



**ADMINISTRATIVE* RECOMMENDATION
WEST**

Project Number: 3017379-LU

Address: 401 8th Avenue N

Applicant: Wendy Lamb, Ankrom Moisan

Date of Report: Friday, December 18, 2020

SDCI Staff: Joseph Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: SM-SLU 85-280*

**the proposal is vested to SM 85-240 zoning*

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

Lot Area: 28,800 sf; rectangle

Current Development:

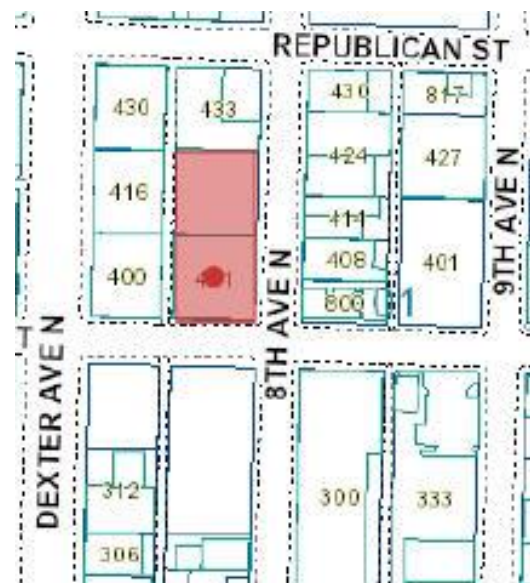
The rectangular site is currently occupied by a two story commercial structure and surface parking.

**Surrounding Development and Neighborhood
Character:**

A one story commercial property and surface parking occupies the remainder of the half block north of the site. One and two story commercial buildings currently exist to the east, west and south, but current MUP applications show an 8-story residential project to the east, an 8-story office building south across Harrison Street, and a 12-story office structure across the alley to the west. The neighborhood has a wide mix of residential, office, commercial, research and technology uses.

Access:

*On April 27, 2020, the Seattle City Council passed emergency legislation [Council Bill 119769](#) which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.



Vehicular access is from the improved alley adjacent to the west. Pedestrian access is from the two adjacent streets, 8th Avenue N to the east, and Harrison Street to the south.

Environmentally Critical Areas:

None

PROJECT DESCRIPTION

Design review for a 28-story, 330-unit apartment building. Parking for 186 vehicles proposed. Existing building and surface parking lot be demolished.

EARLY DESIGN GUIDANCE October 1, 2014
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DESIGN PRESENTATION

The EDG booklet includes materials presented at the meeting, and is available online by entering the project number (3017379) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The booklet is also available to view in the 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

PUBLIC COMMENT

The following comments were provided at the EDG meeting.

- Suggested a woonerf street, plus lush and pedestrianized street edge treatment including a setback along the entire 8th Avenue frontage, not just the north half as shown.
- Supported massing Option B which creates more space between the proposed tower and the future office tower west of the alley.
- Supported distinctly different architectural character for the two portions of the podium.
- Proposed a visually interesting design rhythm approximately every 30 feet for the ground floor design.

All page references below are to the EDG #1 Booklet dated October 01, 2014.

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 October 1, 2014

1. Massing & Context Response:

- a. **Tower Position and Shadows:** The Board basically endorsed massing option C with the tower on the south of the site, recognizing that shadows from a tower in either position would equally shade the 8th Avenue 'room' formed by the approved MUP design on the east side of the block. However, there were critical qualifiers to the massing outlined below. (Guideline CS1-B-2; CS1-I)
- b. **Tower Setbacks:** The Board agreed the tower façade should be well set back from the south property line (more than the 10 ft shown), to reinforce the pattern along Harrison Street where taller masses are typically set back to widen the "Neighborhood Heart" street experience. The ground level (and possibly floor 2) along Harrison should also be set back the approximate 10 ft shown, to provide a generous ground level transition zone. The Board was open to the podium form between possibly being closer to the property line, as long as there is a continuous ground level setback and a legible 'gasket' between the podium and tower. Large scale and dimensioned sections of floors 1-8 on both streets are requested to verify these relationships.(Guidelines CS2-B-2; DC2-C)
- c. **Tower Shaping and Spacing:** The Board strongly supported the northeast corner of the tower coming down to ground to create a 'third corner' along the 8th Avenue frontage, as shown on the middle drawing of 'next steps' provided. The Board also supported the 'twisted' or rotated tower shown in that drawing, which provides more spacing at the northwest corner, from the proposed office tower to the west. (Guideline DC2-C)

