addressing the guidance on roof-top open space location in A-1 above,
- Consider visual impacts from the roof top design to the existing and increasing number of residential buildings to the east.

Initial Recommendation Meeting: The Board feels the shape of the proposed tower responds to the guidance given. However,

- The proposed design and materials for the mechanical penthouse and tower above level 39 are incomplete and greater development and detail is required at a **Recommended** second MUP Design Review meeting. This should include further developed façade materials that should display a “liveliness of the building skin”.

Second Recommendation Meeting. The Board supports the inclusion of the large mullions and horizontal fins to add visual interest to the tower. The Board **Recommends** approval of the presented design elements related to this guidance.

B. Architectural Expression

Relating to the Neighborhood Context

B-1 Respond to the neighborhood context. Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Early Design Guidance

The developing design should:

- Look for detail and material cues from the best examples of downtown buildings,
- Continue to be responsive to the court house lawn, library, and Methodist church; this project could be a key transitional piece between the contrasting architectural styles of the library and court house,
- The adjacent street slopes are an opportunity for creating a smaller scale of street level building elements that will engage the sidewalk, such as entries to multiple interior building levels.

Initial Recommendation Meeting: The Board feels the proposed detail and material response is moving in the right direction for responsiveness to the surrounding downtown context, with the exception of the comments in A-2 above. The location and quality of the southwest building entrance is uncertain because of the unresolved alley vs. Marion Street access.

- After determining with DPD what access location will be permitted, the applicant’s should return to the Board with details about the location and quality of the southwest entrance and the how the stepping of the Madison Street frontage will provide a connection between this proposed open space and the street (see D-1 below).

Second Recommendation Meeting. The Board agreed with the applicant on the light and modern direction of the tower materials and expression. It supports the design direction of the proposed Madison Street open space connection between the main entry, sidewalk, and plaza at the secondary level entry.

After considerable discussion it accepted the exclusion of the southwest corner (Marion Street) lobby for the purpose of maximizing the vitality of the retail spaces along 5th Avenue and Marion Street. Some of the discussion focused on the incomplete information about the materials at the base and blank wall spaces along Marion Street. In the end the Board supported the exclusion of a Marion Street lobby and **Recommends** approval.

B-3 Reinforce the positive urban form & architectural attributes of the immediate area. *Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.*

Early Design Guidance

See B-1 above.

Initial Recommendation Meeting: *The Board noted that the tower's massing, with the proposed west side extended screen wall, is at odds with the downward slope of the site and surroundings, as well as in conflict with the proposed roof top open space, which should be oriented toward the west, as noted in A-1 above.*

Second Recommendation Meeting. The proposed extended screen wall is off-set by the higher mechanical penthouse uphill to the east, although the east tower screen wall is then lower than both. The higher extended screen wall now serves to protect the roof open space and, with its proposed internal lighting design, enhance the architectural expression. The Board **Recommends** approval of the proposed design.

B-4 Design a well-proportioned & unified building.

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Early Design Guidance

The slender stepped tower concept should be further refined to achieve "elegance". Now it appears extruded, but without sufficient interest. This can be done through:

- *Greater articulation of the upper tower and roof top,*
- *A better scale change between the street (podium) levels and tower,*
- *Differentiation but consistency between the tower sections.*

Initial Recommendation Meeting: *As noted above, the Board would like to see further development and details of the transition and relationship between the tower and the rooftop and tower top designs.*

Second Recommendation Meeting. The Board commented on the inconsistencies between many of the full drawings and larger scale studies regarding colors and proposed materials. However, after clarifying questions and comments the Board expressed support for the roof and roof open space lighting concept, tower articulation (large mullions, horizontal fins, and vision and

spandrel glass arrangements), and transition between the varied elements of the base and tower. Approval is **Recommended** following submittal of the final determination of the above elements and submittal to the project planner for review and approval.

C. The Streetscape

Creating the Pedestrian Environment

C-1 Promote pedestrian interaction.

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Early Design Guidance

The lobby entries on 5th Avenue and Madison, along with the opening of these corners through the curved and recessed podium façade, should be further developed to support pedestrian interaction. Again, the slopes on Madison and Marion Streets are an opportunity, not a liability for creating small scale sidewalk to building connections.

