



**EARLY DESIGN GUIDANCE OF THE
EAST DESIGN REVIEW BOARD**

Project Number: 3030079-EG

Address: 1120 John St

Applicant: Andrew Clinch from Perkins + Will

Date of Meeting: Wednesday, May 23, 2018

Board Members Present: Stephen Porter, Chair
Homero Nishiwaki
Patreese Martin
John Morefield
Brian Walters

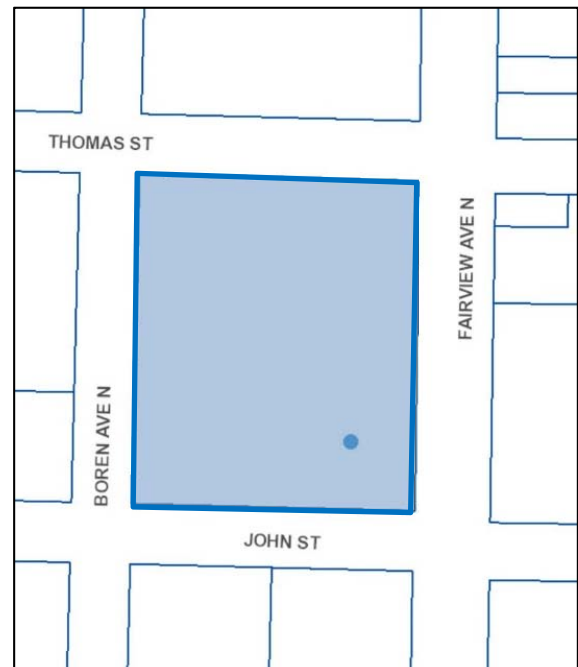
SDCI Staff Present: Magda Hogness

SITE & VICINITY

Site Zone: Seattle Mixed SM-SLU 175/85-280

Nearby Zones: (North) SM-SLU 175/85-280
(South) SM-SLU 240/125-440
(East) SM-SLU 175/85-280
(West) SM-SLU 175/85-280

Lot Area: 110,607 sf



Current Development:

The site contains portions of Seattle Times building and the Seattle Times Printing Plant, which are historic city landmarks.

Surrounding Development and Neighborhood Character:

The site is located on the south edge of the South Lake Union neighborhood, transitioning to Denny Triangle to the south.

The area is undergoing rapid reconstruction and many of the nearby structures have been built in the last 10 years, are under construction, or are in the permitting process for new construction. Directly to the south, is the Seattle Times Park and two, 41-story residential towers are currently under construction, project number 3017232. Several historic landmarks are located in the area, and new construction is often integrated with the historic landmark structure. To the north, two office towers have been recently built, integrated with the existing landmark structure (Troy Laundry), project number 3012675.

The areas to the north and west are dominated by office uses. The blocks east of Fairview Ave N include several multi-family residential developments and Cascade Park. The blocks to the east include a proposed 7-story multi-family residential and retail development and the existing Mirabella condominiums. Newer development is designed with simple forms and large areas of glazing. Older development is a mix of building types, ranging from early 20th century masonry and wood frame construction to 1970's auto-oriented 1 story buildings with large surface parking lots.

Fairview Avenue N is a major north/south connector for pedestrians, bicycles and vehicles traveling between South Lake Union and Downtown. Boren Avenue is major vehicular corridor between South Lake Union and Capitol Hill. John Street terminates on the block to the west, and continues after the steep transition in grade further to the west. The change in grade provides views of the Space Needle along Thomas and John Street to the west.

Access:

Existing access to the site is proposed from Boren Ave N.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas onsite.

PROJECT DESCRIPTION

The proposal is for a 16-story and 17-story towers containing office uses with ground level retail and below grade parking for 1,200 vehicles. A portion of the Seattle Times Buildings façades will be retained. Project considers option relating to a text amendment.

