

**3rd EARLY DESIGN GUIDANCE
of
COMBINED DOWNTOWN DESIGN REVIEW BOARD &
SEATTLE DESIGN COMMISSION**

13 November 2007

BACKGROUND INFORMATION:

Project Number: 3007149

Address: 600 Third Avenue

Applicant: Brett Allen for Triad Development

Design Review Board Members Present: Matt Allert
Dana Behar
Jim Falconer
Marta Falkowska
Bill Gilland, chair
Kelly Mann

Design Commission Members Present: Mary Johnston
Karen Kiest
Dennis Ryan
Darby Watson

Design Commission Members Absent: Darrel Vange

Staff Members Present: Mary Pearson, Fleets and Facilities
Bruce P. Rips, DPD
Guillermo Romano, DPD

PROJECT DESCRIPTION

Background

The Seattle Municipal Civic Center Master Plan (June 1999) provides direction for the development and transformation of city owned property in a four block area between Third and Sixth Avenues and between James and Cherry Streets. The master plan also includes the Seattle Municipal Tower (the former Key Tower). The plan envisions for the Public Safety Building site an office building (private or public) on its northern

portion and a terraced plaza and hill-climb on the south. The site remains the last unfinished component of the master plan.

In June and December of 2006, the Department of Fleets and Facilities received responses to a Request for Concepts Due and a Request for Proposals Due respectively. In September 2006, the Seattle Design Commission convened a half-day workshop to provide design guidance on the potential future public spaces on the site. Four key areas of focus (1) the site's size/configuration, 2) context and adjacent use; 3) programming, and 4) character of public space emerged as a means of organizing a series of recommendations. By the spring of 2007, the Department of Fleets and Facilities chose the Seattle Civic Square Group composed of Triad Development, Inc., Foster + Partners, GGLO, Arup, and Atelier Dreiseitl to lead the development effort. Several other companies specializing in retail marketing analysis, communications, sustainability and open space operations also comprise the team. An introduction to the development team and their initial presentation of concepts to the Seattle Design Commission occurred April 19, 2007 with the participation of the Downtown Design Review Board. Two Early Design Guidance meetings followed on June 26, 2007 and August 28, 2007 respectively.

Triad Development Inc. will purchase the entire block, develop a tower and plaza, and once constructed, return the plaza to city of Seattle ownership. A Client Group formed from the city's Executive and Legislative branches provides oversight on the development. Because the proposal includes both private and public development (tower and plaza), two bodies possess design review jurisdiction for the project. In an effort to provide an efficient review, the Seattle Design Commission and the Downtown Design Review Board have pledged to coordinate their reviews for the early stages of design development. Once the integration of tower and plaza or open space is assured, these Boards may conclude their reviews separately.

Proposal

The applicant proposes to design and construct on a full city block (the former location of the city of Seattle Public Safety Building) a complex comprising a mixed-use residential and office tower, retail spaces, a civic plaza, and a below-grade parking garage. The tower would be located on the north portion of the block along Cherry Street with its footprint covering approximately 45 percent of the site. The other 55 percent would be devoted to public open space and retail uses. The tower and the plaza would sit above an underground garage with an estimated 600 parking spaces.

Features or elements comprising the plaza include an amphitheater, a connection to the Metro tunnel below Third Ave., retail uses in the tower and along James St. facing onto the plaza, a significant water feature, and a small pavilion along Third Ave. housing retail uses, access to the Metro tunnel and possibly a gallery highlighting sustainable design concepts. These features met requirements in the Request for Proposal. The plaza would connect Third and Fourth Avenues and create a visual transition between the

City Hall steps and the Civic Square open space. Early design concepts also provide pedestrians with circulation through the site from James and Cherry streets. A green roof above retail spaces on the plaza and other sustainable features would be a critical part of the open space and tower development.

At the time of the first Early Design Guidance meeting, the project team presented a series of very preliminary massing studies of the structure illustrating variations on a 340 foot office block with two residential towers rising to 400 feet above the commercial volume. In some permutations, the residential portions merged and rose above the 400 foot height limit. The project team conveyed its interest in continuing to explore tower options before presenting the three or so alternatives to the combined Design Review Board. A Land Use Code amendment has been prepared by DPD staff to allow increased height in the DMC 340/290-400 zone when a parcel abuts a DOC zone and is able to provide a minimum of 25,000 square feet (or 35 percent of lot area whichever is greater) of civic space. The proposed code amendment would not allow greater density in exchange for the height increase.

The plaza design conveyed greater architectonic qualities than the tower at this stage. A series of wide steps and terraces called the Upper Cascade would extend from James St. on the south to the tower on the north side of the plaza. Pedestrians would descend from Fourth Ave. to a level plaza located at the center of the complex. The tower to the north and a retail structure to the south would flank the plaza. Toward the southwest of the plaza, a structure named the People's Pavilion would rise above the plaza and provide a venue for entertainment and cultural events. A Lower Cascade of steps and terraces would descend toward Third Ave. and the metro tunnel entrance. The applicant intends to integrate regional materials, art and water to form an "urban landscape sculpture" that provides functional spaces for programmed events, circulation and passive recreation. Water would follow the cascading steps and visually link the plaza to the water features at City Hall.

