



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number: 3025536

Address: 2300 8th Avenue

Applicant: Radim Blazej, Caron Architecture

Date of Meeting: Tuesday, November 21, 2017

Board Members Present: Anjali Grant (Chair)
Aaron Argyle
Belinda Bail
Grace Leong

Board Members Absent: Bradley Calvert
JP Emery

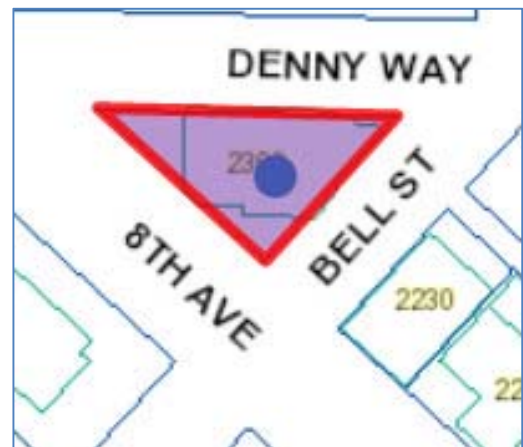
SDCI Staff Present: Magda Hogness for Lindsay King

SITE & VICINITY

Site Zone: Downtown Mixed Commercial DMC 240/290-400

Nearby Zones: (North) SM-SLU 240/125-400
(South) DMC 240/290-400
(East) DMC 240/290-400
(West) DMC 240/290-400

Lot Area: 9,878 sq. ft.



Current Development:

One story commercial structure.

Surrounding Development and Neighborhood Character:

The subject site is located on a triangular block bound by Denny Way to the north, 8th Avenue to the west and Bell Street to the east. The subject lot and lots to the south, east and west are zoned Downtown Mixed Commercial (DMC 240/290-400). Lots directly north are zoned Seattle Mixed South Lake Union (SM-SLU 240/125-400). The site contains one parcel with an existing early 20th-century commercial structure. To the north, within the South Lake Union Urban Center, is Denny Park, the oldest City of Seattle park. To the west is a four-story hotel structure. To the east is a new office building with ground level retail. The site contains a slope of approximately 14 feet of grade change from the high point of the site in the northwest corner to the low point of the site in the northeast corner.

The surrounding development includes sites recently redeveloped or proposed for development. The Denny Triangle area is transitioning from low and mid rise commercial buildings to residential towers, office development, and hotel uses. Newer development is contemporary in design, with simple forms, large areas of glazing, and permanent materials such as precast concrete. Older development is a mix of building types, ranging from early 20th century masonry and wood frame construction to 1970's auto-oriented buildings with large surface parking lots.

Bell Street is a designated Green Street that functions as a connector between 9th Avenue north of Denny to the Downtown Street grid. Bell Street is a City of Seattle Park between 5th Avenue and 1st Avenue. 8th Avenue is a minor arterial street and Class II Pedestrian Street. 8th Avenue dead ends at Denny Way but continues from the site into the Downtown street grid. Denny is principal arterial dividing the Denny Triangle from the South Lake Union Neighborhoods. Denny also provides the connection between Downtown and I-5. Virginia Street is a minor arterial street. Frequent bus transit serves the area.

Access:

Access is proposed from 8th Avenue.

Environmentally Critical Areas:

No Environmentally Critical Areas have been identified on site.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 42-story, 312-unit apartment building with ground floor retail and below grade parking for 75 vehicles. The existing structure is proposed to be demolished.

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 SDCl:

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE January 3, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Expressed concerns regarding the loss of views from adjacent residential units.
- Supported the design concept but noted that the perspective drawings in the EDG packet exclude new buildings, building under construction and those in the permitting process.
- Would like to see the Design Review Board assess the massing impacts to light, glare, and wind.
- Expressed appreciation for the developers outreach to the South Lake Union Community Council. Noted that Option 2 and 3 are the most interesting, as they provide an additional 7' foot ground level setback along Bell Street.
- Expressed appreciation for the large plazas proposed at each corner. Would like to see additional information regarding the art proposal at each intersection.
- Would like more information regarding the vertical clearance of the 7-foot setback along Bell Street.
- Expressed support for Option 2 over Option 3, noted the modulation and reveals are better expressed in Option 2.
- Expressed concern regarding the blank wall along Denny. Noted the wall should include an appropriate, contextual treatment, which may include a green wall.
- Expressed concern regarding the bike lane landscaping. Would like to see a treatment that works better than the other examples in the City.