Initial Recommendation Meeting: *The Board supports the proposed stepping and open space connection of the Madison Street frontage as described above, the maintenance of maximum retail space along 5th Avenue, and the provision of a southwest plaza building entry. Because the possibility of making the second level “business commons” public as a way to provide the required open space, a southwest plaza entry to this level would be beneficial.*

Second Recommendation Meeting. See Board discussion above regarding a southwest building entry. The Board feels the “Business Commons” proposed for the building’s second level is a strong addition to the project. (DPD note: because it is not “open to the sky” as required by Code, it can not substitute for the required open space. At this time a “fee in lieu” payment per SMC 23.49.016.D is expected to be the method of complying with the open space requirements.) Approval of the proposed design is **Recommended**.

C-2 Design Facades of Many Scales.

Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Early Design Guidance

Although not of “highest” priority, this guideline is still applicable. The key here is to design the façades to appropriate scales, not necessarily many scales. Appropriate human scale at all street levels is important. The base should be elegantly matched to the tower and not heavy and squat.

Initial Recommendation Meeting: *The Board feels the proposed base design is responding to this guideline but more details must be provided following resolution of the vehicle access issue.*

Second Recommendation Meeting. The presented design included further development of the building base, but no details of the garage opening other than a plan view. As the Board noted, the base was presented in vignettes, not in details. However, the Board **Recommends** approval based on the design direction shown. To fully comply with the DPD approval of the alternative alley access, details of the garage opening (showing minimum opening height and width and a

high quality of materials within the opening to minimize negative visual impacts of the opening from the street) must be presented to the project planner for review and approval.

C-3 Provide active—not blank—facades.

Buildings should not have large blank walls facing the street, especially near sidewalks.

Early Design Guidance

The “P” (Pedestrian) street designations for all three streets should assure this is addressed. However, the design does not have to limit itself to the minimum transparency requirements of both sloped streets. Changes in floor level and multiple entries to meet the grade changes should be considered.

Initial Recommendation Meeting: *In addition to creating a better connection between Madison Street and the proposed north side open space, stepping of the grade change and access to the proposed Madison Street open space will reduce blank walls along the street; this should be continued. Regardless of the final vehicle access configuration,*

- All facades without an adjacent use should be designed for visual interest.

Second Recommendation Meeting: The Board noted that the project proposes many strong responses to this guidance (alley façade, full retail and lobby along 5th Avenue, open space and entry sequence along Madison Street). The Board inquired why some blank façade areas along Marion Street are included. Following discussion of the need for more building base detail, the Board **Recommended** approval of the project design direction.

DPD is also concerned that the Marion Street level design insures a visually interesting, although secondary frontage. Per comments above, details of the proposed retail and building entry along Marion Street must be submitted to the project planner for review and final MUP approval.

C-4 Reinforce building entries.

To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.

Early Design Guidance

With the increasingly heavy pedestrian traffic on Madison Street and orientations toward the library and court house lawn, the proposed Madison Street entry design should easily meet this guideline with further development. The Marion Street entry (s) will be a challenge due to less pedestrian and vehicle traffic volume and no strong architectural or pedestrian supportive context across the street. Building entries on this side should then create a draw for pedestrians and building users.

Initial Recommendation Meeting: *The Board is strongly supportive of a southwest corner building entry to the second level “business commons”. Details of this should be presented at the next Recommendation meeting.*

Second Recommendation Meeting: Again, after discussing the need for a southwest entrance to give the building north and south access points, the Board agreed to defer to the applicants on their determination that an expected southwest lobby escalator would compromise the viability of its abutting 5th Avenue retail area. The Board also agreed to defer to the developer’s assertion

that a secondary entrance mid-way along Marion Street would not be used or improve the pedestrian environment to the same degree as retail. The Board therefore **Recommends** project approval without a Marion Street general building entry.

Per guidance throughout this report, further development of the proposed south retail entry and surrounding façade must be submitted for review prior to MUP approval to assure a supportive pedestrian environment between the corner retail façade and the proposed parking garage entry / exit.

C-5 Encourage overhead weather protection.

Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Early Design Guidance

Always important, even though required by Code. The weather protection should respond to the increased corner set-backs / plaza areas and the slopes of Madison and Marion Streets and respond to the site, not the minimal Code requirements.

