City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

FIRST RECOMMENDATION OF THE
WEST DESIGN REVIEW BOARD

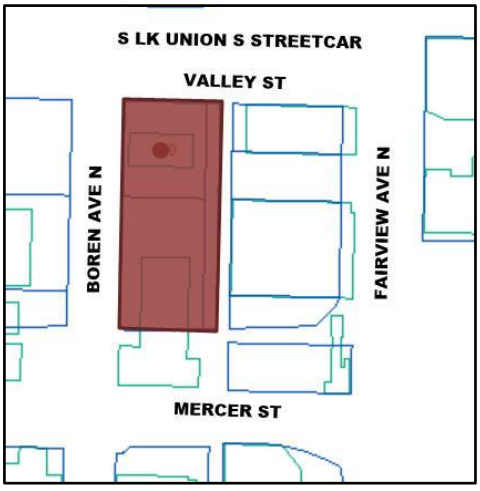
Project Number:	3022086
Address:	630 Boren Avenue N
Applicant:	Graphite Design Group, for Vulcan
Date of Meeting:	Wednesday, July 20, 2016
Board Members Present:	Boyd Pickrell (Chair) Katie Idziorek Janet Stephenson
Board Members Absent:	Christine Harrington Homero Nishiwaki
DPD Staff Present:	Garry Papers, RA, MArch, Senior Land Use Planner

SITE & VICINITY

Site Zone: SM 85/65-160
Seattle Mixed; office uses, 85 ft maximum height; residential uses, 160 ft maximum height

Nearby Zones: (North) C2 40
(South) SM 160/85-240
(East) SM 85/65-160
(West) SM 85/65-160

Lot Area: 34,289 sq ft



Current Development:

The site has one small, 1-story storage structure; the remainder is vacant, used for parking.

Surrounding Development and Neighborhood Character:

This site is the west half block of the eastern block of three undeveloped lakefront blocks in the South Lake Union (SLU) neighborhood, which provide a gateway and transition to the water from the densifying mixed use neighborhood to the south. The SLU Park is across Valley Street to the northwest, and a surface parking lot to the north. The vacant full block to the west is slated for a mixed use project with 16 story residential tower (MUP #3017398). The vacant half block to the east facing Fairview Avenue N has a current EDG for a 6 story office building (#3020512).

The blocks to the south along Mercer Street are newer office/commercial structures with a consistent 65 ft high street wall. The neighborhood has a wide mix of residential, office, commercial, research and technology uses. The SLU streetcar runs along the north edge of the block, with a stop located directly northwest of the site.

Access:

The site has a platted but un-improved alley along the east edge; vehicular and service access will be from the alley. Pedestrian access is from the three surrounding streets of Mercer and Valley Streets, and Boren Avenue N.

Environmentally Critical Areas:

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

PROJECT DESCRIPTION

The proposed development includes a 6 story office podium of approximately 147,000 sq ft, including ground floor "lease space", with an 8 story residential volume of about 70 units above the northwest corner. Also included is 2,110 sf of retail at grade, and 219 parking spaces below grade. Parking access and loading is off the public north-south alley to be constructed.

EARLY DESIGN GUIDANCE (EDG) December 2, 2015

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

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

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000

P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

- Concerned the street level pedestrian experience along Valley Street appeared monotonous and corporate, and suggested an arcade or meandering places.
- Stated the retail spaces were all similar and small, so not compatible for a major commercial destination or draw, which this isolated location might need.
- Stated the entire east block was expressed as one uniform architecture, and including the blocks to the west, created a 3-block campus, rather than 4-6 distinct buildings.
- Supported the integration of maritime, industrial and/or northwest materials, themes and forms, in the landscape and the architecture; the boardwalk is the only one shown.
- Criticized the three residential towers (on the three waterfront blocks) for being too similar in appearance and form.
- Supported the variety of architecture and landscape from the three firms involved.
- Supported the 'sugar-cube' concept (pg 26) for breaking up long street facades into quarter block forms, with different podium heights and fenestration patterns.
- Suggested more break-up of the Mercer Street podium wall, since the existing south side of Mercer is already monotonous in form.
- Stated all three residential towers have the same 'pagoda' roof top, and they should be simpler and different from each other, and any other existing SLU tower tops.

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. [Design Guideline citations]

All page references below are to the EDG#1 booklet dated 12/02/2015.