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

EARLY DESIGN GUIDANCE May 23, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Would like to see all the through block pedestrian connections be ADA accessible.
- Stressed the importance of ensuring the conservation of Seattle Times Park in perpetuity. *(Staff Note: the Seattle Times Park is open space on private property on the block south of this site and was subject to design review through MUP 3017232-LU)*
- Supported the proposed grocery store use.
- Stressed the importance of views of the sky and noted that views of the sky are more important than sunlight for human beings.
- Support for the retention of the Seattle Times Park and the increase in height of three floors for the west tower and one floor for the east tower. Noted that buildings along Fairview are 85' in height.
- Strongly supported the proposed landmark treatment and the distribution of massing on the site shown in Massing Option 3.
- Noted that the west façade is large and hopes the massing folds are enough to break up the façade.
- Concerned with the activation of the plaza. Would like to see activation and reasons for the public to enter the plaza, such as retail or performance space.
- Supported the departure for expanding the maximum floor plate size by an additional 5%.
- Emphasized the importance of the park and the need of green space especially for people with children.
- Noted that the grocery store is very vital.
- Supported the increase in height for the two towers located on the site in exchange for the conservation of the Seattle Times Park.
- Supported the differentiated height between the two towers as it increases visual interest.
- Did not support reducing the tower setback along Thomas St. Noted that Thomas is a designated Green Street with a purpose to enhance pedestrian circulation and create open space opportunities. Concerned that encroaching on the Thomas right of way reduces solar access for open space and Green Street amenities and is at odds with the Green Street purpose.
- Supported the general north/south through-block pedestrian connection, however was concerned that the south entry is obscured and that the north entry includes overhangs and ground level features that appear to bar entry.

- Did not support the through block entries as currently proposed as they do not appear to enhance pedestrian comfort or promote greater use by the public.
- Noted the nearby Troy Block arcade as an example not to follow- the design discourages access by the public and commercial spaces are limited.
- Would like to see the through block entries designed to be more welcoming.
- Stated a lack of support for the bridge volume which compresses the through block entries from Thomas.
- Preferred pedestrian through block access from both avenues.
- Would like to see extended hours of operation for these through block connections so that they are open and available to the public.
- Noted the increased use of ride-hailing services and that Fairview is less preferred for pickups and drop-offs. Preferred that these zones occur from John or Boren to avoid conflicts.
- Supported the skybridges as they add visual interest.
- Requested that the Board pay special attention to the development of the Boren façade as it will be visible from some distance; this elevation will be visible from the hilltops to the east and west.
- Concerned with the design of both the pedestrian realm and the upper stories of the west tower. Would like to see an added layer of modulation to provide a third scale of articulation.
- Preferred more pedestrian porosity. Supported pedestrian through block access from both avenues and glad that it was included in current design.
- Referenced the UW medicine as a good example which has a lot more massing folds.
- Cautioned against a complete rational configuration of fins limited to areas to address solar gain; noted the ability to creatively use fins to add texture.
- Supported the proposed gaskets and the use of material to signify a physical break.
- Concerned with the wide three lane driveway next to the midblock pedestrian connection.

SDCI staff also summarized SDOT comments received in writing prior to the meeting:

- SDOT supported the (SMC) requirements for street trees and a sidewalk along all frontages. The minimum planting strip dimension is 5.5' and the minimum sidewalk dimension is 6'. However, as development intensifies on the block, SDOT recommends 8'-wide sidewalks where possible.
- Along Fairview Ave E, existing street trees should be preserved and protected. The City plans to provide bus only lanes along Fairview Ave E, as part of the Roosevelt to Downtown RapidRide project and the existing bus stop adjacent to this site is planned to be relocated.
- E Thomas St is designated as both a neighborhood greenway and green street. The Thomas Green Street Concept Plan recommends the south curb along Thomas, fronting this site, be maintained. However, during the SIP process, SDOT can revisit the curb alignment and SDOT supports additional landscaping to create a more welcoming street for all road users.
- SDOT has previously approved the woonerf concept for E John St, which creates a shared street, plaza-like environment connecting the Seattle Times Park, this site and the proposed plaza between the two towers on this site.

- SDOT supports vehicle access exclusively from Boren Ave E.

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.

