City of Seattle

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

DESIGN REVIEW

FINAL EARLY DESIGN GUIDANCE OF THE WEST DESIGN REVIEW BOARD

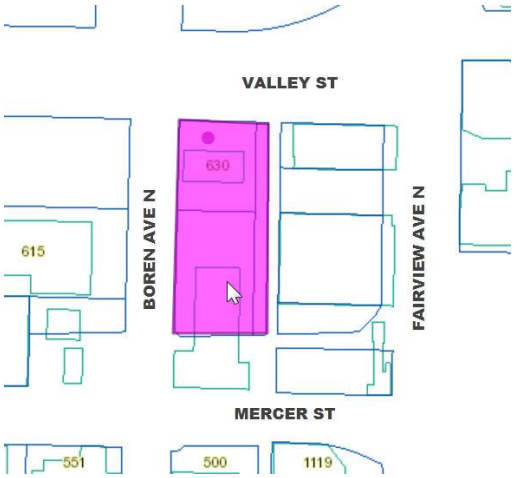
Project Number:	3017401
Address:	630 Boren Avenue N
Applicant:	Brian Runberg of Runberg Architecture Group, for Vulcan
Date of Meeting:	Wednesday, November 19, 2014
Board Members Present:	Mindy Black (Chair) Katherine Idziorek Christine Harrington Boyd Pickrell Janet Stephenson
Board Members Absent:	none
DPD Staff Present:	Garry Papers, MArch, Senior Land Use Planner

SITE & VICINITY

Site Zone: SM 85/65-160
Seattle Mixed
85 – 160 ft height, depending on use

Nearby Zones: (North) C2-40
Commercial Two, 40 ft height limit
(South) SM 160/85-240
(East) SM 85/65-160
(West) SM 85/65-160

Lot Area: 33,800 sq.ft. rectangle



Current Development:

Most of site is vacant and used for construction parking, plus a one story commercial structure.

Surrounding Development and Neighborhood Character:

The site occupies the west half of a lakefront block in the South Lake Union (SLU) neighborhood, providing a transition to the water from the densifying mixed use neighborhood to the south. The Center for Wooden Boats and Chandlers Cove are across Valley Street to the north, plus the recently completed SLU Park to the northwest. A future office building is proposed on the east half block adjacent. A vacant block is located to the west, but it is slated for a mixed use project with 16 story residential tower (3017398). 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.

Access:

Pedestrian access is from the three surrounding streets of Valley, Boren and Mercer. Vehicular access is from the adjoining public alley to the east.

Environmentally Critical Areas:

The approximate north half of the site is classified Liquefaction Prone ECA.

PROJECT DESCRIPTION

A half block comprised of a 16 story residential tower and podium of approximately 252 units, with about 7,955 sq ft of ground level commercial uses. Approximately 246 parking spaces are to be located at and below grade, accessed from the adjacent public alley.

FIRST EARLY DESIGN GUIDANCE September 17, 2014

The EDG booklet includes materials presented at the meeting, and is available online by entering the project number (3017401) 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

PUBLIC COMMENT

There were no public comments provided at the meeting.

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 (the Board) provided the following siting and design guidance.

All Page references are to the EDG booklet dated September 17, 2014.

FIRST EARLY DESIGN GUIDANCE September 17, 2014

1. **Context & Site Response:**
    a. **Natural Systems**: The Board stated support for integrated site and building strategies that achieve sustainable results, improve design character and are evident to all. The Board endorsed the water conservation and site drainage concepts verbally described, but requested to see more tangible large scale drawings and designs at the next meeting. (CS1-I-i; CS1-E)

    b. **Boren and Valley Street Plaza**: The Board supported the generous plaza at the northwest corner of the site on the Preferred scheme C (pg. 53), and the concept of a slightly raised (2-3 ft) platform adjacent to the commercial storefront to facilitate pedestrian water views, but they do not agree the storefront shape has to be curved. The site diagram of expanding the view across Valley Street can be achieved with something similar to the canted shape shown in scheme B (pg.52).(CS2-B; CS2-I-i)

    c. **Response to Proposed Block to West:** The Board agreed the Lobby entrance should be easily visible from Boren and not blocked by the trees shown. Study the lobby shifted further south, and relocating the fire control room and exit off the visual terminus of the through-block connection on the block to the west, even if this means 1-2 fewer ground level townhouses (similar to scheme B). (CS2-A/B)

