



**City of Seattle**  
Edward B. Murray, Mayor

**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

**Application Number:** 3013982  
**Applicant Name:** Kurt Jensen  
**Address of Proposal:** 300 Terry Ave

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a 15-story structure containing 283 hotel rooms with 11,000 sq. ft. of conference facilities and 7,300 sq. ft. of restaurant space. Existing structures to be demolished. Project includes 1,000 cu. yds. of grading.

The following Master Use Permit components are required:

- Design Review with no departures** (SMC Chapter 23.41)
- Administrative Conditional Use** (SMC 23.50)
- SEPA-Environmental Determination** (Chapter 25.05 SMC)

**DPD SEPA DETERMINATION:**

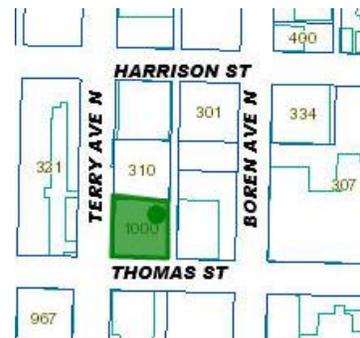
Determination of Non-significance

- No mitigating conditions of approval are imposed.
- Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts

**Site:**

**Site Zone:** IC-65\*  
**Nearby Zones:** (North) SM 160/85-240  
(South) SM 160/85-240  
(East) SM 160/85-240  
(West) SM 160/85-240

**Lot Area:** 13,800 square feet



\*This property was rezoned to SM160-85/240 by Ordinance #124172 on 6/13/2013. However, this project is vested to previous IC-65 zoning.

Current Development:

The site is located on the northeast corner of Thomas St and Terry Ave N. The site is occupied by a three-story commercial building constructed in 1954.

Surrounding Development and Neighborhood Character:

The surrounding development is a mix of uses and age of structures. Nearby development includes older 1-2 story commercial office and retail/restaurant structures and newer 10-12 story office, medical, and retail mixed-use structures.

Several historic landmarks are located nearby. A historic landmark (the 320 Terry Avenue building) is located immediately to the north.

Recreational opportunities include Lake Union a few blocks to the north and Cascade Playground three blocks to the east.

The area offers frequent transit service, including the South Lake Union Streetcar stop across the street from the subject property, and several nearby bus routes.

**EARLY DESIGN GUIDANCE MEETING: January 30, 2013**

**DESIGN PRESENTATION**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number (3013982) at this website:  
[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The EDG packet is also available to view in the 3013982 EDG file, by contacting the Public Resource Center at DPD:

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

The applicant noted that the proposal includes a second pedestrian entry to the building on Thomas St. A service loading bay will be located on the alley but no vehicular parking is proposed on site. Due to the slope, the proposed building will be approximately the same height as the adjacent Amazon buildings on this block.

The EDG alternatives presented three options for tower placement. The building base/podium remained the same for each alternative. The applicant explained that due to the slope, the hotel and commercial entries are best placed on Terry Ave N. The only vehicle access is for solid waste collection and loading at the alley. The proposed building base includes glazing at the street frontages and the plaza to the north, as well as a building entry from Thomas St.

The applicant showed sketches of a conceptual design, including awnings that stepped with grade on Thomas St., a masonry base to reference nearby historic structures, and an upper tower with metal panel siding and punched windows. The hotel corridors were oriented to the north and east, resulting in possible blank walls and a column of windows running down the center of the north and east facades.

A curb bulb is planned for the intersection of Terry Ave N. and Thomas St., with the intent of providing a wider sidewalk area and a vehicle pull-out on Terry Ave N.

The landscape plan concept responded to the existing water runnel and gardens in the adjacent plaza, as well as the Terry Ave N special paving and other streetscape amenities. The northwest podium level deck included a proposed green roof with plantings for visual interest as viewed from above.