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. Architectural Concept.** The Board discussed the merits of each design option. Option 1 best responds to the geometry of the site, while Options 2 and 3 include recesses that break up

the mass of the structure. Ultimately, the Board expressed support for the 'Abraded' tower design as represented on page 68 of the EDG packet. While the Board supported the concept, the Board also noted that the concept was not well expressed in the proposed tower massing and provided the following guidance.

- a) Develop the tower and podium massing to articulate the stated design concept more clearly: "natural forces weathering a singular stone plinth".
 - i) Revise the massing to be more representative of the design sketches provided on page 68 of the EDG packet (A2, B4).
 - ii) The building articulation should be non-rational, and less regular, consistent with the natural force erosions and fissures. For example, water would create a smooth façade but that there would be a trailing edge to wind forces, the corner of the building would be a form other than a perfect semi-circle (A2, B4).
 - iii) The form of the structure, erosions, and material application should clearly express the design intent while also responding to the specific site's triangular geometry (A1, A2, B4).
 - iv) Include modulation and recesses with sufficient depth to create a strong shadow lines to break up the mass of the structure. The Board was particularly concerned with the treatment of the large façade facing Denny Park (A2, B4).
 - v) Integrate the roof and mechanical penthouse design into the overall architectural concept. Consider extending the roof form to the edge of the structure to create a slim and vertical form (A2.2, B4).
- b) The Board requested the revised building massing be contextualized within the recently constructed, under construction, permitted and in-review buildings in the immediate context (A1.1).

2. Podium and Streetscape. The Board was supportive of the ground level programming but was not supportive of the framed podium design shown on page 76 of the EDG packet. The Board felt the frames were contrary to the tower architectural concept. At the second Early Design Guidance Meeting the Board requested the following:

- a) Revise the podium design to better integrate into the tower architectural concept. The Board noted there are multiple ways to accomplish a more integrated podium design: page 68 provides two viable alternatives, continue tower erosions into the base or design a uniform datum (A2, B4).
- b) Provide a study of blank wall treatments for the Denny Way façade. The Board noted the treatment should be dynamic and respond to the park across the street. Blank wall treatments may include, but are not limited to, an opaque façade, art work or a green wall (C3, E3.1).
- c) Demonstrate that the garage access is treated to minimize the presence along the façade (E2.2).
- d) Provide more detail on the Green Street hill climb and the relationship to adjacent commercial uses and residential decks. Where possible, activate the hill climb with direct access to retail spaces (B3.3, C1, C4.1, D1.1, D1.2, D3.1).

- e) Provide more detail on the treatment of the hill climb and the corner art plaza. Consider each as an interactive space that will be a continuous experience for pedestrians passing the site (B3.3, D1.1, D1.2, D3.1)
- f) Develop building overhangs that clearly unify the base, create a strong design element, and minimize the downdraft of wind (C5.1).

SECOND EARLY DESIGN GUIDANCE April 18, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- The South Lake Union Community Council has reviewed the proposed design on several occasions and is pleased with the design response finding it to be a creative design on a challenging site. They are very supportive of the open spaces proposed at the building corners. The design's embrace of the Bell Street Concept Plan is also commendable.
- Expressed concern with the narrow width of the sidewalk along Bell Street as heavy pedestrian volumes are expected along this route; would like this sidewalk to be at least eight feet wide. Pleased with the proposed pedestrian lights on Bell Street.
- Preferred the design without the departure from the setback. Concerned with the canopy design on Bell Street and would like to see a water collection feature to protect pedestrians from dripping. Would like to see three different art pieces on each of the three corners, creating three distinct design concepts specific to the different corner conditions.
- Concerned that they did not receive notice of this project and was not approached by the owners. Would like to better understand the design rationale behind the departure request and how the garage elevator system would work for vehicular queuing. Felt the Bell Street canopies are choppy and should be designed to better protect pedestrians and respond to the street slope. Supported the creative and bold architectural concept.

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 and Architectural Concept.

