City of Seattle

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

DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE OF THE DOWNTOWN DESIGN REVIEW BOARD

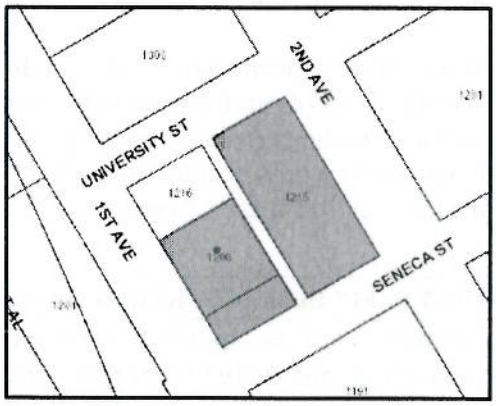
Project Number:	3019177
Address:	1201 2nd Avenue
Applicant:	Nancy Clayton of Pickard Chilton, for Skanska
Date of Meeting:	Tuesday, February 17, 2015
Board Members Present:	Mat Albores, Acting Chair Anjali Grant Gabe Grant (substitute) Alan McWain Gundula Proksch
Board Members Absent:	Murphy McCullough (recused)
DPD Staff Present:	Garry Papers, M.Arch, Senior Land Use Planner

SITE & VICINITY

Site Zone: East Parcel: DOC1 U/450/U
West Parcel: DMC 240/290-400

Nearby Zones: (North) East: DOC1 U/450/U
West: DMC 240/290-400
(South) East: DOC1 U/450/U
West: DMC 240/290-400
(East) DOC1 U/450/U
(West) DMC 240/290-400

Lot Area: East Parcel: 25,812 sq ft
West Parcel: 17,649 sq ft



Current Development:

East Parcel: Two existing mixed use buildings, 2 and 5 stories tall. The south Seneca building at 1201 2nd Avenue, was denied nomination by the Seattle Landmarks Preservation Board on 9/05/2014 (letter LPB 517/14). The north Galland Building at 1211 2nd Avenue was denied nomination by the Seattle Landmarks Board on 9/19/2014 (letter LPB 550/14). West Parcel: Three narrow commercial buildings, two stories tall, and a vacant parcel at the southwest corner.

Surrounding Development and Neighborhood Character:

The block is in the heart of the mixed use core of downtown Seattle, with a mix of cultural, office, hotel and residential uses nearby. The Seattle Art Museum and Benaroya concert Hall are to the north, and major office towers are to the east and south. The University station of the light rail line is immediately across the northeast intersection.

Access:

Pedestrian access is from the four surrounding street sidewalks. Vehicle access is via the existing north-south alley. (Note: the alley is not continuous to the south or north from this block)

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

The project includes two sites straddling the alley between Seneca and University Streets, and includes the assumed vacation of ¾ of the southern length of that alley. The existing Diller Building at the northwest corner of the block is not included in the project, and its associated alley stub is not part of the vacation.

The applicants proposed project is a 34 story office tower of approximately 690,000 sf of office and 43,000 sf of retail and mixed commercial at the ground and lower levels. Parking for 500 cars and loading would be below grade, accessed off Seneca Street. The below grade floors and lower levels would occupy the vacated alley, and the 34 story tower would be located on the east parcel fronting 2nd Avenue.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3019177) 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 file, by contacting the Public Resource Center at DPD:

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

Email: PRC@seattle.gov

PUBLIC COMMENT

During public comment, the following issues and concerns were raised:

- Concerned that the proposed lower levels do not reinforce a pedestrian scaled, finely grained form compatible with the immediate street wall context, particularly along 2nd Avenue.
- Concerned that the proposed tower lacks a distinct base scale, and that the tall exposed columns reinforce only a high rise scale to the street.
- Concerned about the experiential quality of the proposed roof terraces in the undercroft below the lifted tower, especially in terms of spatial tightness, sunlight penetration and wind impacts.
- Supported the innovative design concept and initial renderings presented.
- Supported the concept that exploits the vacation and creates mid-block public spaces with a diverse mix of uses, and also activating street edges.
- Supported the addition of more trees and more diverse and active evening uses for residents in this district.

