City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

FIRST RECOMMENDATION OF THE
WEST DESIGN REVIEW BOARD

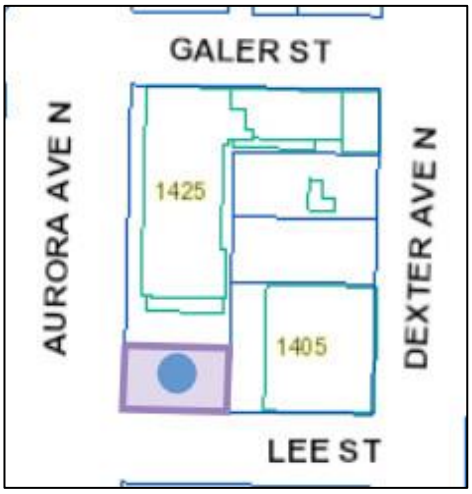
Project Number:	3025059
Address:	1402 Aurora Ave N
Applicant:	Greg Maxwell
Date of Meeting:	Wednesday, February 21, 2018
Board Members Present:	Christine Harrington, Chair Patreese Martin Homero Nishiwaki Stephen Porter Brian Walters
SDCI Staff Present:	Abby Weber

SITE & VICINITY

Site Zone: Seattle Mixed – South Lake Union 100/95 (SM-SLU 100/95)

Nearby Zones: (North) SM-SLU 100/95
(South) SM-SLU 100/95
(East) SM-SLU 100/65-145
(West) Lowrise 3 (LR3)

Lot Area: Approx. 4,664 SF



Current Development:
There are no existing structures on the subject site. The site is heavily vegetated. There is a paved driveway located on site which provides access from Lee St to the parking garage of the residential structure to the north.

Surrounding Development and Neighborhood Character:
The site is located on a steep slope on the western end of Lee St, between Aurora Ave N and Dexter Ave N. Due to site topography, Lee St does not intersect Aurora Ave N. Aurora Ave N

experiences heavy traffic, and provides no at-grade pedestrian crossings in the vicinity. There is a pedestrian bridge located one block north of the site with a transit stop on either side of Aurora Ave N; the bridge provides pedestrian access to the Queen Anne neighborhood.

Surrounding development is largely midrise residential or mixed-use structures, with several office structures in the vicinity. The Dexter Ave N corridor is experiencing rapid redevelopment, and the evolving architectural character is of a contemporary style.

Access:
The site has frontage on Aurora Ave N and Lee St. Due to site topography, Lee St terminates mid-block and does not connect to Aurora Ave N. Proposed vehicular access is from Lee St. The project also proposes to maintain an existing easement that provides vehicular access to the adjacent Nautica Condominium building to the north.

Proposed pedestrian access is from Aurora Ave N and Lee St. There is a proposed pedestrian stair climb located adjacent to the site within the right-of-way, connecting Lee St to Aurora Ave N.

Environmentally Critical Areas:
The site contains Steep Slope Areas, Potential Slide Areas, and Known Slide Areas. The site has qualified for Relief from Prohibition on Steep Slope Development.

PROJECT DESCRIPTION
The proposal is to allow a 7-story apartment building containing 35 units. Parking for 27 vehicles to be provided below grade.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

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

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE June 7, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned that the proposal fails to respect the access easement that is required for access to the garage of the adjacent residential building to the north, the Nautica Condominiums, and related liability and security issues.
- Concerned about the appearance of the north façade and the view from the Nautica Condominiums. As proposed, it looks like a blank wall, and would like to see a pleasant design with additional modulation along the north façade.
- Concerned about how the proposal will impact access to light and air for adjacent sites.
- Concerned about tie backs, and structural and geotechnical impacts on the adjacent Nautica Condominiums site.
- Concerned about encroachment within the 10-foot easement along the north property line, and overall enforcement of the existing easements.
- Would like to see additional view studies illustrating impacts to view corridor.
- Concerned about the perceived heaviness of the top of the building, and would like to see the building mass terraced in a manner that responds to site topography.
- Noted that the top of the building is more impactful than the ground level. Would like to see more information regarding the design of the rooftop, and mechanical. Concerned about noise resulting from rooftop activities.
- Would like to see sectional studies that presents the proposed development in the existing context.
- Concerned about the impact of State Route 99 (Aurora Ave N) on the site, and potential unpleasantness at the ground level. Many buildings in the vicinity have secured their properties along 99 due to criminal activity.
- Concerned about the proposed height, and impacts of additional rooftop features. Would like to see the impacts of stair penthouses mitigated by positioning so that the narrow end faces east-west. The rooftop should be well-designed as a fifth elevation.
- Supported the proposed green wall along Lee St.
- Concerned about pedestrian conditions along Aurora Ave N and the proposed retaining wall along Lee St.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives, and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations are addressed under the City's zoning code and are not part of design review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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.