- a. The Board acknowledged that they reviewed an interesting and challenging design concept at the first EDG and wanted to see that concept fully embraced at this stage, with that concept more clearly expressed throughout the building elevations, base and top (A2, B4).
- b. The Board noted that the eroded shapes of the base and top reinforced and related to each other in both plan view and the elevation views.
 - i. The Board felt the building base has been successfully resolved where the podium has been eliminated and instead the tower concept extends directly

- to the sidewalk creating a more dramatic and elegant solution consistent with the design concept. The Board was also very supportive of the irregular and dramatic base design, where the building skin appears to peel back in organic, angular forms (A2, B4).
- ii. The Board was also very pleased with the design of the building top, clearly expressing the chard-like language (A2).
 - iii. The Board emphasized that the pushing down at the top and peeling up of the skin at the base were very successful (A2, B4).
- c. The Board struggled with the treatment of the tower design and felt the design concept did not yet express itself legibly and clearly on all elevations:
- i. The Board reiterated they were very supportive of the exciting, bold design concept as shown in the sketches, but the drama of the concept was not borne out by the physical models provided (A2, B4).
 - ii. Of particular concern were the building corners, which were shown as a regular curved semi-circle form that extends the length of the tower on all three corners. The Board agreed that this extruded curvature was both inconsistent with the natural angular forms and fissures of the design concept and the regularity with which these corner curves occurred detracted from the organic, nature inspired design concept. The Board suggested that a more sheared off and/or varied and irregular corner treatment would help better express the creative design concept more successfully throughout the building (B4).
 - iii. The Board also commented on the constructability challenges of these curved corners and the detailing of such forms needs to be well considered (B4).
 - iv. The Board was very enthusiastic about the ‘fissure’ cut-outs from the building skin, but agreed that these crevices did not translate clearly enough due to a lack of texture and depth in certain areas. The Board noted that the areas where decks were shown did achieve this notable depth and texture, but where the decks dissolved, the depth of the material change between the exterior building skin and the reveal of the interior was too minimal (shown at approx. 18 inches) to read clearly. The Board cautioned that, as shown, the fissures risk appearing more as a graphic element and not as a form of modulation. The applicant will need to demonstrate clearly at the next meeting that the breaks in the façade are legible from a distance (A2, B4).
 - v. The Board encouraged exploration of the fissure elements, examining the frequency and depth of the cuts (A2, B4).
 - vi. The Board also discussed that the materiality, mullions, color and other architectural detailing of the exterior skin versus the interior is not known at this early stage, but that those details could also help make this fissure concept more legible from a distance. The Board encouraged the applicant to provide alternative skin treatments at the next meeting showing variation that demonstrates the contrast between the exterior skin and interior reveals (A2, B4.3).
 - vii. The Board noted that the tower elevation along Bell lacked the ‘fissure’ feature and this absence weakened the overall concept; therefore, the Board recommended this treatment appear on all three tower elevations (A2, B4).

2. Bell Street Elevation.

- a. As discussed above in the discussion of the tower design, the Board focused on the Bell Street tower elevation specifically noting that this elevation needed greater attention integrating the ‘fissure’ design concept fully on this elevation. This treatment should provide the modulation that is intended (and reiterated by the Board’s guidance) on the other two elevations (A2, B4).

3. Streetscape.

- a. The Board felt the manner and shape in which the skin was pulled up at the base of 8th and Bell was very successful. The Board encouraged using this same strategy around the rest of the building (B4).
- b. The Board acknowledged public comment about the overhead canopies and agreed that the design of these canopies should not detract from the concept of the tower meeting the base directly with forms that erode and peel back from the tower skin. The canopies should be designed as glassy and frameless elements that provide overhead weather protection, but blend seamlessly into the building design without breaking the concept with an abrupt horizontal projection or detract from the subtractive quality of the base design (B4, C5.1).
- c. The Board also noted that the shape, form and height of the canopies should be irregular and faceted to reinforce the design concept (B4, C5.1).
- d. The Board agreed with public comment that the integration of the Bell Street Concept Plan into the design of this streetscape was very positive (B3.3, C1.3).
- e. The Board echoed public comment in support of the setback building corners, opening up the ground plane for physical and visual circulation for pedestrians (B3.3, C1.3).
- f. The Board agreed with public comment that wider sidewalks would be preferred and would help justify their consideration of the Green Street setback departure request (B3.3, C1.3).
- g. The Board was supportive of the landscape design concept and agreed with public comment that each of the three corners should be designed with a distinct language and expression that responds to the unique conditions of each corner (B1, B3.3, C1.3).

