



# City of Seattle

Seattle Department of Construction and Inspections  
Nathan Torgelson, Director



## RECOMMENATION MEETING OF THE WEST DESIGN REVIEW BOARD

Project Number: 3019618

Address: 333 Dexter Ave N

Applicant: Margaret Sprug, The Miller Hull Partnership

Date of Meeting: Wednesday, January 06, 2016

Board Members Present: Christine Harrington  
Katherine Idziorek  
Homero Nishiwaki  
Boyd Pickrell

Board Members Absent: Janet Stephenson

DPD Staff Present: Beth Hartwick

### SITE & VICINITY

**Site Zone:** SM160/85-240

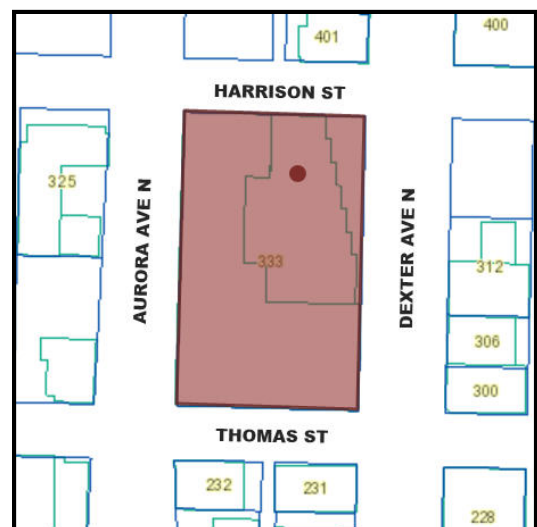
**Nearby Zones:** (North) SM160/85-240  
(South) SM160/85-240  
(East) SM85-240  
(West) SM-85

**Lot Area:** 80,586 sq. ft.

**Current Development:** A four story commercial building constructed in 1947 that housed a television/radio broadcasting company.

**Access:** The full block site abuts Dexter Ave N, Aurora Ave N (HWY 99), Harrison St. and Thomas St. and has no alley.

**Environmentally Critical Areas:** None



**Surrounding Development and Neighborhood Character:** The surrounding neighborhood is in transition from mostly one to two-story service oriented commercial buildings to new mid and high rise office and residential developments.

Thomas Street along the south portion of the site is a designated Green Street with a concept plan. Both Dexter Ave N and Aurora Ave N (State Route 99) are major north/south routes for vehicles, transit and on Dexter Ave N for bicycles. They are currently not pedestrian friendly streets. Aurora Ave N acts as a barrier separating this portion of South Lake Union to the Uptown neighborhood to the west with vehicle and pedestrian crossings limited to Denny Ave two long blocks to the south and the Mercer Street underpass two blocks to the north. The new SR 99 tunnel and north portal will change access around the site dramatically. The new signaled intersection at Aurora Ave N and Harrison St will serve as an access point to SR99 in both directions. As Aurora Ave continues south, it is expected to act as a surface arterial street. Both Thomas and Harrison streets will cross Aurora Ave N reconnecting the streets and the neighborhoods. The South Lake Union Street Concept plan designates Dexter Ave N as a major boulevard with cycle tracks and Harrison St as serving vehicle, pedestrian and perhaps transit.

Given the proximity to Aurora Ave N, Denny Way and Mercer St, multiple bus routes and the Dexter cycle tracks, there will be ample access to the site. Denny Park two blocks to the south and Seattle Center three blocks to the west offer nearby public green space.

#### **PROJECT DESCRIPTION**

At the time of the Recommendation meeting the proposed development was for approx. 582,000 sq. ft. of office space in two 12-story towers, with approx. 15,000 sq. ft. of retail space and approx. 700 below grade parking spaces.

<b>INITIAL EARLY DESIGN GUIDANCE May 6, 2015</b>
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The packet includes materials presented at the meeting, and is available online by entering the project number (3019618) 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 SDCl:

**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**

The applicant presented four massing options.

## **PUBLIC COMMENT**

At the Initial EDG Meeting the following public comments were offered:

- Expressed excitement about the project as it will be good for the community, and likes the proposed changes to Aurora Ave N and the connections into South Lake Union and downtown.
- Encouraged the design team to reference the Thomas St Streetscape Concept Plan and the Uptown Triangle plan.
- Concerned about the how the location of a Metro Transit hub would affect the site and encouraged coordination with Metro.
- Encouraged consideration of the location of bus stops on the blockface for safety issues.
- Encouraged consideration that Harrison St. has been designated as a transit and freight corridor.
- Encouraged public amenities at all bus stops.
- Not concerned about the number of curb cuts proposed.
- Stated that as Thomas St. will be an east/west bike path, bike racks, a drinking fountain, and a repair stop should be provided.
- Encouraged the applicant to interact with the Lake to Bay planning group.
- Concerned about how the loading docks will work and supported the requested departures for the reduced number of loading berths.
- Encouraged opening up the design toward Aurora as WSDOT may develop the site across Aurora Ave N.
- Encouraged the applicant to provide a design that looks forward and has a strong concept.

