



SECOND RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number: 3013151/3013153/3013154

Address: 2021, 2100 and 2101 Seventh Avenue

Applicant: John Savo, NBBJ for Amazon

Date of Meeting: Tuesday, August 14, 2012

Board Members Present: Gabe Grant (Chair)
Matthew Albores
Pragnesh Parikh
Brian Scott

Board Members Absent: Gundula Proksch

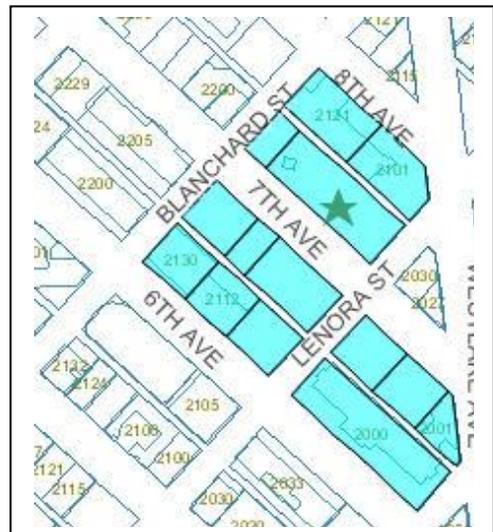
DPD Staff Present: Lisa Rutzick

SITE & VICINITY

Site Zone: DOC 2 500/300-500

Nearby Zones: North: DMC 340/290-400
South: DOC 2 500/300-500
East: DMC 240/290-400
West: DMC 240/290-400

Lot Area: Block 14: 72,634 SF
Block 19: 77,760 SF
Block 20: 76,748 SF



While the majority of the ground plane on each the 3 blocks is currently serving as a surface parking lot, there is one existing building on each block that will be demolished. The buildings to be demolished are the four-story Sixth Avenue Inn on Block 14, the King Kat Theater on Block 19 and the low-rise building occupied by Toyota of Seattle on Block 20.

Current Development:



Access: Each block includes an alley and is bound by streets on all four sides.

Surrounding Development: Variety of surface parking lots, office and residential buildings.

The development site is located within the Denny Triangle Urban Center. The three blocks are contained within a triangle bounded by Westlake Avenue to the east, 6th Avenue to the southwest and Blanchard Street to the northwest.

Neighborhood
Character:

The site has convenient to public transportation including light rail, bus and streetcar, and easily accessed by autos, cyclists and pedestrians. The site is within three city blocks from Westlake Center and the Westlake Station of the downtown tunnel carrying metro bus and light rail traffic. The streetcar line runs along Westlake Avenue which borders two of the three blocks. The streetcar stops near the epicenter of the site at the intersection of Westlake and 7th Avenues. Regular bus service is provided along Virginia and Stewart Streets and 3rd and 5th Avenues. With dedicated bike lanes in both directions, 7th Avenue is a primary bike corridor in and out of downtown Seattle and bike traffic criss-crosses the neighborhood on multiple streets, including Blanchard and Virginia Streets as well as 6th Avenue. The site is also accessible to I-5 via Stewart and Olive Streets and to SR99 via 6th and 7th Avenues. When the new SR-99 project is constructed, northbound traffic on SR99 will be able to exit onto Republican Street. Access to North bound SR-99 will be from Aurora Avenue and South bound via Sixth Avenue.

The building typology in this area is varied, with a combination of low to high-rise commercial, office and residential buildings of varying ages, older single story commercial development, and medical and office uses. Architectural character is varied. The applicant provided some examples of nearby context in the EDG packet.

PROJECT DESCRIPTION

The proposal is to apply for a Master Use Permit with a Planned Community Development (PCD) component to design and construct office buildings on three blocks in the Denny Triangle Urban Village. The development is anticipated to occur in three phases corresponding to each of the three blocks. Phase One will consist of approximately 1,034,257 sq. ft. of office building including retail and up to six levels of underground parking accommodating up to 1,074 automobiles. Phase One will also include an approximately 40,000 GSF meeting facility, accessory to the office use that will seat up to 2,000 people. Phases Two and Three will follow with 1,150,070 sq. ft. and 1,135,103 sq. ft. office towers respectively. Phases Two and Three will include accessory retail and up to 6 levels of underground parking in each building with up to 1,150 stalls in Phase Two and 1,135 stalls in Phase Three.