2. Ground Floor Uses & Treatment:

- a. **Street Edge along Harrison:** The Board supported the generous (about 10 ft) set back along this "Heart" street, and the residential lobby being basically centered. The Board supported the tall ground level proportion (pg. 47, lower left) along this sunny north side of the street, and a mix of plantings and pedestrian benches to provide amenity 'rooms', especially near the lobby. The Board supported the more permeable 'gallery/lounge' at the key southeast street corner (see below), and desired a similar use at the southwest corner, which will be highly visible because of the approximate 50 ft setback plaza adjacent. The Board does not support ground floor corners occupied by leasing, which is essentially office and lacks activation of the sidewalk. (Guidelines CS2-B; PL2-I; PL2-II; DC1-A)

- b. **Southwest Corner and Response to Adjacent Plaza:** The Board did not support the narrow sidewalk and the depressed planter moat described for this corner, and encouraged a more creative, flush landscape and pedestrian design that fully responds to the adjacent plaza and pedestrian desire lines across the alley. (Guideline CS2-B; PL2-B-3; DC3-C)
- c. **Southeast Corner:** The Board agreed this important corner deserves more generous paving area at the sidewalk interface, high transparency, and permeable doors into the 'gallery/lounge', probably off the 8th Avenue side. (Guideline PL1-III; PL3-B-4)
- d. **Townhouse & Stoop Treatment:** The Board supported the townhouse stoops and basic landscape design of the setback described, which echoes the 'street room' formed by the project across 8th Avenue. The Board agreed the 2-4 ft height and depth variation provides privacy layering, but cautioned that no walls adjacent to the sidewalk or public 'rooms' be too tall or blank (also see departure comments). (Guideline PL3-III; PL1-II)
- e. **Bike Access:** Since the alley may be congested at peak hours from the large adjacent office project, the Board advised exploration of a bike access corridor direct from 8th Avenue and/or Harrison Street, to the bike storage/lockers (the plan on pg 46 appears to show the bike access about mid-block on the alley). (Guideline PL4-B)

3. Tower Character & Podium:

- a. **Tower Character & West Corners:** The Board agreed the entire tower will be highly visible in a future context that will be predominantly 8-12 stories tall, so all the elevations require careful composition and material richness to reduce perceived bulk (pg 39, lower left). The southwest corner will be a backdrop to the adjacent setback plaza, and the full height of the southwest corner will be visible to pedestrians and others approaching from the west; the Board will focus on this corner at the next meeting. Also, the northwest corner across from future office tower requires an angled or curved setback and careful interior, window and façade design for privacy considerations. Sunshades and other sustainability features can assist on this challenging west façade. (Guideline CS2-B-3; CS2-C-1; DC2-A-2; DC2-B-1)
- b. **Podium Character:** The Board agreed the townhouse portion of the podium should exhibit a distinctly vertical rhythm and distinctive window proportions from the south half of the podium, which anchors the corner and tower. However, the Board supported the notion that both halves of the podium should be related, and can have some material consistency, as long as the strong interruption of the tower reaching grade at the middle of the base is achieved. (Guideline DC2-B; DC2-E)

PUBLIC COMMENT

SDCI staff received the following design related comments in writing prior to this review:

- Concerned by the height bulk and scale of the proposed design.
- Concerned that the project is out of scale for the smaller neighborhood.
- Concerned by the loss of street trees on 9th Avenue.

