City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

FINAL RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number:	3019542
Address:	1920 Terry Avenue
Applicant:	Robert Bruckner of Aedas, for Seattle Children's Research Institute
Date of Meeting:	Tuesday, April 05, 2016
Board Members Present:	Murphy McCullough (Chair) Anjali Grant Grace Leong Gundula Proksch
Board Members Absent:	Alan McWain
SDCI Staff Present:	Garry Papers, M.Arch, Senior Land Use Planner

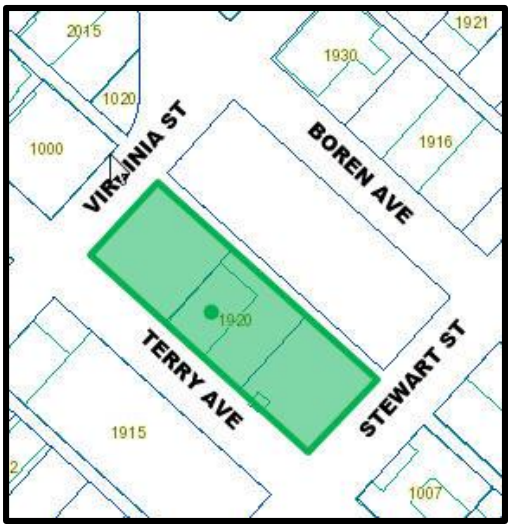
SITE & VICINITY

Site Zone: DMC 340/290-400

Nearby Zones: (North) DMC 340/290-400
(South) DMC 340/290-400
(East) DMC 340/290-400
(West) DMC 240/290-400

Lot Area: 42, 360 sq ft, flat

Note: Terry Avenue is a designated Green Street.



Current Development:

Surface parking lot with one small, 1-story commercial building.

Surrounding Development and Neighborhood Character:

The rest of the block to the north is surface parking. A seven-story office building (occupied by Seattle Children's Research Institute (SCRI), also owner/tenant of subject project) occupies the site to the south. The surrounding Denny Triangle neighborhood consists of mixed commercial structures and parking lots, rapidly transitioning to tall, dense mixed use structures, consistent with zoning and planning policies.

Access:

Pedestrian access from the three surrounding streets of Terry Avenue, Virginia and Stewart Streets. Vehicle access from the existing through-block alley.

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

The proposed development includes 380,000 sf of research/office in a 13 story structure. The ground floor has a mix of cafe, lobby, museum and offices, and a sizable corner plaza. Parking for 300 cars is below grade, with parking and loading accessed off the alley.

EARLY DESIGN GUIDANCE May 12, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3019542) at this website: http://web6.seattle.gov/dpd/edms/

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

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

Email: PRC@seattle.gov

PUBLIC COMMENT

- Supported an attractive and safe alley design, but not as elaborate as proposed by the applicants, and instead requested more consistent and dynamic activation along the entire Terry Avenue frontage.

RECOMMENDATION April 5, 2016

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PUBLIC COMMENT

Several members of the public were in attendance and offered the following comments:

- Supported the proposed design as more approachable and pedestrian friendly than the typical 'fortress' research/office.
- Encouraged the design and operations to find ways for the building staff to interact with everyday users of the ground floor, such as at the museum, café and adjacent plaza.
- Advised generous and pedestrian scaled lighting along the sidewalks and plaza, not only at building entries.
- Did not support bike parking visible from street levels.

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. (Downtown Design Guidelines referenced)

All page references below are to the Recommendation booklet dated 4/05/2016.