2. **Massing and Form Clarity:**
    a. **Tower & Podium Clarity:** The Board endorsed the basic tower placement, and the need for some of its verticality to extend to grade along Boren Street. However, the extra-thin columns and curving base shown in scheme C (pg. 64/65 & 76) are not well resolved. The southwest corner of the tower is lost in the 'extra townhouses' at grade. The Board supports a clear 3-part expression of base (including the north podium of about three stories), tower, and south wing. (DC2-A)

b. **South Wing Refinement**: The Board endorsed the full width and strong reading of the commercial along Mercer Street, but agreed the 6 floors of residential above do not interlock with the commercial base, or with the townhouse units along Boren (pg. 65). Even though a setback along the alley is understandable, a more unified south wing is preferred along the two street frontages, while having some modulation on both. The Board encouraged exploration of forms and organizations other than the simple, hotel-like double loaded corridor; especially at the southeast corner where the units can orient south and do not need such a wide alley gap. (DC2-A; DC2-B)

3. Ground Floor Uses and Arrangement:

a. **Plaza Activation and Uses**: The Board agreed the scheme C retail was well-placed at the plaza corner, but should extend further south along the wide plaza frontage to better activate the plaza (pg. 53). The Board agreed the preferred C leasing office should be relocated, perhaps to the alley corner at Valley, or south of the lobby where townhouses are currently shown. (PL1-C; PL2-I-iii; PL3-C; DC1-A; DC3-A-1)

b. **Accommodation of Active Transport**: The Board agreed this site is at a bicycle and transit nexus, and supported a more overt response than code minimum. The Board supported a direct connection from the street to the bicycle storage. (PL4-B)

c. **At Grade Parking:** The Board does not support at-grade parking in this strategic lakefront location, other than for car-share and disabled spaces. The amount shown (in all schemes) creates ground floor overload and forces the primary parking ramp north where it compromises retail, leasing and other relationships at the valuable north frontage (see 3a above). The Board requests to see studies with the at-grade parking reduced and the ramp shifted south to better optimize all ground floor relationships. (DC1-I-i)

4. Architectural Character:

a. **Tower Design & Modulation**: The Board agreed that all tower masses shown (pg. 56-65) were blocky, squat and under-modulated. Since all four sides of the tower will be easily seen from distant and local vantage points, the corner balconies and modest modulation shown on the preferred scheme (pg. 64/65, 76-82) were insufficient. The Board supported more façade modulation in the middle of all sides to reinforce more vertical proportions, and also supported preliminary ideas presented at the meeting, which showed climate-responsive screens and diverse composition and materiality. As long as they support massing clarity, tower verticality/modulation, and response to context views, the Board requests more specific and decisive elevations, perspectives and floor plans at the next meeting. (CS2-II; CS3-I; DC2- all)

b. **Southeast Corner at Grade**: This corner on Mercer appears to be a dead plaza fronted only by exit stairs and parking; redesign this to have active edges or fill to the alley, for safety and actual use as a public space (currently tabulated, pg 74). (DC3)

SECOND EARLY DESIGN GUIDANCE (EDG) November 19, 2014

DESIGN PRESENTATION

The EDG #2 booklet includes materials presented at the meeting, and is available online by entering the project number (3017401) 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 Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

There were no comments raised at the second EDG meeting.

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.

All Page references in this section are to the EDG #2 booklet dated November 19, 2014.