SDCI also received non-design related comments including concerns with construction impacts and parking.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

Concerns with construction impacts, off-street parking, and traffic are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. Massing

- a. Staff acknowledges public concern about height, bulk and scale, but concurs with the Board's previous support for this massing scheme, agreeing that a composition of differently scaled and distinctly expressed massing elements can help mitigate the size of this large tower. (DC2, CS3, CS1-B-2; CS1-I)

2. Massing & Context Response:

- a. **Tower Position and Shadows:** Staff concurs with the Board's previous support for the massing choice to locate the tower on the south of the site, agreeing that shadows from a tower in either position would equally shade the 8th Avenue N 'room' formed by this proposal and the just-completed project across the street at 430 8th Ave N. Staff recommends approval of this aspect of the design. (CS1-B-2; CS1-I)
- b. **Tower Setbacks:** Staff supports and confirms the inclusion of the setbacks from Harrison and 8th Ave. N. as previously requested by the Board, agreeing this reinforces the pattern along Harrison Street where taller masses are set back to widen the "Neighborhood Heart" street experience. Staff recommends approval of this aspect of the design. (CS2-B-2; DC2-C)

- c. **Tower Shaping and Spacing:** Staff concurs with the Board's strong support for the rotation of the tower and carrying this element to ground, to create a 'third corner' along the 8th Avenue frontage. Staff agrees that this adds a dynamic quality to the composition of elements and that it provides more spacing at the northwest corner from the proposed office tower to the west. Staff recommends approval of this aspect of the design. (DC2-C)

3. Design Concept and Articulation; Development since EDG

- a. **Development since EDG:** At EDG the Board agreed the entire tower will be highly visible, so all the elevations require careful composition and material richness to result in a unified and functional design that reduces perceived height, bulk, and scale. In subsequent Correction Notices and meetings staff have noted that the simplification of the tower that has occurred since EDG had diminished the legibility, strength and coherence of the design concept previously supported by the Board. Staff recognizes the intent to honor the Board's original guidance and responses to correction notices in the design iterations that followed (p. 114-132). However, the current design has not yet been successful in meeting the Board's guidance or applicable Design Guidelines. Therefore, Staff recommends the conditions described below.
- b. **Northwest Corner:** The deployment of two projecting areas at the southeast and northwest corners of the tower has the potential to meet the intent of the Board's guidance and criteria in the guidelines, but is hampered by the lack of a clear hierarchical relationship among the components. Staff recommends a condition to revise the northwest component of the tower to cohere hierarchically with the larger composition by revising its height and exterior expression to be recognizably secondary to the principal rectilinear form of the tower. (CS2, CS3, DC2)
- c. **Roof Form:** As previously noted by staff, the lack of a similarly strong and distinctive roof form has compromised the project's connection to the design which was supported by the Board at EDG. Staff recognizes the intent to recreate the distinction and deep shadow lines of the previously supported design but notes that the top floor setback in the current design creates an unharmoniously proportioned and compositionally disconnected element that is not appropriately scaled or well-related to the corner element it is meant to terminate. To resolve this issue, Staff recommends a condition to revise the roof design to create a strong sculptural form that is appropriately scaled, distinct and clearly legible as the termination of this composition of elements. Staff notes that there are other possible solutions but the most effective solution will likely incorporate the significant projection of a legible roof shape and associated shadow lines, similar to the design supported at EDG. (CS2, CS3, DC2)
- d. **Southeast Corner:** Staff recognizes the intent to respond to correction notices stating the design should re-introduce the strong sculptural qualities supported by the Board at EDG. In this most recent iteration staff notes the use of two deeper fins (for the previous single plane projection) will likely create more legible shadow lines. However, this design does not address the issue of the graphic (two-dimensional) expression of these compositional elements, versus an architectural (three-dimensional) expression. Staff therefore recommends a condition to re-establish the

harmonious composition of clearly legible and scale-mitigating compositional elements that was supported at EDG by either clarifying and strengthening the two-dimensional demisings in concert with strong resolution of the other issues identified in this report, or by articulating this tower element with changes in plane and expression that create recognizable compositional elements. Please see earlier staff guidance regarding architectural versus graphic solutions and the supplementary exhibit “Graph_v_ArchComp.jpg” uploaded to the record. (DC2, CS2, CS3, CS3, CS3-I.i)