4. Option One.

The Board spent some time discussing the code compliant design concept and was supportive of the triangular tower form that responds directly to the site shape. The Board had several recommendations about this particular design concept should this option move forward:

- a. The Board noted that the gasket between the podium and tower was too low as shown and should be more gracious (A2, B4).
- b. The Board also agreed that the vertical notch at the corner should provide more depth and visual relief (A2, B4).
- c. The Board felt that the vertical offsets should be bolder and read more clearly from a distance (A2, B4).
- d. The Board was very supportive of the rooftop form and integration of the mechanical equipment screening (A2.2).

PUBLIC COMMENT

No public comments were offered at the meeting. SDCI staff summarized design related comments received in writing prior to the meeting:

- Concerned with project's height and width and resulting shadow impact on the trees in Denny Park.
- Stated a preference for the vehicular access from 8th Avenue as proposed.
- Commended the great design of this tower on a small and challenging lot and the design review package as very comprehensive and informative.
- The SLU CC Planning and Policy Committee strongly supported the departure request relating to Green Street setbacks as the extra setback at ground and low level is much more valuable to the community than the upper level setback.
- Supported departure request 2, as the triangular shape and small, upper level footprint will be distinctive, in and of itself and the design will be the slimmest 400' tower in Seattle.
- Supported the size of the mini-plazas at the 3 corners.
- Would like to see emphasis on the Denny Way and Bell Street corner and preference for art. As the 'entrance' to Denny Triangle and Belltown and an inflection point on the Market to MOHAI corridor, it will be opposite an interesting mini-plaza on the proposed project across the corner.
- Would like to see pedestrian lighting incorporated, in particular along Bell Street. Noted that the Market to MOHAI Pedestrian Corridor includes pedestrian lighting for the safety and comfort of pedestrians.
- Would like to see the project use the new Downtown standards for Pedestrian Lighting or the Bell Street Park lighting design as shown in the Bell Street Concept plan.

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.

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

The Board commended the applicant for the responsive development and agreed the design was a stronger representation of the ideas presented at the last Design Review meeting.

1. **Streetscape and Landscape:** The Board was supportive of the thoughtful approach and unique landscape treatment for each of the three site corners and the high transparency proposed along all the frontages.

- a. While the Board appreciated the high degree of transparency proposed, the Board was concerned with the visibility into ground floor service uses. To maintain visual interest for the pedestrian, the Board recommended a condition to apply an element or a surface treatment onto the FDC room walls, which are visible from the street. (C1.1, C1.3)
- b. The Board agreed all the framed entries should adopt the same ‘shard’ tower language and recommended continuing the irregularity of the tower form into the entries, similar to the angled entrances shown on page 37 of the packet. The Board supported one unified language for all of the entries, using the same family of materials as the tower, and recommended these changes as a condition. For the main residential entry, the Board suggested changing the materials, integrating the portal with the canopy, and the lighting of surfaces as potential solutions. (C4.1, C4.2)
- c. For the Bell Street frontage, the Board supported the voluntary setback and angled wall architecturally, but was concerned that the angled wall reduces the occupiable space. The Board discussed the scale of the benches and sidewalk and encouraged creating as much occupiable space as possible, but did not recommend this change as a condition. (C1.2, D1.1, D1.2, D2.1)
- d. Related to the Bell Street frontage, the Board supported operability along the retail frontage and recommended a condition that the centrally located entry remain. To support the functions of the green street, the Board strongly encouraged operable windows along this frontage, but did not recommend this change as a condition. (C1.2, D1.1, D1.2, D2.1)

2. Tower Form and Related Departures: The Board strongly approved of the developed tower design and agreed the composition and treatment of the top and bottom of the tower were successful.