## **PUBLIC COMMENT**

Comments and questions included the following:

- Questions were raised about the feasibility of glazing on the north façade and full height glazing at the upper tower.
  - The applicant explained that there is a no-build easement on the north side of the site, which allows glazing at the property line. The hotel rooms would include glazing that starts approximately 18” above the floor.
- Concerns were raised about the size of the EDG file on the DPD website for the packet.
- The massing options should have included consideration of an L-shaped tower with the open space located on the northwest corner of the site, to maximize daylight to the plaza.
- The next stage of review should include an analysis of the nearby contextual use of materials and architectural treatments.
- The base expression should be clearly carried to Terry Ave N., rather than stepped down as it turns the corner.

## **SECOND EARLY DESIGN GUIDANCE MEETING: March 13, 2013**

### **DESIGN PRESENTATION**

The 2<sup>nd</sup> EDG packet includes materials presented at the 2<sup>nd</sup> EDG meeting, and is available online by entering the project number (3013982) at this website:  
[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The 2<sup>nd</sup> EDG packet is also available to view in the 3013982 EDG file, by contacting the Public Resource Center at DPD:

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The applicant re-stated that the proposal has been designed to meet existing IC zoning requirements, and the requirements of the contract rezone that was previously approved at this site.

The applicant noted that Option 4 located the north wing 7' to the east, compared with the preferred option. 7' was the maximum the wing could move to the east without interfering with the proposed building core.

Option 5 (the T-shaped tower) would remove the possibility of including a ballroom in the proposal, due to column locations.

The terrace level rooftop plantings would include a cor-ten steel planter/runoff water feature, with cor-ten steel tree planters on the south side terrace.

Need to have updated packet (plaza enhancement elements, sections, upper floor plans, and design review departure).

## **PUBLIC COMMENT**

Comments and questions included the following:

- The applicant provided a comment letter from Amazon noting a preference for Option 1, the applicant's preferred alternative.
- Concern that including the ballroom is driving the massing scheme, which shouldn't be the case.
- The building should be developed to avoid a 'boxy' appearance found elsewhere in the neighborhood. The hotel use is unusual and the design should reflect this, rather than just responding to nearby context.
- The northwest corner retail/restaurant should be treated architecturally to be different from the rest of the design (curve, chamfer, etc.).
- The northwest corner retail/restaurant should be designed to be as porous as possible.
- The south terrace garden should be publicly accessible, given it's on a view corridor to the Space Needle.
- Applicant should consider designing to the future context of the proposed legislative rezone.
- The massing option should be based on the best design response to the plaza, not just the preferred program.

## **FINAL RECOMMENDATION MEETING: December 11, 2013**

### **DESIGN PRESENTATION**

The design Recommendation packet includes materials presented at the meeting, and is available online by entering the project number (3013982) at this website:  
[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The Recommendation packet is also available to view in the 3013982 file, by contacting the Public Resource Center at DPD:

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

The applicant noted that the corrected images distributed at the Recommendation meeting reflect the proposed material palette, including the extension of anodized aluminum panels further east on the south façade.

The applicant explained that the team is continuing to work with the adjacent building owner to enhance the plaza located north of the proposed development. The intent is to provide festival (catenary) lighting, connected walkways between the restaurant use at the base of the proposed building and the plaza, seating opportunities, and potentially an outdoor sculpture.

Changes in response to the Second EDG meeting included additional fenestration and modulation at the alley façade, use of the upper level materials to better express the hotel use, stepping the brick base with the grade on the south elevation, and designing the streetscape to respond to the Terry Ave N. street concept plan.

The applicant clarified that the landscaped areas above the building base on the south façade and at the northeast corner serve as landscape art, and the areas are not designed for public or patron access. These areas are intended to be a visual amenity and relate to the landscape plans at street level. On the northeast corner, a Corten cistern would collect rain water from the roof and distribute it to the rain garden in the plaza, through a series of designed landscape planters. On the south façade, sedums and shrubs would create a visual amenity and relate to the future of Thomas St as a Green Street.

