

Current Development:

Both blocks are currently vacant of buildings and used for construction parking.

Surrounding Development and Neighborhood Character:

These blocks occupy two of three undeveloped lakefront blocks in the South Lake Union (SLU) neighborhood, and thus provide a gateway and transition to the water from the densifying mixed use neighborhood to the south. The recently completed SLU Park is across Valley Street to the north, plus MOHAI and the Center for Wooden Boats. A brain research facility is under construction across Westlake Avenue to the west. A vacant block is located to the east, but it is slated for a mixed use project with 16 story residential tower. The blocks to the south along Mercer Street are mostly newer office/commercial structures with a consistent 65 ft high street wall. The neighborhood has a wide mix of residential, office, commercial, research and technology uses. The SLU streetcar runs along the north edge of both blocks, with a stop located directly north of the east block 31, and the northbound tracks run up Terry Avenue N.

Access:

The two blocks have no alleys; vehicular and pedestrian access is from the surrounding streets of Mercer and Valley Streets, Terry Avenue serving both blocks, and Boren Avenue N on the east side of block #3017398, and Westlake Avenue N on the west side of block #3017484.

Environmentally Critical Areas:

The approximate north half of each block is classified Liquefaction Prone ECA.

PROJECT DESCRIPTION

East block 31 - #3017398: A mixed use block comprised of a 16 story residential tower and approximately 377 units, with about 16,800 sq ft of ground level commercial uses. Approximately 400 parking spaces are to be located at and below grade, accessed from adjacent streets and the code required through-block connection.

West block 37 - #3017484: A mixed use block comprised of a 16 story residential tower of approximately 227 units, about 14,00 sq ft of ground level commercial uses, and a 7-story office structure of about 156,000 sq. ft. on the south half of the block. Approximately 340 parking spaces are to be located at and below grade, accessed from adjacent streets and the code required through-block connection.

DESIGN PRESENTATION

The EDG booklet includes materials presented at the meeting, and is available online by entering the project number (3017398/3017484) at this website:

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

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

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments were raised at the first EDG meeting:

- Supported all efforts to encourage pedestrians to move through these blocks and to the waterfront, and to easily see the park and waterfront from the streets and other vantage points.
- Suggested the provision of public parking, especially long term for non-locals who visit the waterfront amenities and park for extended time periods.
- Supported active uses along all street fronts, especially the north-south frontages and at the corners facing Mercer Street, to encourage pedestrians to cross that wide street.
- Cautioned against blocking views of the sky, noted there appears to be a wide bridge over one through-block connection, and advised against north facing colonnades.
- Noted that half of the Terry Avenue frontages are not retail or active uses.
- Supported all design moves which focus toward the water.
- Suggested that Westlake and other streets are currently inhibited by construction activities, but all will return to high pedestrian volumes in the future.
- Supported more setbacks and interesting uses to serve as pedestrian welcoming points at the Mercer corners; crossing that street is daunting.
- Supported all efforts to accommodate and reward cyclists at multiple locations, as there are several existing and future bike routes adjacent to these two blocks.
- Reminded that the site north of block 25 (Chandlers Cove) currently feels open, but will likely be fully developed and thus the three streets (Westlake, Terry and Boren) are all the more important links from the SLU neighborhood to the park and waterfront.
- Encouraged more visitor parking, since the existing on-street spaces already fill up.

PRIORITIES & BOARD RECOMMENDATIONS

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

The Citywide and South Lake Union (SLU) Neighborhood guidelines identified by the Board as Priority Guidelines are referenced below, while all guidelines remain applicable. For more detailed Guideline citations see the middle of this report. For the full text please visit the [Design Review website at:](http://www.seattle.gov/dpd/aboutus/howeare/designreview/designguidelines/default.htm)

All Page references are to the EDG booklet dated August 13, 2014.