## **PRIORITIES & BOARD RECOMMENDATIONS**

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

### **INITIAL EARLY DESIGN GUIDANCE May 6, 2015**

- 1. MASSING: The Board supported the applicants preferred Option D with the two towers on the north and south portions of the site and the east/west through block connection, and encouraged better and increased open space. The Board encouraged the applicant to design a strong architectural statement that included an enhanced public realm and stated they would consider departures to achieve this design objective. (CS3.I.ii, CS3.II.i, DC2.A.2, DC2.D)**
  - a. Keep the massing orientation of Option D as it creates a gateway between South Lake Union and Seattle Center. (CS2.I.iii)
  - b. The Board supported the splay dynamic shown in Option D. (DC2.D)
  - c. The Board recommended developing the two different buildings so that each building has a distinct design character. (CS3.II.i)

- d. The Board supported the podium design of Option D but did express concern about a possible wind tunnel effect due to the narrowness of the west courtyard. (DC2.D.1)
  - e. The Board stated the through block connection looks like a building lobby and is not welcoming to the public and does not appear to meet the intent of the Land Use Code. Work with DPD to better understand the zoning requirements. Study the recent project off Mercer St. at 515 Westlake Ave N. as a good example of a through block connection. (PL1.B.1)
  - f. Consider shifting the service functions into the site and narrowing the through block connection area. (DC1.B.1, DC1.C.2, DC1.C.4)
- 2. OPEN SPACE: The Board was very supportive of having south facing open space along Thomas St. and expressed that south facing open space is 'gold' in Seattle. The Board expressed the design should not miss the opportunity to create a great open space in this location. (CS2.B.3, PL1.A.2, PL1.C.1, PL2.I.ii)**
- a. Activate the south open space with areas for public use instead of bio retention planters as proposed in the Initial EDG packet. (PL1.C.1)
  - b. Provide resting spaces for bikers and pedestrians along Thomas St. (PL1.B.3, PL2.I.ii)
  - c. Place the primary retail entry off the south facing public space. (PL2.I.iii)
  - d. Design the west-facing courtyard so it will not be a wind tunnel. (DC2.D.1)
  - e. Harrison St. is considered both a gateway and pedestrian street. Provide better connection along and to the site from Harrison St. (CS2.I.iii, PL1.B.2)
  - f. Design the access to the site along the grade change on Dexter to be porous with a variety of design elements to encourage activity. Avoid blank walls along the sidewalk. (PL3.C.1)
  - g. If possible avoid having retail space that is accessed above the sidewalk level. (PL3.C.1)
  - h. Consider providing bike storage closer to the bike lanes on Thomas St, without detracting from the southeast corner. (PL4.B)
  - i. The Board stated the through block connection looks like a building lobby and is not welcoming to the public and does not appear to meet the intent of the Land Use Code. Work with DPD to better understand the zoning requirements. Study the recent project off Mercer St. at 515 Westlake Ave N. as a good example of a through block connection. (PL1.B.1)
  - j. Work with community groups invested in the area and neighborhood. (CS2.I.iii, PL1.C.2)
- 3. ACCESS and SERVICE USES: The Board noted that on this full block site without an alley the proposed locations of the service uses and access to parking and loading berths are occupying too much of the street facing facades, as if the internal organs of the development are on the outside. The Board was not supportive of the departure request for two additional curb cuts including one to access the loading berths (see departures at the end of the report). (DC1.B.1, DC1.C.2, DC1.C.4, DC2.B.2)**

- a. Avoid use of street-level facade area with parking ramps and loading functions. Orient access ramps to access parking into the site, not along the property lines. (DC1.B.1, DC1.C.2, DC1.C.4, DC2.B.2)
- b. Study the design of the Allen Institute at 601 Westlake Ave N, which has a shared loading/ parking entry and consider reversible lanes or other means to function with one curb cut to access parking and loading functions. (DC1.B.1)
- c. Consider shifting the service functions into the site and narrowing the through block connection. (DC1.B.1, DC1.C.2, DC1.C.4)
- d. Consider moving the bike storage closer to the bike lanes on Thomas St, without detracting from the southeast corner. (PL4.B)
- e. Coordinate with Metro to understand where proposed bus stops are planned to be located. (CS2.I.iii, PL1.I.ii, PL4.C.1&2)
- f. Work with community groups invested in the area and neighborhood. (CS2.I.iii, PL1.C.2)

## SECOND EARLY DESIGN GUIDANCE July 1, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3019618) at this website:

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## DESIGN DEVELOPMENT

The applicant presented a design in response to the guidance given at the Initial EDG.