1. Massing & Façade Composition

a. The Board appreciated aspects of each of the three massing options, however, they were concerned that the options appeared to be designed for a flat site. The Board ultimately supported Option 2 - the applicant's preferred massing option - provided there is resolution of the recommendations presented herein. (DC2-A-1)
b. The Board discussed the high visibility of the proposed development from the neighborhood of South Lake Union, as well as views from across the water. The Board requested that the terraced modulation of the west facade of Option 3 be incorporated into the east facade of Option 2, in a manner that responds to the site topography and is attractive when viewed from distant vantage points. The east facade should not be treated as the "back" of the building. (CS2-A)
c. In agreement with public comment, the Board was concerned about the perceived "top-heaviness" of Option 2. The top of the building should relate to the base through the proposed massing moves and materiality. (CS1-C, DC2-A-1, DC2-B-1)
d. The Lee St façade is highly visible, and should not be treated as an alley façade. The Board requested greater modulation and massing shifts along the south facade in a manner that responds to site topography. (CS1-C, DC2-A-1, DC2-B-1)
e. The Board requested additional modulation along the north facade in a manner that provides greater access to light and air. (DC2-A-1, CS1-B)
f. The Board heard public comment, and requested additional information on the design of the rooftop, including where active areas are located and how mechanical systems are screened. Due to topography and the high visibility of the rooftop from uphill, the rooftop should be designed as a fifth facade. (DC2-I-i)
g. In response to public comment, the Board requested studies of how the view corridor along the north property line is perceived from adjacent sites, and the Queen Anne neighborhood. (CS2-A-2, DC2-A-1)
h. In agreement with public comment, the Board would like to see sectional studies depicting the relationship between the proposed development and adjacent sites/structures. (CS2-A, DC2-A-1)

2. Architectural Concept & Materiality

a. The Board supported the "glassy cube" architectural concept, however, they noted that the success of the concept would be dependent on the type of curtain wall system selected, and requested additional materials research in order to better inform their guidance on the proposed mass. (CS3-A-2, DC4-A)
b. The Board supported the proposed concrete structure because it is a high quality, flexible building material. The design should take advantage of this construction type and material, and use it as opportunity to create a sculpted mass. (DC2-C-1, DC4-A)
c. The Board was concerned about the legibility of the building as a residential use. The designs should incorporate architectural elements which clarify the expression of the building as a residential use, rather than office or institutional. (CS3-A-2, DC2-B-1)

d. The Board heard public comment, and they noted that the materiality and composition of the north façade should be attractive and reflect light into the ground-level setback. (DC2-B-1)

3. Pedestrian Experience & Entries

a. The Board discussed the importance of place-making along Lee St. Since the Lee St façade is likely be perceived as the "front" of the building, it is important that the proposed development makes a strong connection to the street. The Board was concerned with the pedestrian experience along Lee St, particularly the canyon-like right-of-way improvements, the pedestrian entry, and conflicts with vehicular access. (CS2-B-2, PL1-B, PL2-A-1, PL4-B-2, DC1-B-1)
b. The Board did not support the pedestrian approach from Lee St since it requires a pedestrian to walk through the garage to access the stair or elevator. The Board encouraged further exploration of a highly-visible, active (naturally lit) stair and elevator core with direct access to an entry lobby off Lee St. The elevator and/or stair core should be designed with consideration of the project's architectural presence, connection to the street, and accessibility. (CS2-A-2, CS2-B-2, PL1-B, PL2-A-1, DC1-A-1)
c. The Board reviewed the existing conditions, and agreed that pedestrian and bicycle access will likely primarily occur from Lee St. The primary pedestrian entry along Aurora Ave N should be shifted to the southwest corner in order to establish a stronger connection to the proposed pedestrian hill climb and Lee St. (PL1-B, PL2-A-1, PL3-A-4)
d. The Board noted that shifting the entry could create a more visible, attractive amenity space at the top of the hill climb, while the north setback could be maintained as a private space. The Board requested additional information that illustrates how the proposed pedestrian stair climb, retaining wall, landscape, entries, and materials come together along Lee St. (PL1-B, PL2-A-1, PL3-A-4)
e. The Board heard public comment, and noted that the design of the proposed plaza within the setback along the north property line should create a safe space that is responsive to the context. (PL2-B-1, DC3-C-2, DC4-C-1)
f. The Board supported the proposed bike access from Lee St, however, bike access should be designed to minimize conflict with vehicular access. (PL4-B-2, DC1-B-1)

