



FINAL RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number: 3009156

Address: 1430 2nd Avenue

Applicant: Jerry Garcia of Olson Kundig Architects

Date of Meeting: Tuesday, December 14, 2010

Board Members Present: Brian Scott (Chair)
Gabe Grant
Kathryn Armstrong (substitute)
Jamie Fisher (substitute)

Board Members Absent: Jan Frankina
Sheri Olson
Pragnesh Parikh

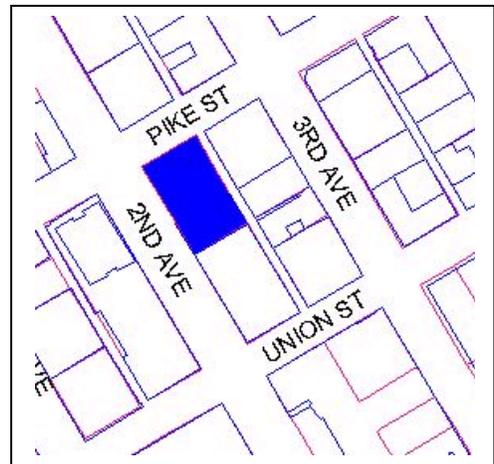
DPD Staff Present: Shelley Bolser, Senior Land Use Planner
Bruce Rips, Interim Design Review Manager

SITE & VICINITY

Site Zone: DMC 240/290-400

Nearby Zones: (North) DMC 240/290-400
(South) DMC 240/290-400
(East) DRC 85-150
(West) DMC 240/290-400

Lot Area: The rectangular 19,062 square foot lot includes a slight rise in topography from the southwest corner up to the northeast corner.



Current Development: A surface parking lot with 74 parking stalls. This use is in review with application 3011025 for an Administrative Conditional Use and SEPA.

Access: Two curb cuts from 2nd Avenue, and alley access

Surrounding Development: Mix of commercial, parking structures, residential high rise building, and mixed-use structures

ECAs: None

Pike Place market is located one block to the west, with a large number of retail, restaurant, and entertainment uses nearby. The area is characterized by a wide mix of uses with heavy pedestrian traffic and excellent access to transit service.

Neighborhood Character: Buildings on this block include Kress Building with a grocery store and other retail across the alley, Wild Ginger restaurant and Triple Door Theater across the alley to the south (located in an historic landmark), the 9-story Sorreano Parking garage adjacent to the south. Across the street to the north is a 7 story parking garage, and the 11 story Melbourne Tower building. Across the street to the west is the 24 story mixed use Newmark Tower. Across the street to the northwest is the historic landmark Eitel Building, and further to the north is the 36 story tall mixed use building 1521 2nd Avenue.

PROJECT DESCRIPTION

The proposed development is a 35-story mixed use residential and commercial building with below grade parking accessed from a curb cut at 2nd Avenue. The development would include approximately 290 residential units, 14,850 square feet of retail and restaurant space, and parking for 389 vehicles below grade.

SECOND EARLY DESIGN GUIDANCE MEETING: February 9, 2010

PROPOSED DESIGN

The applicant noted that the proposed development is a continuation of previous Early Design guidance reviews at this site. This is essentially the fourth Early Design Guidance meeting. The last EDG meeting for this project was held on May 27, 2008. The proposal has been modified from the 2008 EDG meeting with removal of the hotel component, addition of upper level amenity spaces, and additional below grade parking. The residential units have been made smaller, with an average floor plan of 950 square feet.

The applicant presented the further development of the previous EDG preferred option, with the changes noted above. The concept described was a 7-story podium level to relate to the nearby context of older 7-story buildings. The “Skybar” would be located at the top of this podium, with restaurant and outdoor roof garden area. The tower would ‘float’ above that defined gap in the building mass.

The podium level would be essentially broken into three masses: the lower expression of the tower, and two masses separated by a courtyard. The courtyard would continue up to the 8th floor, allowing a quality of “fatigued” or filtered light to the first story retail and residential lobby area. The applicant explained that the courtyard would provide a visual connection to nature, even if it couldn’t be inhabited year round. It would also provide an internal sense of orientation to users of the building, since it would be visible from residential hallways and elevator bays. The podium includes residential units from the second story to the 7th story. Loft units would be oriented to the courtyard, and stacked flats would be located in the area below the tower. The courtyard would include a water feature.