FIRST EARLY DESIGN GUIDANCE August 13, 2014

1. Context & Site Response

- a. **Shoreline Reference & Integration with South Lake Union Park:** The Board supported the attention to site history and strong orientation to the lake, park and other features to the north. The Board endorsed every effort to extend the park presence south into the project site, and to create seamless pedestrian flows north across Valley Street, especially at the Terry and Boren street crosswalks/intersections. Future streetscape and paving design and SDOT coordination will be critical. (Guideline CS2-A-1; Sense of Place)
- b. **Acknowledge the Position within the District and City Context:** Since the site is in a topographic bowl and can be readily seen from several street axes and many distant viewpoints, the Board is concerned with how the 2 block massing and forms will be perceived from multiple vantage points beyond the adjacent 12-block vicinity. At the next EDG the Board expects to see massing simulations from a few points approaching on Westlake and Eastlake Avenues; higher elevations west and east on Mercer Street; from several points along the Terry axis approaching from the water and north; and others. See Theme 3c for viewpoints from the south. (Guideline CS2-A; Location in the City & Neighborhood,-1: "...sites with prominent visibility", -2: Architectural Presence: "...the degree of visibility and presence appropriate to the context")
- c. **Block Corners and Street Response:** The Board agreed the corner of Westlake and Valley has busy vehicular traffic, yet is a major pedestrian crosswalk, and is a highly visible gateway into the SLU neighborhood and to the SLU Park. This corner serves a complex role and the specific building form and ground plane requires careful consideration of options; the raised, open terrace with fireplace screen wall proposed needs more eye-level perspective studies, and the building form above may need more study as a visual hinge at the Westlake Avenue kink. See Theme 5 for the comments on the Mercer Street corners. (Guidelines CS2-A-2; Architectural Presence & CS2-I-iv: SLU Heart Location..."provide anchors to give neighborhood form...")

2. Massing & Tower Placement

- a. **Tower Offsets:** The Board agreed the 3 offset towers respond to the lake shape and historic shoreline, and the proposed east block (31) tower provides a vertical mass at the Mercer street edge to mark the primary pedestrian axis of Terry to the park and lake. See Theme 5b for comments about that tower's ground level uses. (Guideline DC2-A-1; "Design a concept ...that fits well...within its surroundings")

- b. **Tower Forms and Terry Avenue Axis:** The Board applauded the setbacks on both sides of Terry Avenue (a SLU Heart location, per the SLU Neighborhood Design Guidelines) and the wider one on the sunnier east side, as these provide open space and open up the park and lake view as pedestrians approach from the south. The Board supported the proposed placement of the east block (31) tower at the Terry Avenue and Mercer street edges, but had serious reservations about doing the same with the west block (37) tower at the Valley Street corner. The Board endorsed the proposed north-south orientation of all tower masses, (approximately 100 x 130 ft) to maximize water views and minimize north shadows; especially at this lakefront location, these towers could have even narrower east –west dimensions, or be shaped for same effect.

Supporting the importance of the public space at the Terry and Valley intersection (as reflected in the code required plaza setbacks), the Board agreed the lower levels AND upper massing should physically expand to the lake, and open to the sky above. The applicant preferred option C of the west block (37) shows tower walls flush to the zoning envelope, and whether on columns or solid, this crowds the west side of Terry street and overly compresses the lake view. And correspondingly, the related departure to eliminate upper tower setbacks along Terry was not supported by the Board, at least for the west block (37) tower (see Departures).

The Board advised the block 37 tower shift significantly west (50-70 ft), similar to option A, which will open the Terry view corridor and skydome, and likely afford more sunlight to that key location and intersection. The impact on northward views from Westlake was not a concern, certainly not to push the tower back to the Terry corner, and a shifted tower may address the southbound Westlake gateway previously mentioned. The Board supported vertical tower proportions that extend to the ground, but did not agree that such proportions force the towers to corner locations, and the verticality can be achieved with layering on the Valley elevation (similar to what is shown on page 67, option A, view #5). See Theme 5b for comments on the ground level uses at this crucial corner location. (Guidelines CS2-D-3; .."transition to adjacent parks...view corridors; CS2-II-ii; "...step back at upper levels...to take advantage of views and increase sunlight at street level"; and PL1-A-1: "design the building...to positively contribute to a network of open spaces")