4. Landscape

a. In agreement with public comment, the Board supported the proposed green wall provided that the concrete wall behind the green wall is highly textured to provide visual interest in the interim. The design of the concrete wall and green wall should be a multi-layered approach. (DC2-D-2)
b. The Board requested a conceptual landscape plan in order to better inform their guidance on the proposed mass. (DC3-C-2, DC4-D-1)

SECOND EARLY DESIGN GUIDANCE August 2, 2017

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Concerned about impacts to vehicular access to the adjacent building to the north, and security of the parking garage.
- Concerned about the proposed green wall and its appearance in the winter, would like to see evergreen plantings to provide greenery year-round.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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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 recommendations.

1. **Massing**
    a. The Board was pleased with the response to earlier guidance and the overall design development, and supported the massing as proposed. (CS1-C, DC2-A, DC2-B-1)
    b. The Board supported the upper level terraced setbacks along the east façade as it successfully reduces the perceived bulk and responds well to site topography. (CS2-A, DC2-A)
    c. The Board encouraged further refinement of the composition of the façade shifts, massing moves and cubic elements so that the combined elements express a cohesive and balanced architectural concept. The Board noted that the angled façade shifts and subtle modulation are difficult to read in the graphics provided, and requested detailed perspective renderings during the Recommendation phase that clearly portray the modulation on all facades. (CS3-A-2, DC2-A-1, DC2-B-1)
    d. The Board supported the proposed stair core along Aurora Ave N and its material treatment, as it is a strong, organizing element of the design and supports the overall architectural concept. (DC2-A)
    e. The Board indicated a general preference for active stairwells (day-lit or open air) and questioned whether this would be appropriate for the eastern stair core, however,

they ultimately afforded some flexibility in the design of the stair core provided that it is in keeping with the overall architectural concept. (CS1-B, DC2-A)

2. Façade Composition & Materiality

a. The Board supported the reduction in the amount of exposed concrete along Lee St, and generally approved of the impulse to carry the window wall down to the lower levels along the south façade, but they encouraged further resolution of the façade composition and materiality in a manner that relates to the overall architectural concept. The Board was particularly concerned about the extreme height of the second level, the material treatment and transitions, and datum lines. (DC2-B)
b. The Board supported the rooftop amenity space bookended by the two stair penthouses, however, encouraged further development of the design of the entire roof-scape in response to earlier guidance. Due to topography and the high visibility of the rooftop from uphill, the rooftop should be designed as a fifth facade. (DC2-I-i)

3. Entries & Pedestrian Experience

a. The Board supported the revised location of the Aurora Ave N entry, which shifted from the northwest corner to the southwest corner in response to earlier guidance. The Board noted that the reduced height of the entry also helped resolve earlier concerns regarding the perceived top-heaviness of the mass. (PL3-A-1, DC2-A-2)
b. The Board remained concerned with safety and security along Aurora Ave N, particularly adjacent to the entry. The entry and landscaping should be designed with clear sight lines, and should minimize hidden spaces for unwanted or criminal activities. (PL2-B, PL3-A-1)
c. The Board encouraged plantings that allowed for clear sightlines between the entry, Aurora Ave N, and eastern views. The Board supported the concept of a public overlook along Aurora Ave N as it would help "open up" the entry, increasing safety and security, and provide opportunities for views of Lake Union. The Board encouraged ongoing coordination with SDOT as the overlook would be within the public right-of-way. (CS2-I-I, PL2-B)
d. The Board supported the overall development of the Lee St entry, but requested further resolution of the design, scale, and materiality in a manner that relates to the architectural concept and pedestrian experience. The design of the various entry components – including the glass, concrete, green wall, canopy, etc. – should come together in coordinated and balanced manner, with thoughtful consideration of the execution and high level of detailing required. The Board requested perspective graphics depicting views from Lee St into the entry for a better understanding of how these elements come together. (PL3-A-1, PL3-A-4, DC2-B-1)
e. The Board supported the grand gesture of the Lee St entry, but would like to see effective weather protection incorporated into the design. (PL2-C-1)
f. The Board was concerned about the accessibility of the Lee St entry and encouraged further resolution in this regard, as well as continued coordination with SDOT. (PL2-A-1)
g. The design of Lee St should support the overall architectural concept. The Board requested perspective views during the Recommendation phase, which depict the

Lee St entry and right-of-way improvements, pedestrian experience, and overall design. (DC2)