EARLY DESIGN GUIDANCE MEETING: March 27, 2012

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

or contacting the Public Resource Center at DPD:

Second Recommendation #3013151/3013153/3013154

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Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

Approximately 60 members of the public attended this Early Design Review meeting and several comment letters were submitted. The following comments, issues and concerns were raised:

- Concerned with business practices of Amazon.
- Found it difficult to compare schemes, but encouraged treating each wall as a front and not leave a façade undersigned or as a shear wall.
- Encouraged integration of more community elements, as well as usable, public open space on the rooftops of the lower six-story buildings.
- Pleased to see proposed density and supported the solar access allowed by Option 3. Found it difficult to evaluate the hybrid alternative in terms of shadow impacts.
- Supported the proposal for urban parks. Noted that attention to wind patterns is important.
- Felt a disconnect between the proposed departures and the ground level details shown. Suggested that the next meeting include greater detail. Noted that pipeline projects should be shown in the context analysis. Encouraged consideration of some of the more unusual conditions nearby such as the Braille Library, Cornish, and the West Precinct.
- Supported the hybrid preferred option. Encouraged close examination of the retail spaces and designing for the most successful retail. Suggested that the many wide facades be differentiated and treated with different materials. Encouraged extraordinary, creative design and not a corporate appearance.
- Pleased with the proposed setbacks at street level. Encouraged integration of color and visual interest in the building materials and design – not simply use of grey and black. Suggested that the height of the three towers be differentiated. Would like more information about the Blanchard Green Street design. Supportive of a variety of usable green roofs and terraces. Noted that the design should contemplate future expansion by Amazon to the north and how connections to the north might be made.
- Incorporate public open spaces and landscaping into the project. Include open spaces for dogs. Would like to see street level pedestrian improvements.
- Encouraged the building massing to be situated towards the center of the blocks and not at the edges. Concerned with view blockage, increased traffic and construction noise. [Staff note: these issues are not within the DRB purview.]

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Context.** The Board was interested in better understanding the existing and future context around the subject sites.
 - a. Include information showing future pipeline projects within the vicinity of the subject sites.
 - b. Provide more details of the proposed massing within the existing and future skyline.
 - c. Show how the proposed massing is responsive to the existing and future context.

2. **Massing.** The Board agreed that the presentation included a thorough and well-executed tower form and massing study. The Board was supportive of the preferred massing scheme.
 - a. Images were shown identifying character structures in the vicinity: how might these character structures inform the design of the proposed buildings?
 - b. Express how the proposed design might respond to the neighborhood context, including future pipeline projects.
 - c. Massing and scale transitions between each block and within each block are critical considerations as the massing and design are further developed.

3. **Architectural Concept:** The architectural design should strive for innovative, bold and interesting design that will be highly visible on all sides.
 - a. The Board noted that the proposed development should not read as a corporate campus, but instead should strive towards creating different tower/base buildings with different characters within an urban context.
 - b. The proposed buildings include multiple highly visible facades, with no apparent backside and as such, all facades should be well-designed and considered with this visibility in mind. The differing characters of the abutting neighborhoods and conditions should also inform the design of these facades.

4. **Streetscape & Open Space.** The Board would like to review more information and detail regarding where the buildings meet the street (ground plane up to the first six stories).
 - a. The Board expressed concern with the proposed elevated building connectors (walkways/meeting spaces) linking the towers to the lower buildings. Separation of human activity between ground level and above grade levels has the potential to limit or hinder the vitality of the ground level open spaces. The impact of the above-grade bridge elements on the ground level open spaces should be further analyzed for shadow impacts.
 - b. The Board agreed that the hybrid scheme appeared to create the strongest site plan for a central open space. However, the Board would like to better understand the ground level experience and solar access on Block 20 with the preferred scheme tower placement. The solar access at ground level from Options 2 and 3 should also be shown to better analyze the impacts. Please clarify whether departures would be needed for these other two schemes. (See departure consideration for the rotated tower).
 - c. The Board would like to see greater information and detail regarding the proposed auditorium building (Block 14) is needed. The design of this building should encourage active facades; blank walls should be avoided. This building should be designed as a focal point for the intersection of the three sites.

