

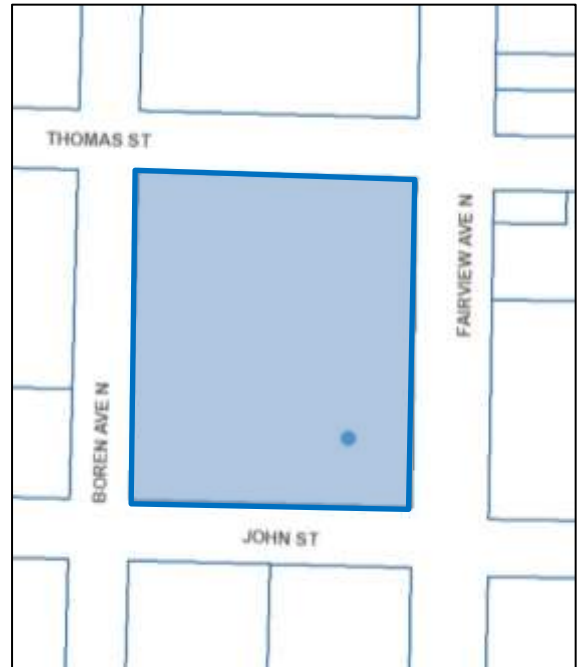


**FINAL RECOMMENDATION OF THE
WEST DESIGN REVIEW BOARD**

Project Number: 3030079-LU
Address: 1120 John St
Applicant: Andrew Clinch, Perkins + Will
Date of Meeting: Wednesday, December 04, 2019
Board Members Present: Stephen Porter, Chair
Jen Montessoro
John Morefield
Brian Walters
Patreese Martin
Gloria Mah
Board Members Absent: none
SDCI Staff Present: Joe Hurley

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-LU. 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-LU.

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)

INITIAL RECOMMENDATION June 12, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

A representative from the City of Seattle Office of Planning and Community Development (Jim Holmes, OPCD) provided these comments:

- OPCD is supportive of the proposed development, including the exchange of the corner parcel for park development in return for an increase in available floor area ratio (FAR).
- OPCD is supportive of the zone amendment related to the proposed development.

A representative from the South Lake Union Community Council offered these comments:

- Supported this project, appreciated the insets around the entries and the strong and well-signed public entries.
- Appreciated the setbacks at Thomas Street, noting that what makes Green streets is foliage and for that you need light.

Other comments:

- Encouragement to make the site very open and inviting.
- Noted that what is really important are the connections between the Seattle Times building and the park and the new public spaces.
- Concerned regarding some of the site being open only during “normal business hours” and requested that it remain open at all times to facilitate use by the public.
- Appreciated the preservation of the Seattle Times buildings but concerned about the effect of occupiable space on the roof.
- Concerned regarding access to the Paseo, noting that code requirements and ease of use for differently-abled people were not the same thing; railings may not be required by code but in places could facilitate use.
- Requested that enough time be allocated to presentation of the landscape design at future meetings.
- Noted the landscape design is very important, concerned that the courtyard will be shady and noted that we do not want puny landscaping.
- Requested that the Landscape design be connected to that of the adjacent project.
- Criticized the entrances to the midblock connection, calling two of the four seriously challenged, and noted a similarity to the Troy Laundry block where people walk by and think - why would I walk in there?
- Noted that neighbors want the public to use and activate these blocks, not just look at beautiful silos.
- Noted that the project at 400 Fairview does a great job engaging and bringing in the public.
- Noted that the really important aspect of the design of this project is walkability and accessibility and that the public nature of the area is of paramount importance.

SDCI staff also summarized Department of Neighborhoods Architectural Review Committee (DON-ARC) comments received prior to the meeting:

- DON-ARC emphasized the need for the applicant to develop a design that is more legible and simple. DON-ARC encouraged the applicant to propose a design that corresponds with the Seattle Times building.

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 Seattle Design Guidelines 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 record 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 initial recommendations.

- 1. Massing:** The Board continued to support the schematic massing ideas from the Early Design Guidance Meeting but had significant concerns about the development of both the towers and the podium as detailed below.
- 2. Response to Guidance:** The Board agreed that the design of the project had not sufficiently responded to their guidance from EDG or adequately taken into account the updated South Lake Union Neighborhood Guidelines. The Board concluded unanimously that the project should return for a second Recommendation meeting and provided the following guidance.
- 3. The Towers:** The Board noted that their previous support for the tower forms and modulation strategy was qualified by their concern regarding the legibility of the folds, which they had questioned and discussed in some depth at EDG. The Board restated that their guidance had been to explore ways to strengthen this articulation, ensuring that it was adequate to mitigate the scale of the towers.
 - a. The Board did not support the current design development of the towers, finding the amount of modulation provided by the folded planes inadequate to break down the scale and the mass of the towers. (CS2-4-b)
 - b. The Board acknowledged the explorations of additional folds provided on pages 29-33 but agreed that the critical issue in creating the required modulation was the magnitude of the folds, rather than the number. (DC2, CS2-D)
 - c. The Board contrasted this proposal with the more successful UW School of Medicine project (p. 34, a precedent cited in their previous guidance), where a greater degree of plane change and significant reveals were employed.

