

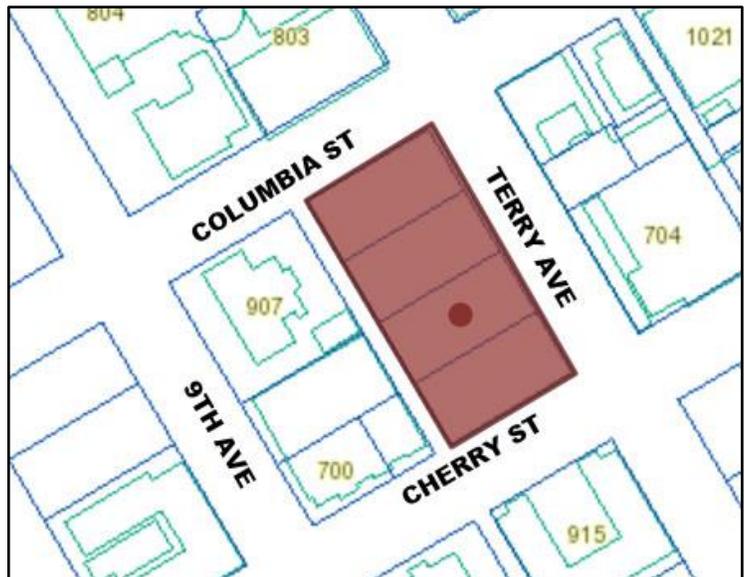


RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3021510
Address: 707 Terry Avenue
Applicant: Gavin Smith for Perkins & Will
Date of Meeting: Wednesday, September 21, 2016
Board Members Present: Dan Foltz, Chair
Barbara Busetti
Curtis Bigelow
Tina Orr-Cahill
Sarah Saviskas
Board Members Absent: Natalie Gualy
DPD Staff Present: Holly J. Godard

SITE & VICINITY

Site Zone: High Rise (HR)
Nearby Zones: (North) High Rise (HR)
(South) High Rise (HR)
(East) High Rise (HR)
(West) High Rise (HR)
Lot Area: 28,800 square feet



Current Development:

Current development is surface parking lots with landscaping.

Surrounding Development and Neighborhood Character:

The area is a mix of residential uses, institutions and commercial buildings St. James Cathedral is to the north, O’Dea High School to the northeast, The Frye Art Museum is across Terry Avenue. There are multifamily apartments and condominiums to the south. Directly across the alley are two office buildings.

Access:

Vehicle access to the site is available via the alley or Terry Avenue; however, Terry is a Neighborhood Greenstreet and vehicle access is discouraged.

Environmentally Critical Areas:

There are no Environmentally Critical Areas (ECA) identified on the site.

PROJECT DESCRIPTION

The project proponents plan to build two residential towers of approximately 33 stories each with a building base with ground floor commercial space and entry lobby. Approximately 450 residential units are proposed with 283 underground parking stalls. Approximately 7,600 square feet of retail and restaurant is proposed. Landscaping is proposed to support the Terry Avenue Public Realm Action Plan (PRAP).

EARLY DESIGN GUIDANCE January 27, 2016

The packet includes materials presented at the meeting, and is available online by entering the project number (3021510) 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 Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

There were many members of the public in attendance. Many offered comments including the following:

- There are several very good programmatic elements to the proposal including the full use of the alley for service, access to parking etc. Including retail and restaurant uses is important. Amenities for pedestrians are important. The screens proposed for the building façade are interesting and should be further researched to ensure a good application. The bridge should be sculptural and interesting. Can parking for the Frye be continued at this site?
- This is a good addition to the neighborhood and it helps make the Frye Museum an important destination.
- Please use the Public Realm Action Plan (PRAP) to inform the Terry Avenue design. The PRAP indicates this block with a shaded area which denotes this area as a pedestrian concourse with occasional traffic. The design should favor the pedestrian and should show no curbs between street and planting/sidewalk. Neighboring property owners, O’Dea High School and St. James Cathedral, were part of the planning for the PRAP thus they are aware of the design intent. It is time to enact the PRAP design at this location to see good public realm results.
- One member of the public asked if the public would be welcome to use or visit the building lobby and any retail spaces in the lobby. The commenter expressed concern that the free Frye art museum has a strong public outreach tradition at this location and the new development should exhibit a similar ethic. This project must reflect studio space and retail for pedestrian and shopper and continue the legacy of the Frye family by welcoming the public into the outdoor and indoor spaces.
- One member of the public commented that they support the design concepts and direction and added that the designers could study the twin towers of St. James cathedral for inspiration. The commenter added that the public realm needs more design intent including a design to grasp the opportunity of a ground level right of way, private/public realm, and retail areas. The commenter added that this block would be a good place for art fairs and community enlivening activities and that via a comprehensive design one could make space for neighborhood activities, community space, and tap into the liveliness of students of the blocks to the north. These are the important design considerations as presented in the PRAP you develop the design.
- Another commenter stated they like the concept and that it will be an iconic development on First Hill. The commenter agrees with prior comments which suggest developing the PRAP to the letter. Terry Avenue should be designed as primarily a pedestrian street. The commenter notes that the suggested areas for public art in the proposed design are not extensive or comprehensive enough to link with the Frye and that design and art creating and display opportunities should be expanded. The commenter requested additional amenity space in the Terry and private plane for

booths, shows, art and suggested using the first floor of the new building as additional museum space.

- One commenter noted they are pleased with the concept and like the strong design.

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PUBLIC COMMENT

There were many members of the public in attendance. Many offered comments including the following:

- The building appears rigid and could use more architectural design “personality.”
- The art in the building will be hard to see from the right of way.
- The sky bridge element should be lighter in expression.
- Terry Avenue is a very important street at this block as part of the Terry Greenstreet status.
- Terry Avenue should be a woonerf style street with pedestrian oriented features, curbless with less sidewalk.
- The Frye concrete has two colors and the proposal could use a similar concept of two colors of concrete.
- The neighborhood would like to have the street classified as a Festival Street.
- It would be helpful if SDOT would approve a curbless condition.

Additional comments were offered by the First Hill Improvement Association (FHIA) at the meeting and submitted as written comments as follows:

- Terry Avenue has long been recognized as a Neighborhood Green Street.
- In 2014 the First Hill Public Realm Action Plan (PRAP) was created. The PRAP Street Concept Plan for Terry encourages a Pedestrian and Parking Pocket as illustrated on page 52 of the Plan. The plan is available at the following link.
http://www.seattle.gov/DPD/cs/groups/pan/@pan/documents/web_informational/p2179629.pdf
- In 2016 the First Hill Improvement Association (FHIA) submitted an application plus a request for Convention Center Street Vacation off site public benefits to design and build a Festival Street on Terry Avenue between Marion and Cherry Street. These applications included endorsing letters from all of the impacted neighbors.
- FHIA is currently using Only in Seattle Tier VI funding to design a 1.5-mile walking loop that we call Park to Park Path connecting Freeway Park and the new Yesler Community Park along Terry Avenue. The Yesler Neighborhood Park is currently being constructed near the intersection of Yesler Way and Broadway adjacent to the Community Center and the FH Streetcar Stop:
<http://www.seattle.gov/parks/about-us/current-projects/yesler-neighborhood-park>
- FHIA is reaching out to the Seattle Parks and Recreation Greenways Initiative to suggest that our Park to Park Path walking loop be identified as a link from Neighborhood Greenways to Parks by improving access and amenities for pedestrians and bicycles. The Greenways Initiative – Your Path to the Parks <http://www.seattle.gov/parks/about-us/current-projects/greenways-initiative>

- A Madison BRT stop on Terry Avenue will be a commuter destination adding pedestrians along Terry Avenue.

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.

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DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood 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-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-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

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-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

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.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

At the Early Design Guidance Meeting, the Board discussed the importance of retaining and further refining design for the building façade sunscreens both for managing solar gain and for architectural interest.

The Board was interested in seeing more development of the large water features shown at the ground plane. The Board directed the applicant to examine the role of water and the role of any water feature to ensure it supports water as an interactive element/artful element for interaction rather than as any kind of barrier.

