



City of Seattle

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

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

Project Number: 3014759

Applicant Name: David Yuan of NBBJ Architects for Seattle Investments IV, LLC

Address of Proposal: 505 Madison Street

SUMMARY OF PROPOSED ACTION

Land Use Application for a major revision to MUP 3006834 to change number of stories from 38 to 36 stories, increase retail use at grade, and increase the building footprint by 3,000 square feet.

Revised project description:

Land Use Application to allow a 36 story office building with 7,548 square feet of retail at ground level. Parking for 480 vehicles will be located below grade. Two existing three-story structures to be demolished (including a private club (College Club) and office, total of 61,000 square feet). Early design guidance was conducted under MUP 3006834.

Project includes Addendum to Environmental Impact Statement dated January 6, 2005, which was analyzed with MUP 3006834. The SEPA Determination and SEPA conditions were issued with MUP 3006834.

The following Master Use Permit components are required:

Design Review Departures (SMC Chapter 23.41)

Development Standard Departure to exceed maximum façade setback (SMC 23.49.056B)

Development Standard Departure to exceed maximum facade length (SMC 23.49.058)

DPD SEPA DETERMINATION: An Addendum to Downtown Height and Density EIS was analyzed for this proposal under MUP 3006834. The major revision is within the scope of that review.

Current Development:

The site includes a vacant mid-20th century office building, a vacant building previously used as a private club (College Club) and principal use parking.

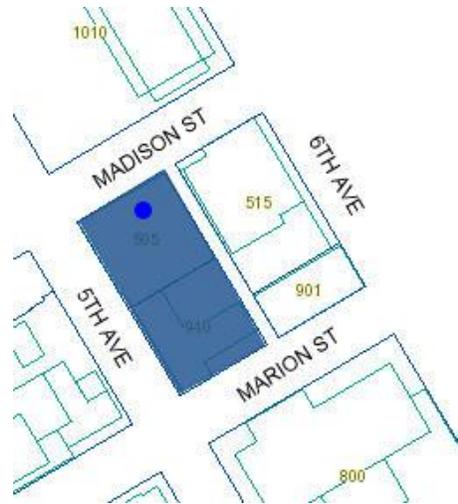
Access:

Existing vehicular access is via a curb cut from 5th Avenue.

Surrounding Development and Neighborhood Character:

The surrounding development is a mix of uses and age of structures. The late 20th century Madison Renaissance Hotel and the early 20th century six-story Dover Residential Apartments are located across the alley to the east. Interstate 5 is located ½ block to the east, across 6th Avenue.

The two-story early 20th century United Methodist Church building is located southwest across 5th Avenue. The mid-century Union Bank of California tower and recently constructed 5th and Madison residential tower are located to the west. The Seattle Public Library Main Branch is located across 5th Ave to the northwest. The Nakamura Federal Courthouse and large west lawn are located across Madison Street to the north.



FINAL RECOMMENDATION MEETING: March 19, 2013

DESIGN PRESENTATION

The Recommendation packet includes materials presented at the Recommendation meeting, and is available online by entering the project number (3014759) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the 3014759 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

The applicant noted that in addition to the changes described in the Project Description, the number of departures has been reduced from three to two.

The tower has been relocated further to the south, to maximize the solar exposure at the street corner and the Nakamura courthouse to the north.

The base of the building has been modified to include a curved rotunda form and curved west façade. This is a response to the curved tower design and nearby rotunda in a church building. The proposed materials include a light aggregate precast material, various tints of glass, clear glazing at the rotunda, and darker stone at the entry and landscaped areas. Carved basalt benches would be used at the corner with the intent of relating the dark stone base of the building to the sidewalk areas. The roof of the rotunda includes a non-occupiable green roof area.

PUBLIC COMMENT

No public comments or questions were offered at the 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 was conducted under MUP 3006834.