- d. The Board appreciated the work demonstrating the quantifiable aspects of the folded plane modulation strategy (p. 42-49) but noted that the ‘degree of folding’ proposed for these towers was similar to that of the project at 1920 Terry Avenue, which they agreed was unsuccessful in providing legible modulation. (CS2-D, CS2-4)
- e. The Board agreed that the components proposed for the tower facades (glazing types and pattern, folded planes, exterior fins) could yield a viable solution, but struggled to see a coherent design concept organizing the components, or demonstration of how this expression was tied to either the existing landmarked structures or the proposed podium elements. (DC2)
- f. The Board supported the evidence-based development and deployment of the fin system and the positive impact they could have on energy use, as well as their potential to create depth and visual interest. (CS1-A, DC2-D)
- g. The Board was concerned to hear a description of the revised shape and depth of the proposed fins that was not represented in the recommendation packet drawings. The Board recognized the possibility that those changes could affect the project’s appearance but were unable to comment further on that aspect of the proposal, since the current drawings of those fins were not available for their review. The applicant should be prepared to provide updated drawings and details that correspond to the proposed design at the next recommendation meeting.

- 4. Architectural Character:** The Board registered their most significant concerns about the project in regard to the South Lake Union Neighborhood Guideline CS2-4-b: Full Block Sites, unanimously agreeing that this project appeared as an internalized campus-like development with uniform architectural character and clearly conflicted with this guideline.
- a. The Board specifically observed that it was very difficult to distinguish the various perspective drawings from one another because of how similar the project appeared from multiple viewpoints.
 - b. The Board directed the applicant to redesign the proposal to fully respond to this guideline. (CS2-4-b)

- 5. The Podium:** The Board noted similarities between this proposal and the unsuccessful design of the Troy Laundry block to the north, where a monolithic expression and internalized campus-like character (at both the street edge and midblock interior) discourages public use of the mid-block connection.
- a. The Board agreed that to avoid the appearance of a monolithic block, the podium should be expressed as an assembly of differently scaled pieces with unique and distinct architectural expressions, and that the current strategy of fins with differing shapes and on-center spacings was insufficient to the task. (cs2-4-c)
 - b. The Board noted that while the wide spacing of the terracotta fins yielded interesting effects in longer views, it did not create the level of detail and human scale specified in the Citywide or South Lake Union Guidelines. (DC2-D, CS2-3-d, CS2-4)
 - c. The Board revisited their guidance from EDG regarding weightier materials with “inherent mass and texture” and considered whether the proposed fins were an adequate response. The Board agreed that some of the provided façade studies seemed to respond more directly to this guidance, but also that the fin strategy could

be part of a successful solution if sufficient contrast in other treatments were developed. (CS3-A)

- d. The Board applauded the design team's work in using design cues from the landmarked Seattle Times structure to reinterpret a historic material, and suggested a further exploration that would include variation on two axes (as at the Times) rather than just the one. (CS3-A-1)

6. Entries to the Midblock Connection: Echoing public comment and citing the updated South Lake Union Design Guidelines, the Board agreed that the development of the Midblock entries as open, inviting, useful and clearly public was a critically important aspect of the design.

- a. The Board recognized that each entry point had its own particular challenges and commended the design team for bringing an appropriately high level of design development to each. (CS2-B-2, PL1, PL2-A, PL3, DC3)
- b. The Board was surprised not to see some unifying architectural expression or wayfinding strategy shared among the four entries and agreed that this could be an effective strategy in identifying these public access points. (PL2-D)
- c. The Board was unanimous that this identification should be accomplished through the architecture, site planning and landscape design, and that signage should be employed only in a supporting role. (PL2-D)

7. Entry at Boren: The Board agreed that the low ceiling, poor sightlines and muddled relationship with vehicle access would make it difficult to recognize this as an entrance, and uninviting to the public. (CS2-4-c)

- a. The Board appreciated the exploration of options demonstrated in the packet (p. 66-71) but noted that the options offered little relief from these issues as the view aperture from the sidewalk was similarly constrained in all options. (CS2-4-c)
- b. The Board noted that there would be a number of ways to address this issue, but that the most important change would be to increase the size of the view aperture and allow the nature of the Paseo (public, inviting, a usable pedestrian route) to be legible from the street. (CS2-4-c)
- c. The Board discussed the naming of this code-required midblock connection "The Paseo", and registered concerned that it could generate confusion that would limit its use by the public. Design the mid-block connection to be clearly identified as a public space that is welcoming and inviting to the public. (PL1, PL2-A)

8. Midblock Entry at John Street: The Board agreed that the width of this entry could be sufficient to meet criteria in the guidelines and that it was more successful than the other three entry points.