Initial Recommendation Meeting: *The design proposes a Design Departure from the requirement for continuous overhead weather protection (OHWP). Because of the proposed open space and tower set-back along Madison Street the Board **Recommends** approval of this request at this location, except for the Madison Street entrance. However, the Board does not support excluding the Code required OHWP along 5th Avenue or Marion Street. The Board also **Recommends** the design include OHWP at any southwest corner or Marion Street entry.*

Second Recommendation Meeting. *Continuous OHWP is supplied on Marion Street and 5th Avenue where required by Code. No OHWP, or departure from this requirement, is necessary along Madison Street because the building is greater than 5-feet from the street property line.*

The Board **Recommends** approval of the *Design Departure* for OHWP height along a small section of 5th Avenue for the reasons given in the Design Departure Matrix at the end of this document.

C-6 Develop the Alley Façade.

To increase pedestrian safety, comfort, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.

Early Design Guidance

The alley façade should have a level of detail and interest that acknowledges the outward views across the alley from the adjacent hotel and Dover Apartments. The upper levels of the tower facing the alley should likewise be responsive to the hotel and also to views from across I-5 toward the proposed tower.

The development of the alley façade should respond to the continued presence of the Renaissance Madison Hotel, if the proposed ballroom does not occur.

Initial Recommendation Meeting: *The Board feels the alley podium façade is excessively utilitarian. Further development of this façade that responds to the above guidance and includes details of the southeast corner response (the chamfered corner discussed) to maximize light and air to the adjacent Dover Apartments should be presented at the next meeting.*

Second Recommendation Meeting. The Board **Recommends** the design proposed for the alley façade, except for the extent of alley corner chamfering, as noted in A-1 above.

D. Public Amenities

Enhancing the Streetscape & Open Space

D-1 Provide inviting & usable open space.

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Early Design Guidance

A Design Departure from providing the full amount of open space has been requested. Street level open space in the form of corner plazas or nearby Green Street improvements could replace some of the area asked to be reduced. Extraordinary treatment of the street level would be better than creating marginal upper roof top open space. But the proponents must show why any amount of roof top open space could not achieve the directives of this guideline.

- *The sidewalk entry area designs should include features that will help achieve the intent of this guideline.*
- *The project proponents should work with DPD on determining if off-site Green Street improvement opportunities exist, or similar types of improvements would be possible adjacent to the site.*
- *The lower level open space should have exemplary features that create a well used exterior connection to the court house open space to the north.*

Planner's Note. At the time of EDG it was incorrectly assumed a Design Departure could be allowed for open space quantity Downtown. The amount of on-site open space can be varied based on the provisions in SMC 23.49.016.C. Any open space required on site must follow the Design Guidance given.

Initial Recommendation Meeting: The Board supports the stepping of the north side open space that allows direct street access and the plaza entries at the northwest and southwest corners. Regardless of the outcome of the vehicle access question, these should be continued. The stepping of the north side should be broken into smaller increments to reduce the size of the retaining walls.

As noted in A-1 and B-3 above, the rooftop open space should be oriented toward the west to take advantage of solar exposure and views. Additionally, relocation of the tower top to the east side will respond to the guidance given in B-3 above.

Second Recommendation Meeting. The proposed location and configuration of the roof and Madison Street open space areas meets the guidance given, per the Board comment throughout this report. The Board **Recommends** approval.

D-2 Enhance the building with landscaping.

Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Early Design Guidance

For the surrounding streets, opportunities for some urban context landscaping (hard-scape as well as soft-scape from the list above) should be explored.

Initial Recommendation Meeting: Details of the north side open space, plaza entries, and rooftop open space should be provided for the next meeting.

Second Recommendation Meeting. The Board **Recommends** approval.

D-4 Provide Appropriate Signage

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-5 Provide Adequate Lighting

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building façade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

Early Design Guidance

The project design should start to consider the anticipated signage and lighting schemes and present these to the Board when the building design is further developed.

Initial Recommendation Meeting: Details of the design response to this guidance should be provided for the next meeting.

Second Recommendation Meeting. The Board **Recommends** approval.

E. Vehicular Access and Parking

E-1 Minimize Curb Cut Impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-2 Integrate Parking Facilities.

Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

Early Design Guidance

The Board supports the Land Use Code requirements for alley access to avoid driveways across sidewalks downtown. At the same time it encouraged the building design to provide adequate interior street level area for retail spaces that will achieve the relevant guidance throughout this report. A substantial loss of that retail space would not be welcome.