While the Design Review Board considers a design that responds to a proposed text amendment, the review and approval of the project by the Design Review Board does not in any way guarantee that the text amendment will be approved. Text amendments are City-sponsored legislative changes to the Seattle Municipal Code and are subject to approval by City Council.

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 Options and Relationship to Landmark and Context:** The Board appreciated the different massing options and noted that the studied massing alternates logically explain the design progression towards orienting the towers on the east and west portions of the site to respond to the onsite historic landmarks. The Board preferred Massing Option 3 as the distribution of massing has the best potential to delineate the towers as two separate forms. The Board also acknowledged that the Massing Option 3 shows a potential height increase related to the potential text amendment and agreed with public comment that the general distribution of asymmetrical massing provides an appropriate transition to neighboring context. While the Board supported the folded design concept for the tower forms, the Board agreed with public comment that the folded articulation along perimeter façades may not provide adequate modulation and recommended further study. The Board directed the applicant to proceed with a refined version of Massing Option 3 based on the following guidance:
 - a. Related to the tower forms, the Board supported the inward inflection between the towers and agreed the folding gesture is magnified by the mirrored relationship. The Board also referenced the UW Medical buildings as projects which incorporate inward massing folds successfully by including sufficient changes in the depth of the façade. Related to the massing folds, the Board recommended studying the angle of the folds to avoid shading the through block open space and requested additional solar analysis for the next meeting. (CS1-B, CS2-II, CS3-I, DC2)
 - b. For the Boren and Fairview street facing façades the Board echoed public comment regarding massing articulation and agreed that three tilted folds may not provide an adequate amount of articulation to avoid the appearance of one full block massing. The Board stressed that the success of the folding massing gesture depends on the

design development of the additional articulation and recommended thoughtfully studying the amount, depth, location and angle of folds. (CS3-I, DC2-B, DC2)

- c. The Board supported the massing proportion of the narrower north and south facades of each tower form. Related to the potential text amendment to push the east tower north and encroach into the upper level setback along Thomas, the Board supported an asymmetrical expression and the rationale to push the massing off the Seattle Times landmark, however, the Board acknowledged that the code intent for the upper level setback at Thomas and noted that there was not much analysis provided by the applicant. For this area, the Board recommended angling in the tower corner to be outside the 30' setback area and evaluating the pedestrian experience along Thomas and Fairview from various perspectives. (CS2-B, CS3-A-1, CS3-I, DC2)
- d. The Board also discussed the potential text amendment related to skybridges and agreed the three skybridges could strengthen the inward leaning tower massing design concept, provided that that views and solar access of the through block pedestrian connection is maintained. The Board requested additional analysis on how the skybridges affect views and solar access and recommended locating them as high as possible. (PL1, DC2)

2. Architectural Concept; Relationship of the Podium and Gasket to the Tower: The Board supported the overall podium design response and gave guidance for the design development.

- a. The Board supported the horizontal gasket condition between the podium and the tower. The Board recognized the potential of the vertical gaskets to break the massing up into distinct volumes and noted the design direction could go a number of different ways. The Board stressed the importance of a clear concept and recommended developing a cohesive treatment of the gaskets. (CS3-I-i, DC2)
- b. The Board supported the general podium massing strategy to align the height of the podium with the datum of the landmarks. To reinforce this relationship with materiality, the Board encouraged materials which provide visual weight and differentiate the podium from the towers and gaskets. The Board agreed that highly transparent glazing for the podium volumes may not be suitable to meet this guidance, and encouraged the use of the terra cotta, masonry or some other materials with inherent mass and texture. The Board also referenced the Seattle Art Museum tower as a good example of the use of solid materials to insinuate visual weight. (CS3, DC2, DC4)
- c. Related to the podium, the Board acknowledged the public comment related to the podium connection along Thomas and Boren, and agreed the upper podium connection should be refined to avoid the appearance of barring entry to the through block passage. In order to promote greater use through block passage by the public, the Board supported the general direction to use transparent materials for this connecting element as shown in the presentation so that it becomes more bridge-like and breaks up the mass of podium into the appearance of two volumes. (PL1-A, DC2, DC4)
- d. The Board supported the overall massing form and relationship to the existing landmarks and indicated early support of the departures for maximum floor plate size

and tower separation. The Board also agreed they would like to see a code compliant version before making a final determination and requested additional justification and analysis showing how the departures better meet the intent of specific Design Guidelines. (CS3, DC2)