- a. The majority of the Board agreed that further development was required, noting that a clear line of sight through the block did not exist and that the entrance was not yet recognizable as a public passage or sufficiently inviting to pedestrians. (CS2-4-c)
- b. The Board agreed that the "canting" of the building edge in Option 2 was an appropriately gesture but also that the criteria in CS2-4-c could be met through the development of other aspects of the design.

- c. The majority of the Board agreed that they did not yet see the material choices, human scale elements or level of detail in the pedestrian experience that would make the public nature and utility of this entrance legible. (CS2-4)
- d. Additional graphics and information will be required by the Board to understand the relationship of this entrance to the John Street woonerf, Seattle Times park and the project currently under construction at 1120 Denny Way. (DC3-C-1)

9. Midblock Entry at Fairview Avenue: Echoing public comment, The Board was unanimous in support of the development of this entry as an open passageway rather than an enclosed space, noting that even if it were underutilized, the intent of the code and guidelines is for unfettered public use. (CS2-4-c)

10. Midblock Entry at Thomas Street: The Board agreed that the reduction in the depth of the bridge above this entry was a positive change but were concerned to see the passage narrowed and significant program elements encroaching into the space.

- a. The Board also expressed concern regarding the vertical clearance of the passage and directed the applicant to provide a study with a higher single-story bridge, similar to the other more successful bridges in the project. (CS2-4-c)
- b. The Board agreed that the development and character of this element would be critical both in creating the open and welcoming entry called for in the Guidelines and in helping differentiate the podium masses. (CS2-4)
- c. The Board agreed that it was possible that the dimensions of this entry could be adequate, provided the nature and extent of the Paseo and the Seattle Times structure were adequately visible from the sidewalk, and that the entry read as public and inviting. (CS2-4-c)
- d. The Board requested additional graphics and information at the next meeting to understand how the design of this street edge is responding to the Green Street condition on Thomas. (DC4-D, CS1-D, CS2-A)

11. The Midblock Connection (Paseo): The Board recognized and applauded the significant effort expended by the design team in the development of this complicated and important feature.

- a. The Board did not support bringing the tower glazing system to grade within the Paseo, as this would tend to create the uniform architectural character and campus-like development specifically discouraged by the guidelines. (CS2-4)
- b. The Board agreed that the interior edges of the Paseo should be broken up and differentiated (similar to exterior) and be animated by a well-ordered sequence of active uses made legible with human-scale elements and the landscape design. (CS2-4-c)
- c. Echoing public comment, the Board encouraged the design team to develop the Paseo not just to meet accessibility code but to be welcoming and encouraging of use by all members of the community regardless of age or ability. (CS2-4-c, PL2-A)

12. Departures:

- a. The Board continued to support the departures that related to the preservation of the existing Landmarked Seattle Times structures (1, 3, 4, 6, 7, 8, 9.)

- b. The Board did not support the other departure requests (2, 5) but agreed that they would reconsider the other departure requests when the revised project returned to the Board.

FINAL RECOMMENDATION December 4, 2019

PUBLIC COMMENT

There were no public comments offered at this meeting.

The following design related comments were received in writing prior to the meeting:

- Requested adding bicycle parking with good access to the Thomas St Greenway.
- Encouraged inviting materials such as brick at the base of the tower.
- Discouraged the use of glass, steel, and hardi-panel.
- Suggested reducing window size.

SDCI received non-design related comments concerning parking, traffic, public transportation impacts, and building efficiency.

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All public comments submitted in writing for this project can be viewed using the following link and entering the record 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 initial recommendations.

1. **Response to Guidance:** The Board agreed that the design of the project had sufficiently responded to their guidance from previous meetings and adequately taken into account the updated South Lake Union Neighborhood Guidelines. The Board unanimously recommended approval of the project as designed.
2. **The Towers:** The Board recommended approval of the revised shape and articulation of the towers, finding the amount of modulation provided by the folded planes adequate to break down their scale and the mass. (DC2, CS2-D, CS2-4)