- d. The Board was supportive of the pocket park concepts and through-block open spaces and would like to see greater detail regarding the activation of these open spaces by being thoughtfully located to maximize solar exposure and connectivity, as well as through programmatic efforts including artwork, retail, landscaping, furniture, lighting, signage, etc-
- e. Rooftop landscaping and design is critical given the visibility of this top façade from neighboring buildings, as well as the proposed towers.
- f. Elements that define the ground level open spaces should be included. The 2200 Westlake project is an example of a successful entry plaza area that includes a variety of hardscaping, landscaping, artwork, retail frontage and spillover while also accommodating a variety of pedestrian circulation routes and modes of transport.
- g. A public art plan should be developed for the variety of proposed ground level open spaces.
- h. The open space plan and programming for Block 19 should integrate and connect to the open spaces provided on Blocks 14 and 20.
- i. The Board would like to see more information addressing a retail strategy and how this approach will inform the location of ground level retail on all three sites.
- j. Emphasis on the Westlake corridor is critical as the design develops.

SECOND EARLY DESIGN GUIDANCE MEETING: May 8, 2012

The Second EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

or contacting the Public Resource Center at DPD:

Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

Approximately 50 members of the public attended this Second Early Design Review meeting and several comment letters were submitted. The following comments, issues and concerns were raised:

- Surprised with the amount of lobby space proposed to front onto the public areas; would like to see more mid-block retail and less lobby use. The mid-block passageway and open spaces will be used by the public and neighbors, so encouraging activation of these spaces is important. Would like to know about the air flow and noise between buildings and wind impacts. Would like to avoid concentration of loading dock noise. Pleased with proposed design and likes the covered breezeway on Block 19 and the glass covered canopy on Block 14.
- Pleased with the presentation and significant design work that has occurred since the first meeting. Appreciates how the magnitude of the project was broken up into a manageable

scale. Supportive of alley vacation and proposed departures. Looks forward to seeing future design development.

- Encouraged more play areas in downtown open spaces, as well as interactive art.
- The view of the Space Needle along 6th Avenue should complement the design and site plan.
- Found presentation graphics understandable. Would like to see more information for the auditorium building and impact on streetscape. Encouraged green roofs for the short podium buildings since they will be highly visible from surrounding towers.
- Noted that this is an extraordinary urban design opportunity. While the buildings may be constructed over a period of time and include a diversity of landscaping and building designs, there should remain a sense of continuity and relationship amongst the parts. This may be in the materiality or some other aspect of the overall design language, but the sense of the whole is important as well.

PRIORITIES & BOARD RECOMMENDATIONS

1. Diverse and Engaging Open Spaces:

Block 14: The Board would like to see more information for the landscape plans for Block 14. Further development and detailing of these spaces is needed to better understand how these open areas will be used and programmed. The Board was concerned that the proposed open space feels too much like a pass-through and should instead be inhabited with spaces to linger, stop and gather. Given that Block 14 open space is termed *The Gallery*, the interconnections between the open space users and the artwork should be further developed. (C-1, C-5, D-1, D-2, D-3)

Block 19: The Board agreed that the landscape design for Block 19 is the most successful of the three blocks because it is highly programmed to include an open field area, tree grove, rooftop dog park, winding pathways and artwork. This combination of open spaces and landscaping with generous dimensions and functional uses emphasizes the pedestrian use and enjoyment of the space. (C-1, C-5, D-1, D-2, D-3)

Block 20: On Block 20, the Board was pleased with the higher quality open space showed at ground level as a result of the revised tower footprint. The Board, however, felt this design was too generic and was the least developed, integrated and programmed landscape design. The Board would like to see more information for the landscape plans for Block 20. Further development and detailing of these spaces is needed to better understand how these open areas will be used and programmed. (C-1, C-5, D-1, D-2, D-3)