3. Podium Forms & Placemaking

- a. **Public Place at Terry & Valley:** The Board supported the outwardly canted podium proposed on east block (31) option C, which opens the Terry Avenue view to the north, and suggested a similar but not necessarily symmetrical approach on the west side of this primary public place. The podium forms should intentionally define and activate a well composed 3-dimensional room at the Terry and Valley intersection; upper level overlooks and roofdecks make sense at this location. The Board supported the referencing of the historical waterline and other cultural motifs. Multiple perspective studies of this crucial public place, from the northeast, northwest and sequentially from the south and north walking along the Terry axis should be provided at the next DRB meeting. (Guidelines CS2-A-1; Sense of Place; PL1-A-2; Adding to Public Life; and CS3-B-1, Placemaking... "historical and cultural significance"; DC4-D-4, Placemaking landscape design)
- b. **Block 31 'Oculus' opening to Valley Street:** The Board supported the width and height of the option B opening and the resulting scale breakup of the east block (31) horizontal podium. This opening references the park beyond, and the Board strongly endorsed this opening be a public connection through the block to help activate the code-required east-west through-block connection, and tie into the residential lobby and/or raised courtyard, providing a steady flow of activating pedestrians onto Valley and the through-block connection. (Guideline CS2-B-2; Connection to the Street)
- c. **Mercer Street Podiums:** The Board requested more design explorations of both Mercer Street podium massing and forms, including analysis of the largely recent and uniform street wall along the south side, and how the proposed two blocks will contrast or respond to that uniformity. This includes the west block office structure, which appears as a pure rectangular box. Analysis diagrams of datums, materiality etc, and east/west perspectives showing both street walls should be provided at the next meeting. To understand the towers and Mercer massing as perceived from the south, include perspectives from the south side of all four Mercer street intersections: at Westlake looking north/northeast; at Terry; at Boren; at Fairview looking north/northwest (with intervening trees erased for clarity). (Guideline CS3-A-2; Contemporary Design)
- d. **Variety of Podium Character:** The Board agreed the two blocks should not read as a fully unified 'mega-project' and each block should be further broken down into discreet buildings to evoke the pattern and grain of the SLU context. Especially along all the podium frontages, display a range and variety of architectural approaches, composition and materials. The Board was encouraged by the upper podium massing and spatial interest on the Westlake frontage of the western block (37) option C (page 79); as shown on the northern portion, but not expressed on the south office block. (Guidelines CS2-C-3; Full Block Sites... "an assemblage of buildings and spaces within the block"; DC2-D-1, Human Scale and DC2-D-2, Texture)

4. Parking, Services & Access Points

- a. **Underground Parking Access Ramps:** The Board supported the two primary parking ramps not impacting Terry Avenue, with one located off Boren and one other off Westlake, but encouraged them to be as narrow as possible; to have quality materials wrapping into the highly visible portal interior walls; and to shift both off of the through-block connection walls so those long surfaces can be animated with uses or at least material variety with depth and pedestrian interest. (Guideline DC1-B-1; "...minimize conflicts between vehicles and non-motorists...")
- b. **At-Grade Parking Impacts and Through-Block Connections:** The Board was unanimously opposed to the three pods of at-grade and lidded parking accessed directly from the through-block connections, often with multiple portals. Besides the elimination of active wall surfaces on the pedestrian oriented connections, the primary concern was that these parking spots would attract a heavy flow of vehicles searching for a parking space, which would impact the pedestrian calm of Terry Street, and conflict with the pedestrian emphasis these through-block connections were intended to promote. The Board agreed this precious ground floor area was much better suited for activating uses along the through-block connections, and was not persuaded the short term parking could not be provided on the first part of the underground levels, like most everywhere in SLU and downtown. (Guideline DC1-C-1; Optimize the arrangement of uses..."locate parking below grade")
- c. **Through-Block Circulation and Services:** The Board agreed the loading, trash and any utility spaces which cannot be underground, are best located along the through-block connections, as long as they are minimized, located off the corners, are staggered with true active uses, and the requisite doors and surfaces receive a superior material finish with artful pedestrian scale and interest. All services uses should be consolidated as much as possible to reduce the frontage impacts, such as loading and trash sharing one garage door rather than two separate ones. The Board endorsed one-way circulation on the through-block connections, and including a dedicated/demarked pedestrian zone with paving and/or bollards to improve pedestrian safety - but implementing this does not change the Board position on 4b above. (Guideline DC1-C-4; Service Uses)
- d. **Integrate & Emphasize Active Transportation:** These blocks are located at the intersection of numerous bike routes, buses, streetcars and modes. The Board supported the full and visible integration of cycling paths and facilities, and site design priority for transit users and cyclists. The Board strongly endorsed the notion of bike repair facilities and similar support for active transport fronting on the through-block connections. (Guidelines PL4-A-1; Serve all modes; and B-2; Bike Facilities)