## **PUBLIC COMMENT**

No public comments were offered at the Final Recommendation meeting.

## **PRIORITIES & BOARD RECOMMENDATIONS**

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

### **EARLY DESIGN GUIDANCE (JANUARY 30, 2013):**

#### **1. Massing Alternatives:**

- a. The applicant should return for a second EDG meeting with additional massing studies that provide additional light and air to the courtyard, provide a respectful separation from the Amazon buildings, and allow for a well composed corner expression between the upper and lower portions of the building. (A-1, A-2, A-4, A-5, A-10, B-1, C-2, D-1)
- b. The Board noted that the options presented at the EDG meeting all include an L-shaped tower, but another tower configuration may offer better solar access to the plaza and a contextual response to the Amazon buildings. (A-1, A-5)

- i. The Board acknowledged that a functional floor plan is part of the massing consideration (such as open floor space for a ballroom).

## 2. Architectural Concept:

- a. The corner expression at the building base was shown in the conceptual sketches as a brick material with a cornice that steps down at the corner from Thomas St. to Terry Ave N. The building base expression should instead wrap the corner and provide a graceful transition to the tower above. (A-1, A-10, B-1, C-1, C-2, C-4)
  - i. Possible solutions may include recessing the podium, extending the tower toward the street, weaving the upper and lower architectural expression. (B-1, C-2, C-4)
  - ii. The Board advised the applicant to look to projects with similar grade transitions on Thomas and other streets for possible design solutions. (A-1, A-10, B-1, C-1, C-2, C-4)
- b. The Board noted that the base should not feel like an applied façade, but rather should create a visual transition to the tower. (C-2, C-4)
- c. The façade should be well-composed and use design techniques to reduce the scale. Extending the glazing from the courtyard through the tower could help to weave the tower and podium expressions. (C-2, C-3, C-4)
- d. The north, south, and east facing blank walls should be treated for visual interest, which could include windows, signage, interesting materials, etc. The north façade should maximize glazing, given the easement and the visibility of this façade from the street frontage. (A-1, A-2, C-1, C-4, C-2, D-2)
- e. The second floor convention areas could include outdoor space at the podium on Thomas St, with enhancement of the entry on that street. This would activate the Thomas Street frontage and could offer a better transition between podium and tower. (A-4, A-10, C-3, D-1, E-1, E-2, E-3)
- f. The podium green roof on the northeast corner will be dark and shadowed. The applicant should consider additional or different locations for green roof areas that are visible from nearby buildings. (A-1, E-1, E-2, E-3)

## 3. Street Level and Courtyard Level:

- a. The focus of pedestrian amenities and open space on Terry Ave N is appropriate, given the pedestrian activity in the plaza, the nearby mid-block connections, and the sloped sidewalk on Thomas St. (A-1, A-2, D-1)
- b. The Thomas St entry should be visually enhanced as a second major building entry, rather than a side entry. The entry location should be designed for safety, especially given the proximity to the alley vehicular entrance. (A-3, D-1, D-7)
- c. The proposed plaza bridges are a positive aspect of the proposal, and the images of streetscape design examples in the EDG packet are helpful.
  - i. The design for street level activation is a positive aspect of the proposal. The street level design should maximize opportunities for porosity (ex. operable storefronts and entries) into the courtyard at the ground level. (A-2, A-4)

## SECOND EARLY DESIGN GUIDANCE (MARCH 13, 2013):

### 1. Massing Alternatives:

- a. The preferred scheme still impacts the shadows in the plaza, but the sun studies indicate that the impacts are minimal. (A-1, A-2, B-1)

- b. The Board noted that while Option 4 doesn't make a significant difference to the amount of sun cast in the plaza, this option includes modulation of the west façade, as well as a bulk and scale transition to the plaza and historic landmark to the north. The Board gave guidance that Option 1 is acceptable, but the west façade should be designed to achieve a similar transition to the plaza as Option 4. (A-1, A-2, A-4, A-5, A-10, B-1)