PRIORITIES & BOARD RECOMMENDATIONS

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

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1. BLOCK PARTI/CONCEPT & "LIFT":

a. The Board enthusiastically endorsed the design concept which "lifts" the tower up, creates a mixed-use and public undercroft, and exploits the spatial, circulation, use and view opportunities of the site's steep slope. This support is qualified by the numerous studies and conditions described below, and the Board requests extensive large scale sections through the complex proposal, to ensure various concerns are addressed or mitigated. (A1, B3, D1)

b. The Board supported the preferred ground level concept plan, and the diagonal circulations, interior courts and occupiable terraces are strongly supported in principle as expansions of the typical sidewalk public realm. However, they must be well-activated and not supplant perimeter activation and scale. (C1, D3)

c. The Board supported the level soffit under the tower, with the lower 'village' of commercial levels stepping down with the slope, as it opens the bay-facing west sides to more sunlight and views. This assumes the key structural columns are resolved, and the street wall definition and use concerns are balanced. The eventual correct height and scale of the soffit is dependent on a series of sectional, urban perspectives and micro-climate studies, to verify the experiential vitality and quality of this large, unusual space in the city. (B4, D1)

d. The Board understood the intent to not fully enclose the undercroft or create a winter garden, but would like to review a micro-climate analysis of sun penetration and winds that will inform the detailed massing and design of the interior lower levels and public spaces, in particular the terraces above the commercial uses. To fulfill the urban consequences of the 'lifted tower" these places must be pleasant and dynamic extensions of the public realm, with useful circulation, interesting uses, and/or lush plantings and gardens. (C5, D2)

2. LOWER LEVEL MASSING & STREET PERIMETER:

a. The Board supported the preferred massing scheme and its 2-4 story minimum street walls along 1st, University and Seneca Streets; large scale street elevations are needed to confirm the scale and how the permeable (doors) and activated edges negotiate the sloping sidewalks. (C2, C3)

b. The Board agreed with the primary office lobby address on 2nd Avenue, with a tall, light filled lobby to mitigate the afternoon self-shadowing from the tower. The Board also endorsed the tall but modulated tower with deflected ends being strong on that street. (B4, C4)

c. The Board strongly supported the tall, 2-story retail spaces shown on most of the perimeter, and particularly along the majority of 1st Avenue. The Board supported the voluntary sidewalk setback along most of 1st, but advised a transition back to the Diller street façade, rather than the abrupt exposure of the Diller sidewall. (B1, C1)

d. The Board endorsed all the parking, loading and service access to occur mid-block on Seneca, and supported the stated intent to increase the depth of retail at the southwest corner, and to create retail frontage along all edges of the diagonal and central courtyard. (E1, E2, E3)

e. The proposed pedestrian treatment of the alley stub behind the Diller building was endorsed by the Board, as well as the deflected edge of the proposal along University Street; that will wrap activating uses into the alley and provide a pedestrian link into

the block center, should that alley be occupied by vehicles in a current or future Diller building scenario. (C6, D3)

f. The Board advised the applicants to carefully assess and integrate the 2 'blank walls' of the Diller building which will become highly visible to the undercroft of the proposal, and adjacent streets. (B2)

3. MID-BLOCK USES & ACTIVATION:

a. The Board endorsed the concept of mixed uses, stepping forms, and strategically located ramps through the mid-block, but unanimously agreed the complexity of ramps and movement presented should be simplified and clarified, to ensure a legible public circulation system, with genuine destinations that draw users to terraces and viewpoints. A public ramp to valuable viewpoints/destinations is welcome, and the southeast corner terrace appears most promising as a major destination. (D1, D3)

b. The Board agreed a few "discovery pathways" are acceptable (Pike Place Market was cited), but the predominant circulation and way-finding should be generous, legible and very well-lit. The perimeter uses of the central courtyard are essential to the concept, and should all be very activating to maximize user comfort and safety. The Board supported the cultural and office-loft diversity of uses stated. (D1, D5, D6)

c. The Board agreed the primary at-grade diagonal desire line is from the southwest to the northeast, and supported a recess at the critical southwest street corner. (C1)

d. The Board agreed the circulation diagonals are not equal in activity and possibly size, and they may not need to be symmetrical on the block; the southeast corner was suggested as a possible starting point for the primary ramp, and/or that diagonal pathway might be a glazed portal that orients and distinguishes that entry from the other corners. (C2, D3)

e. The Board was enthusiastic about public uses of the roof terraces above the commercial 'village', including a mix of active destinations such as cafes, and more peaceful gardens. Both should include vegetation and low parapets that show users to the streets below, and possibly integrated windscreens/lighting elements. (D3)

f. The Board agreed all the elevations of the 2 exposed cores will be essential to the character of the undercroft, and their materials, lighting and shadow impacts should be carefully studied as part of the other section and perspective studies. (B2)