5. Ground Plane Uses & Locations

- a. **Commercial Uses and Active Perimeters:** The Board endorsed the concept of Boren Street as a quieter, more intimate street, largely fronted by townhouses and stoops, but with retail/commercial at the four corners (including block 25W). However the Board was concerned by the long transformer frontage shown on east block (31) option C, which should be relocated onto the through-block connection. The Board strongly supported the one 'micro-business-flex use' shown in the middle of one through-block connection (block 31 option C), but it is completely insufficient given the 450 ft total length of these currently under-activated connections.

The Board was very concerned about the minimal commercial uses along Terry Avenue, shown on the applicant preferred option C for both blocks; the large leasing/ lobbies should have reduced frontages and/or be moved to another level (also mailrooms and other support functions), especially at the south through-block corner of block 31 C, where there appears to be no activating uses on the opposite side of the connection. The Board considers leasing to be blank and impermeable like a typical office use, and most crucially, to be closed and non-activating in the evening hours, which will be essential in this dynamic location. (Guidelines PL2-B-1, Eyes on the Street, and PL2-B-3, Street-Level Transparency; PL3-III-i, ground-level residential entries; DC1-A-1; Optimize the Arrangement of Uses "...locate public services and uses in prominent areas...and along the street front.")

- b. **Mercer Street Corners:** The Board agreed all the Mercer building corners are important, and should be occupied with attractive public uses and strong architectural gestures which encourage and reward pedestrians crossing the extra wide Mercer right of way. The Board was particularly concerned by two non-retail lobbies shown in the two option C's at the crucial Mercer and Terry corners(page 63), but encouraged by the recessed building corner which provides additional pedestrian open space and an architectural statement at this primary axis. The Board advised the west block (37) office lobby and/or the east block (31) residential lobby shift to a mid-block location and give up the strategic corner(s) for commercial uses. The Board supported the preferred options' retail uses at Westlake and Boren, but should see the corresponding architectural treatment – which might be somewhat over-scaled given the wide street - at the next meeting. The relationships and hierarchy of these corner forms should be shown in the studies mentioned in 3c above. (Guideline DC1-A-2; Gathering Places)

6. Public Realm & Landscape

- a. **Cohesive and Permeable Public Realm Design:** The Board supported the high permeability presented, with open public walkways and no gates. The Board was encouraged by the larger site design ideas verbally presented, and the intention to

bridge Valley Street and connect with the SLU Park and lakefront. The Board supported the concept of a T shaped festival street of Valley and Terry, and as such they were very concerned about excessive vehicle circulation compromising Terry Avenue and the through-block connections (see 4b above). In short, the Board supports this two block zone being a 'pedestrian-first precinct' (with vehicles primarily on Boren, Mercer and Westlake edges), with smooth flowing paving, landscaping and street features that do not overly clutter the public spaces, and which blur the typical curb demarcation.