- a. Related to the cladding composition, two Board members noted the composition could be strengthened if the planes of glass were applied to the irregular inner box, as opposed to curtainwall wrapping the corners. (A2, B4.3)
- b. The Board discussed the width of tower along all the frontages and the related departure to exceed tower width along the 8th Avenue frontage. The Board acknowledged the voluntary setback provided at the ground floor and supported the additional space provided along 8th as it is desirable for public use. (B4, D1)
- c. For the departure related to the Green Street setback, the Board considered the magnitude of the request and struggled to see the benefit provided at the street level. The Board noted that projects requesting such a significant departure typically provide a more substantial setback at the ground floor than is proposed, however the Board also recognized the impact an additional setback would have on the retail for the proposal and did not recommend this change as a condition. (B4, D1)
- d. Ultimately, the Board supported the intent to shift the tower mass and create an enhanced sculptural form within the parameters of the proposed departures, provided that the non-complying form does not result in additional development area than would otherwise be allowed. (A2, B4)

- 3. Lighting and Materials:** The Board strongly supported the quality and composition of materials as shown on pages 66-72 or the recommendation packet and gave the following guidance to improve the lighting approach.
- a. The Board acknowledged the public comment related to pedestrian lighting and strongly encouraged incorporating the pedestrian lighting shown in the new Downtown standards or the Bell Street Park lighting design as shown in the Bell Street Concept plan to support the Market to Mohai planning efforts. (B4.3, D6)
 - b. Related to lighting, the Board agreed the tree uplighting should be removed from the lighting plan as a condition. (B4.3)
 - c. For the balconies, the Board recommended a subtle lighting approach with low lighting levels as a condition. (B4.2, B4.3)

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).

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

1. **Green Street Setback (SMC 23.49.058 G2):** The Code requires a 15-foot setback above 45 feet along designated Green Streets. The applicant proposes to reduce the Green Street upper setback an average of 7'-2", while voluntarily increasing the setback along the street level.

The Board supported the general intent to sculpt the tower mass to create an enhanced sculptural form, provided that the additional encroachment does not result in additional development area. The Board unanimously agreed that composing the tower form would be an improvement over a code compliant version and would better meet Design Guidelines A2 Enhance the Skyline and B4 Design a Well-Proportioned & Unified Building, subject to the condition listed at the end of this report.

2. **Tower Width Standards (SMC 23.49.058.C2a2):** The Code limits tower width to 120'. The applicant proposes to expand the width of the façade from 120'-8" to 131'-8" for a portion of the façade above 85' facing 8th Ave.

The Board unanimously recommended approval of the departure, provided additional width does not result in additional development area. The resulting design has the potential to provide a more meaningful massing composition and better meet Design Guidelines A2 Enhance the Skyline and B4 Design a Well-Proportioned & Unified Building, subject to the condition listed at the end of this report.

DESIGN REVIEW GUIDELINES

The priority Downtown design guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

SITE PLANNING AND MASSING

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

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

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

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

A2.1. Desired Architectural Treatments: Use one or more of the following architectural treatments to accomplish this goal:

- a. sculpt or profile the facades;
- b. specify and compose a palette of materials with distinctive texture, pattern, or color;
- c. provide or enhance a specific architectural rooftop element.

A2.2. Rooftop Mechanical Equipment: In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.

ARCHITECTURAL EXPRESSION

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B1.1. Adjacent Features and Networks: Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a. a surrounding district of distinct and noteworthy character;
- b. an adjacent landmark or noteworthy building;
- c. a major public amenity or institution nearby;
- d. neighboring buildings that have employed distinctive and effective massing compositions;
- e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and
- f. direct access to one or more components of the regional transportation system.

B1.2. Land Uses: Also, consider the design implications of the predominant land uses in the area surrounding the site.

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

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

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

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

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

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

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

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

- d. facade modulation and articulation;
- e. windows and fenestration patterns;

- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

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

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

THE STREETScape

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

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

- a. reinforce existing retail concentrations;
- b. vary in size, width, and depth;
- c. enhance main pedestrian links between areas; and
- d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

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

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

- e. open facades (i.e., arcades and shop fronts);
- f. multiple building entries;
- g. windows that encourage pedestrians to look into the building interior;
- h. merchandising display windows;
- i. street front open space that features art work, street furniture, and landscaping;
- j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

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

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

- a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
- b. visibility into building interiors;
- c. limited lengths of blank walls;
- d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface;
- e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
- g. different textures, colors, or materials that break up the wall's surface.
- h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
- i. seating ledges or perches (especially on sunny facades and near bus stops);
- j. merchandising display windows or regularly changing public information display cases.