4. Landscaping

a. The Board supported the development of the green wall and Greenscreen system, as it will provide visual interest in interim before the plantings mature. In agreement with public comment, however, the Board encouraged further consideration of evergreen plantings that is fast growing and will provide greenery year-round. Plantings should be selected that will adhere to the screen, and not the concrete wall behind it. (DC2-D-2, DC4-D-1, DC4-D-3)
b. The Board encouraged incorporation of the green wall on all sides of the Lee St extension and its retaining walls, as it will contribute to a distinctive sense of place that relates to the overall architectural concept. (CS2-A-1, DC4-D-1, DC4-D-3)
c. The Board would like to see a well-developed landscape plan at the Recommendation phase, which responds to the guidance provided herein. Landscaping should provide clear sightlines from Aurora Ave N, incorporate evergreen, fast-growing vining plants along the green wall, and accurately depict proposed plantings in the right-of-way. (DC4-D-1, DC4-D-3)

FIRST RECOMMENDATION February 21, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned about the lack of communication with the neighbors to the north in the Nautica condominium building; questioned the proposed building height, the close proximity of the two structures, and vehicular access to the adjacent site and existing garage entry.
- Concerned about shadow impacts, particularly related to the south courtyard on the adjacent site to the north.
- Concerned about moss growing on the north side of the proposed development.
- Concerned about the impacts of the primary materials – glass – on the adjacent site to the north, including glare, reflectivity, and noise/echoes.
- Concerned about the security of the proposed terrace along the north property line; would like the proposed screening to meet the existing concrete sound wall on the adjacent site to the north.

SDOT provided the following comments in advance of this meeting:

- Supported the Land Use Code requirements for street trees along Aurora Ave N and Lee St.
- Supported vehicular access from Lee St as it avoids compromising vehicle and transit operations along Aurora Ave N.

- Noted that stairs along the north side of Lee St would require an annual Public Space Management Permit, but a standard concrete sidewalk could be provided at the same grade as the street.
- Noted that the concrete retaining walls, as well as the potential green wall system and plantings, would require SDOT approval and an annual Public Space Management Permit.
- Indicated conceptual SDOT approval of the proposed Aurora Ave N overlook, provided street tree requirements are addressed.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with building height calculations are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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 recommendations.

1. Massing, Architectural Context & Façade Composition

a. The Board supported the subtly modulated mass and "glassy box" concept, however, they questioned whether the architectural expression was appropriate given the highly residential context. Ultimately, four of the five Board members recommended that the project return for a second Recommendation meeting and further develop designs in response to earlier guidance and the recommendations provided herein. (CS2-A-2, DC2)

b. As previously stated during the Early Design Guidance phase of review, the Board maintained concerns about the legibility of the building as a residential use. The Board was concerned that the large expanse of highly reflective window wall exacerbates the non-residential character and functions as a large, blank façade – particularly on the north and south façades. (CS2-A-2, DC2, DC2-B, DC2-E-1)

c. The Board directed further study of material treatments or secondary elements that clarify the expression of the building as a residential use. Suggestions included operable windows, differentiation between vision and spandrel glass, expression of the floor plate, reduced reflectivity, and additional balconies. These studies should be documented at the next Recommendation meeting. The Board referenced the proposed development at 624 Yale Ave N as an example of a highly glazed project the achieves a residential character. (CS3-A-2, DC2-B, DC2-C-1, DC2-E-1)

d. The Board generally supported the composition of the Aurora Ave N facade as it has a greater residential character due to the balconies and subtle expression of individual floor plates. The north and south facades should be further developed in a manner

consistent with the west façade. The Board, however, did not support the design of the northern stack of balconies as proposed on the Aurora Ave N facade, as the shallow depth makes the balconies appeared fake or plastered on. The Board directed the applicant to provide functional, usably-sized balconies in this location. (DC2-B-1, DC2-C-1, DC3-B-1)

e. The Board encouraged development of a coordinated set of balcony types/styles that contribute to an enhanced residential character, provide usable area, and are thoughtfully designed. The Board specifically requested details depicting how the concrete balconies meet the glass wall. (DC2-B-1, DC2-C-1, DC4-A-1)
f. The Board noted that operable windows would break-up the large expanse of glass and contribute to a residential character, while also enhancing the appearance of eyes on the street. (DC2-B-1, DC2-C-1, PL2-B-1)
g. In response to public comment, the Board encouraged further consideration of noise buffering techniques, and light and glare impacts as it relates to the adjacent site to the north. (DC4-A, DC4-C, DC4-D-1)