4. Ground Floor Uses & Street edges:

- a. **Street Edge along Harrison:** Staff concurs with the Board’s earlier support for the generous (about 10 ft) setback along this “Heart” street, the centered residential lobby, the tall ground level proportion along this sunny south-facing side of the street, and the mix of plantings and pedestrian benches that provide amenity ‘rooms.’ The Board did not support ground floor corners occupied by leasing, noting that these are essentially offices and lack activation of the sidewalk. Staff concurs and recommends a condition to decrease the size and street frontage of the Leasing area by 15-25 percent in favor of the residential amenity area, labeled “Library” in these drawings. (CS2-B, PL2-I, PL2-II, DC1-A)
- b. **Southeast Corner:** At EDG the Board agreed this important corner deserves a more generous paving area at the sidewalk interface, high transparency, and permeable doors into the ‘gallery/lounge’ area. Staff notes the increased size of the “Porch” enfronting the “Living Room” at this corner, agrees that this meets the intent of the Board’s guidance, and recommends approval of this aspect of the design. (PL1-III; PL3-B-4)
- c. **Bike Access:** At EDG the Board advised exploration of a bike access corridor direct from 8th Avenue N and/or Harrison Street, to the bike storage/lockers. Staff notes and appreciates the addition of a direct access route for cyclists at the north edge of the project and recommends approval of this aspect of the design. (PL4-B)

5. Podium Character; Townhouse & Stoop Treatment:

- a. **Stoops and Site Planning:** At EDG the Board supported the townhouse stoops and basic landscape design, which echoes the ‘street room’ formed by the project across 8th Avenue N and agreed the height and depth variation provides privacy layering. Staff concurs and recommends approval of this aspect of the design. (CS2, DC4, PL3-III, PL1-II)
- b. **Townhouse Composition:** In correction letters leading up to the Design Recommendation, staff requested the reintroduction of the projecting bays shown at EDG to help create modulation and legible order. Staff recognizes and appreciates their reintroduction but notes that the bay’s great height and lack of an articulated top or bottom limits their legibility as scaling elements and as ordered components. To re-establish the human scale, conceptual clarity, scale mitigation and context response of the design supported by the Board at EDG, staff recommends a condition to revise the townhouse bays to make them legible scaling elements in an understandable order, likely by increasing their magnitude of projection, reducing

their height and adding a distinct termination at the top of the bays. (CS2, DC4, PL3-III, PL1-II)

- a. **Podium Character:** At EDG the Board agreed the townhouse portion of the podium should exhibit a clear vertical rhythm and window proportions distinctive from the south half of the podium, but also supported the notion that both halves of the podium should be related, and can have some material consistency, as long as the strong interruption of the tower reaching grade at the middle of the base is achieved. Staff concurs and notes that while a vertical rhythm has been established, the townhouse windows are nearly identical in assembly, material, proportions and operation to those of the adjacent tower. To create the break and strong interruption noted by the Board at EDG, Staff recommends a condition to revise the townhouse windows to be distinct from the rest of the project with changes to their assembly, material, proportions, and operation. (DC2-B, DC2-E)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure(s) are based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the RECOMMENDATION review, the following departures were requested:

1. **Street-level Development Standards (SMC 23.48.014.B.1.a - Land Use Code effective May 30, 2014):** The Code requires an average setback of 10 feet from the street lot line on 8th Ave. N. and that no setback shall be less than 5ft from the street lot line. The applicant proposes a portion of the residential lobby and the angled tower corner to be setback less than 5 feet from the lot line.

Staff recommends approval of the proposed departure, noting that it is required to allow the angled tower corner to come to grade as previously requested by the Board and will help strengthen the design concept and respond to context, better meeting the intent of Design Guidelines CS3 Architectural Context and Character, DC2 Architectural Concept.

2. **Street-level Development Standards (SMC 23.48.014.B.1.c - Land Use Code effective May 30, 2014):** The Code allows only ground-related residential units and floor area for building lobbies for residential uses within the portion of the story of the structure abutting the required setback area. The applicant proposes residential amenity use for 82 linear feet of this frontage on 8th Ave. N.

Staff concurs with the Board's earlier support for this departure based on the fitness use being active and transparent. Staff notes the high degree of transparency proposed for this area and recommends approval for its potential to help the project better meet criteria in CS2-B-2. Connection to the Street and PL3 Street-Level.

3. **Structure Height - Rooftop Features Setback and Landscaping Requirements (23.48.010.H.7 - Land Use Code effective May 30, 2014):** The Code allows the combined total rooftop coverage to be increased to 65% of the roof area, provided that all mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge. The applicant proposes rooftop features within 10 feet of the edge.