At the second EDG meeting, the applicant proposed creating vehicular access from Cherry, moving the Metro station escalator from a stand alone position on Third Ave. to imbedding the escalator in the retail structure at the corner of Third Ave. and James St. The applicant also presented more explicit tower designs concepts.

The design team's presentation at the Third EDG meeting depicted modifications to the tower's massing, to vehicular circulation and its access from the streets, and to the arrangement of retail and Metro tunnel access from Third Ave. The tower's southern façade formed a gentle concave shape reflecting the plaza's two-dimensional convex shape. The articulation of the facades evolved into alternating ribbons of glazing and opacity above a predominantly fenestrated base. Emerging from the office mass, the residential volume has a vaguely petal shape configuration in plan defined by three rounded corners. The entire residential mass sets hard on the tower's eastern edge (Fourth Ave.) occupying roughly half of the footprint of the office plan. The placement of two garage entrances on James Street would allow one-way automobile access into the

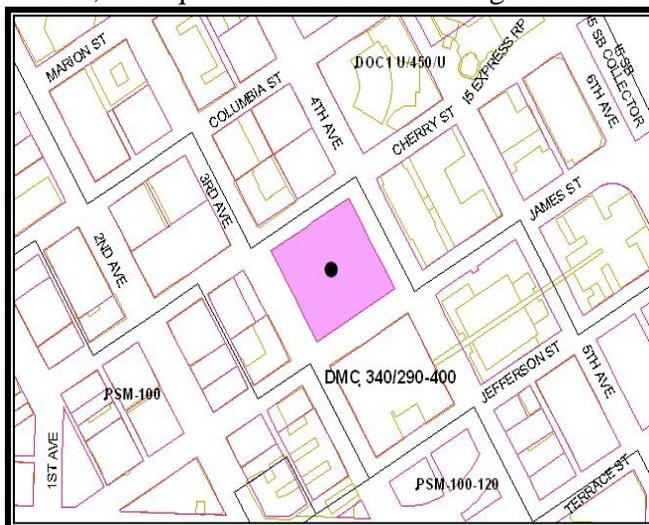
complex and ingress and egress for trucks. Vehicles of office and residential tenants would enter on James St. and exit the garage onto east bound Cherry St. In the new scenario, service vehicles would enter from James St., access the interior loading docks, and turn around within the garage and exit back onto east and west bound James St. The design changed considerably along Third Ave. forming a three-story retail / transit pavilion splitting the previous grand staircase into two smaller but still generous stairs terminating at the Third Ave. sidewalk. An escalator emerging from the Metro tunnel and a retail space would front Third Ave. Above the retail, another retail use faces the heart of the plaza with the structure seen as a backdrop to much of the activity on the plaza. The glass cylinder known as the People's Pavilion from earlier concepts has been removed as a feature and replaced by the notion that the plaza is a flexible space capable of handling a variety of performances and events of many sizes situated in several areas of the plaza. The plaza's circular form is an appropriate shape for multiple performance venues although the directionality of the steps may impose some limits on that intention. The applicant has proposed green roofs or sustainable features over the three structures.

The Board's response focused upon five major areas: site planning and massing, the street edges, the plaza, architectural character and expression, and sustainability.

Site and Vicinity

Formerly the location of the city of Seattle's Public Safety Building, the vacant site has had considerable excavation and shoring. Bound by the rights-of-way of Cherry Street, James Street, Third Avenue and Fourth Avenue, the full block site's natural grades slope considerably from Third Ave. to Fourth by approximately 26 feet. The incline from the lowest corner to the highest (compass points south to north) measures roughly 34 feet according to DPD's GIS maps.

The 57,120 square foot site sits amongst a collection of civic buildings belonging to the city of Seattle and King County.



Directly across Fourth Ave. lies City Hall (2003) and beyond it stands the Seattle Justice Center (2001). The King County Courthouse (1916) lies across James St. with the King County Administration Building (1971) and the King County Correctional Building (1985) march up hill between James and Jefferson Streets. Significant non-governmental buildings in the vicinity include the Columbia Tower, the Arctic Building, the Dexter Horton Building, the Lyon Building, the St. Charles Hotel, the Alaska Building and the former Morrison Hotel. The

Dexter Horton (1922), the Arctic (1916) and the Lyon (1910) possess historic landmark status. The neighborhood's character is illuminated by the remarkable facades of the Dexter Horton and Arctic buildings with their intricate terra cotta ornamentation and by the more recent insertions of the Bohlin, Cywinski, and Jackson designed City Hall and NBBJ's Justice Center with their harmonious mix of buff stone, glass and metal and their elements of sustainable design. Currently the area is witnessing the conversion of the Arctic and Alaska Buildings from offices into hotels.

The site possesses a Downtown Mixed Commercial (DMC) with a 340/290-400 zoning classification. Non-residential uses have a height limit of 340 feet. Residential uses have a base height limit of 290 feet with an upper limit of 400 feet achieved with bonuses. This zone just north of Yesler Way runs from First Ave. and Madison St. up the hill to Yesler and Interstate 5. To the north, the zoning changes to Downtown Office Core One (DOC 1 U/450-U) with unlimited and 450 foot height limits. The Pioneer Square Mixed (PSM 100) with a 100 foot height limit zone lies to the south of the site.