RECOMMENDATIONS (MARCH 19, 2013):

1. Architectural Concept.

- a. The revisions to the base of the building create a better relationship with the architectural concept in the tower, compared with the MUP 3006834 design. (B-4, C-2, C-3, C-4, D-1)
- b. The revisions provide more usable open space, as opposed to the previously approved north facing open air plaza. (A-1, B-1, B-3, C-1, D-1, D-2)
- c. The quality of the materials is an important aspect of the architectural concept, especially the visual connection between the sidewalk and the interior lobby space of the rotunda. (A-1, B-1, B-3, C-3, C-4, D-1)

2. Rotunda:

- a. The Board expressed some concern about the location of spandrel glass and landscaped buffer at the base of the rotunda, but noted that the grade change is challenging. The Board agreed that these are acceptable aspects of the design, as long as the recommended conditions are satisfied. (A-1, B-3, C-1, C-3, C-5, D-1, D-2, D-5)

3. Street level and Northwest Corner Near the Sidewalk:

- a. The Board noted the challenges of providing overhead weather protection with the rotunda concept, but recommended that the project should include additional overhead weather protection where possible. (C-5, D-1)
- b. The curved basalt benches may create some visual connection with the interior space, but the relationship isn't obvious in the graphics shown at the Recommendation meeting. The detailing and quality of materials used to enhance the indoor-outdoor relationship of the design are particularly important to the success of the design concept.
 - The Board therefore recommended a condition that the applicant should demonstrate to the DPD Planner how the design quality from inside the

building is carried to the outside space near the northwest corner. (B-3, B-4, C-1, C-4, D-1)

- The Board also recommended that the outdoor spaces should be designed for maximum seating, by providing additional curved basalt seating or other strategies. (C-1, D-1)

DESIGN REVIEW GUIDELINES

The Board identified the following Citywide Design Guidelines of highest priority for this project with the review of MUP 3006834.

- A-1 Respond to the Physical Environment. Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.**
- A-2 Enhance the Skyline. Design the upper portion of the building to promote visual interest and variety in the downtown skyline.**
- B-1 Respond to the Neighborhood Context – Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.**
- B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area. Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.**
- B-4 Design a Well-Proportioned & Unified Building. Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.**
- C-1 Promote Pedestrian Interaction. Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.**
- C-2 Design Facades of Many Scales. Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.**
- C-3 Provide Active—Not Blank—Facades. Buildings should not have large blank walls facing the street, especially near sidewalks.**
- C-4 Reinforce Building Entries. To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.**

- C-5 Encourage Overhead Weather Protection.** Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.
- C-6 Develop the Alley Façade.** To increase pedestrian safety, comfort, and interest, develop portions of the alley façade in response to the unique conditions of the site or project.
- D-1 Provide Inviting & Usable Open Space.** Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.
- D-2 Enhance the Building with Landscaping.** Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.
- D-4 Provide Appropriate Signage.** Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.
- D-5 Provide Adequate Lighting.** To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, and on signage.
- E-1 Minimize Curb Cut Impacts.** Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.
- E-2 Integrate Parking Facilities.** Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

- 1. Façade Setback Limits (SMC 23.49.056B):** The Code allows facades that are between 15' and 35' above grade to be set back a maximum of 2' to 10' from the property, and the setback cannot be wider than 20'. The applicant proposes that part of the rotunda would require departures for both exceeding the maximum setback, and for areas of the setback to be wider than 20'. A 15'3" wide portion of the façade near the northwest corner would exceed maximum façade setbacks. A 54'2-1/2" long section of façade at the retail entry would also exceed the maximum façade setback.

This departure would provide a building design that would better meet the intent of Design Review Guidelines B-2 and D-1 by reducing the bulk and scale of the corner façade through

a rotunda design, and providing additional usable open space at the northwest corner and retail entry. The Board recommended that DPD grant the departure for rooftop coverage.

- 2. Upper Level Development Standards, Maximum Façade Length (SMC 23.49.058):** The Code allows maximum façade lengths for various levels of buildings in this zone, per the chart in this Code section. The applicant proposes that the maximum façade lengths would be exceeded in some levels of the tower, as described in the Recommendation packet.

