



## FINAL RECOMMENDATION OF THE WEST DESIGN REVIEW BOARD

Project Number: 3017467

Address: 220 W. Harrison Street

Applicant: Erik Mott, Perkins+Will Architects, for Martin Selig Real Estate

Date of Meeting: Wednesday, January 21, 2015

Board Members Present: Mindy Black, Chair  
Christine Harrington  
Katherine Idziorek  
Boyd Pickrell

Board Member Recusant: Janet Stephenson

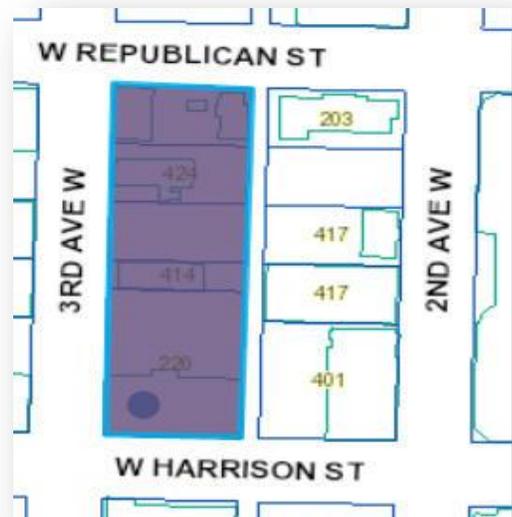
DPD Staff Present: Michael Dorcy

### SITE & VICINITY

Site Zone: NC3-65

Nearby Zones: (North) NC3-40  
(South) NC3-65  
(East) NC3-65  
(West) NC3-65

Lot Area: 43,200 sq. ft.



## PROJECT DESCRIPTION

Six-story, 183,779 sq. ft. office building, with two levels of below grade parking for 165 vehicles.

### FINAL RECOMMENDATION January 21, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3017467) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](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 Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## DESIGN DEVELOPMENT

At the Early Design Guidance meeting on September 10, 2014, the Board had supported developing the “Link” concept which featured a mid-block main entry on 3<sup>rd</sup> Avenue W. and which stepped down the north/south slope from W. Republican Street to W. Harrison Street. Among the Board’s guidance were the following directives:

- Increase pedestrian permeability at the corners;
- Pay particular attention to the pedestrian experience at the corner of 3<sup>rd</sup> Avenue W. and W. Harrison Street and between the corner and the alley along W. Harrison Street;
- “Tame” the big building feel by making the structure to appear lighter and less monolithic;
- Explore opportunities to create an exterior, urban room at the corner of 3<sup>rd</sup> Avenue W. and W. Harrison Street;
- Create flexible spaces at ground level within the building that could support future retail;
- Create lush landscaping and pedestrian-level lighting along W. Harrison Street.

In response to the above guidance, the design team presented the following responses:

- The build mass was stepped back along the sidewalk on W. Harrison, reducing some of the big building feeling;
- Similarly the building mass at the corner of W. Republican Street and 3<sup>rd</sup> Avenue W. was stepped back, with an entry added to activate the northwest corner of the building;
- The mid-block entry and narrowing of the building mass, shown as the preferred massing at the Early Design Guidance meeting was further refined with landscaping and seating incorporated into the entry design;

- A notch was provided at the southwest corner of the building, with a large paved area and ample landscaping adjoining the two sidewalks and creating an outdoor, urban room as had been the Board's direction. A network of exterior spaces was provided all around the building, enhancing the interplay of building facades with the public pedestrian pathways.

## **PUBLIC COMMENT**

Public comment reacted favorably to the design improvements, including providing for potential retail, integrating the Uptown lighting standards along W. Harrison Street and enhancing the vitality of the public realm. Opportunities were noted for even further refinements, which included wayfinding gestures, extending the Uptown lighting standards up 3<sup>rd</sup> Avenue W. for increased pedestrian safety and comfort, and introducing some art along the base of the street-facing facades.

## **DEVELOPMENT STANDARD DEPARTURES**

At the time of the **FINAL** Recommendation , the following departures were requested:

1. **SMC 23.47.008.A.2.b** The Code requires that blank segments of the street-facing facades between 2 and 8 feet above the sidewalk not exceed 20 feet in length. At the north elevation, all but 20'-1" of the 117'-2" façade would count as a blank zone. Along the west elevation two linear segments, one of 35'-5" and one of 38'-1", exceed the 20-foot maximum.
2. **SMC 23.47.008.A.2.c** The Code requires that the total of all blank segments not exceed 40 percent of the width of the façade. The applicant proposes 60 percent.
3. **SMC 23.27.008.B.2.a** The Code requires that 60 percent of the street-facing façade between 2 and 8 feet be transparent. The applicant proposes 27 percent along the north façade.

The Board indicated their recommendation of approval of the requested departures, noting the challenges of topography for a building that filled an entire half-block and extended 353 feet in length. The applicants had responded to the Citywide Guidelines and Uptown Supplemental Guidance the Board had indicated was of highest priority for this project. In particular the project had responded sensitively to the City-wide guidelines (CS-1, CS-2, PL-1, PL-2, DC-2) and the Uptown supplemental guidance (CS-2-I, CS-2-II, PL-2-I, PL-2-II, and DC-2III), and the requested departures provided for an integrated architectural concept, pleasing in its form and articulation, and one demonstrably responsive to the site and its topographical restraints.

## EXCEPTIONAL TREES

Two on-site trees have been identified as “Exceptional” per SMC 25.11.09, a Pacific Dogwood (*Cornus Nuttalli*), 10 inches in diameter, and an Austrian Black Pine (*Pinus Nigra*), 48 inches in diameter. (See Sue Nicol, Arborist Report(s), November 12 & November 17, 2014.) The Board were agreed that development of the site would not be practicable if the trees were not removed, along with 29 other non-exceptional trees. SMC 25.11.09 requires that when exceptional trees are removed in association with development, in all zones, they shall be replaced by new trees whose canopies upon maturity shall result in canopies to equal the canopy cover of the exceptional trees at the time of removal. The exceptional tree canopies in this instance equal 2123 sf. Proposed total replacement trees canopy, on site and in the abutting rights-of-way, will total 4846 sf. The four Board members attending recommended to the Department that the exceptional trees be allowed to be removed and their removal mitigated through the proposed landscape replacement plan.

## RECOMMENDATIONS

At the conclusion of the Recommendation meeting the Board recommended approval of the project and the requested departures. In recommending approval, the Board recommended the following conditions of approval:

1. Signage intended for the building should be architecturally integrated with the design concept of the overall building. Any sign lettering proposed near the building’s top band should be no higher than 12-18 inches in overall size, should not be backlit and should otherwise follow the Uptown guidelines for signage.
2. The pedestrian level lighting along 3<sup>rd</sup> Avenue W. should be enhanced as proposed along W. Harrison Street, with incorporated Uptown standing light fixtures where appropriate, for safety, security and pedestrian comfort.
3. Explore opportunities for art at street level to compensate for the blank walls and lack of transparency, and integrate some form of public art feature into the entry plaza at the southwest corner.
4. Set back any guardrails at the roof level and minimize opacity so they are not visible from surrounding street-level viewpoints.

The recommendation summarized above was based on the design review packet dated Wednesday, January 21, 2015 and the materials shown and verbally described by the applicant at the Wednesday, January 21, 2015 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the above conditions.