Third and Fourth Avenues rights-of-way measure 84 feet and possess city classification as principal transit and Class I pedestrian streets with 18 foot sidewalk requirements. Third Ave. has street level use and property line façade requirements in the Seattle Land Use Code. The rights-of-way for Cherry and James Streets are both 66 feet. Classified as both Class II pedestrian and principal arterial streets, they have 12 foot sidewalk requirements and lie within a designated view corridor. James St. carries traffic both east and west bound while Cherry St. is one way east bound. Third Ave. runs both north and south bound; Fourth Ave. travels one-way north bound.

PUBLIC COMMENT

Public comments at the third EDG meeting November 13, 2007 included the following:

- Express the top of the tower. The design echoes the Columbia Center and other flat topped structure in the vicinity.
- Introduce more vertical elements at the base of the tower to emphasize the human scale. There is an abrupt transition from the pedestrian realm to the façade above it.
- James St. appears intriguing. The architect needs to break-up the large expanse of materials. It needs a greater sense of human scale.
- Two features should be analyzed as potential wind tunnels: the Southwest entrance to the plaza and the breezeway from Cherry St. to the plaza.
- Restaurants should be at plaza level rather than above it. Tables and chairs should spill onto the plaza. The architects should find ways in which diners could use the outdoors even during inclement weather. Small, temporary pavilions (often seen in European cities) could provide cover for outdoor dining.
- Study uses facing the plaza in order to maximize that space.
- It is difficult to see the architecture and understand the systems inside the proposed structure.

- Prefer a readable architecture that generally one expects from Foster and Associates.
- Above the base, there is a lack of transparency. The horizontal lines are overwhelming.

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 and the Seattle Design Commission 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 Downtown Development*" of highest priority to this project. The guidance from each of the three EDG meetings is indicated in reverse order.

A. Site Planning & Massing

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.

EDG 3. The general design updates on the relationship of the tower to the plaza and the satellite structures met with the Board's general approval. The armature of the concave south façade of the tower, the triangular sustainability/transit pavilion, the sinuous retail pavilion, and the cascading plaza with its central circle forms a very fluid and porous public space. At Fourth Ave., the plaza with its wide steps and flanking structures mirrors the civic and honorific space across the street. As the plaza reaches Third Ave., the landscaping and the proposed retail spaces create a greater intimacy that matches the mercantilism that occurs along Third Ave. The Board noted the dynamism of the diagonal movement through the plaza and how much of the design effort has responded to the guidance from the second EDG meeting.

EDG 2. By the second EDG meeting, the applicant introduced the idea of adding a curb cut on Cherry St. as well as James St. in order to facilitate truck access. The applicant provided two variations of this idea. In one scheme, the curb cut and driveway begins close to the corner of Cherry St. and Third Ave. and descends to the below grade parking garage at an angle to Cherry St. In the other option, the driveway, perpendicular to Cherry St., bisects the pedestrian passageway connecting Cherry St. and the plaza midway between Third and Fourth Avenues.

The Board's reservations focused on the close proximity of the proposed curb cut to the intersection of Third and Cherry and the inherent safety issue of angling the driveway across a sidewalk. With the alternative scheme, the driveway potentially dominates the

passageway giving precedence to vehicles rather than the pedestrian, and it creates a large curb cut on a pedestrian oriented street. The driveway's position across the street from a significant entrance to the Arctic Building is problematic.

The Board expressed its reservation that Cherry St. should not be a service entrance for trucks. Were pedestrian and vehicular movements to be coupled on Cherry, there would have to be a careful separation with the intent of creating a pedestrian place that allows vehicles. Ultimately, Cherry St. and James St. should have very different personalities with the pedestrian experience being distinct. The Board recommended using a traffic consultant to evaluate access and turning movements.

EDG 1. The mountain to city to sound concept as described by the landscape architect should significantly inform the plaza design on this steep slope although the reference should not be taken too literally. As a theme it enables the designers to tie the plaza into a greater regional framework and acknowledges that the site's slope represents a tremendous asset.

The Board reaffirmed its support for mid-block connections in order to bring people into the heart of the site. More information will need to convey to the combined Board how the applicant proposes to treat the site's edges. The treatment at the corner of James Street and Third Avenue should recognize the flow of pedestrian traffic from Pioneer Square and the stadia.

It is paramount that the applicant should develop a refined exploration of the tower massing and its relationship to the plaza and present this at the next EDG meeting.

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

EDG 3. The tower should possess a sense of conclusion. Both this proposal and the Smith Tower have a narrower tower rising above a base. The Board strongly encourages the architect to explore significant changes to the top.

EDG 2. The architect presented several preliminary schemes of the residential portion of the tower focusing on the placement of the tower above the office component. As the proposed footprint of the residential tower is smaller than the office block, the residential block could be pushed either to the eastern or western portion of the site. The Board agreed with the architect's idea of sliding the residential block uphill to the east which would emphasize the building's verticality at Fourth Ave. and Cherry St. closest to the Columbia Tower.

All of the various schemes (see cover of the EDG packet) expressed the residential block as distinct from the offices by floating or lifting the mass over the office volume. Recognizing that the architect had not completed the exploration of the building form for

the residential block, the Board did not comment upon the shape preferring to wait until a third EDG meeting in which the Board members expect two or three schemes with one identified as the applicant's preference.