The applicant should work hard to come up with the way to provide the required ramping to achieve both alley access and adequate retail and lobby space. A Design Departure could be entertained for reducing the loading dock requirements. Could some loading functions could be by elevator? The idea of possibly having one two-way ramp on Marion Street was offered for exploration. But the Board realizes that the Code criteria to allow this are very narrow. However, they could possibly express their support of DPD allowing this alternative if it were clear there was no possible alternative.

Initial Recommendation Meeting: Based on the information provided by the applicants regarding the impacts of the vehicle access location on the possible area for 5th Avenue retail, the Board requests DPD consider allowing Marion Street vehicle access in conjunction with north alley access.

If Marion Street access is allowed, the proposed design should minimize impacts to pedestrians and respond to the guidance above regarding stepping of the north side open space connection to Madison Street. If full alley access is required, the proposed design should respond to the guidance and comments above to create an interesting 5th Avenue frontage, provide a southwest entry, and reduce the scale of the retaining walls along Madison Street.

Second Recommendation Meeting. The Board was pleased that a solution to maximize viable retail space along 5th Avenue was found. Per the comments above, the Board **Recommends** approval of the resultant enlarged Madison Street open space and entry area.

SUMMARY OF DEPARTURE REQUESTS

Land Use Code Standard	Proposed Amount of Departure	Applicant’s Rationale for Request	Board Recommendation
Street Façade Set-Backs. Between 15 and 35 feet above street level shall be no more than 2-feet from the street property line except that a setback up to 10 feet may be allowed for no more than 40 percent of the façade and no greater than 20 feet in length. (SMC 23.49.056.B)	Along Madison Street exceed the 10-foot maximum for 96% percent of the façade. Along 5 th Avenue exceed the 20-foot maximum length in two areas by 7-feet and 15-feet. Along Marion Street exceed the 20-foot maximum length in one area by 15 feet.	The preferred design sets the north façade back to allow for the proposed open space entry area. The curved façade sections on Madison Street allow for better light penetration to the north and a better sculpting of the façade. The setback along Marion Street allows for a continuation of the base and tower concept. <i>B-4, D-1</i>	The Board Recommends this group of departures based on the design response to previous guidance and shown in the 3/25/08 design materials.
Upper Level Development Standards – Maximum Façade Length. Different maximum façade lengths apply for facades at various elevations. (SMC 23.49.058)	Project proposes to exceed maximums for given elevations by: 20’ at elevations 86-160 feet, 50.5 feet at elevations 161-240 feet, 60 feet at elevations 241-500 feet, and 60 feet at elevations above 500 feet.	Project design proposes a curved tower for a more slender expression, instead of rectilinear assemblage of modulated sections. This will also allow more sunlight onto the Nakamura Courthouse open space. <i>A-1, A-2, B-4</i>	The Board Recommends this departure based on the design response to previous guidance and shown in the 3/25/08 design materials.

Land Use Code Standard	Proposed Amount of Departure	Applicant's Rationale for Request	Board Recommendation
<p>Overhead Weather Protection. The lower edge of OHWP must be a minimum of 10 feet and maximum of 15 feet above the sidewalk. (SMC 23.49.018)</p>	<p>Along the north end of the 5th Avenue façade, have a 50-foot length of the required OHWP exceed 15-feet to a maximum of 18 feet.</p>	<p>To conform to the Code requirement the OHWP in this area would have to step. This would result in it obscuring the view to the street from the main lobby. Also, maintaining a continuous horizontal canopy in this area better reinforces the identity of the main lobby and clarity of the curving storefront glazing. <i>B-4 and C-4</i></p>	<p>The Board Recommends this departure based on the design response to previous guidance and shown in the 3/25/08 design materials.</p>

SUMMARY AND NEXT STEPS

The applicants must submit design responses discussed in this report. These are:

- A-1 and C-6: Further developed chamfering of the southeast corner facing the Dover Apartments.
- B-4: Details of the roof and roof open space lighting concept, tower articulation (large mullions, horizontal fins, and vision and spandrel glass arrangements), and transition between the varied elements of the base and tower.
- C-2: Details of the garage opening showing minimum opening height and width and a high quality of materials within the opening to minimize negative visual impacts of the opening from the street.
- C-3 and C-4: Details of the proposed retail building entry and surrounding façade along Marion Street to assure a supportive pedestrian environment between the corner retail façade and the proposed parking garage entry / exit.