1. Ground Level Uses & Street Activation:

a) Plaza & Café: The Board supported the Option 3 plaza and basic ground floor plan as it places a valuable open space in a sunny location, and at the core of the multi-building Seattle Children's cluster (pg. 07). The Board strongly supported the publically accessible

Café, its activation of the plaza, and its height and transparency as depicted on pg. 42. (A-1, C-1, D-1)

At the Recommendation meeting the Board supported the proposed plaza size and the bike room/café extension with transparent walls and landscaped deck above, as shown on pg 39, 40, 98 and 99.

b) Lobby: The Board also supported the transparent and double height primary lobby entrance at the southeast corner, as long as strong, legible elements mark that entry and extend between the entry doors and the Terry Avenue sidewalk (such as canopies, lighting, signage and/or site walls). (C-2, C-4)

At the Recommendation meeting the Board supported the 'lifted skirt' above the primary entrance, and the smaller white box around the glass vestibule doors, but recommended the deletion of the stepped white box above that vestibule shown on pg 41, and a simpler continuation of the glass above the vestibule. The Board recommended all the mullions in the interstitial level 2 be white (as shown) to contrast them from the gray mullions for the glass in the 'grounding elements'.

c) Terry Frontage: The Board strongly endorsed a transparent and porous edge along all of Terry Avenue, and cautiously supported the museum and forum functions shown there. Those uses should have multiple and generous public doors, and the exhibits within (preferably changing) should be well-lit and captivating to sidewalk pedestrians. The Board strongly endorsed a rich interaction between these uses and the adjacent green street, and fully expressing the mission of Seattle Children's Research Institute (SCRI) beyond the building walls (see streetscape comments below). (C-1, D-3)

At the Recommendation meeting the Board supported the two doors and white-framed vestibules as shown in plan on pg 43, and the highly transparent, full height glass as shown on pg 45. The Board endorsed the number, proportions and placement of the display boxes shown, and recommended the displays be changeable, interactive and be glass on both sides, to create transparency and layers of light/information. The Board endorsed the adjacent landscape plan, species and seating as shown on pg 88-93.

d) Virginia Frontage: The Board agreed the Virginia Street frontage could be architecturally distinct from the Terry frontage, but still provide transparency and activation, particularly at the southwest corner. The Board supported a northeast corner public entry, as a context response to the Fairview Avenue axis, but if that entry is not pursued and/or public, porous and transparent retail should occur at that corner and the majority of the Virginia frontage. (B-1, C-1, C-2)

At the Recommendation meeting the Board supported the large windows in the northwest corner grounding element as shown on pg 51, and the full-height storefront and two doorsets at the northeast as shown on pg 66. The Board again recommended a retail or similar use in the northeast corner, but accepted the highly transparent "office" and lounge use as depicted on pg 61 and 66.

e) Canopies: The Board did not support the limited extent of overhead canopies shown (pg 40/41) because they would not provide consistent protection over the sidewalks, especially along Virginia where the building wall is along the sidewalk. The Board is strongly committed to the intent of Design Guideline C-5, but will consider alternative overhead protection via recessed canopies with fully public walkways inside the property line (as suggested along the Terry Avenue Green Street, pg 41). (C-5)

At the Recommendation meeting the Board appreciated the revised canopy approach and supported the extent and depth of canopies shown on pg 117 (blue and dashed red) and the sleek glass canopy designs shown on pg 41/right, but recommended a canopy occur along Virginia at the northwest (see Departure #4 discussion).

f) Alley: The Board agreed a safe and attractive alley is desirable, but that its function is primarily for vehicles and services, so the massing above does not need to be widened. Enhancements to the alley lighting, wall treatments, and paving are welcome – particularly to the alley ends adjacent to the plaza and northwest corner – but the alley should not be a form driver that creates negative impacts on the other three, more visible public street frontages. (C-6, D-6)

At the Recommendation meeting the Board accepted the widened alley (section pg 19), and agreed the overall massing and faceted form was a well-resolved strategy. The Board endorsed the consistent, pedestrian scaled lighting along the alley façade (pg 102) and recommended no tree uplighting.

g) Blank Facade, Type 1 Director Decision: The applicants presented this as departure #4 however it is actually an administrative Type 1 DPD Director determination. A 'grounding element' is proposed on Terry Avenue that is between 24 and 30 ft wide, with embossed or additive art element(s) that cover a large percentage of the street facing surface (pg 53). To exceed the 15 ft code maximum blank wall, "enhancements to provide visual interest" will be confirmed via large scale elevations and details of the materials and lighting of the artwork, and evaluated by staff.