## PUBLIC COMMENT

At the Second EDG Meeting the following public comments were offered:

- Complimented the through block connection and treatment along the Metro bus stop on Aurora Ave N.
- Complimented the amount of retail and open space.
- Supported the requested departures.

## **PRIORITIES & BOARD RECOMMENDATIONS**

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

### **FINAL EARLY DESIGN GUIDANCE July 1, 2015**

- 1. MASSING: The Board remarked that the architectural expression of the massing is successful. They observed that the towers have a common language yet are expressed in different ways. (DC2.A.1, DC2.B.1)**
  - a. The Board encouraged the expression of the structural elements in the design. (DC2.B.1)
  - b. Continue the elements of similarity and differences of the two towers. (DC2.B.1)
  - c. Supported the more formal language of the NW corner perspective and the finer grain design of the SE perspective. (DC2.B.1)
  
- 2. STREET LEVEL DESIGN: The Board stated that the applicant responded very well to the Boards guidance in the public realm. They noted that the applicant has been generous in the treatment of the public realm along Dexter Ave N, Thomas St and Aurora Ave N. The Board supported the different design characters of the four streets and approved the design of open space along Thomas Street as presented. The following guidance was given for the three other streets: (CS2.B.2, PL1.A.2, DC3.C.2)**

#### **Dexter Avenue N**

- a. The Board supported the way the applicant resolved the grade differences with porosity, wrapping of the open space around to Thomas St and the design of the entry into the through block connection. (CS2.B.2, PL3.C.1, PL2.A.2, DC3.2)
- b. Continue to look at providing or accommodating a bike function on Dexter Ave N. (PL4.B.1&2)
- c. Resolve the relationship of the retail space entries and the structural columns at the north tower. (PL3.C.1)

#### **Harrison Street**

- d. The Board supported further study of moving the ground level at Harrison St south to provide a more generous public realm. (PL1.B.2, PL1.I.ii)
- e. Design obvious clues as to where pedestrian refuge space is located along the curb cut. (DC1.B.1)
- f. Design the “art wall” to be iconic (see departures at the end of the report). (DC2.B.2)

#### **Aurora Avenue N**

- g. Supported the bike storage use near the Metro bus stop. (PL4.B.2, DC1.A.1)
- h. Consider continuous integration of building elements such as overhangs to accommodate people waiting for the bus. (PL4.C.1)
- i. Consider how the plaza landscaping west of the through block connection relates to the Metro Rapid Ride shelter. (PL4.C.2)
- j. Supported the changed parking entry configuration. (DC1.B.1, DC1.C.4)

**3. Open Space and Through Block Connection: The Board expressed that the design of the through block connection between the two towers was positive but had concerns that when the doors are closed the connection will not appear as a publically accessible space. (CS2.B.2, PL3.A.1, PL3.II.i)**

- a. Strive to make the through block connection appear more as a public space. (CS2.B.2, PL3.A.1, PL3.II.i)
- b. Supported the fold up doors that will provide flexibility to open/close depending on the weather. (PL3.II.ii, DC3.B.2)
- c. Encouraged proving a door into the connection space when the fold up doors are down without having to navigate through the office tower lobbies. (PL2.A.1)
- d. Supported the asymmetrical plaza access into the through block connection space. (PL3.A.4, DC3.B.1)
- e. Consider a tightening of the through block connection and plaza to provide wider open space on Harrison St. (DC2.A.1)
- f. Consider how the plaza landscaping west of the through block connection relates to the Metro Rapid Ride shelter. (PL4.C.2)
- g. Use lighting as a design tool to support the appearance public access. (PL3.A.4, DC4.C.1)

**4. At the Recommendation Meeting provide the following:**

- Provide a rendering of the curb cut garage entry on Aurora Ave N.
- Provide a rendering of the curb cut entry on Harrison St.
- Provide a plan detail of the combined curb cut on Harrison St. showing the sight triangles.
- Show the proposed art of the 'art wall' on Harrison St.
- Provide lighting and signage examples.

<b>RECOMMENDATION MEETING January 6, 2016</b>
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**DESIGN DEVELOPMENT**

The applicant presented a design in response to the guidance given at the Final EDG.