## 2. Architectural Concept:

- a. The tower and podium base should be visually integrated and provide a scale transition to the plaza. (A-1, B-1, C-2, C-3, C-4)
- b. The tower should be modulated or set back to provide a reduction in the scale of the northwest corner of the building. (A-1, B-1, C-2)
  - i. The set back should to respond to the datum line of the historic building to the north. (A-1, B-1, C-1, C-2)
  - ii. This modulation should occur in a location on the facade that relates to the upper tower design (the Board noted the shift in façade planes between rooms 12 and 13 is a possible opportunity for increased modulation/setback). (B-1, C-2)
  - iii. The modulation between facades should include a setback as large as possible. The Board debated about the merits of a 4' vs. 7' setback for the north portion of the west façade, but noted the modulation/setback should be measured in feet rather than inches. (A-1, B-1, C-2)
  - iv. The modulation/setback should relate to the use of materials on the façade. (C-2, C-4)
- c. The modulation that's been added to the north façade of the west tower wing provides a positive massing transition to the plaza.
- d. The addition of windows at the end of each tower wing improves the appearance of blank walls.
  - i. The Board advised increasing the amount of fenestration at the ends of the tower wings. (B-1, C-2, D-2)
  - ii. The design of these windows could relate to the design of the Mondrian pattern in the rain runoff cisterns. (C-2)
- e. The end of the tower wings (corridor ends) should include modulation as well as increased fenestration. The modulation could correspond to the window locations. (B-1, C-2)
- f. The overall design should include very high quality materials and emphasize the unusual building program for this area. (C-2, C-3, C-4)

## 3. Street Level and Courtyard Level:

- a. The Thomas St entry should be located further to the west. (see the proposed departure discussion at the end of the report) (A-3, D-1, D-7)
  - i. The entry should be designed to provide a safe location for pedestrians to enter the building and gather near the entry.
  - ii. The Board suggested relocating the entry approximately 25' to the west would be sufficient.
- b. The Thomas Street green roof should be publicly accessible and should provide a gracious landing adjacent to the Thomas St pedestrian entrance. (A-3, D-1, D-7)
- c. The storefront base should be treated for visual interest, porosity, transparency, and enhance pedestrian flow to the courtyard. (A-1, A-2, A-4, D-1)
  - i. A corner entry for the restaurant at the northwest corner may help to activate and enhance the courtyard activity.

- d. The Board noted appreciation for the pedestrian bridges/building entries in the courtyard, the activation of the street level adjacent to the courtyard, and the recessed street level façade near the northwest corner.

## **FINAL RECOMMENDATIONS (DECEMBER 11, 2013):**

1. **Architectural Concept:** The Board appreciated the overall design concept and recommended a few minor changes to better enhance the proposed design.
  - a. The Board discussed the proportions of the upper two floors and the building base in relation to the overall building mass. The Board recommended that the proposed design should be slightly modified to emphasize the corner massing and the proposed modulation. The Board noted that a possible solution would be to step the cornice line in response to the modulation at the south facade. (A-10, B-1, C-2)
  - b. The Board discussed the proposed material palette, and noted that the high quality materials (brick, anodized aluminum, metal panels) are warranted at this location and for the proposed hotel use. The Board recommended two conditions to slightly modify the proposed palette in order to better enhance the architectural concept:
    - i. Modify the brick tones to reduce the amount of contrast between the bricks, to provide a better contextual response to adjacent buildings and enhance the proposed design concept. (C-1, C-2, C-4)
    - ii. Use a warmer tone of white, similar to the elevations shown in the Recommendation packet, in order to better enhance the proposed design concept. (C-2, C-4)
    - iii. The anodized aluminum should be applied as shown in the replacement renderings provided at the Recommendation meeting, in order to express the corner and better enhance the overall design concept. (A-10, C-2, C-4)
2. **Street Level and Courtyard Level:** The Board appreciated the relocated and larger Thomas St entry, the efforts to connect the retail to the courtyard, the proposed landscape plans, and the amount of porosity shown at street level.
  - a. The Board discussed the proposed landscaped podium level on the south façade and noted that the landscaping would provide a visual amenity without intruding on the view corridor to the Space Needle. However, the Board also felt that creating usable patios for some of the hotel rooms at the podium level could add human activity at the street level and help to enhance the expression of the hotel use. The Board therefore recommended a condition that the applicant explore the possibility of providing outdoor patios for some of the hotel rooms at the south façade, while maintaining an amount of landscaping comparable to the landscape plans in the Recommendation packet. (A-1, A-2, A-4, E-2, E-3)
  - b. The Board strongly supported the proposed pedestrian connections between the restaurant use and the courtyard, and encouraged the applicant to continue working with the adjacent property owner so these connections may be included in the proposed development. (A-1, A-2, A-4, D-1)
  - c. The Board recommended approval of the proposed landscape plans based on the information shown in the plans, rather than the Recommendation packet renderings. (E-1, E-2, E-3)