4. TOWER EXPRESSION:

a. The Board endorsed the two stepped and interlocked forms of the office program, and the proposed setback of the northwest mass from the Diller Building. At the next

meeting, the applicants should provide alternatives for the materiality and composition of these two forms, and whether they are unified or distinct. (B4)

b. The Board agreed the tall, visible structural columns are strategic components of the concept, and discussed them at length. They supported a strong techtonic expression, and were intrigued by the branching forms proposed. However, the Board was not certain the columns all had to be the same form, or if they all must be visible to grade. The Board agreed the logic of how such a large, lifted tower is grounded, is very important, and further studies are required, including how the bottom floor(s) of the tower transitions to the columns. (B2, B4)

c. The Board endorsed the offset core along 2nd Avenue, and the expression and modulation of that core to the façade. The Board endorsed more study of the core's central zone facing 2nd Avenue (possible multi-story sky-gardens?), and the fenestration into service elements. (B4, C2)

d. The Board endorsed tower facades that express the structural system (diagrid or other), and the notion of a rooftop transition that feathers to the sky, but they were not convinced about the southwest directionality of the trellis shown. (A2)

e. The Board agreed the tower height and profile fits well into the larger downtown skyline, especially viewed from the west, where the tower joins a row of mid-height towers, rather than being taller (which zoning allows). (A2, B1)

DESIGN REVIEW GUIDELINES

The Downtown Guidelines identified by the Board as **Priority Guidelines** are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

SITE PLANNING AND MASSING

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

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

a. a change in street grid alignment that yields a site having nonstandard shape;
b. a site having dramatic topography or contrasting edge conditions;
c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
d. access to direct sunlight—seasonally or at particular times of day;

e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);

f. views of the site from other parts of the city or region; and

g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

A1.2. Response to Planning Efforts: Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

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

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

a. sculpt or profile the facades;

b. specify and compose a palette of materials with distinctive texture, pattern, or color;

c. provide or enhance a specific architectural rooftop element.

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

ARCHITECTURAL EXPRESSION

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

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

a. a surrounding district of distinct and noteworthy character;

b. an adjacent landmark or noteworthy building;

c. a major public amenity or institution nearby;

d. neighboring buildings that have employed distinctive and effective massing compositions;

e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and

f. direct access to one or more components of the regional transportation system.

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

B2 Create a Transition in Bulk and Scale: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B2.1. Analyzing Height, Bulk, and Scale: Factors to consider in analyzing potential height, bulk, and scale impacts include:

a. topographic relationships;
b. distance from a less intensive zone edge;
c. differences in development standards between abutting zones (allowable building height, width, lot coverage, etc.);
d. effect of site size and shape;
e. height, bulk, and scale relationships resulting from lot orientation (e.g., back lot line to back lot line vs back lot line to side lot line); and
f. type and amount of separation between lots in the different zones (e.g. , separation by only a property line, by an alley or street, or by other physical features such as grade changes); g. street grid or platting orientations.

B2.2. Compatibility with Nearby Buildings: In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

h. use of architectural style, details (such as roof lines, beltcourses, cornices, or fenestration), color, or materials that derive from the less intensive zone.
i. architectural massing of building components; and
j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

B2.3. Reduction of Bulk: In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;
l. increasing building setbacks from the zone edge at ground level;
m. reducing the bulk of the building's upper floors; and
n. limiting the length of, or otherwise modifying, facades.

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

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

B3.2. Features to Complement: Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

a. massing and setbacks,
b. scale and proportions,
c. expressed structural bays and modulations,
d. fenestration patterns and detailing,
e. exterior finish materials and detailing,

f. architectural styles, and
g. roof forms.

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

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

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

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

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

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

d. facade modulation and articulation;
e. windows and fenestration patterns;
f. corner features;
g. streetscape and open space fixtures;
h. building and garage entries; and
i. building base and top.

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

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

THE STREETSCAPE

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

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

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

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

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

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

C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material 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.

C2.1. Modulation of Facades: Consider modulating the building facades and reinforcing this modulation with the composition of:

a. the fenestration pattern;
b. exterior finish materials;
c. other architectural elements;
d. light fixtures and landscaping elements; and
e. the roofline.

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

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

a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
b. visibility into building interiors;

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

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

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

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

C6 Develop the Alley Façade: To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

C6.1. Alley Activation: Consider enlivening and enhancing the alley entrance by:

a. extending retail space fenestration into the alley one bay;
b. providing a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and
c. adding effective lighting to enhance visibility and safety.