All Blocks:

- a) The Board would like to see a conceptual art plan for all of the blocks showing the general location and urban design direction for the placement of art (focal points). (D-1, D-3)
- b) The Board would like to better understand the security and lighting plans for all of the open spaces. (D-5, D-6)

- c) The Board would like to encourage the provision of amenities for families and children to be integrated into the open space designs. (D-1, D-3)

2. Vibrant Pedestrian Environment:

Block 14:

- a) The street level, street facing (Lenora) design of the auditorium structure on Block 14 is critical in terms of activating the sidewalk and pedestrian environment. (C-3)
- b) The Board expressed concern that the Lenora and Blanchard street level facades avoid appearing vast, expansive and/or inactive and that they receive the level of attention and detailing given to the interior facades. The Board warned against designing blank facades especially along Lenora, where the auditorium is proposed on Block 14.

All Blocks:

- a) The Board agreed that some amount of retail should be included along the interior open spaces to help activate those areas, however activating the street frontage is also critical. The Board would like to review a more refined retail plan that endeavors to activate both the interior and street-facing environments. (C-1, C-3)
- b) The Board was very pleased with the programmatic move on all three blocks to have the garage elevators separated from the main building elevators. This separation moves pedestrians through the mid-block plaza spaces as they transfer between the garage and the office tower, thus activating the open spaces. (C-1, D-1)

3. Varied Massing, Integrated Design & Architecture:

Block 20:

- a) The Board was concerned that the shortening of the tower footprint from rectangular to square resulted in a tower where the treatment of all four facades is too uniform and should be further articulated to respond to the different edges. Breaking up the scale of these facades based on the contextual conditions was encouraged by the Board.
- b) The Board noted that Block 20 should consider its unique position as more of a gateway location to the downtown core to create more of a signature design.
- c) The Board would like greater refinement of the base of the Block 20 office tower building. In particular, the Board expressed concern that the curved base should be further broken down to respond to the Westlake frontage. As viewed from the 8th Avenue side, the expansive curve lacked the scale and faceting that is more successfully executed on the 7th Avenue side. (B-1, B-4)

All Blocks:

- a) The Board discussed at length and agreed that a significant challenge of this development proposal is to design unique, creative, site specific buildings that stand individually, while also creating elements that tie the three blocks together. The Board stated that strenuous attention to striking this balance must be considered as the designs moves forward. The Board also noted that the Block 20 conceptual design appears more

disparate from the other two blocks and greater attention to the resolution of this block is crucial. (A-1, B-1, D-3)

- b) The Board accepted the proposed aerial connector concept designs shown that have been reduced in scope and number and agreed that they are well-integrated into the architecture and have improved by being located at increased heights above the mid-block open spaces. Block 14 includes one aerial connector that is integrated into the dual overhead weather protection architectural feature connecting the tower and the auditorium buildings. Block 20 includes one double story aerial connector at the closest point between the curved base of the office tower and the podium building. The aerial connections on Block 19 have been eliminated. (C-1, D-1)
- c) The Board acknowledged that the proposed development that includes six buildings and no back sides is a significant design challenge. (E-3)
- d) The Board would like to see more information showing the design and character of the rooftop elements for both the tower and podium buildings. Specifically, the Board is interested in reviewing the building rooftop design and form and whether roofs will be accessible, green, occupied, etc.

4. Next Meeting:

- a) The Board would like to review floor plans (including elevator locations) and elevations for all proposed buildings.
- b) The Board would like to review more plan and section details to better understand how the buildings work in terms of circulation and use layout.
- c) The Board would like to better understand the perimeter streetscape conditions surrounding the building, including façade treatments through sections and perspectives.
- d) For all of the blocks, all points of access should be clearly shown and delineated, including pedestrian, office users, cars, trucks, bikes and retail customers.
- e) The Board would like to better understand the loading space departure in terms of an analysis of the loading demands of both the proposed and potential future tenants. The Board is also interested in understanding and avoiding a high concentration of loading areas from the proposed and existing developments.

