City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

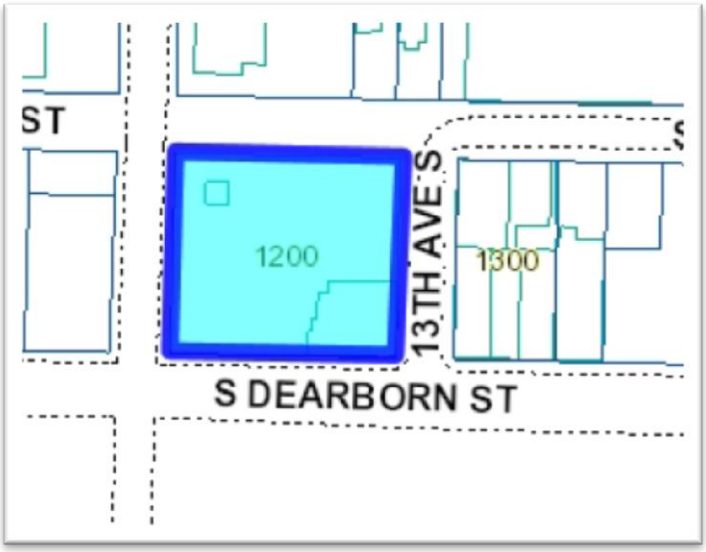
DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number:	3017092
Address:	1200 South Dearborn Street
Applicant:	BCRA for Jim Fitzpatrick, Public Storage
Date of Meeting:	Tuesday, June 10, 2014
Board Members Present:	Stephen Yamada-Heidner (Chair) Drew Hicks David Sauvion Julian Weber
Board Members Absent:	Amoreena Miller
DPD Staff Present:	Carly Guillory

SITE & VICINITY

Site Zone:	DMC 85/65-150
Nearby Zones:	(North) DMC 85/65-150 (South) IC-65 (East) DMC 85/65-150 (West) DMC 85/65-150
Lot Area:	58,341 square feet



Current Development:

The subject site includes one 9,673 square foot commercial structure and one communication utility tower. Surface parking for the commercial structure is located off 13th Avenue South. All existing structures are proposed for demolition. The communication utility tower is to remain.

Surrounding Development and Neighborhood Character:

The development immediately surrounding the project site generally consists of one-story commercial structures with surface parking, and open or vacant space. To the south of the site is the *Mountains to Sound Greenway*, and Interstate 90 beyond.

Access:

Access to the subject site is currently from 13th Avenue South. The preferred design concept proposes vehicular access from both 13th Avenue South and South Dearborn Street, with the main pedestrian entrance on South Dearborn Street.

Environmentally Critical Areas:

Steep slope, potential slide area, known slide area

PROJECT DESCRIPTION

The preferred proposal is a 216,761 square foot commercial structure containing 1,999 public storage units, 1,350 square feet of retail space, one 1,400 square foot residential unit, and 19 vehicular parking spaces. The existing 9,673 square foot structure on site is proposed for demolition.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3017092) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

The architect presented three design concepts. All concepts propose retail along South Dearborn Street, and vehicular access from South Dearborn Street and 13th Avenue South.

Concept A proposes a massing option that flanks both South Dearborn Street and 13th Avenue South. A central tower component located on South Dearborn Street identifies the retail component and pedestrian entrance. Vehicular access is proposed from South Dearborn Street at the west end of the structure, and on 13th Avenue South midblock.

Concept B proposes two towers along the frontage of South Dearborn Street. The towers provide a type of bookend for the massing, with the retail component at the corner of South Dearborn Street and 13th Avenue South. Vehicular access is proposed at a similar location as Concept A, with access from both streets.

Concept C, the preferred option, features one tower, emphasizing the corner of South Dearborn Street and 13th Avenue South. The location of the retail is mid structure on South Dearborn Street, articulated by modulation mimicking the geometry of the corner tower. Vehicular access is again provided on both South Dearborn Street and 13th Avenue South.

PUBLIC COMMENT

The following comments were expressed at the Early Design Guidance meeting:

- Concerned about the vehicular access on South Dearborn Street, and the interaction between the vehicle and pedestrian.
- Encouraged further modulation of the structure, especially above 35 feet.
- Suggested further articulation of all façades.
- Suggested articulation of the building along South Dearborn Street to respond to the pedestrian scale.
- Encouraged respect for the architectural character of the area.

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.

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The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

The Board requested additional information regarding the intention of treatment of the open space on site. The Board identified this area as an opportunity to incorporate on-site landscaping elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

The Board recommended the use of material, modulation, and/or setbacks to break up the long façade along South Dearborn Street and better respond to the public realm.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

The Board noted that the adjacent 12th Avenue South Bridge to the west provides a prominent presence in the area, and recommended the project further respond to the height, bulk, and scale of adjacent development. The Board requested to see section drawing illustrating the relationship of the building to the 12th Avenue South Bridge at the Second Early Design Guidance Meeting.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The Board noted the evolving nature of the neighborhood, and felt the architectural relationship between the 12th Avenue South Bridge to the west and the *Goodwill* building to the west and the proposed building should be explored further.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

The Board agreed that ensuring eyes on the street will create a safe environment and natural surveillance. To achieve this, the Board recommended façade transparency on the ground level at the retail space.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

The Board recommended the addition of weather protection at ground level where possible.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

The Board agreed that Concept B provides the optimal location for the retail pedestrian entry and two towers. The Board found that the entry and tower creates an identifiable and distinctive entry and architectural feature.

PL3-C Retail Edges

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

The Board discussed placement of the retail component, and recommended the design maximize visibility into the building interior to enhance street-level interaction.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

The Board agreed that Concept B proposes the ideal location for the retail and pedestrian entry, and recommended it be visible and identifiable.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

The Board acknowledged that the programming of the structure compels the design to include of two vehicular access points, and recommended the incorporation of design elements to minimize conflict between vehicles and non-motorists.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

The Board requested additional massing study and options to better respond to the site characteristics and uses.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

The Board requested additional study and development of the rooftop elements as the roof will be visible from the 12th Avenue Bridge to the west. The Board requested a schematic view of the proposed structure from the 12th Avenue South Bridge.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

The Board recommended articulation and other design solutions to provide attractive facades and avoid large blank walls.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

The Board recommended the use of materials and texture to enhance the pedestrian experience along South Dearborn Street.

The Board requested additional information regarding the relationship between the structure and the pedestrian realm on 13th Avenue South.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

The Board recommended the use of exterior material changes, articulation, or other design components translate the interior uses (retail, storage, and residential) to the exterior.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

The Board requested the use of durable materials that enhance the pedestrian experience along the street frontages.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

The Board requested additional information regarding proposed signage, and made note of the scale of signage shown.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

The Board requested a lighting study be provided at the Recommendation Meeting.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

The Board recommended the use of landscaping on-site to provide visual depth and interest which will enhance the open space. The Board asked for a conceptual landscape plan at the Second Early Design Guidance Meeting.

DEVELOPMENT STANDARD DEPARTURES

At the time of the **FIRST** Early Design Guidance no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another Early Design Guidance meeting in response to the guidance provided.