The courtyard would also be visible from the street level. Pedestrians passing by could view the courtyard through glass above the driveway as it dropped down from the 2nd Avenue curb cut. The retail space between the curb cut and the residential lobby would have an operable glass wall facing the courtyard, so it would be possible to have a restaurant use in that area with outdoor dining. Part of the courtyard would also be visible from the residential lobby, and would be more visible to people at the elevator lobby internal to the floor plan.

The tower and podium would include metal mesh at the balconies and parts of the façade. At the podium level, the mesh would be operable and residents could adjust the screens for privacy or light. At the tower level, the screens would be fixed over portions of the balconies to reduce wind and make the balconies more usable to residents.

The Skybar would be accessed from a retail entry at Pike Street, and would include a large outdoor rooftop garden with a water feature. This level defines the street environment from the tower environment, and provides context with nearby building heights. The level would be activated with people and a possible restaurant use.

PUBLIC COMMENT

Six members of the public added their names to the Sign-In Sheet at this Early Design Guidance meeting. The following comments, issues and concerns were raised:

- The Kress grocery store uses the alley behind the subject property heavily for loading and unloading. Will there be a conflict with the proposed loading area at the alley?
 - That’s the reason for the proposed curb cut at 2nd Avenue, in order to reduce the traffic at the alley. The proposed loading for this project will be light and occasional.
- What amenities are included in the residential amenity area at the 9th floor?
 - A shared kitchen and dining area, a games room, a movie room, and exercise areas.

- What landscaping is included in the proposal?
 - Street trees, Pike street developed in keeping with the Pike and Pine Streetscape Conceptual Design Plan, and landscaping integrated into the overall project.
- What is the distance between the proposed tower and the Newmark building across 2nd Avenue?
 - The width of the right of way, which appears to be 96'
- Garbage trucks go down the alley around midnight, so the applicant may want to consider how alley noise will affect the residents of the proposed building.

FINAL RECOMMENDATION MEETING: December 14, 2010
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PROPOSED DESIGN

Changes to the proposal since the February 9, 2010 EDG meeting include the proposed design response to the Pike and Pine Streetscape Conceptual Design Plan: rainwater directed to the street tree planter areas to respond to LEED certification requirements and a landscaped courtyard providing vertical gardens with an open usable floor surface.

The proposed architectural design at 2nd Avenue responds to the datum line of nearby development, creating a strong break at the 8th floor. A perforated metal trellis is proposed at the 8th floor 'Skybar' and the outdoor amenity areas at the 8th floor and the rooftop, in order to minimize wind in these areas.

The residential lofts at the first 7 floors would have operable exterior metal shades to provide privacy and screening for residents. The upper levels of the tower would include perforated metal frames at the balconies, and perforated metal sunshades at the south façade. These materials are intended to reduce wind and make exterior spaces more usable.

The pedestrian entries at the street level include a recessed entry at Pike street near the alley for the elevator to the Skybar, a residential lobby entry that leads to the courtyard, a commercial entry for each commercial use, and a breezeway with a metal grate door at 2nd Avenue that would lead to an area for bicycle storage and additional seating for courtyard users.

A departure is proposed for rooftop coverage for the perforated metal trellises at the 8th floor outdoor space at the roof.

PUBLIC COMMENT

Three members of the public added their names to the Sign-In Sheet at this Design Recommendation meeting. They raised the following comments, issues and concerns:

- Appreciated the streetscape development and landscape design for the project
- Confused about the details of the tower

- Concerned with use of the alley for parking, deliveries, traffic, and recycling/trash collection, as well as light at the alley from the proposal
- The applicant noted that the proposal includes a 2' alley dedication, more loading areas than required by the Land Use Code, parking accessed from 2nd Avenue, and recycling/trash collection areas inside the footprint of the building.

PRIORITIES & BOARD RECOMMENDATIONS

After considering the proposed design and the project context, hearing public comment and reconsidering the previously stated design priorities, the Design Review Board members came to the following conclusions on how the proposed design met the identified design objectives.