INITIAL RECOMMENDATION MEETING: July 10, 2012

The Initial Recommendation packet includes materials presented at the meeting, and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

or contacting the Public Resource Center at DPD:

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PUBLIC COMMENT

The following comments, issues and concerns were raised at the Initial Recommendation meeting:

- Supportive of the proposed massing of the 6 forms, but suggested that the rotated tower on Block 20 at Westlake is too generic and is an opportunity for a more expressive, signature statement. Appreciated the detail of the presentation. Concerned the corner of Lenora and 6th needs activating commercial uses, not just lobby and auditorium. Proposed that even larger floor area for retail or restaurants use on Block 20 that can be broken down with multiple entries and storefront features to animate the street edge. Noted that the loading dock areas should be sized to accommodate retail demand. Supported the circulation and elevator strategy that requires users of the underground parking to access the street level and mid-block open spaces, and suggests weather protection at those points most heavily used. Also suggested covered smoking areas be designated and designed (and ventilated) separate from the most frequented public areas.
- Commended the proposed design of streetscapes and open spaces for being green and vegetated, with public art, color and variety of treatments that engage with the pedestrian. Also supported the proposed variety for the bases of the six building forms, and advocated for further sculptural approach to these buildings.
- Disappointed there is a dedicated dog park, but no specified places or features for children's play and family recreation. The open space design appears pleasant, but not supporting the full range of activities of a diverse user group. At minimum, suggested that the open spaces incorporate elements of safe, interactive, playable art.

PRIORITIES & BOARD RECOMMENDATIONS

1. Continuity v. Diversity of Structures:

- a. The Board agreed that the individuality and diversity of the buildings should be expressed at street level, while the tower levels expression should reflect elements of harmony and continuity. (A-2, C-2)
- b. The Board noted that the intersection of the towers with the lower portions of the buildings is critical. (B-4, C-2)
- c. The diversity among the lower levels (approximately first six floors) should project strong architectural gestures that inform the language of the facades. (B-4, C-2)
- d. The Board remained most concerned with the circular base design of Block 20 and felt that the explanation for this form was the least developed. (B-1, B-4)
- e. The Board appreciated the vignettes of the street level perspectives and open spaces to gain a clearer understanding of these areas.

2. Corner of 6th Ave and Lenora St:

- a. The Board expressed concern that this corner would appear as a blank wall and should instead strive towards a transparent glass facade that engages and activates the streetscape. The presence and impact of a meeting facility at the ground level poses a critical concern at this changing intersection that is transitioning to a residential neighborhood to the west. (A-1, C-3)
- b. The Board encouraged exploration of lifting the meeting space upwards to accommodate some amount of retail use at this important corner. (A-1, C-1)

3. Development of the Ground Plane:

- a. The Board was very pleased with the significant progress made on the development of the ground plane. (C-1)
- b. Block 20 appears the least developed in terms of how the building meets the ground; more detail is needed for this ground level design for this block. The functionality and configuration of the retail uses at the ground level is critical, as is the connection to the ground level open spaces. (C-1, D-1)
- c. On Block 14 and 20, the Board noted that the slope and topography of these blocks poses a significant challenge to how the ground level is perceived and experienced. The proposed design addresses the grade change with a singular set of stairs, which results in obstructed views through the sites. The Board encouraged working with the topography in a softer manner to include a series of grade changes that are more gradual, accessible and encourage longer views through the mid block open spaces. Opening up views through the sites will enhance security and safety of these spaces. (D-6)
- d. On Block 14, the exterior lighting should be sensitive to neighbors and adaptable to different types of events occurring at the meeting facility. (D-5, D-6)
- e. On Block 20, the Board indicated a stronger preference for accessible public spaces that relate to or energize the ground level commercial uses versus planted, garden spaces. (D-1)
- f. On Block 20, the opportunity to connect and engage retail uses with the adjoining open spaces should be encouraged and emphasized. The Board encouraged continuing to pay attention to building penetrations and activation of the open space. (D-1)
- g. The Board encouraged inclusion of artwork that is kid-friendly and interactive. (D-1, D-3)
- h. The Board encouraged adaptability of the ground level open spaces to be flexible for future kid-focused programming. (D-1)
- i. The Board encouraged distinctive overhead weather protection on the three blocks. These canopy designs and details are important elements in terms of creating diversity at the ground level and connecting the pair of buildings on each block. (C-4, C-5, D-1)
- j. The Board suggested that designated places for smokers to congregate away from doorways be designed. (D-1)
- k. The Board discussed the suggestion of synthetic turf for on Block 19 and noted that such ground cover suggests an active sports area rather than the meadow-like character presented. The Board noted that the material selection should not

preclude the intent of the space and should focus on flexibility and adaptability. (D-1, D-2)