## DESIGN REVIEW GUIDELINES

The Board identified the following Citywide Design Guidelines of highest priority for this project. The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

**A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.**

**SLU-specific supplemental guidance:**

- **Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.**
- **Minimize shadow impacts to Cascade Park.**
- **New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design\*(LEED) manual which provides additional information. Examples include:**
  - **Solar orientation**
  - **Storm water run-off, detention and filtration systems**
  - **Sustainable landscaping**
  - **Versatile building design for entire building life cycle**

**A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

**SLU-specific supplemental guidance:**

**The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public.**

- **Provide pedestrian-friendly streetscape amenities, such as: tree grates; benches; lighting.**
- **Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.**
- **Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.**

- Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).

**A-3 Entrances Visible from the Street.** Entries should be clearly identifiable and visible from the street.

**A-4 Human Activity.** New development should be sited and designed to encourage human activity on the street.

SLU-specific supplemental guidance:

- Create graceful transitions at the streetscape level between the public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- Create businesses and community activity clusters through co-location of retail and pedestrian uses as well as other high pedestrian traffic opportunities.
- Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

**A-5 Respect for Adjacent Sites.** Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

**A-10 Corner Lots.** Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

**B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

SLU-specific supplemental guidance:

- Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake. These locations, pending changes in traffic patterns, may evolve with transportation improvements.
- Encourage stepping back an elevation at upper levels for development taller than 55 feet to take advantage of views and increase sunlight at street level. Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as modulations or separations between structures.

- Relate proportions of buildings to the width and scale of the street.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.

**C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

SLU-specific supplemental guidance:

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas. Examples of elements to consider include: window detail patterns; open bay doors; sloped roofs.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood. Examples of elements to consider include: community artwork; edible gardens; water filtration systems that serve as pedestrian amenities; gutters that support greenery.

**C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

SLU-specific supplemental guidance:

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

**C-3 Human Scale.** The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

**C-4 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.

**D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

**SLU-specific supplemental guidance:**

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirements if the project proponent provides an acceptable plan for features such as: curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow; pedestrian-oriented street lighting; street furniture.

**D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

**D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

**SLU-specific supplemental guidance:**

- Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods to consider are: enhanced pedestrian and street lighting; well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street; police horse tie-up locations for routine patrols and larger event assistance.

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

**SLU-specific supplemental guidance:**

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.
- Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- Retain existing, non-intrusive mature trees or replace with large caliper trees.
- Water features are encouraged including natural marsh-like installations.
- Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

**E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

**SLU-specific supplemental guidance:**

- 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.

**E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

**SLU-specific supplemental guidance:**

**Landscaping should be designed to take advantage of views to waterfront and downtown Seattle.**

#### **DEVELOPMENT STANDARD DEPARTURE(S)**

None.