At the Recommendation meeting the Board supported the other signage aspects as shown on p 106-7.

h) Bike Parking. **At the Recommendation meeting**, the Board acknowledged the public comment regarding bike parking, however, the Board disagreed, and supported the proposed bike storage room at the alley corner, with large glass areas and provided the interior has quality finishes, generous lighting, and it is kept tidy and clean to the street.

2. Plaza and Streetscape Design:

a) Plaza: The Board strongly supported the location and proportion of the east plaza (and the usable deck above), but encouraged a more porous edge along Stewart than shown (pg.36 and 42). The Board suggested more pedestrian 'gaps' along Stewart Street, with landscape pockets that retain the hardscape/planting ratio shown. The Board encouraged a 'jump' of the plaza across the alley to a future SCRI facility/entrance to the north, and also requested detailed studies of integrated seating, lighting and other scale elements, including those that are specific to SCRI and give a distinct sense of place to the plaza. (D-1, D-3)

At the Recommendation meeting the Board supported the revised plaza shape and strongly supported the integrated bench/planters (pg 78) and two specimen Gingko trees (pg 83). To preserve pedestrian sight lines from the sidewalks to the café (as shown on pg 99), the Board recommended the Gingkos be as large as possible at installation, and the planter species be a maximum of 3 ft tall when mature (Note: the section on pg 79 and some sketches showed sloped planters and much taller shrubs, and these are not endorsed).

b) Green Street-scape: The Board endorsed the basic lush character, species and planted proportion along the Green Street, as shown in the plan and sections, pg 36-39. However, the Board agreed the design reinforced only the linear sidewalk experience and did not fully engage or activate the adjacent building edge enough, especially at the mid-block (see comments 1c above).

The Board suggested the sidewalk 'meander' or split, and create memorable places-on-the-path; these should relate to the museum glazing/entries, integrate outdoor exhibits and other SCRI themes, and integrate lighting, seating and other amenity components. (B-3.3, C-1, D-2, D-3)

At the Recommendation meeting the Board supported the proposed Green Street paving, landscape, seating and species design shown on pages 87-92; and especially the open, interactive quality shown on pg 45.

c) Complete Green Street Treatment: Considering that SCRI occupies the building across the Green Street, functional connections and streetscape continuity are highly probable and a comprehensive streetscape design for the full street is warranted. Rather than the interim parklet design, the Board requested a full-block streetscape design for a more complete evaluation of the proposed Green Street streetscape. (D-1, D-2, D-3)

At the Recommendation meeting the Board strongly supported the integrated streetscape design on both sides of Terry Avenue, and recommended implementation of the full block design as shown on pg 87 (Staff Note: SDOT has review authority over all elements in the street right of way).

3. Tower & Massing Refinements:

a) Tower Form: The Board supported the option 3 massing with the faceted treatments at the two ends, but agreed the tower should shift fully to the alley and thus afford 7 -15 ft of setback along Terry Avenue. The façade along Terry should be shaped within that setback to create a unified faceted form, with stronger, legible creases and/or breaks in the proposed 260 ft length (which addresses the code modulation requirement). This can be accomplished by varying the depth and offsets of the cladding system in the setback, and/or by angling or jogging the lab modules within (which could create a less monotonous interior work environment). (B-3, B-4)

At the Recommendation meeting the Board supported the upper tower location approximately 7 ft off the alley property line, and the important tower faceting as shown on all plans pg 52, section pg 19, and perspective pg 25.

b) Exterior Materiality: The Board supported the preliminary tower materiality and cladding approach shown on pages 42-47, in particular the variable blades/shades, and diverse gradient of glazing ratios, which respond to environmental micro-climate and contribute scale and visual interest. See departure #4 comments regarding the proposed mass 'grounding elements'. (B-4, C-2)

At the Recommendation meeting the Board strongly supported the proposed materials as shown on pg 57 and the actual samples presented at the meeting. The Board endorsed the perforated metal soffit ('MTL6') as a superior solution to the level 2 mechanical ventilation needs, rather than a vertical façade treatment change, and supported the street-quality materials along the entire alley, as shown on pg 62/63 and 55.