- I. The Board noted that the design of the fencing around the dog park area is an opportunity for artwork or stylized detailing that should be addressed. (D-1)

4. Next Meeting:

- a. The Board noted that the roof-scapes of the lower level buildings should be designed and clarified for the next meeting. On Block 14, the rooftop of the lower building was of particular interest given the overhead architectural element connecting the two buildings. (B-2, D-2)
- b. The Board would like to see details of the loading bay areas and access points.
- c. Perspective views and renderings of the ground plane from the pedestrian height and vantage points should be provided. (B-1, C-1, C-4, C-5, D-1)
- d. The Board would like to review information regarding the maintenance and security of these well-designed open spaces.
- e. An overhead weather protection canopy diagram should be provided. (C-5, D-1)
- f. Provide information on the volumes of people using these buildings. (D-1)
- g. Elevations of approximately the first six floors of all of the building should be prepared for the Board.

SECOND RECOMMENDATION MEETING: August 14, 2012

The Second Recommendation packet includes materials presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.
or contacting the Public Resource Center at DPD:

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700 Fifth Ave., Suite 2000
Seattle, WA 98124

PUBLIC COMMENT

The following comments, issues and concerns were raised at the Second Recommendation meeting:

- Encouraged preservation of plantings in the courtyard of the existing hotel.
- Noted that all sidewalks should be wide and un-obstructed by sidewalk cafes, to prevent pedestrian bottlenecks with the proposed 12,000 population on three blocks.
- Stated that the loading and parking access at 8th and Blanchard is across from an existing residential building, and on a corner so might impact pedestrian flows at intersection.
- Supported the accent features at the top of the towers, and suggested they be more dramatic, perhaps a sky deck or hole through the building.
- Supported the changes at the Lenora and 6th intersection, especially the glass stair tower which could be an illuminated night beacon at the corner.

- Noted that the lower buildings should relate to the tower buildings on their respective blocks. Would like to see more of the larger context.
- Stated the façade layering on Block 20 tower is important, and supported the variation and break-up of the podium elements on all three blocks.
- Concerned there is not disabled access through two of the mid block plazas, and stated a physical model is needed to accurately understand the level changes and stairs in the plazas.
- Supports bridges between the tower and low-rise building on each block, and encourages more design linkages between each set of 2 buildings; as if they were “dance partners”.
- Supports the pin or “star lights” above one plaza and suggests an educational aspect for public understanding of that feature, and other historical/educational elements in the public spaces.
- Supports the asymmetrical facades, range and variety of textures and colors, and encourages even more variety of shapes and bold colors; less “continuity” and more “diversity”.
- Concerned there is no designated children’s play space that is at least the size of the 1200 sq ft dog park, and wanted more details on any active play art pieces, or other features for children and families.