Detailed paving, landscape, street furniture, and site topography should be provided at the next meeting. (Guidelines PL1, Public Life Connectivity, especially A-1, Enhancing Open Space; A-2, Adding to Public Life; B-3, Pedestrian Amenities; and C-2, Informal Community Uses; PL1-I-i.. "discourage closed campuses" and PL1-I-ii..."design transportation... to enhance pedestrian connectivity"; DC3-C-2, Open Space Concept..."Integrate open space design with the...buildings so they are complementary" ...amenities and features; DC4-D-2, Hardscape Materials)

- b. **Public View Points and Overlooks:** The Board encouraged public and tenant viewpoints at multiple levels, and was intrigued by certain public view platforms being raised slightly above grade to afford better water view angles, but was also concerned these not create blank walls or dead spaces. The Board advised that access steps or ramps be generous and have transparent sides, and to place energizing uses on any raised levels, and requested more comparable precedent images with positive public activation at the upper levels. The Board agreed the plazas at the Terry and Valley intersection should be predominantly level with surrounding sidewalks, and that any platforms be low (2 ft maximum), open and at the building edges to afford maximum 'festival street' flexibility at the intersection. Large scale sections of all these conditions should be provided at the next meeting, and any such elements should be clearly portrayed in the perspectives requested under 3a above. (Guideline CS2-I-I, "...provide outlooks and overlooks for the public to view the lake and cityscapes"; DC3-III-i, .."landscape design to take advantage of views to waterfront...")

7. Tower Character

- a. **An Ensemble of Three Related Towers:** The Board agreed the 3 towers should not have identical massing or architectural treatments, since architectural variety is characteristic of SLU, yet not be radically different forms that show no relationship to each other. The curves, suspended, and shifted planes shown on page 96/97 are promising variations that could give each tower a distinct identity, so that residents and visitors have natural urban design way-finding and do not require address numbers. The local and distant viewpoint perspectives described under 1b above should inform the composition of the tower ensemble. (Guidelines CS1-B-2, Daylight & Shading; DC2-A-1, Architectural Concept and Massing)
- b. **Tower Proportions and Roof Treatments:** The Board agreed the zone maximum heights require careful composition, and vertical proportions should be emphasized for the towers, but they do not agree these envelope constraints justify each tower having

identical floor plates or maximized bulk. The tower roof forms will be highly visible and are a crucial transition to the sky, but the ones shown may be too similar and reinforcing the square proportions, plus they may exceed code allowances for enclosure and roof area, so cannot be endorsed at this stage.

Tower profiles and plan shaping should be explored, especially in response to sustainability (ie south sunshades), site considerations (similar to studies shown on page 59), and/or SLU-specific themes and character. Balconies and other devices should be explored to de-materialize the box and respond to the multiple cues and opportunities found in this exciting context. The Board encouraged a contemporary expression yet one that could not be elsewhere in SLU, and that enthusiastically responds to this specific lakefront site. Tower forms should reference the transition of urban fabric to nature and water, and not be omni-directional compositions. All these studies should be presented at the next meeting. (Guidelines DC2-B-1, Façade Composition; DC2-C-1 Visual Depth & Interest; DC2-I-I, “design the roofscape”; and CS3-II, Contribute to the architectural character of the neighborhood...iv, “respond to... historic materials, forms and textures”; and v, “respond to... maritime, industrial character”)

DESIGN REVIEW GUIDELINES

The Citywide and South Lake Union (SLU) Neighborhood guidelines identified by the Board as Priority Guidelines are referenced below with summarized text, while all guidelines remain applicable. For the full text please visit the [Design Review website at: http://www.seattle.gov/dpd/aboutus/whoweare/designreview/designguidelines/default.htm](http://www.seattle.gov/dpd/aboutus/whoweare/designreview/designguidelines/default.htm).

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-B Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

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-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.

CS2-D Height, Bulk, and Scale

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:...d. Adjacencies to parks, open spaces, significant buildings or view corridors; and...