c) Program Expression: The Board was intrigued with expressing the tower program more overtly on the exterior, in particular the corner social spaces on both ends. This could be accomplished with a more distinctive glazing system tuned to the less sensitive functions within, and/or a more aggressive faceting or complex folds at those key locations. (A-2, C-2)

At the Recommendation meeting the Board strongly supported the 4-16" range and cut-off expression of fin depths (pg 34/35), and the rational deployment of them based on program and environment (pg 28-35). The Board agreed the legible transparency of the two 'social corners' (pg 68), are critical for the tower to not appear too abstract or mute (corner transparency evident on pg 27, less so on 13); glass transparency in these locations is critical.

DESIGN REVIEW GUIDELINES

The Downtown 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.

SITE PLANNING AND MASSING

A1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

A1.1. Response to Context: Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

a. a change in street grid alignment that yields a site having nonstandard shape;
b. a site having dramatic topography or contrasting edge conditions;
c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
d. access to direct sunlight—seasonally or at particular times of day;
e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
f. views of the site from other parts of the city or region; and
g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

A1.2. Response to Planning Efforts: Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

ARCHITECTURAL EXPRESSION

B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B3.1. Building Orientation: In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections considerations.

B3.2. Features to Complement: Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

a. massing and setbacks,
b. scale and proportions,
c. expressed structural bays and modulations,
d. fenestration patterns and detailing,

e. exterior finish materials and detailing,
f. architectural styles, and
g. roof forms.

B3.3. Pedestrian Amenities at the Ground Level: Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

h. public art installations,
i. street furniture and signage systems,
j. lighting and landscaping, and
k. overhead weather protection.

B4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B4.1. Massing: When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

a. setbacks, projections, and open space;
b. relative sizes and shapes of distinct building volumes; and
c. roof heights and forms.

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

d. facade modulation and articulation;
e. windows and fenestration patterns;
f. corner features;
g. streetscape and open space fixtures;
h. building and garage entries; and
i. building base and top.

B4.3. Architectural Details: When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

j. exterior finish materials;
k. architectural lighting and signage;
l. grilles, railings, and downspouts;
m. window and entry trim and moldings;
n. shadow patterns; and
o. exterior lighting.

THE STREETSCAPE

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C1.1. Street Level Uses: Provide spaces for street level uses that:

a. reinforce existing retail concentrations;

b. vary in size, width, and depth;

c. enhance main pedestrian links between areas; and

d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

C1.2. Retail Orientation: Where appropriate, consider configuring retail space to attract tenants with products or services that will "spill-out" onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C1.3. Street-Level Articulation for Pedestrian Activity: Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:

e. open facades (i.e., arcades and shop fronts);

f. multiple building entries;

g. windows that encourage pedestrians to look into the building interior;

h. merchandising display windows;

i. street front open space that features art work, street furniture, and landscaping;

j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

C2.1. Modulation of Facades: Consider modulating the building facades and reinforcing this modulation with the composition of:

a. the fenestration pattern;

b. exterior finish materials;

c. other architectural elements;

d. light fixtures and landscaping elements; and

e. the roofline.

C3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C3.1. Desirable Facade Elements: Facades which for unavoidable programmatic reasons may have few entries or windows should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;

b. visibility into building interiors;

c. limited lengths of blank walls;
d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface;
e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
g. different textures, colors, or materials that break up the wall's surface.
h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
i. seating ledges or perches (especially on sunny facades and near bus stops);
j. merchandising display windows or regularly changing public information display cases.