EDG 1. The proposed tower will be highly visible from the west but particularly from the south where it lies on a diagonal between the Smith and the Columbia Towers, the city's oldest and tallest skyscrapers, respectively. The tower's image should not be a reinterpretation or echo of the Smith Tower. Although each of these structures will be iconic, they should not compete with one another.

B. Architectural Expression

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.

EDG 3. The applicant's responded to EDG 2 guidance by creating a separate retail / transit pavilion (the sustainability pavilion) along Third Ave., which serves to reduce the amount of open space at the foot of the stairs. The Board expressed its satisfaction with this rearrangement of significant plan elements. However, the Board, having requested that the applicant redesign the circulation system from the Metro tunnel to the plaza, noted the awkwardness for pedestrians to use two sets of escalators in two different buildings to access the plaza. It makes little sense. The connection to Metro should be direct and obvious from the plaza. Given the anticipated number of Metro users, the space along Third Ave. seems too small and not gracious enough to accommodate the transit riders.

The Sustainability Pavilion successfully defines pedestrian movement in and out of the plaza; the pavilion's use remains unclear.

EDG 2. The applicant responded to the earlier guidance by enclosing the escalator to the future Metro light rail station within the retail structure and orienting it to the intersection of Third Ave. and James St. This gesture connects the street corner to the central plaza midway on the site and engages the Metro station with the site's major retail space. In general, the Board endorsed this concept; however, the Board members observed that the shift in the escalator's placement left a largely undeveloped open space along Third Ave. at the foot of the steps (see guidance D-1) and placed the arriving pedestrians from the station directly behind the People's Pavilion, which would potentially seem awkward during performances.

The People's Pavilion was a key element of the applicant's original submittals. The clarity of purpose and form of the Pavilion has been compromised; this area should be redesigned to reinforce the civic gesture.

EDG 1. The Board emphasized the importance of the site's relationship to several key

neighborhood features: 1) the site's connection with Pioneer Square; 2) the plaza's relationship to a larger downtown open space system; 3) the high quality historic buildings nearby and the 4) the Metro station entry. At the next EDG meeting, the design should clearly acknowledge or reflect the importance of these downtown elements.

The applicants should continue to return to the principles that evolved from the Civic Center Master Plan and the Seattle Design Commission's recommendation for the Public Safety Building Site.

B-2 Create a transition in bulk & scale. Compose the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones.

EDG 3. In response to EDG 2 comments, the design team pushed the base of the tower toward the plaza, thus reducing the extent of the building overhang, and added a set of interior stairs adjacent to the plaza stairs. Two small interior spaces in the tower base spill out onto the plaza landings visually and physically joining the plaza and the tower. The design team also reshaped the curve of the tower's south wall into a gentle concave form that embraces the shape of the circular plane of the plaza.

EDG 2. The office block extends over a considerable portion of the plaza (see pp 60-61 of the packet). The Board observed that the footprints of the tower and the retail building reduce the width of the plaza directly exposed to the sky to the size of the adjacent rights of way. On one hand, agreeing with the architect over the basic wing-like form of the office volume, the Board emphasized its displeasure, on the other hand, with the extent of the overhang into the mid-plaza area---the size and presence of the overhang diminishing the plaza's quality as a major public place. The concave plaza and the convex shaped tower should be redesigned or modified to find a better marriage between the two.

EDG 1. Continue to explore with alternative studies the transition of the tower to the plaza and its impact on users of the open space. Results of the analysis should be provided at the next EDG meeting.

The architect discussed a datum line generated from the King County Courthouse (at the third floor or so) as a significant marker for the design's evolution. The Board will want to see the analysis of this design aspect.

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.

EDG 3. By the third EDG meeting, the design team extended the retail pavilion to Fourth Ave. A large circular staircase connects the Fourth Ave retail area with the upper level restaurant and a proposed green roof. Board guidance encouraged a separate vertical connection linking the green roof and the restaurant with Third Ave. The placement and size of the circular stair dominates the cubical volume and likely precludes the possibility of another use coexisting with the stairs. Additional uses will generate more activity when the stairs are not in use. Doors to the stairs / retail pavilion should also front on to Fourth Ave.

The proposed height of the building overhang from Third and Cherry St. to the breezeway warrants the installation of a protective overhead canopy. As the pedestrian travels up the hill, the nature of the transparent street level glazing as presented in the drawings provides views into the interior retail spaces from above it.

The north face of the retail pavilion could be more dynamic than anticipated by the designers. The design team should consider whether the water cascades down to Third Ave. on the side of the stairs closer to the retail pavilion or nearer to the tower.

EDG 2. The proposed placement of retail spaces at the corner of Fourth Ave. and Cherry St. and the escalator at Third Ave. and James St. emphasizes the importance of the development's engagement with the adjacent streets and balances the inward focus of the retail space and plaza with recognition of the pedestrian activity along the streets. Future drawings should represent how the retail is accessed from the plaza and street. Heights of the retail space should exceed 13 feet.