1. Three - Block Concept & Massing:

a. **Distinctive and Strong Concept**: The Board agreed this east block should exhibit a distinct, strong design concept in the 3-block waterfront district. The Board concurred the "linear tubes" concept should be employed for just block 25, and a 3 block 'campus appearance' should be avoided. The Board supported massing option #3, especially the stepped massing along the Mercer Street frontages (pg 40/42, lower), but with qualifications under 3a and 4a below. [CS2-A; CS2-I; CS3-B]

b. **Ensemble of Distinctive Half-block Forms**: The Board agreed the subject block should read as 2-3 different forms, related by the expression of the "tubes" but different

materiality between the east and west half blocks, and a clearly separate expression of the residential box. [CS2-A; CS2-C-3]

c. **Residential Tower Differentiation**: The Board agreed the two residential towers on the Valley frontage of Blocks 25 and 37 frame the central Block 31, and their towers can be similar in form but different in architectural character, as suggested on pg 46. [CS2-I]

2. Ground Floor & Landscape:

a. **Valley Street:** The Board supported the boardwalk concept for a generous and flexible mixing space at a slight elevation (1-2 ft) above the adjacent sidewalk, but agreed the adjacent storefronts should have more depth, layering and pedestrian scale, similar to the image on pg 57/lower right. The Board supported a usable transition zone between the two levels, with seating and few/no guardrails, and integrated ADA ramps. These important street level transitions should be shown in detailed plans, large-scale sections, elevations and perspectives at subsequent meetings. The linear transition to the boardwalk on the east half block should be 'smoothed out' (pg 41), and the storefront character and quality materials of Valley should wrap the alley corners, rather than an abrupt transition. [PL1; PL3-II]

b. **Boren Avenue:** The Board supported the setbacks and stepped platforms along this 'quieter' street, shown on pg 41 & 55. The Board agreed the currently designated "lease spaces" should have reasonably frequent porosity and be designed for future conversion to true, public access retail. [PL3-II]

c. **Mercer Avenue:** The Board supported the additional street trees shown on pg 55, and the dense landscape buffer along Mercer, and the recessed ground plane with planted setbacks, but the textured hardscape at the Mercer and Boren corner is important to activate the entry doors at the corner. [PL3-A; PL3-C]

3. Response to Through Block Connection:

a. **Mid-block Lobby Composition:** The Board supported the continuation of the mid-block connection across Boren leading to the office lobby, and agreed the composition of the podium should be an intentional response to that east-west visual axis. The Board did not support forcing that entrance/ through-block connection to be 100% public, or to shift the office elevators shown, but did agree the landscape design should visibly re-direct and accommodate pedestrians crossing Boren and then flowing north/south on Boren. [PL1-B]

4. Podium Massing & Modulation:

a. **Massing & Transparency**: The Board supported option #3 in general, but expressed concern about the length and amount of unmodulated and blank podium wall shown facing Boren on pg 40/lower (also see comments under departure #1). The Board also

commented the Mercer and Boren ground level street corner appears to be solid on pg 40, and that crucial street corner should be more transparent, instead possibly placing more mass at the mid-block alley. To confirm possible impacts in the lake view corridor, the Board requested accurate perspective views from the south side of Mercer – and further south - showing both sides of Boren between Mercer and Valley. [CS2; DC2-A]

5. **Residential Form & Character:**

    a. **Character & Relationship to Podium:** The Board supported the residential form being related to the tower on the west Block 37, but different in architectural character, as suggested on pg 46. The Board supported the tower form carrying down to grade along Boren and at the northwest corner, as shown on pg 40; this should be accomplished even if intermediate floors are actually office uses. [CS2; DC2-B-1]

6. **Preliminary Materiality:**
    a. The Board commented that the preliminary materials shown on page 46/47 may be appropriate for the residential tower. The approach should extend well-beyond 2-dimensional 'patterns' & staggers, to include measurable, substantive depth, shadows, projections, human scale and visual interest. The Board agreed the office portions of the podium should strongly express the "linear tubes" concept, but that even the street-exposed side walls of tubes should display modulation, texture and selective fenestration. [DC2-C-1; DC2-D]

FIRST RECOMMENDATION, July 20, 2016

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PUBLIC COMMENT

- There were no public comments at this meeting.

PRIORITIES & BOARD RECOMMENDATIONS

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

All [page references] below are to the Recommendation #1 booklet dated 7/20/2016.