The Board supports the right of way planning elements of the Public Realm Action Plan (PRAP) and expects to see the PRAP direction for Terry Avenue at this site fully realized. The right of way design should integrate the neighboring urban pattern and accentuate the form-giving architectural elements of the new building. The street realm, the Frye Museum, and museum streetscape should exhibit a cohesive concept and unified design. The Board directed the applicant to examine the Frye Museum, O’Dea High School, and St. James Cathedral for design and urban planning cues.

At the Recommendation meeting the Board approved the façade sunscreens and thought they were an interesting element to help manage solar gain and to enliven the building facades. The Board noted that the screen art (Frye salon paintings) details may get lost in production, but the concept is interesting and worthy to follow through to manufacture and installation. The Board approved the changes to the water feature and ground level configuration of the future restaurant and lobby gallery space. The Board thought the applicant had demonstrated good sensitivity to the site context in their relationships with buildings and street alignments to the north and south. Additionally, the Board thought the building’s contemporary design had a strong and transparent relationship to the street. They noted the architectural relationship to the Frye Museum with an appropriately up-scaled plinth and first floor configuration to fit old and new together.

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.

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.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

At the Early Design Guidance Meeting, the Board directed the applicant to use the PRAP to design the Terry Avenue green street and to create a network of open spaces which link the Frye, the street, and this project for programmable outdoor activities. The Board emphasized that it is important to create a right of way that suppresses the vehicle and makes the pedestrian the priority user. Outdoor art, uses, activities, seating, and landscaping are a high priority to be located in the right of way and at the ground plane of this project. The Board directed the design team to design a strong building entrance to create an entry that better serves residents and the public in wayfinding: street to lobby.

The Board approved the applicant’s responses to their Early Design Guidance at the Recommendation meeting. The Board thought that the streetscape elements presented were appropriate responses to the existing Terry Avenue features including the large trees which line the street to the north and the curb and sidewalk alignments north and south. The Board acknowledged the importance of the First Hill Public Realm Action Plan (PRAP) and confirmed with a member of the public that the residents of First Hill (13,000 residents or more) are in favor of the PRAP concept design. The Board encouraged the applicant to work with SDOT to explore and implement the full PRAP design as fully as possible including the following elements supported by the full Board:

- **Raised crosswalks**
- **Special paving**
- **Curbless street**

- **Parking on Terry with a passenger drop off zone**
- **A mid-block crossing**
- **Stamped street pattern**
- **Bollards to control pedestrians and traffic**
- **Interesting street materials**

The Board approved of design measures to encourage public events at the site and in the Terry Avenue right of way. The Board thought the raised platform art at the right of way entry will appear too diminutive against the large building first floor and suggested the art be left off the platform.

DESIGN CONCEPT

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-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.

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

DC3-A Building-Open Space Relationship

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

DC3-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-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.

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

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-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

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.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

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

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

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

At the Early Design Guidance Meeting, the Board discussed their positive reaction to the preferred concept presented in the Early Design Packet. They were happy to see a tall building in the high rise zone. The Board supports the podium transparency as it relates to the Frye building forms and asked the applicant to expand their initial design intent as presented. The Board would like to see if the podium concept can related to other nearby buildings. They Board noted that this will be an iconic building and not a background building, as briefly suggested, and directed the applicant to embrace the building design clout with forward-thinking concepts as illustrated in the proposed façade screen system, slanted towers, and sculptural sky bridge . Additional elements to further develop in this frame of mind are the “sky bridge” which should become a sculptural element with a “gutsy” form. The Board affirmed their expectation to see durable, long-lasting materials used at this site.

The Board directed the applicant to build the “Pedestrian and Parking Pocket” as shown in the PRAP and pointed out the imagery shown on page 52 as a desirable “woonerf” design. The Board described the pedestrian pocket as curbless and that the location is a unique opportunity with the Frye Art Museum. The street design should bridge the right of way with unique paving and landscaping to create a plaza here. The Board would like to see the planting strip give way, in part, to public seating and have design elements bleed into the Terry Streetscape. The Board thought the opportunity was also unique in that there are aligned clients on both sides of the right of way and the designer should capitalize on the opportunity. The Board affirms their 100% support for the PRAP concepts.