At the next EDG meeting, the architect should address both the relationship of the proposed building façade with the historic structures (Arctic and Dexter Horton buildings) across Cherry St. and the north/south pedestrian circulation from Cherry to the plaza. With truck and other vehicular access proposed along Cherry St., both the proposed structure's façade and pedestrian passageway are in danger of being compromised. Even without vehicular access from Cherry St., the plans at mid-plaza level show nothing to engage the pedestrian along the long tunnel that connects the plaza to the street.

The Board desires a stronger visual connection between the City Hall steps and the corner at Fourth Ave. and James St. The proposed ramps up to the retail pavilion and down to the mid-plaza circle do not produce, according to the Board, a significant civic response to the great stairs. (See guidance C-4)

Future drawings of the plaza should also contain the entire City Hall complex in order to show the relationship between the open spaces and to ensure a two block composition.

EDG 1. The proposal should acknowledge the high quality structures along Cherry St., which contribute to the sense of urbanism with their fine grain detailing and a respect for

the human scale. These qualities should ultimately inform the design of the tower's lower levels. Noting the preliminary concepts, the Board observed that at Cherry and James streets the complex seems internally focused. For the next Early Design Guidance meeting, more design studies should depict a positive pedestrian experience along the Cherry and James sidewalks.

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.

EDG 3. The Board approves the design direction now taken for the form of the residential mass and its placement along Fourth Ave; however, the Board feels that there should be a greater differentiation between the residential and office volumes. The repetitiveness/consistency of the proposed banding on the facades promotes an appearance of homogeneity marrying the masses too closely together. The architects should produce different treatments of all the facades based on sustainable concepts.

Because the proposed upper portions of the Cherry St. façade are quite long, they need more interesting things happening. The facades should become increasingly more interesting as one approaches a building.

The design of the base, particularly on Cherry St., should derive its resonance from the historic buildings by including distinctive detailing with a human scale. The proposed datum line based on the King County Courthouse will most likely not read as strongly as the presentation slides suggest.

Both the retail pavilion and the sustainability pavilion designs lack any real architectural character mostly due to lack of design attention. This should be rectified by the Recommendation meeting.

The Board looks forward to reviewing materials at the next meeting.

EDG 2. The Board requested that the architect present a preferred scheme for the tower at the next EDG meeting with material and color choices. Board members requested that the drawings express the tower's structural system. The retail spaces should also be developed to the same extent. The purpose and design of the People's Pavilion should be clarified.

EDG 1. The evolution of the plaza and tower should occur as an integrative whole. The tower, the plaza and the elements of the plaza, the People's Pavilion for example, should appear unified with one another.

The applicant presented a lengthy discussion of the placement of the tower's service core and its relationships with the programming of the offices, the plaza and the neighborhood as well as its overall response to the city's zoning regulations. The Board did not provide precise guidance on the core placement but acknowledged the applicant's desire to explore a rezone in order to create a taller and thinner structure. The combined Board does not have the legal authority to decide upon a rezone request; however, the downtown Design Review Board has considerable influence on the form and massing of the structure as long as it complies with the Seattle land use code or recommends a departure from qualifying land use code standards.

Sectional diagrams of the tower should be developed to show the relationships between private and public spaces. Further design exploration of this relationship should create the potential of generating interesting ideas.

C. The Streetscape

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.

EDG 3. Although James St. will house service and vehicular entrances, the pedestrian realm should not be overlooked. The Board encouraged the architects to incorporate overhead weather protection, design escalators and the green wall into one integrated James St. facade.

EDG 2. The Board endorsed the proposed distribution of retail spaces at Fourth Ave. and Cherry St. and Third Ave. and James St.

EDG 1. The Board raised several key points: there should be a variety of pedestrian paths through the site; the paths need to be integral with the plaza, the Metro station and the tower; and the site grade should be seen as a positive condition. Among the various circulation patterns, there should be some type of prioritization. Foremost, the design should recognize that people will use the plaza for multiple reasons.

At the EDG # 1 meeting, drawings of the streetscape component were hard to read. At future meetings, the architects will need to provide much more detail with large scale drawings of the streetscape.

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.

EDG 3. The Board asks for more detail at the tower's base showing proposed opaque or solid materials. The stone and other materials used at City Hall and the Justice Center should be included on this site to reinforce the unified approach intended in the Civic Master Plan. The design should insert more detail at the tower base fronting Cherry St., to promote a greater sense of human scale and place to match that of the Arctic Building.

EDG 2. The development team should continue to produce drawings of each level from the top of Fourth Ave. to the bottom of the slope at Third Ave. in order to understand how the structures meet the sidewalks and the plaza. In the next EDG packet, the drawings and models will need to be more precise.

EDG 1. Design the tower and the plaza for a human scale where they meet the sidewalk. The slope on Cherry and James Streets should create interesting design opportunities.

The Board wants to see drawings of each level from the top to the bottom of the slope in order to understand how the structures meet the sidewalks and the plaza. Clearly illustrating the design proposals for the lower levels of the complex where they meet grade should help everyone in understanding the sense of dynamism (or lack of it) of the proposal. A larger base model will be necessary for the next meeting.

C-3 Provide active, not blank, facades. Buildings should not have large blank walls facing the street, especially near sidewalks.

EDG 3. Board members noted the potential for a large expanse of green wall on James St. Greater penetration of the upper levels would provide views to the south from the restaurant. In general, the architects should add more transparency to the James St. façade and choose interesting materials and detailing beneath the green wall to ensure a well-designed façade even when the facade lacks foliage. See guidance C-1.