## **PUBLIC COMMENT**

At the recommendation Meeting the following public comments were offered:

- Supported the through block connection changes.
- Stated that the design along Harrison St had improved but was concerned about pedestrian safety as Harrison St will have increased pedestrian activity in the future.
- Concerned that the lighting along Harrison St at night will not be adequate and encouraged investigation.
- Stated that the entry to the through block connection at Aurora Ave N was not inviting.
- Encouraged a minimum height of 20' underneath the building connection bridge over part of the through block connection.

## **PRIORITIES & BOARD RECOMMENDATIONS**

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

### **RECOMMENDATION MEETING January 6, 2016**

The Board voiced that the applicant had done a wonderful job of responding to the Boards guidance and stated they had no concerns about the design as proposed.

- 1. Massing and Design: The Board expressed the design of the building was beautiful and that they supported the materials, the building form and massing, the angled columns and the amount of green space. (DC2, DC3, DC4)**

The Board noted they felt no need to impose any conditions on the proposed Art wall along Harrison St. [Staff note: There was discussion with the SDCI Land Use Planner if a Board condition was needed to make sure the Art Wall is implemented. The planner said that as the Art Wall will be noted on the MUP and building permit plans, approval of the C of O would be predicated on the completion of the art.]

- 2. Lighting: The Board encouraged using a method to light trees that is not up lighting, if possible. The use of up lighting to light and illuminate the underside of architectural surfaces was supported. The Board was also supportive of providing addition lighting along the curb cuts on Harrison St., for safety, if needed. (DC4.C.1, DC4.C.2) The Board recommended the following condition:**
  - a. Provide down lighting in the canopy at the commercial space at the northeast corner of the building instead of the proposed up lighting so that users will not be affected by the glare. (DC4.C.1)
- 3. Signage: The Board encouraged the use of signage that was funky and gritty in design. They supported the examples shown for the building identification in the Recommendation packet. (DC4.B.2)**



## DESIGN REVIEW GUIDELINES

The priority Citywide and South Lake Union guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

### CONTEXT & SITE

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

#### CS1-B Sunlight and Natural Ventilation

**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-C Topography

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

#### 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.

#### *South Lake Union Supplemental Guidance:*

#### CS2-I Responding to Site Characteristics

**CS2-I-iii. Gateways:** Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site's characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as:

- a. setbacks to allow for pedestrian friendly spaces;
- b. signage;
- c. landscaping;
- d. artwork;
- e. facade treatments.

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

***South Lake Union Supplemental Guidance:***

**CS3-I Height, Bulk, and Scale Compatibility**

**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.

**CS3-II Architectural Context**

**CS3-II-i. Mix of Building Style:** Support the existing fine-grained character of the neighborhood with a mix of building styles.

**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-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**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-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.

***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.

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

**PL2-A Accessibility**

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

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**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.

***South Lake Union Supplemental Guidance:***

**PL2-I Streetscape Compatibility**

**PL1-I-ii. Streetscape Amenities:** Provide pedestrian-friendly streetscape amenities

- a. tree grates;
- b. benches;
- c. lighting.

**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-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-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**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.

***South Lake Union Supplemental Guidance:***

**PL3-II Human Activity**

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

**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.

**PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**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-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-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**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.

**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. Facade 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

## **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.**

## **DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

## **DC3-C Design**

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

**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-B Signage**

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

## DC4-C Lighting

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

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

## 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 these design guidelines priorities 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.

At the time of the Recommendation meeting, the following nine departures were requested:

1. **Curb Cuts (SMC23.034.E.1):** The Code states permitted access shall be limited to one two-way curb cut. The applicant proposed two curb cuts. One curb cut would be 22' feet wide for access to and exiting from vehicle parking along Aurora Avenue N. The second curb cut would be 47' wide for combined access/egress for parking and the loading berths. This curb cut will have 22' access width for the garage and a 20' access width for the loading dock area, with a 5' wide 'pedestrian zone' between the two.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **PL4-A-1. Serving all Modes of Travel** by having two vehicle access points to below grade parking on this full block site vehicle access to and from the site will be enhanced.

The Board voted unanimously to grant this departure.

2. **Curb Cut Width (SMC23.54.030.F.2.b.2):** The Code states that for non-residential uses the maximum width of a two way curb cut will be 25' except that the maximum width may be 30' when truck and vehicle access is combined. The applicant proposed a combined curb cut that would be 47' wide. This curb cut will have 22' access width for the garage and a 20' access width for the loading dock area, with a 5' wide 'pedestrian zone' between the two.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC1-C-2 Visual Impacts and DC1-C-4 Service Uses** by locating the garage and loading dock entries next to each other possible impacts of these access points on building aesthetics and pedestrian circulation are reduced. The proposed 'art wall' on the sliding loading dock entry door and the abutting blank façade portion will add visual interest.