#### **BOARD RECOMMENDATION**

**The recommendation summarized below was based on the design review packet dated December 11, 2013, and the materials shown and verbally described by the applicant at the December 11, 2013, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions:**

- 1. Modify the design to emphasize the corner massing and the proposed modulation. (A-10, B-1, C-2)**
- 2. Modify the brick tones to reduce the amount of contrast between the bricks, to provide a better contextual response to adjacent buildings and enhance the proposed design concept. (C-1, C-2, C-4)**
- 3. Modify the proposed white metal panels to present a warmer tone of white, similar to the elevations shown in the Recommendation packet, in order to better enhance the proposed design concept. (C-2, C-4)**
- 4. The anodized aluminum should be applied as shown in the replacement renderings provided at the Recommendation meeting, in order to express the corner and better enhance the overall design concept. (A-10, C-2, C-4)**
- 5. Explore the possibility of providing outdoor patios for some of the hotel rooms at the south façade, while maintaining an amount of landscaping comparable to the landscape plans in the Recommendation packet. (A-1, A-2, A-4, E-2, E-3)**
- 6. The recommended approval is based on the information shown in the plans, rather than the Recommendation packet renderings. (E-1, E-2, E-3)**

Applicant response to Recommended Design Review Conditions:

1. The southwest corner has been modified to include a stepped parapet at the south façade, as shown in the MUP plan set. Condition 1 has been satisfied.
2. The applicant has submitted materials indicating a palette of brick colors that are in a closer range of medium to dark red tones. Condition 2 has been satisfied.
3. The applicant has revised the white metal panel to a warmer tone (Sheffield Metals, Kynar Fluoropolymer, Color COOLR Solar White). Condition 3 has been satisfied.
4. The MUP plan sets have been updated to show the anodized aluminum material extended to the Thomas Street elevation. Condition 4 has been satisfied.
5. The applicant considered converting the landscaped area to patios, but expressed a desire to remain with the proposal as shown. Condition 5 has been satisfied.
6. The MUP plans have been updated to reflect the design shown in the plans of the Recommendation packet. Condition 6 has been satisfied.

### **DECISION – DESIGN REVIEW**

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed at the end of this document.

### **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE**

The proposal is located within a zone that has been rezoned from Industrial Commercial (IC-65) to Seattle Mixed (SM 160/85-240). The proposed development is vested to the previous IC-65 zoning. The proposed hotel (lodging) use requires an Administrative Conditional Use in IC-65 zones.

#### ***SMC 23.50.014. Conditional Uses***

***A. Criteria For All Conditional Uses. All conditional uses are subject to the procedures set forth in Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions, and shall meet the following criteria:***

- 1. The use shall be determined not to be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.***

As noted above, this project is vested to the prior IC zoning, so administrative conditional use approval is required for the proposed hotel use. However, the proposed use is permitted outright in the Seattle Mixed zone, which is the current zoning designation of the surrounding area. The neighborhood wide rezone considered impacts to public welfare and surrounding properties. The proposed use is consistent with the uses permitted under zoning for the surrounding area, and therefore is not materially detrimental to the public welfare or injurious to properties in the zone or vicinity of the subject property.

2. ***The benefits to the public that would be provided by the use shall outweigh the negative impacts of the use.***

The proposed use is consistent with the uses permitted under zoning for all surrounding SM zoned sites, and therefore will result in the same impact as other permitted uses for nearby properties. The proposed hotel use will provide lodging for visitors and newly-arrived recent hires of nearby businesses, which will reduce vehicle trips between South Lake Union and nearby hotels. The proposal satisfies this criterion.

3. ***Landscaping and screening, vehicular access controls and other measures shall insure the compatibility of the use with the surrounding area and mitigate adverse impacts.***

The proposed hotel/lodging use is expected to complement the nearby office uses and pedestrian activity at the streetscape as discussed in the Design Review analysis above. Landscaping to enhance the proposed building design was reviewed through the design review process. Therefore, additional landscaping and screening of the use is not necessary or desirable.

No vehicular parking is proposed. Loading is proposed at the east property line, which was reviewed through design review for impacts to the pedestrian environment.