EDG 2. The drawings presented at the 2nd EDG implied that the lower James St. elevation would consist of a green wall as an antidote to the blank walls obscuring the loading berths and parking garage. The Board encourages the showcasing of environmentally sustainable features along James St. in keeping with the proposed green roof above the retail pavilion. The Board also endorses the idea that the lower elevation's appearance along James St. could be a mostly solid or opaque base supporting a delicate, glassy structure without sacrificing a pleasant pedestrian experience on James St.

EDG 1. The relationships of the parking garage and the Cherry and James sidewalks have the potential of creating blank facades at street level. The Board requested a minimal amount of blank walls at these locations.

The Board acknowledged that James St., due to the need for garage and loading access, would also act like a service street to the full block development. Creating an attractive

street façade will remain the applicant's challenge.

C-4 Reinforce building entries. To promote pedestrian comfort, safeties, and orientation, reinforce building entries.

EDG 3. Greater attention should be paid to the design of the entrances. At EDG 3, there was no sense of what these important elements may be like.

EDG 2. See Guidance B-3. Development at the corner of Fourth Ave. and James St. must speak both symbolically and philosophically to the presence of City Hall and its grand steps across the street. Retail should not overwhelm the arrival.

EDG 1. The Fourth Ave. and James St. corner is an important destination as the grand steps from City Hall should lead to somewhere significant. How does one integrate City Hall plaza and the upper levels of the Civic Square site? Other significant entry locations should occur on Cherry St. and at the corner of Third Ave. and James St.

The Board agreed that the formal entry into the office building should occur on Fourth Ave.

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.

EDG 3. Overhead weather protection should be added to the north façade of the retail pavilion facing the plaza. In addition, overhead weather protection should be integrated into the James St. façade in a way that won't interfere with service and vehicular entries.

EDG 2. According to the Board, the proposed height of the office mass extended over the plaza would not function well as weather protection. The Board strongly encourages the development team to reduce the amount of overhang immediately above the central portion of the plaza and rethink the solutions for effective overhead weather protection.

The applicant also presented a series ideas for a canopy that would join the tower and the retail building by extending over the central portion of the plaza. Although the ideas appeared to be preliminary at the time of the meeting, the Board members observed that the canopy should be moveable or temporary (installed for specific occasions), sculptural and elegant, and integral to the complex's circulation system. The Board noted that the canopy as a special art piece would not serve as a collector of people but rather as a means of facilitating activities. By the next EDG meeting, the functions and designs for the canopy and the People's Pavilion should be more highly developed.

EDG 1. The plaza must be in use year round. Overhead weather protection should

support this aspiration. Canopies should amplify the pedestrian paths into and through the site.

D Public Amenities

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.

EDG 3. Reiterating a theme stated in earlier EDG meetings, the Board requested that small gathering spaces should be created on the plaza. Board members noted that the portion of the plaza on the south side of the tower would receive the most activity due to the solar exposure and encouraged the location of cafes and restaurants along the plaza. The Board observed that too much circulation is hugging the south side of the tower.

Board members especially appreciated the comparison and contrast of the proposed plaza with other significant open spaces such as Rockefeller Plaza and Copley Square. These comparisons should be included in the Recommendation meeting packet.

EDG 2. Noting that the framework of the plaza had not changed between the first and second EDG meetings, the Board offered the following guidance: imbue the plaza with more personality and greater diversity of spaces; the big idea (the cascading steps and water) also needs smaller ideas; create intimate sanctuaries for gathering; and add more clusters of trees and vegetation. Other solutions include finding a balance of water features and providing a mix of rough and sleek materials, and reducing the amount of space devoted to steps.

Significantly, the Board requested (see guidance B-1) a redesign of the area at the foot of the steps along Third Ave. and a stronger connection to the City Hall steps at the corner of Fourth Ave. and James St. By proposing to move the escalator to the corner of the retail building, Third Ave. would lose a feature capable of drawing people to the plaza. The Board requested that the applicant propose changes to the plaza along Third Ave. by adding significant landscape elements and/or retail. One strategy is to use these elements to bifurcate the space in front of the stairs. The Board suggested that the applicant team evaluate the Wells Fargo plaza on Second Ave. between Madison and Marion Streets as an example of the paradox of a successful plaza that appears unable to support retail.

EDG 1. The success of the open space will depend upon the success of the retail. The Board recognizes that the development team understands that they must devote considerable effort to understanding the type of retail that will work in this location and how it will function on the site. At this preliminary stage, the shapes of the retail space appeared unusual. The Board anticipates that this may change as the design evolves. Retail uses should also be included at the plaza level.

Likewise, the type of programming for use of the plaza represents a critical component in its activation. Will there be cultural programs, daycare, art work etc? The Board looks forward to entering a dialogue on this subject.

The Board questioned whether the flat portions of the open space would be animated when not housing a festival or some large gathering of people. In this early design stage, the Board observed that the public space appears too homogenous. The Board desires more variety, “more dramatic and gentler”. Efforts should be made to make it accessible and will be paramount in the evaluation as this is not clearly shown yet.