PRIORITIES & BOARD RECOMMENDATIONS

1. Block 14:

- a. The Board was very pleased with the inclusion of ground level retail along 6th and 7th Avenues. (A-1, C-1, C-3)
- b. The Board agreed that the further development of the meeting facility and the revised entry from the courtyard was successful. (A-1, C-3, C-4)
- c. The Board was unclear on the materials (perforated metal) used along the meeting facility levels and would like greater clarification. (C-2)
- d. The Board continues to be concerned with the blank wall or inactive sidewalk level facades along 6th Ave and Lenora and location of the stairs at all four corners. In particular, the Board questioned the location of the exit stair tower at the 6th and Lenora corner and expressed concern for the inactivation of the corner itself due to the exit only stairwell. The Board noted that if the stairs remain at these locations, additional effort to design these as prominent beacons remains to be achieved. (C-1, C-3)
- e. On Virginia Street, the Board would like to see greater detail regarding the blank wall on either side of the loading dock area. (C-3)
- f. The Board noted that the retail space fronting onto Westlake contains an odd configuration with a narrow pinch point due to the garage ramping and was concerned that an odd interior space might compromise the viability and success of retail use at this prominent corner. (C-1)
- g. The Board felt that the vertical screen that extends from the tower over the podium building is the most successful of the three blocks in creating a relationship between the two buildings. The Board would, however, like to see more information regarding the materiality and color of this feature and how it is integrated into the podium building on the Lenora side. (C-2, D-3)

2. Block 20:

- a. The Board would like to see the material and color details of the ground level wall projections. These projecting elements should be well integrated into the building base and avoid appearing applied. The Board elaborated that the tower lacks a base or a transition to a base, so the expression of the retail use with the projecting forms appears out of scale and less resolved. (B-4)
- b. The Board would like to more clearly understand the serrated elevation form of the Blanchard façade. (C-2)
- c. The Board was very pleased with the inclusion of the water feature into the revised landscape design for this *garden* block concept. (D-1)
- d. The Board noted that the relationship between the incubator building and the tower building are the least developed and recommended that further work be done to design an affiliation between the two buildings. (B-4, D-3)

3. Block 19:

- a. The Board would like to review examples where the proposed synthetic turf has been used for passive recreation. (D-1)
- b. The Board would like to review more information regarding the kid-friendly artwork and dog park fencing. (D-1, D-2, D-3)
- c. The Board noted that the color accent should be carefully applied on the buildings. (B-1, B-4)
- d. On pages 58-59 of the packet, the Board agreed that the relationship between the incubator building and tower base demonstrated the most developed relationship between the buildings. The window treatments, form and colors help to achieve this communication between the buildings. (B-4, D-3)

4. Design Guidelines for the Blocks 19 and 20 Towers:

- a. The Board felt that the design guidelines should be shorter in length and focus solely on the towers (above approx 60 feet).
- b. The Board would like to see an introductory statement to the guidelines included that describes the intent and objective of the guidelines.
- c. The Board agreed that they would like to have an updated draft of the guidelines available for their review before the next meeting.

5. All Blocks:

- a. The Board agreed that the landscaping plan and design was very well-developed and considered on all three sites. (D-1, D-2, D-3)
- b. The Board would like to see further exploration of how each tower meets the podium and how these communicate with the incubator building on the same block. (B-4, D-3)
- c. The Board would like to review the elevation details of the garage door entrances, including the garage door designs, specialty paving and/or other safety measures to alert pedestrians and drivers alike of the sidewalk crossing. (D-6)
- d. The Board would like to review detailed designs of the overhead canopies. (C-5)

- e. The Board is interested in seeing the ADA pathways through each of the sites and that these routes are enhanced to the same effect as the non-ADA circulation route. (D-1, D-6)

6. Next Meeting: The Board would like to review the following:

- a. A physical model that shows the subjects sites within context.
- b. A detailed material and color board with actual samples.
- c. Axonometric views of the buildings/blocks (such as shown on page 99 of the packet). The blocks should be shown 1) in isolation, illustrating how the volumes, tower and base on each block are working together, and 2) the three blocks in their entirety.
- d. Black and white elevations of the full buildings (these may be at a small scale).
- e. Update on the review by the Public Art Advisory Committee (PAAC).

DESIGN REVIEW GUIDELINES

The Board identified the following Downtown Design Guidelines of highest priority for this project.

A. Site Planning & Massing – Responding to the Larger Context

- A-1 **Respond to the Physical Environment.** Develop an architectural concept and compose the building’s massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.
- A-2 **Enhance the Skyline.** Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

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-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.

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-3 **Provide Active—Not Blank—Facades.** Buildings should not have large blank walls facing the street, especially near sidewalks.
- 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.