No additional mitigation is required to mitigate visual or vehicular impacts of the proposed development. The proposed use is compatible with the surrounding uses and zoning.

4. ***The conditional use shall be denied if it is determined that the negative impacts cannot be mitigated satisfactorily. However, adverse negative impacts may be mitigated by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest.***

As noted in the response to SMC 23.50.014.A.4.1, negative impacts are not anticipated from the proposed development.

5. ***In areas covered by Council-adopted Neighborhood Plans that were adopted after 1983, uses shall be consistent with the recommendations of the plans.***

The proposed use is consistent with the Seattle Mixed zoning of surrounding properties and the uses permitted by that zoning. The area was rezoned to Seattle Mixed zoning, consistent with Council adopted South Lake Union Neighborhood Plan and supporting documentation completed with the neighborhood rezone process. The proposal is therefore consistent with the Neighborhood Plan for South Lake Union.

***B. Administrative Conditional Uses. The following uses, identified as administrative conditional uses in Table A, may be permitted by the Director if the provisions of this subsection 23.50.014.B and subsection 23.50.014.A are met.***

1. ***Artist's studio/dwellings in an existing structure may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones, except as provided in the Shoreline District, Chapter***

*23.60, upon showing that the occupant is a bona fide working artist, and subject to the following criteria...*

The proposal does not include artist studio/dwellings and therefore this criterion does not apply.

2. *Park-and-pool lots in IG1 and IG2 zones in the Duwamish Manufacturing/Industrial Center, and park-and-ride lots in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones may be permitted as a conditional use according to the following criteria...*

The proposal does not include Park-and-pool lots and therefore this criterion does not apply.

3. *Except in the Duwamish Manufacturing/Industrial Center, lodging uses may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:*

- a. *The use is designed primarily to serve users in the industrial area; and*

- b. *The use is designed and located to minimize conflicts with industrial uses in the area.*

The nearby properties are no longer zoned for industrial use and this is no longer considered an industrial area. However, the applicant has indicated that the proposed hotel is intended to serve users in the immediate area. The proposal has completed the Design Review process, which includes Design Guidelines intended to minimize potential conflicts with nearby sites and uses. The proposal meets these criteria.

## **DECISION – ADMINISTRATIVE CONDITIONAL USE**

The proposed use is **GRANTED**.

## **SEPA ANALYSIS**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 14, 2013. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature or limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain

neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, *“Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

Additional discussion of short and long term impacts, and conditions to sufficiently mitigate impacts where necessary, is found below.

#### Public Comment:

The public comment period ended on June 12, 2013. Comments were received in response to the design review aspects of the proposal.

#### Short Term Impacts

The following temporary or construction-related impacts are expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

#### Air

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

#### Environmental Health

The applicant submitted studies that demonstrated that past uses of the site resulted in soil contamination (Phase I Environmental Site Assessment for 1000 Thomas Street, dated September 17, 2012). If not properly handled, existing soil contamination could have an adverse impact on environmental health.

Mitigation of soil contamination and remediation is in the jurisdiction of Washington State Department of Ecology (“Ecology”), consistent with the City’s SEPA relationship to Federal, State and Regional regulations described in SMC 25.05.665.E. This State agency Program functions to mitigate risks associated with removal and transport of hazardous and toxic materials, and the agency’s regulations provide sufficient impact mitigation for these materials. The City considers Ecology’s jurisdiction and requirements for soil remediation will mitigate impacts associated with any contamination.

Ecology has issued a Hazardous Materials closure. The project will be required to comply with requirements of the State of Washington's Model Toxic Cleanup Act. Per SMC 25.05.675.F, Ecology's review of the proposed cleanup activities at this site are assumed to be sufficient impact mitigation.

### Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 7:00 PM on weekdays and 9:00 AM and 7:00 PM on weekends. While the South Lake Union neighborhood includes many sites under construction and planned for development, the immediate area is developed with primarily office uses. The Noise Ordinance is therefore sufficient to mitigate noise impacts at this particular site and no additional mitigation is required.