2. Materials

a. The Board supported the sophisticated color and material palette, including the window wall system, wood accents, concrete, and integrated balcony guard rails. The Board, however, stated that the success of the proposed materiality would be dependent on a high level of detailing. In order to better understand how the materials fit together and contribute to a residential character, the Board requested details of material transitions – specifically at the soffits, entries, canopies, and balconies. (DC4-A)
b. The Board questioned the highly reflective quality of the glass, and noted that a more transparent glass and greater articulation of the floor plate may contribute to a greater residential character and activate the façade by revealing the residential life behind the window wall. In response to public comment, the Board also encouraged consideration of what the neighbors to the north will see in the highly reflective north façade. (DC2-B-1, DC2-E-1, DC4-A-1)
c. The Board generally supported the proposed use of Corten steel. The Board, however, was concerned about the potential for Corten steel to stain the adjacent concrete and requested more information regarding this material treatment. (DC4-A)
d. The Board supported the use of wood as it adds warmth to the material palette and contributes to a residential feel. The Board, however, questioned whether the wood soffit would be visible or if it should reflect the true material (concrete) of the balconies. (DC4-A-1)
e. The Board requested that a complete materials board be presented at the next Recommendation meeting, and stated that the proposed materials should be accurately reflected in the project images. The materials board should include samples of the soffit material, glass, spandrel, garage door, venting, green wall system, etc. (DC4-A)

3. Landscaping

a. The Board had multiple unanswered questions and concerns regarding the responsiveness to earlier landscape-related guidance and the proposed landscaping,

particularly along the Lee St facade. The Board requested that the landscape architect be present for the second Recommendation meeting. (DC4-D)

b. The Board questioned whether the proposed vining plants along the Lee St retaining walls would provide year-round greenery, adhere to the green wall system – not the concrete wall, and could be trained to completely cover the green wall system as shown in the project renderings. (DC4-D-1, DC4-D-3)
c. The Board noted the green wall system should be designed to provide visual interest in the interim before the vining plantings mature, and requested more information on the specific type of green wall system proposed. The Board would like to see the specific green wall armature to better understand how it relates to the overall material palette and architectural expression. (DC4-A-1, DC4-D-1, DC4-D-3)
d. The Board requested more information on the proposed lighting and signage, including specific light fixtures. (DC4-B, DC4-C)

4. Accessibility

a. In response to SDOT's comments, the Board noted that the sloped sidewalk along Lee St is preferred to the stair in terms of accessibility. The Board, however, continued to be concerned with accessibility of the Lee St entrance. (PL2-A-1)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures 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 departures. The Board's recommendation will be reserved until the final Board meeting.

At the time of the FIRST Recommendation meeting the following departures were requested:

1. **Curb Cut Width and Number (SMC 23.48.085.E.1):** The Code requires permitted access to be limited to one two-way curb cut. The applicant proposes two two-way curb cuts with access to Lee St.

   At the time of Early Design Guidance, the Board had indicated preliminary support for the requested departure from curb cut requirements, provided that the pedestrian experience along Lee St was improved and conflicts between vehicular, pedestrian and bicycle access were minimized.

   At the time of the first Recommendation meeting, the Board was concerned that an adequate design-based rationale was not provided and that it was not demonstrated that their earlier guidance was resolved. The Board requested further development of a design-based rationale demonstrating how the resulting design better meets the intent of the Design Review Guidelines, and greater responsiveness to their earlier guidance. (CS2-B-2, DC1-B-1)

2. **Transparency and Blank Façade Requirements (SMC 23.48.040.B):** The Code requires portions of street-facing facades between 2-feet and 8-feet above the sidewalk, along slopes that exceed 7.5-percent, to provide 45-percent transparency. The applicant proposes no transparency along Lee St.

   At the time of Early Design Guidance, the Board had indicated preliminary support for the requested departure, provided that the proposed greenscreen was planted with fast-growing, evergreen vegetation that adheres to the screen, rather than the concrete wall.

   At the time of the first Recommendation meeting, the Board was concerned that an adequate design-based rationale was not provided and that it was not demonstrated that their earlier guidance was resolved. The Board requested further development of a design-based rationale demonstrating how the resulting design better meets the intent of the Design Review Guidelines, and specifically requested that the landscape architect be present to address the response to the Board's landscape-related guidance at the next Recommendation meeting. (DC2-D-2, DC4-D-1, DC4-D-3)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

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-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-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

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-D Height, Bulk, and Scale

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

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.

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.

PL1-I-iii. Lighting: Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

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-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

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.

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.

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

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-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

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. 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.

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-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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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.

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-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-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-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.

BOARD DIRECTION

At the conclusion of the FIRST RECOMMENDATION meeting, the Board recommended the project return for another meeting in response to the guidance provided.