D. Public Amenities – Enhancing the Streetscape & Open Space

- D-1 **Provide Inviting & Usable Open Space.** Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.
- 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.
- D-4 **Provide Appropriate Signage.** Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.
- D-5 **Provide Adequate Lighting.** To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade,

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

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.

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.

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.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting. At the time of the Second Recommendation meeting, the following departures were requested:

1. Upper Level Development (SMC 23.49.056.B): The Code requires that the maximum length of a façade without modulation located within 15 feet of a property line is 80 feet long for the portion of a façade above 500 feet. On Blocks 14 and 19, the applicant proposes a façade length to be 90 feet long and un-modulated above an elevation of 500 feet.

The Board indicated support for the proposed departures provided that the building forms and massing contribute to the continuity of development among the three blocks.

2. Upper Level Development (SMC 23.49.058.C): The Code requires that the building above 240 feet be no more than 145 feet along the general north-south axis to the Avenues. The applicant proposes to rotate the tower on Block 20 to be perpendicular to Westlake Avenue and approximately 216 feet wide parallel to 7th and 8th Avenues.

The Board indicated support for the larger open space provided at the intersection, but will be very interested in the further development and programming of this open spaces and the ability to tie the three blocks together in a manner that allows for individual expression.

- 3. General Facade Setback Limits (SMC 23.49.056.B):** The Code requires the maximum setback of the façade from street lot lines at intersections is 10 feet (for a minimum distance of 20 feet). On Block 20, a portion of the façade is proposed with a setback of 17'-9" along 8th Avenue and 15'-1" along Lenora within 20 feet of the 8th Ave and Westlake intersection.

The Board did not address the proposed departure given that they requested additional study of the ground level open spaces on these two blocks, as well as more information related to the design of the buildings facing the streets conditions at the lower levels.

- 4. Upper Level Facade Setback Limits (SMC 23.49.058.F):** The Code requires continuous upper level setbacks of 15 feet along designated Green Streets at a height of 45 feet. On Block 19, the departure request would be to allow an architectural element that is approx. 18 inches thick to project into the upper level setback at an elevation of 45 feet.

The Board did not address the proposed departure given that they requested additional study of how the tower meets the podium.

- 5. Loading Berth Requirements (SMC 23.54.035.C):** The Code requires a loading berth size to be 10'x35'. The applicant proposes to provide half of the loading berths at the full size and the other half at a van size (8'-6"x19'0"). The proposed design requests the following departures:

Block 14: two 10'x35' loading berths, two 10'x25' loading berths, six van sized spaces 8'6"x19' (five below grade and one at grade)

Block 19: two 10'x35' loading berths, two 10'x25' loading berths, six van sized spaces 8'6"x19' (five below grade and one at grade)

Block 20: two 10'x35' loading berths, two 10'x25' loading berths, six van sized spaces 8'6"x19' (five below grade and one at grade)

The Board indicated interest in better understanding the actual loading needs of the proposed building tenant, as well as other potential future building users.

- 6. Street Level Uses (SMC 23.49.009.A):** The Code requires street level uses be located within 10 feet of the property line. On Block 14, the applicant proposes to allow a portion of the street level use along Westlake to be set back more than 10 feet for a running distance of 13 feet. The proposed setback varies with a maximum setback of 19 feet.

The Board indicated support for the larger sidewalk width provided along Westlake to accommodate the retail frontage, but also the street car stop that will be integrated into the building architecture. The Board will be very interested in the further development and programming of this space and the development of the streetcar stop features.

- 7. Upper Level Facade Setback Limits (SMC 23.49.056.B):** The Code requires that the facades of structures between 15 and 35 feet above sidewalk shall be located within 2 feet of the property line. On Block 14, along Westlake, a portion of the façade is proposed to set back

between 6 feet and 19 feet from the street lot line for a running distance of approximately 145 feet, the total façade length along Westlake Ave.

The Board indicated support for the larger sidewalk width provided along Westlake to accommodate the retail frontage, but also the street car stop that will be integrated into the building architecture. The Board will be very interested in the further development and programming of this space and the development of the streetcar stop features.

BOARD DIRECTION

At the conclusion of the Initial Recommendation meeting, the Board recommended moving to a Final Recommendation meeting.