- 3. Site Circulation and Ground Plane:** The Board supported the connection to the Seattle Time Park and overall arrangement of uses and recommended studying the retail frontages and relationship to grade along each street-front and through block connection. The Board noted that the historic facades are not highly transparent and that this existing condition places a lot of onus of other facades to be transparent, porous and active frontages:
- a. The Board agreed with public comment that additional design development was needed to ensure the through block connection entries feel welcoming to the public and gave guidance to enhance accessibility and connectivity. For the next meeting, the Board requested additional perspectives views enlarged sections, elevations and to help explain the detailing and intended character of each through block connection entry. (CS2-B-2, PL1, PL2-A, PL3, DC3)
 - b. The Board agreed with public comment that the street edge along Boren should be designed to facilitate human interaction. In order to reinforce the public realm and pedestrian environment, the Board recommended studying porosity, transparency, entries, and relationship to grade. (CS2-B-2, PL1, PL2, PL3)
 - c. The Board also acknowledged public concern with the vehicular entrance and the through block connection entry. The Board observed the width of the passage is conceptually wide enough to allow visual connection for both pedestrian and vehicular circulation. To address pedestrian safety and minimizes the impact on the pedestrian realm, the Board gave guidance to demonstrate how the design prioritizes pedestrian and safety. For the next meeting the Board requested specific perspectives from the pedestrian and the vehicular viewpoints. (CS2-B-2, PL1, PL2, PL3, DC1-B)
 - d. To reinforce the through block pedestrian connection with Thomas, the Board recommended resolving the stair and ramp circulation and incorporating landscape and human scale architectural elements. (CS2-B-2, PL1, PL2, PL3, DC3)
 - e. The Board was concerned with the narrow width of the through block south entrance. To establish a strong visual connection through to the streetscape beyond, the Board recommended either setting back and eroding the podium or expanding the width of the entrance, potentially by following the angle of the paving pattern shown in the early landscape plan. (CS2-B-2, PL1, PL2, PL3, DC3)
 - f. The Board supported the general location of through block pedestrian connections for both the east west passage as well as the north south connection to the Seattle Times Park. The Board indicated unanimous early support of the departure request to reduce width of the through block pedestrian connection along the east passage to allow for the preservation of the landmark frontages. (CS2-B, CS3-A-1, PL1-A)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better

overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance the following departures were requested:

1. **Maximum Floor plate size (SMC 23.48.245.B.1.d.):** The Code allows expanding the maximum floor plate size with an additional 5% as a departure due to the presence of a landmark structure onsite. The applicant proposes expanding the maximum floor plate size an additional 5% to 31,500 sf per floor.

The Board appreciated the effort to reconfigure the massing to provide more buffer to the onsite landmark structure and indicated early support of the departure. The Board also agreed they would like to see a code compliant version before making a final determination and requested additional justification and analysis of how the proposed departure better meets the intent of specific Design Guidelines, compared with a code compliant design.

2. *Staff note: The request to depart from curb cut width standards (referred to as Departure 2 in the Early Design Guidance Packet) was determined to be not needed per SMC 23.54.030.F.2.b.2.*

Tower Separation (SMC 23.54.035.C1): The Code requires towers to be separated by 60' and allows for averaging due to the presence of a landmark. The applicant proposes a folded tower massing which encroaches on the 60' but maintains an average separation of 60'. *Staff note: SDCI staff will determine if this design standard is departable.*

The Board supported the overall massing form and relationship to the existing landmarks and indicated early support of the departure as the faceted tower forms have the potential to provide visual interest and create a strong architectural concept, subject to the design changes in response to Early Design Guidance. The Board agreed the modified design could better meet Design Guidelines CS3 Architectural Context and Character and DC2 Architectural Concept.