7. Block Concept & Massing:

a. **Distinctive and Strong Concept**: The Board agreed the horizontal tubes of this east Block 25 exhibit a distinct, strong design concept in the 3-block waterfront district. The Board supported the deeply recessed and color tube ends [34/35] which echo the 25E design, and the vertically oriented tube wall cladding [26/27] as unique to this 25W half-block podium. The Board supported the stated intention to have rust color accents on the jambs of the southwest tube (no blue). (CS2-A; CS2-I; CS3-B)

b. **Podium Forms and Modulation**: The Board supported the consistent 2 story scale of the ground floors, and agreed the podium was well composed, except for the Mercer elevation, which appeared too static, especially when seen with the more animated 25E forms [23]. The Board supported the square proportions, but recommended the eastern tube end on that elevation shift up, or some other shifts be employed to add energy and life to Mercer. (DC2-A; DC2-C)

c. **Residential Tower Differentiation**: The Board agreed the residential tower on 25W is sufficiently distinct from the one on Blocks 31 and 37 to the west [32, 37], but that will need to be confirmed with comparative views when this and the other 2 projects are reviewed at Recommendation. The Board supported the substantial and legible reveals around the tower form at the podium, and recommended the vertical reveal on the north tower adjacent to the subtle fin be enhanced, by deleting the 6 balconies shown (39), or other means to ensure the verticality of that fin is legible. (DC2-B)

8. Residential Tower Verticality and Composition:

a) Tower Proportion & Form: The Board strongly supported the stated concept of a 'vertical tube' and reinforcing the slender, vertical proportions of the residential tower, as evident in the one view on pg 22. However, the Board agreed this positive proportion was not evident on the southwest corner or the south façade [23]. The Board recommended the vertical fin be more pronounced on both north and south facades, and/or the adjacent wall planes be offset, and/or deep, wide reveals be employed, to reinforce verticality; these could be small but strategic massing changes (such as plane offsets and adjacent reveals), and the internal program should adjust to implement them. (DC2-B)

b) Residential Tower Continuity and Fenestration: To ensure verticality from level 2 to the sky, the Board recommended the top floor of windows and balconies be consistent with floors below, rather than a jarringly different 'cap' to the form

[22/23]. Facing Boren, the Board strongly agreed that the residential floors appeared to be stacked above completely different, and blandly composed, horizontal office floors [22, 33]. The Board agreed the residential floors were not a rich composition either. The Board recommended the vertical spandrels and fenestration be carried down and through the office floors, dis-regarding the different use [33], to better unify the form as a consistent vertical proportion. The thicker office spandrels may remain as a subtle differentiation, but the goal is overall verticality and a unified facade across the office and residential floors. (DC2-B)

9. Ground Floor & Landscape:

a) **Entrances and Materiality**: The Board strongly supported the warm, wood cladding proposed at the north, south and west corners of the ground floor [24,26,28], and the wood liner in the west office portal and lobby [27]. The Board supported the terminus and visual hierarchy of this office portal to the residential entrance on Boren, but agreed the dark color and recessive form of the residential entrance is lost on that west elevation, especially considering the dense cluster of trees adjacent [26]. The Board recommended a more welcoming residential entrance that visually advances toward the sidewalk, possibly executed in lighter colors. (PL1)

b) **Boardwalk & Landscape**: The Board supported the wood kick-edge and mid-block scoring shown on page 21a. The Board unanimously and strongly agreed the elevated Boardwalk must be legible and is a key aspect of this 3-block design, reinforcing the special lakefront location and guidelines promoting heritage, art and place-making. The Board agreed a textured concrete – no matter what color or scoring pattern - would be too similar to the generic sidewalk paving required by SDOT in the adjacent ROW. SDOT materials should not dictate the design decisions on the site, and graceful transitions to the ROW can be done in a way that reinforces east-west pedestrian continuity. (CS3-B-1)

The Board recommended the boardwalk material on the private portions of the site have a unique color, texture, pattern and ideally acoustical character; wood planks are desirable wherever safety and durability allow. The Board supported the fiberglass planks or other synthetic options [21a], provided they are not a gray color, which is too similar to the sidewalk concrete. NOTE: this issue has been consistently recommended by the Board and requires a complete response. (PL1; PL3-II)

DESIGN REVIEW GUIDELINES

The priority Citywide and South Lake Union Neighborhood guidelines identified by the Board as Priority Guidelines for this project are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & 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-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-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-i. Views: Encourage provision of "outlooks and overlooks" for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

CS2-I-iv. Heart Locations: Several areas have been identified as "heart locations." Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building's primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. See full guidelines for Heart Locations

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

CS3-A Emphasizing Positive Neighborhood Attributes

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.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

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 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.

South Lake Union Supplemental Guidance:

PL2-I Streetscape Compatibility

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

PL1-I-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).

PL2-II Personal Safety and Security

PL2-II-i. All-Day Activity: Enhance public safety throughout the neighborhood to foster 18- hour public activity. Methods to consider are:

a. enhanced pedestrian and street lighting;
b. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street.

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

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

South Lake Union Supplemental Guidance:

PL3-II Human Activity

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

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

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

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

PL3-III Transition Between Residence and Street

PL3-III-i. Residential Entries: Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-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.