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

At the Second Early Design Guidance Meeting, the Board supported the concept of integrating 'nature' into the urban structure. The Board also expressed appreciation for the break at the 8th floor that responds to the context of nearby buildings, although noted that visually relating the tower and base will be a challenge, as described in Hot Button 1.

The proposed tower will be very visible in the skyline. The Board encouraged the applicant to continue further with the design concept.

At the Final Recommendation Meeting, the applicant presented further analysis of the context of nearby development, including Pike Place Market, views down 2nd Avenue to Smith Tower, views across to Elliott Bay, and the context of street level courtyards for residential buildings. The Board acknowledged that this response appeared to meet these guidelines and had no further comments or conditions.

B. Architectural Expression – Relating to the Neighborhood Context

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

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.

At the Second Early Design Guidance Meeting, The Board commended the applicant for analyzing the nearby context of Pike Place Market and the downtown development near the site. The proposed courtyard concept relates well to nearby context, and the Board encouraged the applicant to continue developing the courtyard design, with consideration of the challenges described in Hot Button 2 (direct visual connection to streetscape, create a 'core' for the building).

As noted in response to guideline A-1, the Board gave guidance for the applicant to continue developing the architectural relationship between the tower and base without losing the clear break at the 8th floor, which creates a clear reference to nearby structures.

At the Final Recommendation Meeting, the Board noted that the courtyard design appears to be visually and physically connected to the streetscape on 2nd Avenue.

The level of detail in the packet regarding the proposed facades at the street level and in the tower did not meet the Board's expectation. The applicant's verbal description indicated that the proposed development would meet these guidelines. However, that information needs to be documented in the official drawings for this proposal. The Board recommended a condition to ensure that details of the proposed design are documented, in order to ensure that the proposed development is built as described by the applicant at the Design Recommendation meeting.

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.

At the Second Early Design Guidance Meeting, The Board noted that challenges include a unified design between the tower and base without losing the strong expression at the 8th floor, and maximizing the courtyard design for internal users and passerby. The Board expressed general agreement that the tower is well-proportioned.

Additional study demonstrating the effect of the metal mesh material will be required. The Board expressed some concern that the metal mesh could create a blank wall effect, or the operability of lower panels could create visual chaos.

At the Final Recommendation Meeting, the Board noted that the courtyard design appears to be visually and physically connected to the streetscape on 2nd Avenue.

The level of detail in the packet regarding the proposed use of metal mesh and operable metal panels on the building did not meet the Board’s expectation. The applicant verbally described how these materials will be used. The Board felt that the proposed use of metal mesh meets this guideline, but advised that the materials should be clearly labeled in the official drawings for this proposal.

C. The Streetscape – Creating the Pedestrian Environment

- C-1 Promote pedestrian interaction. Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.**
- 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.**
- C-4 Reinforce building entries. To promote pedestrian comfort, safety, and orientation, reinforce the building’s entry.**
- 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.**
- C-6 Develop the alley facade. To increase pedestrian safety, comfort, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.**

At the Second Early Design Guidance Meeting, the Board reinforced the earlier guidance, and noted that more detail of the Pike Street façade should be provided at the design recommendation stage. The Pike Street façade should respond to the high level of pedestrian traffic, the Pike and Pine Streetscape Conceptual Design Plan, and the concerns for adequate lighting and sight lines for safety. The Board expressed support for the location of the Skybar restaurant entry near the alley at Pike Street.

As noted earlier, the guidance in response to C-2 is to create a cohesive design between the tower and base. Additional sense of scale isn’t necessarily required to meet this guideline. The metal mesh screens at the base and the tower should achieve the desired ‘veil’ affect and not add to the appearance of building mass or blank walls.

The building entries require further design development to meet C-4. Comments found in Hot Button 2 suggest the entry might be more visually connected to the courtyard. The residential entry should be distinguished from the retail entries. One technique would be to recess the residential entry.

At the Final Recommendation Meeting, the Board noted the applicant presentation regarding the Pike Pine Streetscape Conceptual Design Plan response, the Skybar entry near the alley, the visual connection from the 2nd Avenue entry to the courtyard, and the connection of materials between the building base and the tower.

The level of detail in the packet regarding the proposed facades at the street level and in the tower did not meet the Board’s expectation. The applicant verbally described how the proposed development would meet these guidelines. However, that information needs to be documented in the official drawings for this proposal. The Board recommended a condition to ensure that details of the proposed design are documented, in order to ensure that the proposed development is built as described by the applicant at the Design Recommendation meeting.