C5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C5.1. Overhead Weather Protection Design Elements: Overhead weather protection should be designed with consideration given to:

a. the overall architectural concept of the building
b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
c. minimizing gaps in coverage;
d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
e. continuity with weather protection provided on nearby buildings;
f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
g. the scale of the space defined by the height and depth of the weather protection;
h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

PUBLIC AMENITIES

D1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D1.1. Pedestrian Enhancements: Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancements should be considered in the resulting street frontage. Downtown the primary function of any open space between commercial buildings and the sidewalk is to provide access into the building and opportunities for outdoor activities such as vending, resting, sitting, or dining.

a. All open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.
b. Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk.
c. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.
d. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

D1.2. Open Space Features: Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting. Examples of desirable features to include are:

a. visual and pedestrian access (including barrier- free access) into the site from the public sidewalk;
b. walking surfaces of attractive pavers;
c. pedestrian-scaled site lighting;
d. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;
e. areas for vendors in commercial areas;
f. landscaping that enhances the space and architecture;
g. pedestrian-scaled signage that identifies uses and shops; and
h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

D1.3. Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

i. courtyards that organize architectural elements while providing a common garden;
j. entry enhancements such as landscaping along a common pathway;
k. decks, balconies and upper level terraces;
l. play areas for children;
m. individual gardens; and
n. location of outdoor spaces to take advantage of sunlight.

D2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D2.1. Landscape Enhancements: Landscape enhancement of the site may include some of the approaches or features listed below:

a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
b. include a special feature such as a courtyard, fountain, or pool;
c. incorporate a planter guard or low planter wall as part of the architecture;
d. distinctively landscape open areas created by building modulation;

e. soften the building by screening blank walls, terracing retaining walls, etc;
f. increase privacy and security through screening and/or shading;
g. provide a framework such as a trellis or arbor for plants to grow on;
h. incorporate upper story planter boxes or roof planters;
i. provide identity and reinforce a desired feeling of intimacy and quiet;
j. provide brackets for hanging planters;
k. consider how the space will be viewed from the upper floors of nearby buildings as well as from the sidewalk; and
l. if on a designated Green Street, coordinate improvements with the local Green Street plan.

D2.2. Consider Nearby Landscaping: Reinforce the desirable pattern of landscaping found on adjacent block faces.

m. plant street trees that match the existing planting pattern or species;
n. use similar landscape materials; and
o. extend a low wall, use paving similar to that found nearby, or employ similar stairway construction methods.

D3 Provide Elements That Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

D3.1. Public Space Features and Amenities: Incorporate one or more of the following a appropriate:

a. public art;
b. street furniture, such as seating, newspaper boxes, and information kiosks;
c. distinctive landscaping, such as specimen trees and water features;
d. retail kiosks;
e. public restroom facilities with directional signs in a location easily accessible to all; and
f. public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny facades, and other places where people are likely to want to pause or wait.

D3.2. Intersection Focus: Enliven intersections by treating the corner of the building or sidewalk with public art and other elements that promote interaction (entry, tree, seating, etc.) and reinforce the distinctive character of the surrounding area.

D5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D5.1. Lighting Strategies: Consider employing one or more of the following lighting strategies as appropriate.

a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
b. Install lighting in display windows that spills onto and illuminates the sidewalk.

c. Orient outside lighting to minimize glare within the public right-of-way.

D6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

D6.1. Safety in Design Features: To help promote safety for the residents, workers, shoppers, and visitors who enter the area:

a. provide adequate lighting;
b. retain clear lines of sight into and out of entries and open spaces;
c. use semi-transparent security screening, rather than opaque walls, where appropriate;
d. avoid blank and windowless walls that attract graffiti and that do not permit residents or workers to observe the street;
e. use landscaping that maintains visibility, such as short shrubs and/or trees pruned so that all branches are above head height;
f. use ornamental grille as fencing or over ground-floor windows in some locations;
g. avoid architectural features that provide hiding places for criminal activity;
h. design parking areas to allow natural surveillance by maintaining clear lines of sight for those who park there, for pedestrians passing by, and for occupants of nearby buildings;
i. install clear directional signage;
j. encourage "eyes on the street" through the placement of windows, balconies, and street-level uses; and
k. ensure natural surveillance of children's play areas.