SECOND EARLY DESIGN GUIDANCE November 19, 2014

5. Context & Site Response:

a. **Natural Systems**: The Board reiterated support for integrated sustainable site and building strategies, including the sustainable landscaping proposed for the Mercer Street planter strip and the northwest plaza and street frontages. The Board endorsed façade and architectural elements that serve a sustainable function, although such attributes were not explicit on the drawings at this time. (CS1-E; CS1-B; DC2-C-2)

b. **Boren and Valley Street Plaza**: The Board supported the incorporation of generous landscaping and bioretention planters into the plaza at the northwest corner of the site (pg. 18) but recommended multiple points of public access (for people of all

abilities) between the sidewalk and plaza. The Board supported the plaza adjacent to the retail edge being 1-3 ft above the adjacent sidewalks. (CS2-E; CS2-B-2)

c. **Response to Proposed Block to West:** The Board supported the relocation of the lobby and leasing offices to better act as a visual terminus of the through-block connection on the block to the west (pg. 23 & pg. 25), as long as they stay tall and transparent as shown. The Board suggested more careful consideration of pedestrian desire lines and paved paths from the mid- block opening to the west, to the lobby and plaza on the subject project; obstructing planters appear to intervene (pg. 22).(DC1-A; CS2-B)

6. Massing and Form Clarity:

a. **Tower & Podium Clarity:** The Board reiterated its support for a clear 3-part expression of base, tower, and south wing, and supported the vertical portion at the northwest corner of the tower, the reveals and balconies which modulate the north and east facades (pg 31), and the deep reveals defining the southwest tower base. The Board remained concerned about the clarity of the tower's southwest portion and how it relates to the south wing adjacent (pg. 30); the Board agreed that portion should not be co-planer with the south, but its character appeared to vacillate between the 2 forms adjacent. Possibly that element could resemble the distinct character emerging for the northeast tower corner (power point renderings shown) which helps establish the lakefront verticality promoted by the Board. The Board supported the general direction of the north podium. (DC2-A)

b. **South Wing Refinement**: The Board endorsed the increased width of the south wing fronting Mercer, the glass corner at the alley (pg.31), and the ground level modulation of the retail portion. The Board was concerned the massing and 1 story height of the retail on the SW corner (pg. 27) was not proportional to the façade above, to the width of Mercer, or to the 2 story corner retail across Boren Ave to the West (which this same DRB endorsed for that project EDG). The Board <u>recommended a 2-story massing on the corner of Boren Ave and Mercer Street,</u> to better relate to the proposed block to the west and Mercer Street; the use at the second floor could be a framed terrace or non-retail. (DC2-A; DC2-B; CS2-II-i/iii)

7. Ground Floor Uses and Arrangement:

a. Plaza Activation and Street Level Uses: The Board supported the south expansion of retail at the corner of Valley and Boren (pg. 22) along with the comments under 5b above. Along Boren Avenue, the Board supported the vertically proportioned townhouses, and the layering of public, semi-public, and private spaces, but agreed the private "front porch" space associated with the townhomes should be clearly defined and thereby delineate the semi-public linear terrace inside the property line, which was described as open to the public (pg. 26). (PL1-C; PL2-I-iii; PL3-II-I; PL3-III-I; CS2-B-2; DC1-A)

b. **Accommodation of Active Transport**: The Board supported incorporation of bicycle racks at the southeast corner of the site as a possible activating component, along with entry doors into the retail. The proposed interior bike storage location was supported and the adjacent alley access. (PL4-B, PL3-II-iii)

c. **At Grade Parking:** The Board supported the reduction of at-grade parking, and the designation of all those spaces for disabled and car-share users. (DC1-I-i)

8. Architectural Character:

a. **Tower Design & Modulation**: The Board directed the applicant to include the same level of modulation on the eastern façade of the tower as has been included on the rest of the project. Perspectives of the eastern façade should be provided at the next DRB meeting. The Board expressed support for more distinct angle shifts (the important west façade had a too-subtle cant) and/or larger plane offsets. The Board reiterated the need for elements of verticality to offset the horizontal tower proportions shown in the booklet; however the renderings shown on screen had a more promising verticality. (CS2-II; CS3-I; DC2- all)

b. South Wing: The Board supported the frame and spandrel character of the south wing, and its clear distinction from the tower to the north, but was concerned it not be too derivative of boxy office buildings along Mercer. The south wing appears stiff and commercial in appearance, lacking intermediate scale elements. The Board supported more residentially scaled elements such as balconies, operable windows, plane shifts and/or sun shades. (CS2-B; DC2-C/D; DC4)

