CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Project Number: 3020563-LU

Applicant Name: Craig Belcher

Address of Proposal: 1001 John Street

SUMMARY OF PROPOSAL

Land Use Application to allow a 43 story, 415-unit apartment building. Parking for 254 vehicles will be located within the structure. Review includes demolition of all existing buildings. The following approval is required:

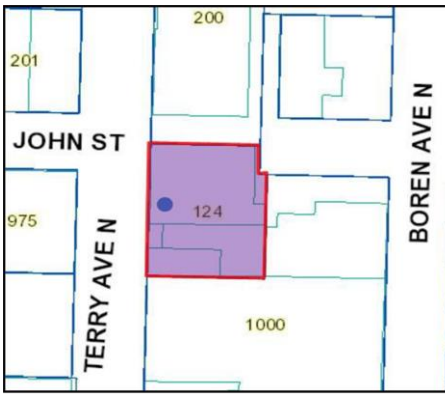
Design Review with Departures (Seattle Municipal Code 23.41) *
Departures are listed near the end of the Design Review Analysis in this document.

SITE AND VICINITY

Site Description: The site is current developed with a five-story commercial structure constructed in 1925.

Site Zone: SM (Seattle Mixed) 240/125-400

Zoning Pattern:
- North: SM160/85-240
- South: SM 240/125-400, DMC240/290-400
- West: SM240/125-400, SM160/85-240
- East: SM240/125-400, SM160/85-240



The top of this image is North. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

Environmental Critical Areas: No mapped environmentally critical areas are located on the subject site.

Current and Surrounding Development; Neighborhood Character: The subject site occupies the southern 33' of vacated John St between Terry Ave N and existing John St. The northern 33' of vacated John St is part of the site directly to the north. The vacated John St portion has no structure, while the remainder of the site is occupied by a three-story commercial structure.

Across Terry Ave N is a recently built 7-story apartment complex. Further south across Terry Ave N is a 3-story commercial building and surface parking. The site has a proposal (MUP #3018935) for a 40-story residential tower with a 4-story podium building, over retail space. On the northwest portion of the block an 11-story office structure was recently completed.

The site directly to the south and east is occupied by two structures; an 8-story office building (a former Seattle Times building) and a small one-story commercial building. This site, 121 Boren Ave N, has a proposal in MUP review for a residential tower under # 3021279. The proposed 121 Boren Ave N tower and the subject tower are located so that the dimension between the towers is less than the Code required 60' separation.

The site is located within the South Lake Union Neighborhood Design Guideline area with Terry Ave N identified as a "heart location". As well, Terry Ave N has a Street Concept Plan.

Vehicle access if currently from John Street and pedestrian access is currently from Terry Ave N.

PUBLIC COMMENT:

The public comment period ended on December 20, 2015. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to public accessibility, through-block connection, tower location, density, and parking. Comments were also received that are beyond the scope of this review and analysis.]

I. ANALYSIS – DESIGN REVIEW

EARLY DESIGN GUIDANCE September 30, 2015

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

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

DESIGN DEVELOPMENT

The applicant presented three options, which can be seen in the EDG packet.

PUBLIC COMMENT

Members of the public were present at the meeting and offered the following comments.

- Supported the project.
- Supported Option B Board and encouraged the Board to consider guidelines CS2, CSD1c.
- Encouraged further tower separation with their proposed project to the south and east.
- Requested a 25' setback on the south and east side of the tower.
- Expressed support for the departures.

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: September 30, 2015

1. **Tower Massing and Design: The Board supported the applicant's preferred Option C tower massing, with its tower location allowing for a publicly assessable plaza providing views above Terry Ave N, and open space along vacated John St, and the hillclimb elevator feature. The Board noted that the tower location is not ideal for the proposed development to the east, but the location is justified as it provides the hillclimb connection and maintains the view corridor from John St. The Board did encourage the applicant to consider the proposed neighboring development. (CS2.B.1 & 2, CS2.I.i)**
    a. Provide contrast thought a variety of high-quality materials on the tower; simply changing the glass color is not sufficient. (DC4.A.1)
    b. Consider the proposed development on the adjacent site to the east and south. (CS2.D.5)
2. **Podium Massing and Design: The Board supported the podium massing along Terry Ave N which will be level at John St. above. The Board stated the podium massing scale along Terry Ave N and being level with John St are good design moves for views and access to the hillclimb elevator. (CS2.I.i)**
    a. Design the public assessable plazas and hillclimb elevator to invite the public. (PL1.A.2, PL1.B.3)

3. **Hillclimb Feature: The Board encouraged and supported the hillclimb elevator but expressed concern about its visibility and accessibility to the public. The Board questioned if a stair between the 52' elevation difference was possible but after discussion realized it was not a feasible option for this development. (CS2.B.1 & 2, PL1.B.1, PL2.D.1)The following guidance was offered:**
    a. Explore alternative locations of the hillclimb elevator so the elevator will remain visible from Westlake Ave N and from John St. and have a strong presence and connection to Terry Ave N. (PL2.D.1, DC1.A.1)
    b. Design the Terry Ave N entry to the elevator to be more welcoming and read and feel like a publicly accessible feature. (PL3.A.4, PL1.A.2)
    c. Provide more open space at the Terry Ave N level at the elevator. This plaza space needs to be celebratory. (DC3.II.i, PL1.B.3)