VEHICULAR ACCESS AND PARKING

None were identified as priority guidelines, but all remain applicable.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to **help the project better meet the cited design guidelines and achieve a better overall project design** than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting. (Guideline citations)

At the time of the Final recommendation meeting, the following departures were requested:

1. **UPPER LEVEL GREEN STREET SETBACK (SMC 23.49.058.F.2):** The Code requires a continuous upper level setback of 15 ft on the Green Street frontage, above 45 ft height. The applicant proposes a folded, faceted tower form along the Green Street, with the following dimensions: a flat triangular portion at the midblock, with no setback, 158 feet wide at the 45' height, tapering to 34 ft at the 210' building top; the northwest corner angles back from 2ft at the 45' height, to 5ft at the 210' building top; the southwest corner angles back from 4 ft at the 45' height, to 7ft at the 210' building top. The

proposal has no structure above 45 ft in the southern 80 ft of the half-block parcel (see pg 109-111 for explanatory diagrams).

The Board supported the folded and receding corners of the proposed tower (while the setback dimensions are minimally acceptable), considering the context and large open space at the southern plaza location, and agreed the tower created an interesting, faceted form along the Green Street, with less flat surfaces than a code compliant scheme. (B-1, B-2, B-4)

The Board unanimously recommended that Seattle DCI grant this departure.

2. **UPPER LEVEL FACADE MODULATION (SMC 23.49.058.C.1):** The Code requires modulation (15 ft minimum deep x 60 ft minimum length) above a height of 85ft, along the Terry Avenue façade, to create maximum façade lengths of 155 ft between 85 and 160 ft height, and 125 ft long between 161 and 240 ft heights. No modulation is required for portions of a structure located 15 ft or more from the street property line. The applicant proposes two folds along Terry, which taper up to the building top, resulting in wall planes that do not exceed the 155' and 125' lengths in the respective height zones. No portion of the facades is deeper than 7ft 6 inches from the property line (see pg 112-113 for explanatory diagrams).

   The Board agreed the two folds and receding corners of the tower form above 85 ft, created a more dynamic form than one following a prescriptive notch. This support is also contingent on the fin depths and variations shown, which break up the façade into secondary scales, and the transparent corners as shown in perspectives. (A-1, B-4, C-2)

   The Board unanimously recommended that Seattle DCI grant this departure.

3. **STREET LEVEL USE REQUIREMENTS (SMC 23.49.009.B.1):** The Code requires a minimum of 75% of the street level frontage along Terry and Stewart Streets to be occupied by certain listed uses such as general sales and services, retail, eating and drinking establishments, and others. Those qualifying uses shall be within 10 ft of the property line or abut a plaza meeting the Downtown Amenity Standards. The applicant proposes 61% of qualifying uses along Terry, however the 24% of café frontage is located beyond the 10 ft criteria, plus 21% for classrooms which are asserted to be similar to qualifying "secondary schools". Along Stewart Street, 70% is a qualifying café or bike parking, and the remaining 30% is the corner plaza, which the café opens directly onto.

   The Board supported the 5% Stewart Street departure, and the Terry Avenue use mix, as long as the facade remains as transparent and porous as shown on pg 62, the classrooms remain activated by school groups, and the Museum interior uses are variable and remain accessible in perpetuity, all as described on pg 114 and verbally by the applicants. (C-1, C-3, C-4)

The Board unanimously recommended that Seattle DCI grant this departure.

4. **OVERHEAD WEATHER PROTECTION (SMC 23.49.018):** The Code requires continuous weather protection along all street frontages, 8 ft minimum width, at a height 10 – 15 ft above the adjacent sidewalk. The applicants propose: a) an 8 ft wide canopy along the length of Stewart Street, but omitting a 21ft segment at the 'grounding element' façade; b) an 4 ft wide canopy along the length of Virginia Street; c) omitting a 25ft segment of Virginia canopy at the corner classrooms; d) omitting a 12 ft segment of Virginia Canopy at the 'grounding element'. While not required, the applicants propose a 9ft wide canopy along the 129 ft length of the Terry Avenue façade adjacent to the paved museum court. Other portions of the facades are exempt from the canopy requirement because of landscaping or setbacks (see pg 117).