3. **Through-block Pedestrian Connection: (SMC 23.48.240.H.3):** The Code requires a minimum width of 15' for a through block pedestrian connection. The applicant proposes a 12'-9" connection between the two landmark structures on site.

The Board indicated unanimous early support of the reduced width of the through block pedestrian connection to allow for the preservation of the landmark frontages. The Board supported the general location of the east west passage as well as the north south connection to the Seattle Times Park and agreed the design has the potential to better meet Design Guidelines CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-1. Fitting Old and New Together and PL1-A Network of Open Spaces.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. 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-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

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.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

South Lake Union Supplemental Guidance:

CS1-I Responding To Site Characteristics

CS1-I-i. Sustainable Design: New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design* (LEED) manual which provides additional information

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

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

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

CS2-I-ii. Shadows: Minimize shadow impacts to Cascade Park.

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

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

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

CS2-II Height, Bulk, and Scale Compatibility

CS2-II-i. Corridor Experience: Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.

CS2-II-ii. Upper-level Setbacks: Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at

street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.

CS2-II-iii. Width Ratios: Relate proportions of buildings to the width and scale of the street.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

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.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

South Lake Union Supplemental Guidance:

CS3-I Height, Bulk, and Scale Compatibility

CS3-I-i. Facade Articulation: Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

CS3-I-ii. Reduce Visual Bulk: Consider using architectural features to reduce building scale such as:

- a. landscaping;
- b. trellis;
- c. complementary materials;
- d. detailing;
- e. accent trim.

CS3-II Architectural Context

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

CS3-II-ii. Preservation: Re-use and preserve important buildings and landmarks when possible.

CS3-II-iii. Historic Signage: Expose historic signs and vintage advertising on buildings where possible.

CS3-II-iv. Historic Aesthetic: Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.

CS3-II-v. Industrial Character: Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include:

- a. window detail patterns;
- b. open bay doors;
- c. sloped roofs.

CS3-II-vi. Cascade Character: Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include:

- a. community artwork;
- b. edible gardens;
- c. water filtration systems that serve as pedestrian amenities;
- d. gutters that support greenery.

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.

South Lake Union Supplemental Guidance:

PL1-I Human Activity

PL1-I-i. Open Connections: Keep neighborhood connections open, and discourage closed campuses.

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.

PL1-II Landscaping To Reinforce Design Continuity With Adjacent Sites

PL1-II-i. Spatial Hierarchy: Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements onsite to create larger spaces.

PL1-III Pedestrian Open Spaces and Entrances

PL1-III-i. Public Realm Amenity: New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as:

- a. curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;
- b. pedestrian-oriented street lighting;
- c. street furniture.

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

PL2-A Accessibility

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

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

PL2-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-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

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.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

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

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.

PL2-I-ii. Streetscape Amenities: Provide pedestrian-friendly streetscape amenities

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

PL2-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-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-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

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-I Streetscape Compatibility

PL3-I-i. Retail Location: Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.

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-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

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.

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-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

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-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

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.

South Lake Union Supplemental Guidance:

DC1-I Design of Parking Lots Near Sidewalks

DC1-I-i. Below-Grade Parking: Providing parking below grade is preferred.

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-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

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.

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.

South Lake Union Supplemental Guidance:

DC3-A Building-Open Space Relationship

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

DC3-B Open Space Uses and Activities

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

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

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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

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

South Lake Union Supplemental Guidance:

DC3-I Landscaping To Reinforce Design Continuity With Adjacent Sites

DC3-I-i. Sustainable Landscaping: Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.

DC3-I-ii. Native Vegetation: Where appropriate, install indigenous trees and plants to improve aesthetics, capture **water and create habitat**.

DC3-I-iii. Tree Retention: Retain existing, non-intrusive mature trees or replace with large caliper trees.

DC3-I-iv. Water Features: Water features are encouraged including natural marsh-like installations.

DC3-I-v. Lighting: Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

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-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

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

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

DC4-C Lighting

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

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

DC4-D Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board unanimously recommended moving forward to MUP application.