3. **Architectural Character:** The Board agreed that revisions to the design of the podium had mitigated their concerns that this project appeared as an internalized campus-like development with uniform architectural character, and recommended approval of the project as designed. (CS2-4.b)
4. **Entries to the Midblock Connection:** The Board recommended approval of the project as designed, agreeing that the increased size and reconfiguration of the midblock entries had yielded a more open, inviting, and recognizable character. (CS2-B-2, PL1, PL2-A, PL3, DC3)
5. **Fairview Avenue:** In considering the proposed alteration to the Landmarked Seattle Times Printing Press Building, the Board recognized the role and purview of the Department of Neighborhoods in any approval of this design choice and respectfully offered the following assessment.
 - a. The Board approved of the proposed location of a new building entry within the masonry bay of the Seattle Times Printing Press building, noting that the introduction of this contemporary element could serve to highlight and emphasize the notable quality of the existing structure. (CS2-A, CS3-A)
6. **The Midblock Connection (Paseo):** The Board recommended approval of this element as designed, agreeing that the reflection of the street-side character of the various podium elements to the interior had had mitigated their scale and that the design of the ground plane had created open space that would be inviting and usable by people of all abilities. (CS2-4-c, PL2-A, CS2-4)

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the **FINAL** Recommendation meeting, 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 recommended approval of this departure as better meeting the intent of Design Guideline CS3-B Local History and Culture.

2. **Tower Separation (SMC 23.48.240.F.5.b):** 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' to a distance of 49' but maintains an average separation of 50'. *Staff note: SDCI staff will determine if this design standard is departable.*

The Board recognized this departures potential to help mitigate height bulk and scale and result in stronger facade composition and recommended approval of this departure as better meeting the intent of Design Guidelines CS2-D Height Bulk and Scale, DC2 Architectural Concept and DC2-B Facade Composition.

3. **Street-Facing Façade Transparency Amount (23.48.040.B.1):** The code requires a minimum of 60 percent of the street-facing facade to be transparent. The applicant proposes a non-compliant condition for those portions of the site occupied by the landmarked Seattle Times structures on Fairview Ave N (42% transparent).

The Board recommended approval of this departure as it is required to preserve the existing landmarked Seattle Times structures, better meeting the intent of Design Guidelines CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-1. Fitting Old and New Together.

4. **Street-Facing Façade Blank Façade Width (23.48.040.B.2.a.1):** The code limits blank facade width to a maximum of 15 feet. The applicant proposes a non-compliant condition for those portions of the site occupied by the landmarked Seattle Times structures on John Street and Fairview Avenue, up to 83'3" wide.

The Board recommended approval of this departure as it is required to preserve the existing landmarked Seattle Times structures, better meeting the intent of Design Guidelines CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-1 Fitting Old and New Together

5. **Street-Facing Facade Blank Façade Amount (23.48.240.B.2.a.2):** The code limits the total blank façade width to 40% of the width of the street-facing façade. The applicant proposes a non-compliant condition for those portions of the site occupied by the landmarked Seattle Times structures on Fairview Ave N (56% of the width of the facade).

The Board recommended approval of this departure as it is required to preserve the existing landmarked Seattle Times structures, better meeting the intent of Design Guidelines CS2-B Adjacent Sites, Streets, and Open Spaces, CS3-A-1 Fitting Old and New Together.

6. **Curb Cuts (SMC 23.54.030.F.2.B.2):** The code requires that for two way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined per subsection 23.54.030.f.2.b.2. The applicant proposes the parking and services entry off Boren Avenue to be 30' wide to accommodate truck and auto access combined.

The Board recommended approval of this departure as it will rationalize vehicle circulation and increase pedestrian safety, better meeting the intent of Design Guidelines DC1-B Vehicular Access and Circulation, DC1-C Parking and Service Uses.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design 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:

- CS1-1 Energy Use:** Take advantage of site configuration to accomplish sustainability goals. Examples include solar orientation; stormwater run-off, detention, and filtration systems; sustainable landscaping; or versatile building design for entire building life cycle.
- CS1-2 Sunlight and Shadows:** Avoid or reduce shadow impacts to Cascade, South Lake Union, and Denny Parks, particularly the gardens or active use areas of the parks.
- CS1-3 Topography and Elevation Changes:** Accommodate sloping terrain through ‘stepping’ ground floor and other architectural features. Emphasis should be placed on ground-level treatments that create a safe, attractive transition between the site and pedestrian zone.
- CS1-3-a. Transitional Space:** On sloping street frontages, entryways should include a generous and level transitional space for commercial or residential activity, in addition to Citywide Design Guideline PL3.
- CS1-3-b. Setback or Recess Entrances:** Setback or recess entrances for a gracious transition from a sloped sidewalk to a flat grade at the entry.
- CS1-3-c. Conceal & Treat Parking:** Conceal underground parking from street views and design any parking walls exposed above grade-level with an attractive treatment such as integrated, quality architectural cladding, planting, and/or artwork.
- CS1-3-d. Visual Transition:** Create a safe visual transition between ground-level interior and adjacent pedestrian areas and public sidewalks.
- CS1-3-e. Incorporate Hill Climbs:** Incorporate hill climbs as identified in the South Lake Union Urban Design Framework.
- CS1-4 Plants and Habitat:** South Lake Union is on a bird and insect flight path between green-belts on Capitol Hill, Queen Anne, and Magnolia.
- CS1-4-a. Provide Refuge Habitat and Food Sources:** Consult with landscape architects to develop landscape plans that provide refuge habitat and food sources in project landscape species to facilitate movement for urban population of some species.
- CS1-4-b. Consider Species’ Needs:** In designing open spaces, Green Factor measures, green roofs, and other landscape element consideration should be given to plantings and other elements (such as fountains) that might be used by such species.