The Board observed that the lower level of the plaza and the tower did not seem fully thought through. The plaza’s connections to Third Avenue and the transit stop are very important as well as the transition from the plaza to the City Hall steps. Access to the Metro tunnel should inform the design development. However, Third Ave. design concepts appear to lack a point of destination.

Introducing residential use in this area of downtown poses the challenge to design a complex that reinforces a sense of community among those that will dwell there.

Differentiate between public and private spaces. Although ambiguous spaces contribute to cities, this separation should be clear. Sectional drawings should be created that clearly display private and public spaces.

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.

EDG 3. Imbue the plaza and the proposed structures with materials from City Hall and the Justice Center to create a sense of continuity. The Board welcomed the idea of organizing the plaza so that Fourth Ave. could be closed off for large events. Selected materials and landscaping should assist in creating a unified scheme.

EDG 2. The Board members welcomed the preliminary ideas for the roof garden above the office block and commented that in downtown there are a number of dramatic public open spaces at upper levels of buildings (e.g. the IDX building and the Justice Center). The Board encouraged the developer to consider creating an upper level roof terrace available for public use.

EDG 1. The entire project represents a profound exercise in landscape design. As indicated in the background section above, the landscape plaza is a primary requirement of the project. The building itself should embody the landscape concepts that imbue the plaza. Consider adding a roof garden for the office tower. The design of the structure’s upper terraces should appear integrated with the overall landscape design concepts. The plaza and its related terraces and balconies should express a dialogue between the mix of

wildness and tameness.

The Board stated that proposed water features should vary depending upon the seasons and welcomed the concept of the People's Pavilion.

D-3 Provide elements that define the place. Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

EDG 3. Once again encouraging the use of sustainable features, the Board expressed its belief that sustainability could become the primary means of defining the place. With the sustainability pavilion and emphasis on green features as predominant elements of the structures and the plaza, the project's identity could be established. Guidance from the Board include the following: use the south face of the tower to create a system to collect heat, encourage businesses that have a strong sustainable ethic, and bring sustainable features or elements to the lobby levels of the buildings so that they are not only perceptible but allow building users to participate in the experience.

The applicant and the Board noted the possibility of using the upper portion of the sustainability pavilion facing the plaza as an art wall. The applicant also mentioned the idea of installing a JumboTron or large video screen. Efforts to select a participating artist have begun.

EDG 2. Acknowledging the sustainability concepts presented in the packet, the Board encouraged the development team to enhance these ideas artfully by imbuing the plaza and the structures with a memorable or distinct sense of place similar to how the water features along Vine St. lend that streetscape a distinctively Seattle character.

The landscape architect mentioned to the Board that it was his desire to collaborate with a local glass artist to provide artwork in the plaza.

The future programming of the plaza is currently the city of Seattle's responsibility rather than the developer. However, the applicant needs to design the plaza with an understanding of the variety of activities that may occur on the plaza.

EDG 1. The applicant and its design team should aspire to no less than creating Seattle's most memorable public space. The “mountain to city to sound” concept ought to be abstracted in the design; taken too literally, the idea risks becoming a cliché.

Sustainable building concepts should be introduced at the next early design guidance meeting. The Board enthusiastically supports the applicant's desire to reach LEED platinum status.

Art should be integral to the design of the plaza. Clarification is requested of whether

there is public art funding for the project.

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.

EDG 3. The Board will review signage concepts later in the review process.

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 facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.

EDG 3. As the design continues to develop, the combined Boards will review plaza and building lighting concepts.

D-6 Design for personal safety & security. Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

EDG 3. No comments were added to the on-going discussion.

EDG 2. The Board observed that too much of the plaza was devoted to steps and that more spaces (eddies) for lingering should be developed.

Diagrams of events of different scales on the plaza should be represented.

EDG 1. Without crowds of people, the plaza should feel safe to pedestrians.

E Vehicular Access & Parking. Minimizing the Adverse Impacts

E-1 Minimize curb cut impacts. Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

EDG 3. The Board expressed its satisfaction with the revised configuration for vehicle ingress and egress.

EDG 2. See discussion in Guidance A-1 for curb cut impacts.

EDG 1. Board members agreed with the applicant that curb cuts should occur on the two streets, James and Cherry, rather than the avenues.

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.

EDG 1. The Board asked the applicant to provide more information on this aspect at the next meeting.

E-3 Minimize the presence of service areas. Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

EDG 3. Service vehicles will enter into a below grade garage at James St. and maneuver in the garage to allow egress on to James St. as well.

EDG 2. The Board members reiterated their earlier comments and suggested that sustainable technologies, perhaps unsuitable for the plaza, could be demonstrated in the service areas and along James St.

EDG 1. Even with the presence of the vehicular service area on James St., the design of the façade on James should not entirely turn its back to the street. Blank facades and garage doors should be well designed. The façade and entry points on James St. should, at the least, suggest the civic nature of the space behind it.

DEPARTURES

The applicant outlined six preliminary departure requests from the Land Use Code for the following: 1) street level uses on Third Ave.; 2) overhead weather protection along the Fourth Ave., Cherry and James Streets; 3) upper level façade modulation along Cherry St.; 4) setback at Third St. and Cherry Ave.; 5) blank wall at James St.; and 6) façade widths on the tower. The Board acknowledged the requests and offered preliminary comments.