This departure would provide a building design that would better meet the intent of Design Review Guidelines A-1, A-2, and B-4 by providing a curved tower that responds to the views to the William Nakamura Courthouse and increases solar access to the intersection of 5th and Madison.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated March 19, 2013, and the materials shown and verbally described by the applicant at the March 19, 2013 Design Recommendation meeting. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and previous recommendation conditions, and reviewing the plans and renderings, the four Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed above). The Board recommends the following CONDITIONS (Authority referred in the letter and number in parenthesis):

- 1. Additional overhead weather protection should be provided near the northwest corner and west facade. (C-5, D-1)**
- 2. The applicant should demonstrate to the DPD Planner that the design quality from inside the building is carried to the outside space near the northwest corner. (B-3, B-4, C-1, C-4, D-1)**
- 3. The northwest outdoor spaces should be designed for maximum seating, including additional curved basalt benches or other strategies that enhance the proposed design concept. (C-1, D-1)**

Applicant response to Recommended Design Review Conditions:

- The proposal has been modified to include additional overhead weather protection at the west façade, as shown in the MUP plan set. The applicant has demonstrated that sufficient overhead weather protection will be provided by the building design at the primary entry near the northwest corner. The proposal satisfies recommended design review condition 1, as shown in the MUP plan set.
- The applicant has demonstrated that the exterior paving and landscape materials will be consistent between the primary building lobby, the exterior areas near the northwest corner and street frontage. The proposal satisfies recommended design review condition 2, as shown in the MUP plan set.
- Additional exterior basalt seating walls and benches have been added near the northwest corner. The proposal satisfies recommended design review condition 3, as shown in the MUP plan set.

DECISION – DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy

1. 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).
2. The applicant shall provide a landscape certificate from Director's Rule 10-2011 or equivalent statement from the Landscape Architect, 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).

For the Life of the Project

3. 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).

SEPA - CONDITIONS OF APPROVAL (issued with MUP 3006834, copied for reference only)

Prior to Issuance of any Demolition, Grading, or Construction Permits

4. Submit a copy of the Puget Sound Clean Air Agency (PSCAA) Notice of Intent to Construct.
5. Submit a Construction Transportation Management Plan approved by the Seattle Department of Transportation (SDOT) to the DPD Land Use Planner.
6. Submit a Construction Noise Management Plan (CNMP) per the SEPA analysis, to the DPD Land Use Planner for review and approval.

During construction

7. Maintain open and safe pedestrian routes adjacent to the site in a manner approved by SDOT. A SDOT determination that this requirement is not feasible during a period or periods of construction will temporarily override this Condition.
8. Limit the hours of construction activity not conducted entirely within an enclosed structure to non-holiday weekdays between 7:00 a.m. and 7:00 p.m. and on Saturdays, Sundays, and holidays between 9:00 a.m. and 6:00 p.m.
9. Implement the noise mitigation measures in the DPD approved Construction Noise Management Plan. Include this plan with all issued building permit plan sets.

Prior to Issuance of the Phase III Const Permit

10. Submit Attachment A, Acknowledgment of TMP, to DPD for review and approval.

Prior to Issuance of a Certificate of Occupancy

11. Record the previously DPD and SDOT reviewed and approved Transportation Management Program (TMP) (as outlined in the MUP 3006834 decision).
12. Install the required garage exit mirrors on the building's east and west walls, interior signage to warn automobile drivers exiting the garage of potential pedestrian traffic along the Marion St. sidewalk and to not block the sidewalk, and visible (light) signal at the garage opening tied to a exiting automobile activated motion sensor visible to pedestrians traveling both west and east along the Marion St. sidewalk.

For the Life of the Project

13. Maintain the required garage exit mirrors, signage, and visible (light) alarm.

Signature: (signature on file) Date: June 13, 2013
Shelley Bolser, AICP, LEED AP
Senior Land Use Planner
Department of Planning and Development