South Lake Union Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Views: Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

CS2-I-iv. Heart Locations: Several areas have been identified as “heart locations.” [NOTE: per the SLU Neighborhood Guidelines, the following are on the “Heart Location” map & list: South Lake Union Park; Terry Avenue North (Denny Way to water); Westlake Avenue North (Denny Way to Valley Street)]. Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

CS2-II Height, Bulk, and Scale Compatibility

CS2-II-ii. Upper-level Setbacks: Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

South Lake Union Supplemental Guidance:

CS3-II Architectural Context

CS3-II-iv. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.

CS3-II-v. Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:

- a. window detail patterns;
- b. open bay doors;
- c. sloped roofs.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

South Lake Union Supplemental Guidance:

PL1-I Human Activity

PL1-I-i. Open Connections: Keep neighborhood connections open, and discourage closed campuses.

PL1-I-ii. Pedestrian Network: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

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

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.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

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.

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.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

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.

South Lake Union Supplemental Guidance:

PL3-III Transition Between Residence and Street

PL3-III-i. Residential Entries: Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider

design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

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.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

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.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

South Lake Union Supplemental Guidance:

DC1-I Design of Parking Lots Near Sidewalks

DC1-I-i. Below-Grade Parking: Providing parking below grade is preferred.

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-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.

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-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

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

South Lake Union Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Roofscape Design: Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

South Lake Union Supplemental Guidance:

DC3-III Landscape Design To Address Special Site Conditions

DC3-III-i. View Orientation: Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

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

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements, such as trees.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on a requested departure(s) will be 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). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **FIRST** Early Design Guidance meeting, the following departures were identified:

1. **Block 37 - Minimum Street Wall Height (23.48.014.A.2.a):** The Code requires a 45 ft minimum street wall height on Westlake, Valley and the northern 120 ft of Terry Avenue. The applicant proposes a height of 20-30 ft.

The Board indicated receptivity to less than a uniform 45 ft height, but needs more detailed studies and information about the uses, sections and the Westlake/Valley corner form.

2. **Block 37 – Upper Level Setback Requirements (23.48.012.C.1 & C.3):** The Code requires a massing setback of 15 ft minimum above 45 ft height on Westlake, Valley, Boren and Terry, and 25 ft minimum for residential towers above 65 ft. The applicant proposes a 10 ft setback for the entire tower height along Terry Avenue, and two 34 ft wide wings with zero setback, above 45 ft height along Westlake.

The Board indicated no support for the reduced Terry setbacks, given their guidance to shift the entire tower well off the Terry property line. The Board was open to the Westlake

departure because it was limited in width and height and added massing interest and variation on a less sensitive street wall.

3. **Block 37 – Street Level Use Requirements (23.48.014.E.1):** The Code requires a minimum 75% of the frontage on the north 120 ft portion of Terry Avenue to be certain activating uses, such as retail, restaurant, or entertainment. The applicant proposes such uses for 40% of the applicable frontage, and residential lobby/leasing for the remaining 60% .

The Board indicated no support for the reduced amount of activating use on the crucial pedestrian oriented Terry street frontage.

4. **Block 37 – Street Level Minimum Height & Depth Requirements (23.48.014.E.2):** The Code requires the activating uses to have a minimum floor to floor height of 13 ft and minimum depth of 30 ft from the street facade. The applicant proposes a portion of required active uses fronting on Valley Street to be 11 feet high, and a portion of commercial fronting on Westlake to be about 28 ft deep.

The Board indicated cautious receptivity for slight reductions in these height and depths, pending dimensioned large scale sections and a detailed explanation of the uses on all levels, the open design of all stair transitions, and the specific public views afforded.

5. **Block 37 – Additional Podium Height (23.48.013.B.4.d):** The Code allows 5 additional feet to the allowed maximum podium height on certain streets, if the ground floor ceiling height is at least 15 feet. The applicant proposes a portion of the northwest corner ground floor to be 10 ft high, yet the podium height to use the 5 ft additional.

The Board indicated cautious receptivity, since the strategic corner is where commercial height is most critical, and all is pending dimensioned large scale sections and a detailed explanation of the uses on all levels, the open design of all stair transitions, and the specific public views afforded.