1) The Board will review a reconfigured connection from the transit station to the plaza before deciding upon the street level uses on Third Ave. 2) The Board will not provide a blanket approval for overhead weather protection request. Consideration by the applicant to provide overhead weather protection for James St. and the north side of the retail pavilion is encouraged. See Board guidance in the report. 3) The Board would like to view the entire Cherry St. façade in elevation. The intent or spirit of the Land Use Code should be met although the design would not need to conform strictly to standards. 4) The Board expressed its inclination to approve this departure request. 5) The Board provided several suggestions for greater transparency at the upper portions of the James St. façade: integrate the green wall, façade modulation and the overhead weather protection. The Board requests an attractive wall beneath the green one. 6) The Board wants the design to meet the intent or spirit of the Code standards.

The departure requests will need more specifics (percentages and square feet) and clearly stated connections to the priority guidelines and diagrams for the Recommendation meeting.

STAFF COMMENTS

MUP Application:

1. Submit application for Master Use Permit (MUP) application. Appointments for MUP intake may be made by calling (206) 684-8850. Please contact Land Use Planner Bruce Rips at (206) 615-1392 or Vince Lyons 233-3823 when you have scheduled your MUP intake appointment.
2. Please include a written response to the guidance provided in this EDG, as noted in CAM 238, Attachment B. Plan on embedding at least four 11x17 colored and shadowed elevations, landscape and right-of-way improvement plans into the front of the MUP plan set (4 per sheet). Label all sheets for design review and provide a table of contents at the front of the plan set. CAM 238 may be accessed at <http://www.ci.seattle.wa.us/dclu/Publications/cam/cam238.pdf>.
3. A traffic study or memo disclosing trip estimates may be required as part of the next phase of the MUP process.
4. Provide the following graphics in the MUP plan set and a 1/2 size set directly to Land Use Planner Bruce Rips, following MUP intake:
 - a. Developed site plan of preferred scheme with surrounding context showing existing adjacent structures.
 - b. Plans of all significant floor levels including below grade parking. Include scale and north arrow.
 - c. Sections of the project (east-west and north-south), including adjacent structures (existing and proposed) and labeling of building heights at changes in the façade.
 - Elevation drawings, including proposed façade treatments, colors, and materials
 - Elevation drawing for the southern elevation of the proposed development on the site to the north
 - Sketches of the street level facades, including canopies, entrances, materials, colors, etc.
 - g. Detailed graphics of the building top and roof level (mechanical equipment location and screening, landscaped areas if any, stair penthouse locations)
 - h. Perspective sketches of the streetscape experience from the pedestrian's point of view
 - i. Graphics demonstrating the proposed façade treatment for any blank facades

- j. Landscape plans, including plant species, size, and placement (including existing street tree locations, sizes, and species)
- i. Communicate with SDOT Arborist Bill Ames regarding recommended tree protection for existing street trees: bill.ames@seattle.gov or 206-684-5693
- k. Conceptual lighting plan, including fixture locations and manufacturer cut sheets for proposed fixtures
- l. Conceptual signage plan, with proposed signage locations and approximate sizes
- m. Page with colors and materials

For the Design Proposal for the Initial Recommendation Meeting:

Include the following items in your design recommendation meeting submittal:

1. Items 4a through 4L from above
2. Colors and materials board, as well as a page in the packet demonstrating the palette
3. Perspective sketches including outline of adjacent development as viewed from:
 - a. the four corners and streets surrounding the site.
 - b. From within the plaza open spaces
 - c. Southeast of the project looking at it from across N. 36th St
4. Written response to the Early Design Guidance as well as using call-out notes in the packet highlighting how the design response is meeting the priority guidelines and board guidance.
5. Diagrams and departure chart (including code sections) clearly describing the proposed departure(s) in contrast to the code requirement
6. Following review of a DRAFT packet by the DPD planner, provide an electronic copy of the recommendation packet to the DPD at least 5 days before the recommendation meeting per submittal instructions posted on website. www.seattle.gov/designreview as well as 13 copies of the hard copy of the design proposal packet given directly to the DPD Planner.

In addition to responding to the guidelines and providing plans, elevations, and appropriately scaled models, the applicant will need to provide at least the following for the Recommendation meeting:

- A site survey plan with dimensions and perimeter topography;
- A contiguous plan of the complex which includes the whole civic center;
- Plans to scale of all significantly different levels of the project including amenity floors.
- Sections (with appropriate readable scales) cut through the project in east west and north south directions. E-W should include City Hall. Include E-W section with one cut through plaza looking north at elevation of tower and one cut through plaza looking south at elevation of the retail pavilion.
- Elevations of the project (with appropriate readable scales) from all four surrounding streets. Elevations of major facades from inside the plaza
- Drawings with greater attention to perimeter conditions and the visual experience of the project from surrounding streets and plazas.

- Perspective of the project as a whole in context from street level and from City Hall.
- More detailed development of lower façades on Third and Fourth Avenues, as well as Cherry and James Streets.
- Perspectives from street and plaza levels to show character of buildings and spaces, entrances, canopies etc.
- More developed landscape plans at significant levels.
- Materials and color board with graphic presentation and real material and color samples.
- Indication of night time illumination.

Lyons/Design Review/Civic Square/3007140-EDG 3.

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