   The Board endorsed the Terry and Stewart canopy designs as shown, but did not support the elimination of the canopy at the classroom corner along Virginia Street, and recommended a glass canopy similar to the treatment shown on the architecturally equivalent café/bike 'grounding element' (pg 55). Canopies should be typically and consistently 8ft wide mimimum, except where SDOT tree-specific clearance requirements prevail. (C5)

   The Board unanimously recommended that Seattle DCI not grant the b) or c) aspects of the departure. The Board was tied 2;2 in its opinion about a) and d), whether the canopies should be omitted at the two 'grounding elements'; therefore the final decision is referred to the department of SDCI.

5. **MINIMUM FACADE HEIGHT (SMC 23.49.056.A.1):** The Code requires a minimum façade height of 25 ft on the Class1 Pedestrian Street of Stewart Street. The applicant proposes a 21 ft -6 inch parapet along the length of Stewart Street.

   The Board supported this reduction as it aligns with the required guardrail height of the roof terrace and provides human activation and eyes on the plaza and street. (B4, D6)

   The Board unanimously recommended that Seattle DCI grant this departure.

6. **FACADE SETBACK LIMITS (SMC 23.49.056.B.2):** The Code requires a complex mix of criteria to maintain reasonable street definition; the three applicable in this situation are: b) a maximum setback area of 600 sq ft on Stewart Street; c) a maximum 80ft length of continuous setback portion; d) a maximum 10 ft setback at street intersection corners. The applicant proposes b) a 2,770 sq ft plaza along Stewart; c) an 85 ft setback length along Terry Avenue; d) a setback of 37 ft and 102 ft at the Terry and Stewart intersection property corner, to allow for the proposed corner plaza.

The Board supported all three criteria, as they allow for implementation of the large corner plaza, which the Board agreed is well designed and a desirable, publically accessible open space in this dense neighborhood. (C-4, D-1, D-3)

The Board unanimously recommended that Seattle DCI grant this departure.

7. **GREEN STREET SETBACK LANDSCAPE (SMC 23.49.056.F.4.b):** The Code requires a setback along the Terry Green Street, and a minimum 50% of the setback area shall be landscaped. The applicant complies with the setback dimensions but due to the paving of the plaza area, proposes a landscape percentage of 32%.

   The Board supported the paved area adjacent to the museum and the paving design for the plaza, and therefore supported the reduction in landscape percentage. (Staff Note: the exhibit on pg 120 should be amended to match the Board endorsed landscape areas shown on pg 117; in particular, the approximately 18 ft long zone north of the "27' grounding element" should be green/landscaped. This should marginally increase the 32%). (D-1, D-2)

   The Board unanimously recommended that Seattle DCI grant this departure.

BOARD RECOMMENDATION

The recommendation summarized above was based on the #3019542 design review booklet dated Tuesday, April 05, 2016, and the materials shown and verbally described by the applicant at the Tuesday, April 05, 2016 Design Recommendation meeting. Unless a condition below, the design should not change from what the Board reviewed, especially aspects noted in the narrative above, which the applicant should carefully read through to fully understand the context for the conditions.

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 following conditions [text item number above] (Guidelines referenced): These conditions should be resolved with Seattle DCI staff prior to MUP issuance.

1) The Board recommended deletion of the stepped white box above the primary entrance vestibule shown on pg 41, and a simpler continuation of the glass above the vestibule, and the consistent use of white mullions for the entire interstitial layer [1b]. (B-4)

2) The Board recommended the display boxes in the glass wall along Terry be changeable, interactive and be glass on both sides, to create transparency and layers of light/information [1c]. (C-1)

3) The Board recommended a canopy occur along Virginia at the northwest corner, similar in treatment to the glass canopies shown along Stewart Street on pg 55. [1e; also see Departure #4 discussion]. (C-5)

4) The Board recommended the two Gingkos in the plaza be as large as possible at installation, and the planter species be a maximum of 3 ft tall when mature, to preserve pedestrian sight lines from the sidewalks to the café (as shown on pg 99) [2a]. (D-2)

5) The Board agreed the legible transparency of the two 'social corners' (pg 68), are critical for the tower to not appear too abstract or mute (corner transparency evident on pg 27, less so on pg 13); glass transparency in these locations is critical [3c]. (C-2)