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:

CS2-1 Gateways Locations: The South Lake Union Urban Design framework (UDF) identifies important gateways to consider in project design. Gateways are transition locations and places that mark entry or departure points to the neighborhood for automobiles and pedestrians. Private sites at gateways should create opportunities for identification - a physical marker so the community notices they are entering a special place.

CS2-1-a. Site Characteristics: Consider site characteristics such as topography, views, or surrounding building patterns, which are important for gateway locations.

CS2-1-b. Contributing Elements: Design elements that contribute to gateways include building out to meet the corner where appropriate, or tools such as setbacks to allow for pedestrian friendly spaces and expanded sidewalks, signage, landscaping, artwork, or signature facade treatments.

CS2-1-c. Collaborate with Adjacent Projects: Where opportunities exist, collaborate with adjacent development projects or projects across the street that mark the same gateway location.

CS2-2 Heart Locations: In addition to Gateways, the UDF identifies Regional and Neighborhood Heart Locations. ‘Heart’ locations are the center of commercial and social activity within the neighborhood. These locations provide anchors for the community and give form to the neighborhood.

CS2-2-a. Respond to Heart Locations: Primary building entries and facades should respond to the heart location. Amenities to consider include: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs, and entry plazas.

CS2-3 Adjacent Streets: Project design should respond to adjacent street character. These street descriptions should inform how projects relate to the right-of-way. See full guidelines for design guidance for projects on the streets below.

CS2-3-a. Aurora and Dexter Ave N: Projects should include substantial landscaping and attractive building facades. The scale of street improvements and facade elements could be larger than if these streets were predominantly pedestrian-oriented.

CS2-3-b. Eighth and Ninth Ave N: Substantial landscaping and pedestrian interest should be emphasized along the street front. Courtyards and small open spaces may be more appropriate than a uniform street wall.

CS2-3-c. Westlake Ave N: Projects facing Westlake should reinforce the street wall at ground level by aligning buildings along the sidewalk or should feature small courtyards, plazas, or other pedestrian oriented open spaces. The setback of upper stories from Westlake Ave should be encouraged to reduce view blockage of the lake.

CS2-3-d. Boren, Fairview, Minor, Pontius, Yale and Eastlake Ave N: Respond to the character of the historical structures that are along these streets by featuring some of the massing, fenestration patterns, use of materials, or other non-stylistic character of the older buildings.

CS2-3-e. Denny Way: Large scale landscaping features such as street trees are more appropriate than smaller pedestrian pockets or plazas. Pedestrian orientated retail uses are less important on Denny Way if the ground floor is active with interior uses and is lit at night. Maintain the spatial street envelope with street-front facades that create a strong street wall or an active open space.

CS2-3-f. John and Thomas Streets: John Street is a neighborhood Green Street that is well-suited for ground related housing. Thomas Street is a Green Street. The Thomas Street Streetscape Concept Plan supports bicycle-friendly design.

CS2-3-g. Harrison, Republican and Mercer Streets (East of Fairview Ave): These are envisioned as residential streets between Fairview and Yale Avenues. East-west mid-block connections are encouraged. Ground floor residential uses are appropriate. Landscaped areas and courtyards are encouraged on Harrison and Republican Streets.

CS2-3-h. Mercer St: Strong street walls on both sides of the street will enhance the street’s spatial characteristics. Ground floors should contain active building uses such as lobbies and group work spaces facing the corridor as well as retail and other pedestrian oriented uses. Ground floor spaces should be lit at night.

CS2-4 Relationship to the Block

CS2-4-a. All Corner Sites: Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architectural features.