### Construction Parking and Traffic

During construction, parking demand is expected to increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

The immediate area has been experiencing numerous and successive construction projects. The combined impact and duration of this activity has an impact on nearby traffic and parking. Increased trip generation is expected during the proposed demolition, grading, and construction activity. The immediate area is subject to significant traffic congestion during the PM peak hours on nearby arterials, and large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic. The area includes limited and timed or metered on-street parking. Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted.

To mitigate construction truck trip impacts, the applicant shall submit a Construction Haul Route for approval by Seattle Department of Transportation. This plan may include a restriction in the hours of truck trips to mitigate traffic impacts on nearby arterials and intersections. Evidence of the approved plan shall be provided to DPD prior to the issuance of demolition, grading, and building permits.

To mitigate construction parking impacts, the applicant shall submit a Construction Parking Plan for approval by DPD. This plan shall demonstrate the location of the site, the peak number of construction workers on site during construction, the location of nearby parking lots that are identified for potential pay parking for construction workers, the number of stalls per parking lot identified, and a plan to reduce the number of construction workers driving to the site. This plan shall be reviewed by DPD. Approval of the plan is required prior to the issuance of demolition, grading, and building permits.

### Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased

light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

### Historic Preservation

The existing structure on site is more than 50 years old. The site is next to a designated historic landmark (Terry Avenue building). The Department of Neighborhoods reviewed the proposal for potential impacts to historic resources.

The Department of Neighborhoods indicated the existing structure on site is unlikely to qualify for historic landmark status (email dated 7/1/2013).

The Department of Neighborhoods also reviewed the proposed development for potential impacts to the existing historic landmark across the street, and did not recommend changes to the proposed design (Landmarks Preservation Board letter, reference number LPB 169/).

Therefore, no mitigation is warranted for historic preservation.

### Parking and Traffic

As part of the environmental checklist, the project submitted a transportation analysis (Technical Memorandum, Stanford Hotel (300 Terry Ave N), by Heffron transportation, dated May 13, 2013).

The Memorandum noted that while no parking is proposed, the peak parking demand for this development is 29 vehicles, typically overnight.

SMC 25.05.675.M notes that there is no SEPA authority provided for mitigation of parking impacts in the South Lake Union Urban Center. This site is located in that Urban Center. Regardless of the parking demand impacts, no SEPA authority is provided to mitigate impacts of parking demand from the proposal, even if impacts were identified. Therefore no mitigation is required for parking impacts.

The Transportation Impact Study noted that the project is expected to generate a net total of 25 daily vehicle trips, with an overall net reduction of three PM Peak Hour trips, compared with the previous use of the existing building (medical office). The additional daily trips would have minimal impact on levels of service at nearby intersections, and the reduction in PM Peak hour trips would have a favorable impact on nearby intersections. Therefore, no mitigation is warranted.

## **DETERMINATION OF NONSIGNIFICANCE**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed

environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

**SEPA - CONDITIONS OF APPROVAL**

Prior to Issuance of a Demolition, Grading, or Building Permit

1. The applicant shall provide a copy of a Construction Haul Route, approved by Seattle Department of Transportation.
2. A Construction Parking Plan, approved by the Land Use Planner ([Shelley.bolser@seattle.gov](mailto:Shelley.bolser@seattle.gov)), shall be required.

**DESIGN REVIEW - CONDITIONS OF APPROVAL**

Prior to Certificate of Occupancy

3. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Shelley Bolser 206-733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).
4. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Shelley Bolser (206) 733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).

For the Life of the Project

5. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Shelley Bolser 206-733-9067 or [shelley.bolser@seattle.gov](mailto:shelley.bolser@seattle.gov)).

Signature: (signature on file) Date: May 15, 2014  
Shelley Bolser, AICP, LEED AP  
Senior Land Use Planner  
Department of Planning and Development