South Lake Union Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Roofscape Design: Design the "fifth elevation" — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

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

South Lake Union Supplemental Guidance:

DC3-II Landscaping To Enhance The Building and/or Site

DC3-II-i. Integrated Artwork: Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

DC3-III Landscape Design To Address Special Site Conditions

DC3-III-i. View Orientation: Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

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-D Trees, Landscape, and Hardscape Materials

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

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on 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. (Guideline Citations)

At the time of the First Recommendation the following departures were identified:

1. **Upper Level Setback (SMC 23.48.012.B.1):** The Code requires all portions of any structure above 45 ft to be set back 15 ft minimum from the lot lines along Boren Avenue and Valley Street. The applicant proposes**: a)** a 24ft tall, and 11 ft horizontal encroachment into the required setback along the south 118 ft of Boren; **b)** a 5 ft encroachment into the Valley street setback for a 29ft portion of the thin projecting walls of a 'tube'.

   The Board indicated receptivity to the proposed departure **a):** the perspective studies [55] verified the view corridor along Boren was not impacted, and the clear expression of the horizontal tube along Boren was supported. The Board indicated receptivity to the proposed departure **b):** the strong expression of the tube ends was supported, with the thin wrapping walls extending into the setback, but not the occupied volume itself. (CS2-A.2; CS2-I.i; DC2-B.1)

2. **Minimum Façade Height (SMC 23.48.014.A.2.b):** The Code requires a minimum façade height of 25ft on the three streets. The applicant proposes a building mass that is taller than 25 ft on all three streets, but some wall planes are setback more than the 12 ft to qualify; on Mercer, a 70 ft long portion is set back 15 ft; on Boren, half the façade is set back 16-22ft; on Valley, half the façade is set back 16-20 ft. One 22 ft long portion of the façade facing Valley Street is only 18ft tall.

   The Board agreed the building mass clearly reads taller than 25ft, and indicated receptivity to the proposed departures for the portions set back more than 12 ft, since the Board supports a building that floats above the ground level, and creates generous landscaped and usable setback zones. The Board supported the one portion on valley that is less than 25 ft. (DC2-B; DC3-II)

3. **Rooftop Feature Setback (SMC 23.48.010.H**): The Code requires all qualifying rooftop features to be setback 10 ft minimum from the adjoining roof edge. The applicant is exercising the 65% rooftop coverage option, thus the 10 ft setback is required. The applicant proposes a horizontal overhang with no setback along 40ft (=38%) of the north roofline, and 102ft (= 82%) of the west tower roofline.

   The Board indicated receptivity to this proposed departure for an encroachment, provided the overhanging roof itself has sizable perforations as shown on pg 39 and 57, and the roof is integrated with the enhanced vertical fin and proportions described under item 8a. (CS2-A.2)

4. **Street Level Open Space Standards (SMC 23.48.014.F.1):** The Code requires a minimum of 60% of the required ground level open area to meet the following criteria: a) open from ground to sky; b) a minimum horizontal dimension of 15ft; c) substantially at street level; d) usable and accessible to pedestrians from the abutting street; e) accessible and free to the public during standard Park hours; and f) enhances visual and physical connections between the project and SLU Park. The applicant proposes more than the minimum 60% (=4,110 sq ft) of open space at grade, and that area meets criteria a, c, d, e, and f. Regarding criteria b, the applicant proposes that 628 sq ft of the required 4,110 sq ft be from 4 to 10 ft wide, less than the required 15 ft width.

   The Board indicated receptivity to the proposed departures for portions shown less than 15ft, since they create a more interesting variety of setbacks for pedestrians, and they do widen towards the north and thus enhance the connection to SLU Park. The Board will evaluate full compliance with the usable and accessible criteria d and e at the next meeting. (CS2-I.i; DC2-D)

5. **Driveway Slope (SMC 23.54.030.D.3):** The Code requires no portion of a driveway shall exceed a slope of 15%. The applicant proposes a slope of 17% for the driveway from the alley to level P1.

   The Board indicated receptivity to the proposed departure for the increased slope as it blends gently and safely to the alley aperture, and preserves the area for the mid-block lobby passage which is a valuable feature for pedestrian connectivity. (PL1-B; DC1-B.1)

BOARD DIRECTION

At the conclusion of the FIRST RECOMMENDATION meeting, the Board recommended 2: 1 for the project to return for another Recommendation meeting, with response to all the specific Board guidance and recommendations described herein. The Board will be especially focused on a successful resolution of the south elevation, the vertical composition of the tower facades, and the boardwalk materiality.