

**2nd EARLY DESIGN GUIDANCE
of
COMBINED DOWNTOWN DESIGN REVIEW BOARD &
SEATTLE DESIGN COMMISSION**

28 August 2007

BACKGROUND INFORMATION:

Project Number: 3007149

Address: 600 Third Avenue

Applicant: Brett Allen for Triad Development

Design Review Board Members Present: Jim Falconer
Marta Falkowska
Bill Gilland
Kelly Mann

Design Review Board Members Absent: Dana Behar

Design Commission Members Present: Evan Bourquard
Karen Kiest
Dennis Ryan
Darrel Vange

Staff Members Present: Layne Cubell, DPD
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 former Key Tower (Seattle Municipal Tower). The plan envisions for the Public Safety Building site comprised 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. The first Early Design Guidance meeting was held on June 26, 2007.

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 provide 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 structure for public events called the People's Pavilion. 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.

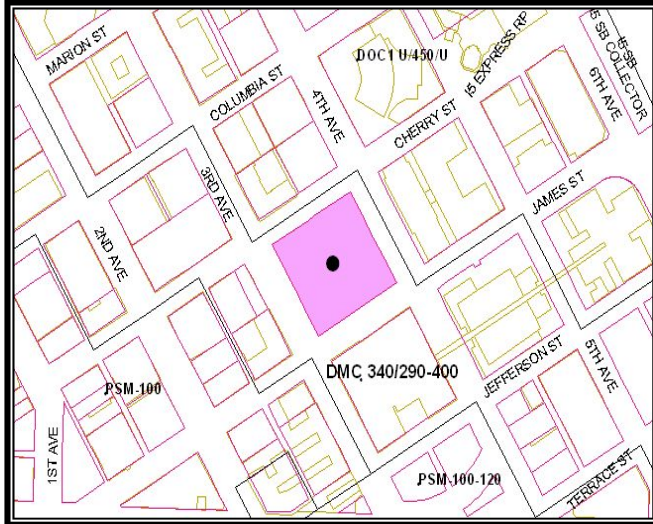
At the second EDG meeting, the applicant proposed creating vehicular access from Cherry, moving the Metro station escalator from a stand alone position on Third Ave. to imbedding the escalator in the retail structure at the corner of Third Ave. and James St. The applicant also presented more explicit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

The Board's response focused upon four major areas: the relationship of the tower and the plaza; the street edges and connections to the complex; the plaza and the People's Pavilion; and sustainability issues.

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) is 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, 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 have rights-of-way of 84 feet and are both classified as principal transit and Class I pedestrian streets with 18 foot sidewalk requirements. Third Ave. has street level use requirements 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 are within a view corridor designation. 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 and Fourth Ave. travels one-way north bound.

PUBLIC COMMENT

At the second EDG meeting, seventeen people signed in at the Early Design Guidance meeting. No comments were offered.

PRIORITIES

After visiting the site, considering the analysis of the site and context provided by the proponents and hearing public comment, the Design Review Board 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 second EDG meeting guidance is in italics.

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.

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.

By the second EDG meeting, the applicant introduced the idea of adding a curbcut 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 curbcut 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 curbcut 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 curbcut 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.

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

The proposed placement of retail spaces at the corner of Fourth Ave. and Cherry St. and the escalator at Third Ave. and James St. emphasize the importance of the development's engagement with the adjacent streets and balances the inward focus of the retail space and plaza with a 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.

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.

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.

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.

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.

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.

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

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.

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.

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.

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

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.

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..

C-4 Reinforce building entries. To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

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.

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.

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

See discussion in Guidance A-1 for curbcut impacts.

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.

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.

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.

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.

DEPARTURES

The applicant outlined potential departure requests for overhead weather protection (23.49.018) and street setback requirements 23.49.056. More details will be required for the next EDG meeting.

STAFF COMMENTS

In addition to responding to the guidelines and providing plans, elevations, and model, the applicant will need to provide the following for the next Early Design Guidance meeting:

- a more concise packet focused on a preferred scheme,
- a design that integrates the residential and office masses,
- a greater attention to the perimeter of the complex,
- an exploration of materials,
- a continued exploration of scale,
- a further development of landscape ideas,
- a clarification of departure requests,
- a fully developed model,
- a set of site plans inclusive of the City Hall block, and
- a series of perspectives indicating the experience of the complex from the external street and sidewalk levels.

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