CS2-4-b. Full Block Sites: New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally disrupt the smaller, historical pattern and pedestrian scale at the ground level, and create a blocky podium from when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

1. With the exception of the Eastlake/Mercer subarea, avoid internalized campus like developments with uniform architectural character. Large projects should express varied architectural elements and orient open spaces toward the streets and public realm.
2. Building facades should be articulated with modulation, fenestration patterns, different materials, and/or other means so that the building podium is not a monolithic block. The articulation should extend to all stories in the podium. If a tower extends directly over the front building facade, then the articulation should extend into the tower itself. Horizontal and vertical modulation beyond code minimums that further breaks a building's facade into legible elements, is encouraged.
3. Projects that include Landmarks should provide generous upper-level step-backs from historical facades to maintain the scale of the Landmark at the street level.

CS2-4-c. Mid-block Connections: Mid-block connections are code required for large blocks. These connections have several purposes. First, they enhance pedestrian movement through the neighborhood by breaking up large blocks. Second, they break up large buildings and provide modulation between buildings. Mid-block connections also provide usable ground-level open space.

1. Although portions of mid-block connections may be covered, entrances should open to the sidewalk and interruption of connections with doors or other enclosed space should be avoided.
2. If the connection does not provide a clear line of sight from one end to the other, it should be inviting to the public and be designed to appear as a passage through the block.
3. The ideal mid-block connection will be activated by street-level uses, water features, landscaping, seating, and public art.
4. Mid-block connections should be well lit, safe, and be designed to take maximum advantage of natural light.

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:

CS3-1 Emphasizing Positive Neighborhood Attributes & Challenges

CS3-1-a. Fitting Old and New Together: The retention of existing structures or facades is encouraged by allowing greater flexibility in applying these guidelines if the retention of the existing building fabric contributes to the overall design character and quality of the project.

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:

PL1-1 Network of Open Spaces: Open spaces in South Lake Union include mid-block connections, ground-level open space developed in new projects, and three parks: Denny Park, Cascade Playground, and Lake Union Park. Including green streets, Class I Pedestrian streets, the development of an open space network is a priority of the neighborhood. These features should be designed as high priority amenities when granting departures from development standards. Proponents should consider the following:

PL1-1-a. Mid-Block Connections: Where possible, incorporate mid-block connections, linked courtyards, or activating alleyways. For residential focus areas, use mid-block connections with active and/or passive recreation that can strengthen existing urban activities. Consider merging different mid-block connectors to increase activity, such as an alleyway joined by a courtyard. Alleyway mid-block connections that include parking should incorporate paving that can be used for recreational activity.

PL1-1-b. Street-Level Open Space: For both retail and residential focus areas, consider private or semi-private courtyards facing the street, or pocket parks.

PL1-1-c. Open Space Connections: Open space connections should respond to view corridors of neighborhood-scale and regional open spaces, such as the Seattle Center, Lake Union, Denny Park, and Cascade Playground.

PL1-1-d. 8th Ave N: Create a visual and physical connection along 8th Ave between Mercer Street and Roy Street.

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:

PL2-1 Weather Protection: Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green Streets, designated trails, and where retail uses are provided along the ground floor.

PL2-1-a. Reinforce Pedestrian Scale: Consider opportunities for the canopy or other weather protection to reinforce a sense of pedestrian scale.

PL2-1-b. Modulation: Avoid long monolithic designs in favor of modulation along the length of a block. This can be achieved by matching overhead protection to facade bays and breaking up canopies or overhangs accordingly.

PL2-1-c. Shelter Entries to Eating Establishments: Entries to spaces that may house eating or drinking establishments should be recessed or provide two sets of doors so that temporary ‘air locks’ over the sidewalk are not necessary.

PL2-2 Walkways and Pedestrian Interest: Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design. The pattern of near-by features, spatial changes, and points of interest define the pedestrian experience.

PL2-2-a. Regular Sensory Stimulation: Points of interest that may include building entrances, window displays, seats, landscaping, change of architectural character, alcoves or artwork should be placed every 15 to 20 feet to create regular sensory stimulation.

PL2-2-b. Focal Features: Focal features—an open space, pedestrian connection, activity center, or significant variation in spatial enclosure or architecture character—should be placed approximately every 130 feet.

PL2-2-c. Provide a Destination: A strong element at one end of a corridor can act as a ‘terminus’ by providing a destination or a view point that can be seen from the corridor. Similarly, a central plaza or landmark can attract pedestrians from throughout the corridor, thereby unifying the corridor’s activity.

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:

PL3-1 Entries: Buildings with more than 200 linear feet of street frontage should feature one or more primary building entries that are enhanced or articulated by design measures such as entry design elements that extend above the ground floor, special canopy features, architectural elements such as special lighting, artwork, or other similar treatment.

PL3-2 Residential Edges

PL3-2-a. Ground-Level Residential (Including Live/Work): The UDF identifies areas with a residential focus. Projects fronting onto a designated Green or 'woonerf' street should include the following elements to provide privacy layering to the sidewalk.