The Board weighed in on the arrangement of interior uses including lobby programming for public access; visual access throughout the site, and front lobby access for the public. Upper level public access would be great, but not required. The Board encouraged active, visible studio space and community space. The Board challenged the architects to create a building that feels welcome to the public. They noted that water and planting, page 54 red number 4, could be a barrier. They directed the applicant to break the forms, create a plaza and make it more of a public space for water and planting that bleeds into Terry Avenue. More public seating is expected. At the next meeting the Board wants to see an inviting and transparent interior space, welcoming for visitors and the public.

The Board voiced its support for the preferred alternative, concept 3 and reiterated its direction to the applicant to follow the recommendations of the PRAP. They reiterated their expectation to see a redesign of the water and planting areas and cautioned the applicant to avoid creating barriers between the right of way and the building. The Board is pleased to see an iconic building concept beginning to take shape for the neighborhood.

At the Recommendation meeting the Board approved the building design and confirmed that it will be a good addition to the First Hill neighborhood. It thought the “see-through” lobby was an important element to give the building a light and welcoming feel. The Board thought the ground level open plan will help with wayfinding from the underground parking for the Frye Museum, to the museum front door across Terry Avenue, and back again. The members thought the lower “bridge” should have a lighter “parapet” element to lighten it and to coincide with the upper level bridge. The Board suggested the applicant explore ways to increase the lightness of the upper bridge stating that it should be designed to look even more delicate and offered suggestions to adjust architectural and structural elements that would enhance the concept.

The Board was concerned that the building signage --WERK--was too corporate and as depicted was too heavy and bold. The Board thought the applicant could adjust the signage materials to be as transparent as the proposed building screens or omit the upper level signage. The Board directed the applicant to work with the planner to resolve the building signage per their direction, but declined to condition the project for signage concerns.

The Board approved the proposed building materials and thought they were high quality materials which would fully support and communicate the building concept.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departures is based on the departure’s potential to help the project better meet these design guideline priorities and to achieve a better overall project design than could be achieved without the departures.

At the Recommendation meeting the following departures were requested:

The first three departure requests relate to the sky bridge between the towers.

1. **Separations Between Multiple Structures (SMC 23.45.518F):** The Code requires a 40-foot tower separation above 160 feet. The applicant proposes no separation for 21.5 vertical feet at the “sky bridge” location.
2. **Additional Height and Residential Floor Area (SMC 23.45.516C2b):** The Code requires average floor area above 45 feet to not exceed 9,500 square feet. The applicant proposes 16,089 square feet on level 31 (both towers plus the bridge).
3. **HR Zone Width and Floor Size Limits (SMC 23.45.520):** The Code limits structures over 85 feet, the portion above 45 feet, façade width is limited to 110 feet. The applicant proposes a 217-foot façade width at the bridge condition (both towers plus the bridge).

The Board was supportive of the sky bridge as a sculptural element of the project concept and as an iconic above grade form for the neighborhood context. The Board members present felt the

three departures helped the project meet guidance for architectural and façade composition, secondary architectural features, and features serving multiple purposes. (DC2B1, DC2C1, DC2C2, DC2E1). The Board recommended approval of the departure requests.

4. **Standards for Ground Floor Commercial Uses in MR and HR Zones. (SMC 23.45.532):**
The Code allows commercial use on the ground floor when at least one dwelling unit is provided. The applicant proposes only commercial uses with no dwelling unit. The Board agreed that in this case the open lobby building program aided the connectivity between interior and exterior open space and site-wide wayfinding. The Board thought that the proposed ground floor and site uses are a good interior and exterior porous concept. The Board agreed that the open space concept and architectural concept are complementary and create a ground floor condition that can serve the neighborhood well without a ground floor dwelling unit. (PL1, PL2D, DC3A)

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Wednesday, September 21, 2016, and the materials shown and verbally described by the applicant at the Wednesday, September 21, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.