C6.2. Alley Parking Access: Enhance the facades and surfaces in and adjacent to the alley to create parking access that is visible, safe, and welcoming for drivers and pedestrians. Consider

d. locating the alley parking garage entry and/ or exit near the entrance to the alley;

e. installing highly visible signage indicating parking rates and availability on the building facade adjacent to the alley; and

f. chamfering the building corners to enhance pedestrian visibility and safety where alley is regularly used by vehicles accessing parking and loading.

PUBLIC AMENITIES

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

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

a. All open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.

b. Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk.

c. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.

d. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

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

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

b. walking surfaces of attractive pavers;

c. pedestrian-scaled site lighting;

d. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;

e. areas for vendors in commercial areas;

f. landscaping that enhances the space and architecture;

g. pedestrian-scaled signage that identifies uses and shops; and

h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

D1.3. Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

i. courtyards that organize architectural elements while providing a common garden;

j. entry enhancements such as landscaping along a common pathway;

k. decks, balconies and upper level terraces;
l. play areas for children;
m. individual gardens; and
n. location of outdoor spaces to take advantage of sunlight.

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

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

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

D2.2. Consider Nearby Landscaping: Reinforce the desirable pattern of landscaping found on adjacent block faces.

m. plant street trees that match the existing planting pattern or species;
n. use similar landscape materials; and
o. extend a low wall, use paving similar to that found nearby, or employ similar stairway construction methods.

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

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

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

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

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

D5 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, in landscaped areas, and on signage.

D5.1. Lighting Strategies: Consider employing one or more of the following lighting strategies as appropriate.

a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
b. Install lighting in display windows that spills onto and illuminates the sidewalk.
c. Orient outside lighting to minimize glare within the public right-of-way.

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

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

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

VEHICULAR ACCESS AND PARKING

E1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E1.1. Vehicle Access Considerations: Where street access is deemed appropriate, one or more of the following design approaches should be considered for the safety and comfort of pedestrians.

a. minimize the number of curb cuts and locate them away from street intersections;
b. minimize the width of the curb cut, driveway, and garage opening;
c. provide specialty paving where the driveway crosses the sidewalk;
d. share the driveway with an adjacent property owner;
e. locate the driveway to be visually less dominant;
f. enhance the garage opening with specialty lighting, artwork, or materials having distinctive texture, pattern, or color
g. provide sufficient queueing space on site.

E1.2. Vehicle Access Location: Where possible, consider locating the driveway and garage entrance to take advantage of topography in a manner that does not reduce pedestrian safety nor place the pedestrian entrance in a subordinate role.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the **project better meet these design guidelines priorities and achieve a better overall project design** than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

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

1. **Upper Level Width Limit (SMC 23.49.058.C):** The Code requires a maximum tower width of 145 ft parallel with the avenues, above 240 ft height. The applicant proposes a consistent tower width of 179 ft, with no stepping at 240 ft.

The Board indicated preliminary support for this departure as it preserves the required view corridor setbacks on both east-west streets, creates a unified building (B4) and maintains a lower overall building height that compliments the tower forms in the immediate vicinity.

2. **Façade Modulation (SMC 23.49.058.B):** The Code requires any façade longer than 100 ft (241-500 ft height) to be setback 15 ft minimum from the street property line and to be a minimum 60 ft wide. The applicant proposes the 179 ft façade along 2nd avenue to have 2 central projecting 'bays' at the property line, separated by 30 ft rather than the 60 ft minimum, and the recessed plane behind angled from 5-15 ft, rather than 15 ft.

The Board indicated support in principle for the proposed 'bays' and modulation, especially since they provide multiple reveals and shadows on that facade, and reflect the offset core program. But the specific modulations and façade materiality require further study.

3. **Façade Setback Limits (SMC 23.49.056.B.1):** The Code requires a property line facade at or within 2 ft of 1st Avenue for facades above 15 ft height, with very prescriptive exceptions. The applicant proposes structural columns and a tower façade (starting at about 50 ft high) at the property line, but proposes the façade between the sidewalk and 50 ft to be setback approximately 12 ft.

The Board indicated receptivity for this extra setback and the height above 15 ft, and the even deeper setback at the southwest corner, but advised a gradual transition to the adjacent Diller façade at the north end. Note: 1st Avenue is a proposed streetcar route and the extra setback could provide additional pedestrian space if a stop occurs on this block.

4. **General Setback Limits (SMC 23.49.056.B.2):** The Code requires a consistent streetwall along 2nd, Seneca and University streets, with maximum corner recesses of 20 ft x 20ft. The applicant proposes deeper, tapered recesses at all three corners: 20-35 x 75 ft at 2nd Avenue and University; 20-55 x 75 ft at 2nd and Seneca; and 30 x 50 ft at 1st and Seneca.