Staff recommends approval of this departure provided the design is revised per the Conditions to this Recommendation, to create a strong sculptural roof form that will help the project better meet criteria in DC2 Architectural Concept and CS2-A-2. Architectural Presence.

4. **Structure Height - Rooftop Features Setback and Landscaping Requirements (23.48.010.H.7 - Land Use Code effective May 30, 2014):** The Code allows the combined total rooftop coverage to be increased to 65% of the roof area, provided that all mechanical equipment is screened and no rooftop features are located closer than 10ft to the roof edge. The applicant proposes rooftop coverage greater than 65% of the roof area.

Staff recommends approval of this departure provided the design is revised per the Conditions to this Recommendation, to create a strong sculptural roof form that will help the project better meet criteria in DC2 Architectural Concept and CS2-A-2. Architectural Presence.

DESIGN REVIEW GUIDELINES

The specific Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text of all guidelines please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

South Lake Union Supplemental Guidance:

CS1-I Responding To Site Characteristics

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

South Lake Union Supplemental Guidance:

CS2-I-iv. Heart Locations: Several areas have been identified as “heart locations.” Heart locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space provided by curb bulbs and entry plazas. **[Staff NOTE: Harrison Street is a designated Heart Location]**

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

South Lake Union Supplemental Guidance:

PL1-II Landscaping To Reinforce Design Continuity With Adjacent Sites

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

PL1-III Pedestrian Open Spaces and Entrances

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

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

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

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

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

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

South Lake Union Supplemental Guidance:

PL2-I Streetscape Compatibility

PL2-I-i. Street Level Uses: Encourage provision of spaces for street level uses that vary in size, width, and depth. Encourage the use of awnings and weather protection along street fronts to enhance the pedestrian environment.

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

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

PL2-II Personal Safety and Security

PL2-II-i. All-Day Activity: Enhance public safety throughout the neighborhood to foster 18- hour public activity. Methods to consider are:

- a. enhanced pedestrian and street lighting;
- b. well-designed public spaces that are defensively designed with clear sight lines and opportunities for eyes on the street.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

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

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

PL3-B Residential Edges

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

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

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

South Lake Union Supplemental Guidance:

PL3-II Human Activity

PL3-II-i. Public/Private Transition: Create graceful transitions at the streetscape level between the public and private uses.

PL3-II-ii. Active Facades: Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.

PL3-II-iv. Activity Clusters: Create businesses and community activity clusters through colocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities.

PL3-III Transition Between Residence and Street

PL3-III-i. Residential Entries: Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

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

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

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

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

South Lake Union Supplemental Guidance:

DC1-I Design of Parking Lots Near Sidewalks

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

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

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

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

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

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

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

DC3-C Design

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

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

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

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

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

RECOMMENDATIONS

The analysis summarized above was based on the design review packet dated Friday, November 20, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions.

1. **Northwest Corner:** Revise the northwest component of the tower to cohere hierarchically with the larger composition by revising its height and exterior expression to be recognizably secondary to the principal rectilinear form of the tower. (CS2, CS3, DC2)
2. **Roof Form:** Revise the roof design to create a strong sculptural form that is appropriately scaled, distinct and clearly legible as the termination of this composition of elements. (CS2, CS3, DC2)
3. **Southeast Corner:** Re-establish the harmonious composition of clearly legible and scale-mitigating compositional elements that was supported at EDG by either clarifying and strengthening the two-dimensional demisings in concert with strong resolution of the other issues identified in this report, or by articulating this tower element with changes in plane and expression that create recognizable compositional elements. (DC2, CS2, CS3, CS3, CS3-I.i)
4. **Street Edge:** Decrease the size and street frontage of the Leasing area on Harrison Street by 15-25 percent in favor of the residential amenity area, labeled "Library" in these drawings. (CS2-B; PL2-I; PL2-II; DC1-A)
5. **Townhouse Character:** Revise the townhouse bays to make them legible scaling elements in an understandable order, likely by reducing their height and adding a distinct termination at the top of the bays. (CS2, DC4, PL3-III, PL1-II)
6. **Podium Composition:** revise the townhouse windows to be distinct from the rest of the project with changes to their assembly, material, proportions, and operation. (DC2-B, DC2-E)