The Board voted unanimously to grant this departure.

- 3. Rooftop Features Height Requirements (SMC23.48.010.H.7.b):** The Code allows rooftop features to extend 15' beyond the height limit with roof coverage up to 65% provided all mechanical equipment is screened and no rooftop features are located within 10' of the roof edge. The applicant is proposing to locate the elevator penthouse and building core of both the north and south tower within 10' of the roof edge. The area at the north tower is set back 6'-6.5" from the roof edge and the area at the south tower is setback 9' -7.5" from the roof edge.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC2-B-1 Facade Composition** by locating the building cores on the 'interior elevations' of the towers, the rooftop features are not located at the street facing building elevations.

The Board voted unanimously to grant this departure.

- 4. Transparency Requirements (SMC23.48.014.D.1.a):** The Code requires for Class 2 Pedestrian Streets a minimum of 60% of the street-level street facing facade between 2' and 8' above the sidewalk to be transparent, the applicant is proposing 49% transparency along Harrison St.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC2-B-2. Architectural and Facade Composition, Blank Walls** as the applicant is proposing an 'art wall' on the sliding loading dock garage door and the abutting blank facade portion.

The Board voted unanimously to grant this departure.

- 5. Blank Facade Requirements (SMC23.48.014.D.2.a):** The Code requires blank segments of the street-level street facing facade between 2' and 8' above the sidewalk to be limited to 15' wide segments. The blank facade width may be increased to 30' if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. The total of all blank facade segments including garage doors is not to exceed 40% of the street facade. Along Harrison St the applicant is proposing a blank facade segment of 36'-4" next to the sliding garage door and 51% of blank wall of the facade length.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC2-B-2. Architectural and Facade Composition, Blank Walls** as the applicant is proposing an 'art wall' on the sliding loading dock entry door and the abutting blank facade.

The Board voted unanimously to grant this departure.

- 6. Facade Modulation (SMC23.48.013.D):** The Code requires that for structures with non-residential used exceeding 85' in height, facade modulation is required for the street facing portions of a structure within 15' of a street lot line above the required podium height. The

applicant is proposing a west facade on the south tower above 125' that is 132'-7" in length that is not modulated.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC2-B-1 Facade Composition** by allowing the strong design concept of the project. The project is providing ample visual interest without the require modulation with its setback at the middle of the structure and the exposed slanted columns.

The Board voted unanimously to grant this departure.

**7. Minimum Facade Height (SMC23.48.014.A.2):** The Code requires on Class II pedestrian streets and neighborhood Green Streets that the minimum height for street-facing facades be 25'. The applicant is proposing that the ground floor of the east facade, of the south tower, be set back from the facade above it, up to a height of 14'-6" from grade.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC2-B-1 Facade Composition and DC2-C-1, and Visual Depth and Interest** by allowing a break and shift between the language of the ground level facade treatment and the facade treatment of the tower above.

The Board voted unanimously to grant this departure.

**8. Minimum Façade Height (SMC23.48.014.A.2):** The Code requires on Class II pedestrian streets and neighborhood Green Street that the minimum height for street-facing facades be 25'. The applicant is proposing that the ground floor of the south facade, of the south tower, be set back from the facade above it, up to a height of 14'-6" from grade.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **DC2-B-1. Façade Composition and DC2-C-1, and Visual Depth and Interest** by allowing a break and shift between the language of the ground level facade treatment and the facade treatment of the tower above.

The Board voted unanimously to grant this departure.

**9. Landscaping in Setbacks (SMC23.48.014.3.b.1):** The Code requires that setback areas shall be landscaped according to the provisions in SMC23.48.024. The applicant is proposing that the north tower setbacks along Aurora Ave N and Dexter Ave N do not have landscaping.

This departure would provide a design that would better meet the intent of the Design Review Guidelines **CS2-B-2. Connection to the Street, PL2-C-1. Weather Protection Locations and Coverage, and PL3-II-ii. Active Facades**, by allowing a covered area for pedestrians waiting for the bus on Aurora Ave N and access to area for spill-out and visual connection of the retail spaces along Dexter Ave N.

The Board voted unanimously to grant this departure.



## RECOMMENDATIONS

### BOARD DIRECTION

At the conclusion of the Final Recommendation meeting, the Board Recommended the project with the following guidance and condition.

1. Provide down lighting in the canopy at the commercial space at the northeast corner of the building instead of the proposed up lighting so that users will not be affected by the glare. (DC4-C-1)