The Board indicated cautious receptivity for the deeper recesses, but the corners require activation, integration of structural columns and the revised circulation and ramping studies described in # 2a and 3a above, and each corner must be studied separately for context.

5. **Minimum Façade Height (SMC 23.49.056.A):** The Code requires minimum façade heights as follows: 1st Avenue, 2nd Avenue and University St. = 35 ft; Seneca (east half) = 25 ft; Seneca (west half) = 15 ft. The applicant proposes a compliant facade on the west half of Seneca, but shorter facades elsewhere as follows: 1st Ave. = 30 ft; 2nd Ave. = 19 ft; University St. = 23 ft; Seneca St. east half = 20 ft.

The Board indicated receptivity to minor reductions in minimum height, especially for averaging along the steeply sloping Seneca and University Streets, but all is pending the large scale elevations described under #2a above. Any reduction to the minimum façade height along 2nd Avenue depends on the upper levels being very active and/or occupiable, and the resolution of the modulation studies described under #4c above.

BOARD DIRECTION

At the conclusion of the First Early Design Guidance meeting, the Board recommended the project return for another meeting in response to the guidance provided.

The following drawings, studies and topics (cross-referenced to Board comments and guidelines on pages 3-6 above) should be provided in the next EDG booklet, and draft versions provided to the planner well in advance for evaluation:

1a) Extensive large scale cross sections through the lower 6-7 floors of the complex proposal, including the through-block pathways, to ensure various concerns are addressed or mitigated.

1c) A series of sectional studies and eye-level urban perspectives, to verify the experiential vitality and quality of the large undercroft space and massing of the lower level forms.

1d) A micro-climate analysis of sun penetration and winds that will inform the detailed massing and design of the interior lower levels and public spaces, in particular the terraces above the commercial uses.

2a) Large scale street elevations (1/4") are needed to confirm the scale and how the permeable (doors) and activated edges (transparency and use) negotiate the sloping sidewalks.

2c) Develop a façade transition back to the Diller street façade, rather than the abrupt exposure of the Diller sidewall.

2d) Increase the depth of retail at the southwest corner, and create retail frontage along all edges of the diagonal and central courtyard.

3a) Simplify and clarify the complexity of ramps and movement presented, to ensure a legible public circulation system, with genuine destinations that draw users to terraces and viewpoints.

3e) Include public uses on the roof terraces above the commercial 'village', including a mix of active destinations such as cafes and more peaceful gardens. Both should include vegetation and low parapets that show users to the streets below, and possibly integrated windscreens/lighting elements.

3f) Study and resolve the materials, lighting and shadow impacts of the two exposed vertical core masses, and also show this on the other section and perspective studies.

4a) Provide alternatives for the materiality and composition of the two stepped and interlocked tower forms, and whether they are unified or distinct.

4b) The logic of how such a large, lifted tower is grounded, is very important, and further studies of the columns are required, including how they interact with the 'village' forms, how the bottom floor(s) of the tower transitions to the columns, and the treatment of the large soffit to the undercroft.

4c) More study of the core's central zone facing 2nd Avenue (possible multi-story sky-gardens?), and the fenestration into service elements.

General) Multiple eye-level street perspectives showing the project and especially all of the lower levels in context.

3019177 EDG Report sent out 3-10-15
BK

MURPHY MCCULLOUGH**
SKANSKA USA COMMERCIAL DEVELOP
221 YALE AVE N, SUITE 400
SEATTLE, WA 98109

ADAM HASSON**
SAMIS FOUNDATION
208 JAMES ST SUITE #C
SEATTLE, WA 98104

murphy.mccullough@skanska.com
adamh@samis.com
Christian.gunter@skansa.com
rclayton@pickardchilton.com

Board Members:

malbores@millerhull.com
prokschg@u.washington.edu
Anjali@anjaligrant.com
Amcwain@bcradesign.com
gabrielfgrant@gmail.com

linda@lindamitchell.org
Jessie@mhseattle.com
murphy.mccullough@skanska.com
adamh@samis.com
Miken@samis.com
Eli@eraliving.com
Linda@lindamitchell.org

Tmccann@aest.com
Kimr@Seattleartmuseum.org
charlesr@johnsonbraund.com
Jmyrter@wrightrunstad.com
Dan.Stutz@cbre.com
Bill@dillerbros.com

Matt_Gregg@hotmail.com
Klingelchase@gmail.com