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines identified by the Board as **Priority Guidelines for this project** are summarized below, while all guidelines remain applicable. For the full text of all guidelines, please visit the Design Review website,: 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-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

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.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design 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-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-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

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." 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 **: [STAFF NOTE: SLU Park across Valley Street is a designated "Heart"]**

CS2-II Height, Bulk, and Scale Compatibility

CS2-II-i. Corridor Experience: Address both the pedestrian and auto experience through building placement, scale and details with specific attention to <u>regional transportation corridors such as Mercer,</u> Aurora<u>, Fairview and Westlake</u>. These locations, pending changes in traffic patterns, may evolve with transportation improvements.

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.

CS2-II-iii. Width Ratios: Relate proportions of buildings to the width and scale of the street.

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

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-I Height, Bulk, and Scale Compatibility

CS3-I-i. Facade Articulation: Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

CS3-I-ii. Reduce Visual Bulk: Consider using architectural features to reduce building scale such as:

a. landscaping;
b. trellis;
c. complementary materials;
d. detailing;
e. accent trim.

PUBLIC LIFE

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

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

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.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

South Lake Union Supplemental Guidance:

PL1-I Human Activity

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.

PL1-II Landscaping To Reinforce Design Continuity With Adjacent Sites

PL1-II-i. Spatial Hierarchy: Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements onsite to create larger spaces.

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

South Lake Union Supplemental Guidance:

PL2-I Streetscape Compatibility

PL2-I-i. Street Level Uses: Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.

PL1-I-iii. Sidewalk Retail: Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

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

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.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

South Lake Union Supplemental Guidance:

PL3-II Human Activity

PL3-II-i. Public/Private Transition: Create graceful transitions at the streetscape level between the public and private uses.

PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

PL3-II-iii. Coordinate Retail/Pedestrian Activity: Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

PL3-II-iv. Activity Clusters: Create businesses and community activity clusters through colocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

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-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

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-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

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.

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

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-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.

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-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

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

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.

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

South Lake Union Supplemental Guidance:

DC3-B Open Space Uses and Activities

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

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.

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.

DC4-D Trees, Landscape, and Hardscape Materials

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 **SECOND** Early Design Guidance meeting, the following departures were identified:

1. **Structure Height – Rooftop Features (23.48.10.H):** The Code allows the combined total coverage of certain rooftop features to be increased to 65% of the roof area, provided that all mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge. The applicant proposed to locate rooftop features, including the rooftop canopy along the north and west facades and the mechanical screen on the south façade, at the roof edge, therefore less than 10 feet from the roof edge and thus requiring a departure.

The Board indicated preliminary support for locating the rooftop mechanical screen at the south roof edge at the reveal, as a device to increase verticality. The Board was less inclined to support the roof canopy having 0 or less than 10 ft on two sides, pending more detailed studies of the rooftop canopy. The Board was concerned the canopy not cast too much shade on the roof amenity spaces, or overly emphasize horizontality on an already squat tower proportion; more limited canopy locations and depth may be possible.

2. **Street Level Development Standards (23.48.014.A)**: The Code requires a minimum façade height of 25 ft on certain streets including Mercer and Valley Street. The applicant is proposing a facade height of approximately 20 ft along Valley and approximately 19 ft along the majority of Mercer.

The Board indicated cautious receptivity to the proposed reduction in façade height along Valley because that façade was part of the terraced design concept for the north podium structure. A study showing a solid railing to achieve close to 25 ft on some of that podium is desirable for comparison. The Board indicated <u>no support for the reduced façade height along Mercer</u> since this is a strategic corner where commercial height is critical and the code required façade height is proportional to the street and the 85 ft façade (see comments under 6b above).

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE (EDG) meeting, the Board recommended the project **move forward to MUP application.**