1. Provide a direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering the building during inclement weather.
2. Elevate the ground floor of the living area at least 2-4 feet above the adjacent sidewalk grade. This guideline does not apply to designated ADA accessible units.
3. Provide a physical 'threshold' feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds should

filter but not block views to and from the street, and should help define individual units. Retaining walls should generally not be taller than 4 feet. If additional height is required to accommodate grade conditions, then stepped terraces of more than one 4 foot wall can be employed.

4. Provide an outdoor space at least 6 feet in depth and 6 feet wide (36 square foot minimum) in the front yard such as a porch, patio, or similar space that can accommodate seating at least 2 persons. Where feasible, this space should be at the same level as the interior of the unit.
5. Design the front door and entry area to enhance the privacy transition. Windows should be located so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor. (This means that the bottom of the ground floor windows facing the street should be at least 6 feet above sidewalk grade.)

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.

South Lake Union Supplemental Guidance:

PL4-1 Bicycle Facilities: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar 'inverted U' or 'staple' style. The bicycle racks

may also be an opportunity for placemaking, such as having a uniform color for bike racks within South Lake Union or having distinctive place-names designed into the racks.

PL4-2 Transit Facilities: Public transit is an essential part of a well-functioning Urban Center that supports dense, mixed-use development with high concentrations of jobs and housing. These facilities work best when they are carefully integrated into the urban fabric of the neighborhood and reinforce pedestrian activity at the ground level. Transit facilities that occur out of the public right-of-way and are subject to design review can include light rail stations, bus terminals, and off-street bus layover.

PL4-2-a. Pedestrian Activity: Transit facilities should be designed as an integral part of any co-development and be designed to support all relevant Citywide Design Guidelines, especially those regarding the ground floor and pedestrian activity.

1. On Class I Pedestrian Streets required street-level uses are essential to achieving the intent of Pedestrian Street Classifications. Operational needs may require that vehicle entrances to transit facilities be wider than permitted for parking garages and facade lengths may be greater than other structures in the neighborhood. Street frontage of these projects should maintain and reinforce the levels of pedestrian activity and visual interest that Class I Pedestrian streets are intended to achieve.
2. Consider completely screening the layover space from public view. Ideally other uses with transparent, active storefronts are located between bus parking and the public right of way.

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.

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 Façade Composition

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

- DC2-1 Massing, Design, and Scale:** Consideration of three scales. Buildings and their surroundings are perceived at three scales: 1) The pedestrian scale that relates to human activity within the immediate vicinity of the pedestrian (roughly 60 feet horizontally); 2) The street space where the street and adjacent open spaces are perceived as a ‘room’ (generally street block or two long and about 60 feet high); and 3) Tall building or skyline scale (where the building form is perceived generally at more than a block away).
- DC2-2 Pedestrian Scale:** These guidelines apply to both taller buildings above the base height of 85 feet and buildings less than 85 feet in height.
- DC2-2-a. Street-Level Scale:** Podiums in South Lake Union are intended to promote a pedestrian scale by creating a ‘street wall’ that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building’s street-front facade upward directly from the podium can break up height and scale consistency of an otherwise coherent spatial ‘street room.’ For a successful scale transition, the podium facade should provide pedestrian scaled elements and proportions.
- DC2-2-b. Commercial Podiums:** Structures should express a podium level by setting back a portion of the structure at the podium height limit.
- DC2-3 Building Podiums:** Podiums in South Lake Union are intended to promote a pedestrian scale by creation a ‘street wall’ that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building’s street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial ‘street room.’ For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.
- DC2-3-a. Express Building Podiums:** Commercial structures should express a podium level by stepping back a portion of the structure at the podium height limit.
- DC2-3-b. Street Wall Variation:** Although podiums are required it is important to achieve some variety in street wall height. Full block projects should explore creative massing at the podium level to achieve variety.
- DC2-4 Tall Buildings:** Tall buildings require additional design guidance since they are highly visible above typical ‘fabric structures’ and impact the public visual realm with inherently larger facade surfaces, bulk, and scale shifts. These Tall Building Guidelines work in concert with and do not restate applicable Citywide Guidelines (or applicable neighborhood guidelines), which cover many important topics on the base and lower levels of tall buildings. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85 foot height.

DC2-4-a. Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

DC2-4-b. Tall Form Placement, Spacing & Orientation: Locate the tall forms to optimize the following: reduce shadow impacts on public parks, plazas and places; increase tower spacing to adjacent structures; afford light and air to the streets, pedestrians and public realm; and minimize impacts to nearby existing and future planned occupants.

DC2-4-c. Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

DC2-4-d. Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.

DC2-4-e. Shape & Design All Sides: Because tall forms are visible from many viewpoints/distances, intentionally shape the form and design all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding.