D. Public Amenities – Enhancing the Streetscape and Open Space

- D- 1 Provide inviting & usable open space. Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.**
- 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.**
- 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.**

At the Second Early Design Guidance Meeting, the Board noted the need to see how the residential units meet the street considering the entries are envisioned from the interior courtyard. The retail must provide a good level of transparency; the board needs to see more detail on the commercial design. The Board wants the architect to explore the configuration of the alley units will have limited light in that they are blocked by the street facing units.

The Board must see how the design promotes pedestrian interaction. This is particularly important along Pike Street which is a heavily used pedestrian corridor from the retail core to Pike Place Market.

The Board needs to see how the residential entry relates to the building and suggested that the scale of the entry needed to be proportionate to the rest of the building. The Board must see details on how the building meets the sidewalk and character studies of the pedestrian spaces.

At the Final Recommendation Meeting, the Board reiterated the issues listed in response to guidelines B-1, B-2, B-3, C-1, C-2, C-4, C-5, and C-6 above. The verbal description of

the applicant indicated that the proposed development would meet these guidelines. However, that information needs to be documented in the official drawings for this proposal. The Board recommended a condition to ensure that details of the proposed design are documented, in order to ensure that the proposed development is built as described by the applicant at the Design Recommendation meeting.

E. Vehicular Access and Parking – Minimizing the Adverse Impacts

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

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.

At the Second Early Design Guidance Meeting, the Board noted that the proposed 2nd Avenue curb cut includes the view opportunity into the courtyard, which is a positive design aspect. The proposed curb cut needs to be designed to minimize vehicular impacts to pedestrian safety on 2nd Avenue, and also minimize the visual impact of vehicles and garage entry to the streetscape.

The proposed service areas would be located at the alley. The Board guided the applicant to provide for adequate trash collection areas, since the alley experiences heavy use at this site.

At the Final Recommendation Meeting, the Board noted the interior location of all trash, recycling, and loading areas. The loading spaces exceed the number required by the Land Use Code. The Board noted that they can't recommend conditions to create agreements between property owners for use of the alley, but they encourage the applicant to work with other property owners and tenants adjacent to the alley.

The Board noted the efforts to integrate the curb cut with the streetscape through use of glass to create visual connections to the courtyard. The verbal description of the applicant indicated that the proposed development would meet these guidelines. However, that information needs to be documented in the official drawings for this proposal. The Board recommended a condition to ensure that details of the proposed design are documented, in order to ensure that the proposed development is built as described by the applicant at the Design Recommendation meeting.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

- 1. Rooftop Coverage (SMC 23.49.008.D.2):** The Code requires maximum 55% rooftop coverage of all rooftop features. The total roof area of the tower is 11,461 square feet. 55% of the roof area would be 6,303 square feet. The applicant proposes 72.9%, or 8300 square feet rooftop coverage. The departure is to allow perforated metal trellis structures at the rooftop to reduce wind speed and make the outdoor spaces more usable.

This departure would provide a building design that would better meet the intent of Design Review Guidelines A-1 and D-1 by responding to the natural environment of wind speed in this area, and providing more usable open space for residents. The Board recommended that DPD grant the departure for rooftop coverage.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated December 14, 2010, and the materials shown and verbally described by the applicant at the December 14, 2010 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and initial recommendation conditions, and reviewing the plans and renderings, the four Design Review Board members recommended APPROVAL of the subject design and the requested development standard departure from the requirements of the Land Use Code (listed above). The Board recommends the following CONDITION (Authority referred in the letter and number in parenthesis):

- 1. The Master Use Permit drawings should include sufficient level of detail at the street level, consistent with the information presented at the December 14, 2010 Design Recommendation meeting. The detail should clearly indicate materials, storefront construction, where the building joins the sidewalk, overhead weather protection materials and construction, garage entry design, sidewalk areas, and building entries. This documentation of these items should be reviewed and approved by the Land Use Planner prior to publishing of a Master Use Permit.
(B-1, B-2, B-3, C-1, C-2, C-4, C-5, C-6, D-1, D-2, D-3, E-1)**