C4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

C4.1. Entry Treatments: Reinforce the building's entry with one or more of the following architectural treatments:

- a. extra-height lobby space;
- b. distinctive doorways;
- c. decorative lighting;
- d. distinctive entry canopy;
- e. projected or recessed entry bay;
- f. building name and address integrated into the facade or sidewalk;
- g. artwork integrated into the facade or sidewalk;
- h. a change in paving material, texture, or color;
- i. distinctive landscaping, including plants, water features and seating
- j. ornamental glazing, railings, and balustrades.

C4.2. Residential Entries: To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building's entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

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

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

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

PUBLIC AMENITIES

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

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

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

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

- a. visual and pedestrian access (including barrier-free access) into the site from the public sidewalk;

- b. walking surfaces of attractive pavers;
- c. pedestrian-scaled site lighting;
- d. retail spaces designed for uses that will comfortably “spill out” and enliven the open space;
- e. areas for vendors in commercial areas;
- f. landscaping that enhances the space and architecture;
- g. pedestrian-scaled signage that identifies uses and shops; and
- h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

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

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

- a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- b. include a special feature such as a courtyard, fountain, or pool;
- c. incorporate a planter guard or low planter wall as part of the architecture;
- d. distinctively landscape open areas created by building modulation;
- e. soften the building by screening blank walls, terracing retaining walls, etc;
- f. increase privacy and security through screening and/or shading;
- g. provide a framework such as a trellis or arbor for plants to grow on;
- h. incorporate upper story planter boxes or roof planters;
- i. provide identity and reinforce a desired feeling of intimacy and quiet;
- j. provide brackets for hanging planters;
- k. consider how the space will be viewed from the upper floors of nearby buildings as well as from the sidewalk; and
- l. if on a designated Green Street, coordinate improvements with the local Green Street plan.

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

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

- a. public art;
- b. street furniture, such as seating, newspaper boxes, and information kiosks;
- c. distinctive landscaping, such as specimen trees and water features;
- d. retail kiosks;
- e. public restroom facilities with directional signs in a location easily accessible to all; and

f. public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny facades, and other places where people are likely to want to pause or wait.

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

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

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

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

VEHICULAR ACCESS AND PARKING

E2 Integrate Parking Facilities: Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

E2.2. Parking Structure Entrances: Design vehicular entries to parking structure so that they do not dominate the street frontage of a building. Subordinate the garage entrance to the pedestrian entrance in terms of size, prominence on the street-scape, location, and design emphasis. Consider one or more of the following design strategies:

- i. Enhance the pedestrian entry to reduce the relative importance of the garage entry.
- j. Recess the garage entry portion of the facade or extend portions of the structure over the garage entry to help conceal it.
- k. Emphasize other facade elements to reduce the visual prominence of the garage entry.

- l. Use landscaping or artwork to soften the appearance of the garage entry from the street.
- m. Locate the garage entry where the topography of the site can help conceal it.

E3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

E3.1. Methods of Integrating Service Areas: Consider incorporating one or more of the following to help minimize these impacts:

- a. Plan service areas for less visible locations on the site, such as off the alley.
- b. Screen service areas to be less visible.
- c. Use durable screening materials that complement the building.
- d. Incorporate landscaping to make the screen more effective.
- e. Locate the opening to the service area away from the sidewalk.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the First Recommendation meeting, the unanimously Board unanimously recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Tuesday, November 21, 2017, and the materials shown and verbally described by the applicant at the Tuesday, November 21, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Apply an element or a surface treatment onto the FDC room walls, which are visible from the street to maintain visual interest for the pedestrian. (C1.1, C1.3)
2. For all of the entries, develop one coherent language which borrows from the irregularity of the tower form and reads as the same family of materials. (C4.1, C4.2)
3. Retain the centrally located retail entry along the Bell Street frontage. (C1.2, D1.1, D1.2, D2.1).
4. For the departure request related to tower width and Green Street setback, demonstrate the non-complying form does not result in additional development area than would otherwise be allowed. (A2, B4)
5. Remove all tree uplighting. (B4.3)
6. For the balconies, provide a subtle lighting approach with low lighting levels. (B4.2, B4.3)