DC2-4-f. Adjusted Base Scale: To mediate the form's added height, design a 1-3 story base scale, and/or highly legible base demarcation to transition to the ground and mark the 'street room' proportion. Tall buildings require several scale readings, and the otherwise typical single-story ground floor appears squashed by the added mass above.

DC2-4-g. Ground Floor Uses: Include identifiable primary entrances -scaled to the tall form - and provide multiple entries. Include genuinely activating uses or grade-related residences to activate all streets.

DC2-4-h. Facade Depth & Articulation: Use plane changes, depth, shadow, and texture to provide human scale and interest and to break up the larger facade areas of tall buildings, especially in the base/ lower 100 feet. Compose fenestration and material dimensions to be legible and richly detailed from long distances.

DC2-4-i. Quality & 6th Elevations: Intentionally design and employ quality materials and detailing, including on all soffits, balconies, exterior ceilings, and other surfaces seen from below, including lighting, vents, etc.

DC2-4-j. Transition to the Sky & Skyline Composition: Create an intentional, designed terminus to the tall form and enhance the skyline (not a simple flat 'cut-off'). Integrate all rooftop elements and uses into the overall design, including mechanical screens, maintenance equipment, amenity spaces and lighting. Use wide photo simulations to study and design how the tall building will contribute to the overall skyline profile and variety of forms.

DC2-5 Secondary Architectural Features

DC2-5-a. Visual Depth and Interest

1. Rooftops: Design the ‘fifth elevation’ — the roofscape — in addition to the facades. As South Lake Union is a topographic valley, the roofs will be visible from tall buildings and locations outside the neighborhood such as the freeway and Space Needle. Therefore, roof-top elements should be intentionally designed and organized to present a coherent image when seen from above. Equipment should be fully screened.
2. Windows and Fenestration: Fenestration design should respond to context and the size and character of glazed areas. Well-articulated fenestration with a break in the facade plane is strongly encouraged. Expanses of unarticulated glazing and repeated horizontal ‘ribbon’ windows are discouraged. Patterns of different sized windows indicate how interior spaces or residential units are organized. Multi-paned windows provide a much finer scale and sense of refinement – and can sometimes relate to near-by historical structures.

DC2-6 Scale and Texture

DC2-6-a. Texture: Materials such as brick, stone, pre-cast concrete, smaller paned glass, tile, etc. provide both scale and texture and should be selected, especially where the surfaces are prominent or where there are no other architectural features.

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:

DC3-1 Building Open Space Relationship

DC3-1-a. Interior/Exterior Fit: Locate open spaces toward streets with high pedestrian volumes and 'Heart' locations. Open spaces accessible to the public should be visible from the street.

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.

South Lake Union Supplemental Guidance:

DC4-1 Exterior Building Materials

DC4-1-a. Transparent Ground Floor Glass: Avoid the use of tinted or reflective glass on the ground floor for commercial uses or other non-residential uses. Transparency maintains pedestrian visual interest and safety at the street level.

DC4-1-b. Panelized Materials

1. Sheet products can lower the visual quality of buildings – generally because of warping, poor fastening or detailing, and the manner in which the sheet products abut other materials or fenestration.
2. Panelized exterior cladding should be carefully detailed and of a sufficient thickness to prevent warping. The project applicant should provide visual examples of other applications, material samples, construction details (as requested by the Design Review Board and/or City Staff), and description of how the quality of the materials will be installed and ensured.

DC4-1-c. Materials at Ground Level: Use durable materials resistant to vandalism, incidental damage, and wear. Ground floor materials should provide the visual interest and texture as described in Citywide Guideline DC.2.D. Brick, tile, and other highly durable materials are encouraged.

DC4-2 Trees, Landscape, and Hardscape Materials

DC4-2-a. Design Standards: Encourage landscaping that meets LEED criteria, or an equivalent standard. This is a priority in the Cascade neighborhood.

DC4-2-b. Indigenous Species: Where appropriate, install indigenous trees and plants to improve aesthetics, capture water, and create habitat.

DC4-2-c. Mature Vegetation: Retain existing, non-intrusive mature trees or replace with large caliper trees. Water features are encouraged including natural marsh-like installations.

DC4-2-d. Reference Materials: Reference the City of Seattle Street Tree Manual and SDOT's "Streets Illustrated" for appropriate landscaping and lighting options for the area.

DC4-2-e. Sense of Place: 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.

RECOMMENDATIONS

At the conclusion of the RECOMMENDATION meeting, the Board recommended approval of the project.

The recommendation summarized above was based on the design review packet dated Wednesday, December 04, 2019, and the materials shown and verbally described by the applicant at the Wednesday, December 04, 2019 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the six Design Review Board members recommended APPROVAL of the subject design and departures with no conditions.