6. **Block 37 & 31– Street Level Plaza setbacks at Terry (23.48.014.C):** The Code requires an average façade setback along Terry Avenue N of 10 ft, plus an average of 50 ft on that portion of Valley Street within 50 ft of Terry to generate a corner plaza. The applicant complies along Terry Avenue, proposes an average of 46 ft along Valley, plus a voluntary extra amount of setback along Valley beyond the 50 ft line.

The Board indicated receptivity to the slightly decreased average, because of the voluntary increase elsewhere, but needs more information on the overall massing and openness of this corner (a proposed 5-13 story mass was cantilevered over each corner plaza, possibly negating the open intent of the code-required plazas).

7. **Block 31 – Street Level Use Requirements (23.48.014.E.1):** The Code requires a minimum 75% of the frontage on the north 120 ft portion of Terry Avenue, and the entire frontage of Valley Street to be certain activating uses, such as retail, restaurant, or entertainment. The applicant proposes about 73% for such uses along Valley, and for about 72% of the applicable Terry frontage, and a grand stair for the remaining 28% .

The Board indicated support for the slight reduction along Valley Street, in support of a generous public oculus opening. The Board had cautious receptivity to reducing the amount of activating use on the crucial pedestrian oriented Terry street frontage, mitigated if the stair is public and leads to an interesting place. The uses and activation of the corner immediately to the south of the stair on Terry will also play a part; they are currently proposed as non-commercial uses.

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended both projects return for another meeting in response to the guidance provided.

1. SPECIAL BOARD REQUIREMENTS FROM THE FIRST EDG REPORT: (to-scale and early drafts of these studies should be confirmed and discussed with G Papers before booklet submittal)
2. Composite site plan including proposed ground level plan, proposed landscape/streetscape/SIP, and including the first 50 ft of all adjacent blocks, showing all existing uses, doorways, sidewalks, plazas, crosswalks, and other streetscape features. Detailed paving, landscape, street furniture, and site topography should be provided at the next meeting. **All future ground floor plans must show the conventional color coding (red, blue, yellow, gray) with all spaces, entrances, ramps, parking, etc clearly and completely labeled.**
3. At the next EDG the Board expects to see massing photo simulations in context from: Westlake just south of the intersection with 9th Ave, looking south; north side of Eastlake Avenue at the Chandler’s Cove entrance; Mercer Street at Dexter, looking east with the Mercer street wall visible on right; Mercer Street at about Minor, looking west; from several points along the Terry axis starting at the dock/ water, at south end of MOHAI; and others.
4. The Westlake & Valley corner serves a complex role and the specific building form and ground plane requires careful consideration of options; the raised, open terrace with fireplace screen wall proposed needs more eye-level perspective studies, and the building form above may need more study as a visual hinge at the Westlake Avenue kink.
5. Revise block 37 to shift the tower significantly west (50-70 ft), similar to option A, which will open the Terry view corridor and skydome, and likely afford more sunlight to that key location and intersection. Maintain vertical proportions on Valley Street.

6. Multiple perspective studies of the crucial public place at Terry & Valley, from the northeast, northwest and sequentially from the south and north walking along the Terry axis, should be provided at the next DRB meeting.
7. Analysis diagrams of Mercer Street datums, materiality etc, and east/west perspectives showing both street walls should be provided at the next meeting. To understand the towers and Mercer massing as perceived from the south, include perspectives from the south side of all four Mercer street intersections: at Westlake looking north/northeast; at Terry; at Boren; at Fairview looking north/northwest (with intervening trees erased for clarity).
8. Raised terraces: Large scale sections of all these conditions should be provided at the next meeting, and any such elements should be clearly portrayed in the perspectives requested under “c” & “e” above. Also provide more, comparable precedent images with positive public activation at the upper levels.
9. Multiple studies of tower shaping, profile variations, and roofscape studies, as outlined under Themes 7a & b in the EDG Report.