4. **Terry Ave N Streetscape: The Board supported the moving of the Terry Ave N curb cut location to the south as it will provide for more retail space. The Board requested further design of a stronger residential entry concept on Terry Ave N, and to maintain the retail use provided on the street front. (PL3.A.2, DC1.A.1, DC1.C.2)**
    a. Supported the retail location next to the hillclimb elevator. (DC1.A.1)
    b. Provide a lobby presence on the street. (PL3.A.1 & 2, DC1.A.1)
    c. Provide high end features, such as street furniture, etc. as part of the street design and to give legibility of a design that works with the rest of the street. (DC3.II.i)

5. **John St Streetscape: The Board was split on the vehicle drop-off design concept off of John St and the related departure that would be needed to have a second project curb cut from John St (See Departure #4 at the end of the report). The following guidance was officered:**
    a. Design a strong, clear, pedestrian connection between the upper level of the elevator and the residential lobby off of John St. (PL3.A.1 & 4)
    b. Use the streetscape designs on John St. further to the east as a design cue for the street treatment. (PL1.A.1)

For the Recommendation meeting provide the following:

- Provide a plan showing all site lighting.

INITIAL RECOMMENDATION MEETING May 5, 2016

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
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PUBLIC COMMENT

Members of the public were present at the meeting and offered the following comments;

- Stated delight that the applicant has worked with the community and the neighbors, and supports the project moving forward.
- Supported the hillclimb elevator and overlook plaza as important elements of the project.
- Felt the curb cut on John St is justified.

- Concerned that the intent of the John St. Green Street setback is not being respected or implemented and noted that other projects where the setback is required cannot depart from the setback standard, and that this project should defer to that requirement and set back the building at least an additional 5 to 7' from the north property line.
- Encouraged consideration be given to add color and/or texture to the exposed north concrete wall at the podium.
- Stated the proposed metal planter along Terry Ave are a cliché and encouraged providing a different design.
- [Staff note: the following comment was made by a member of the development team for the adjacent property.]
- Supported the project and the requested departures and stated the project teams are working together.

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.

BOARD DELIBERATION:

The Board commended the projects teams of this and the abutting 121 Boren Ave project being reviewed under #3021279 for working together.

1. **Tower Location, Massing and Design:** There was Board discussion about setting back the tower further from the north property line, but the Board concluded that the current location was suitable due to the benefit of the two projects working together and the shifting of the towers from the location shown at EDG. The Board supported the design concept of the tower skin, but agreed that additional visual interest, contrast and depth were needed on all facades. The Board agreed that the horizontal fin at the roof was graceful, but other elements of the roof top appeared unresolved and a more elegant and unified design needs to be further developed. (CS2.B.2, CS2.D.5, DC2.B.1) The Board provided the following specific recommendations:
    a. At the northeast corner and north façade, the Board agreed that the rhythm of four floors of glass and 'white' metal panels separated by two floor of vision and spandrel glass, should be emphasized by providing a 12" setback of the 2-story section so that it is clearly legible. (DC2.B.1)
    b. The Board was concern with the overall flatness of the tall and highly visible elevation and recommended that at the bronze metal facades, the vision and spandrel glass should be set back by 8" to create greater texture and depth to these elevations. (DC2.B.1)
    c. Maintain the 2' fin shown on the east elevation. (DC2.B.1)
    d. Design the top of the tower to create a graceful termination of the bronze metal panel facades, using different heights, visually pleasing proportions and a resolution of the amenity space windows. Vary the material colors at the recessed portions and consider a dark color that recedes. (DC2.B.1)

2. **Podium and Terry Ave N:** The Board affirmed that given the location on Terry Ave N, the podium facade with board-formed concrete was appropriate and could be unique with

thoughtful detailing. The Board encouraged a design that considers referencing the older buildings in the neighborhood. (CS3.II.iv, DC4.A.1) The following guidance was given:

a. Provide greater depth at the framed opening of the screening and at the residential units. (DC2.D.1)
b. Design the metal screening with depth or historical reference. (CS3.II.iv, DC2.D.1)
c. Provide back lighting at the screened parking levels so that these screen details are visible at night. (DC4.C.1)
d. Provide different canopy treatments for the differing uses along the street frontage. (PL3.A.1)
e. Define the residential lobby entry with a strong design and generous lighting. (PL3.A.1, PL3.A.4, DC2.D.1)
f. Increase the legibility of the residential lobby, with lighting, furniture, and artwork. Consider a wood canopy that extends into the interior to convey a warmer, more residential feel. (PL3.A.1, PL3.A.4, DC2.D.1)
g. Design the landscaping and street furniture to be cohesive. The Board noted that the renderings and landscape plan didn't show the same elements. Remove the planters by the hillclimb elevator and commercial entry, shown in the rendering. (DC4.D.1)

3. **John St. Level Plaza and Residential Entry:** The Board was not unified in support of the second curb cut, which will need require a departure, and vehicle access onto the plaza off of John St. They affirmed that if vehicle access is approved, it would be contingent on a design that treats this areas a plaza designed for pedestrians and cyclist as the primary users, with vehicle access as a secondary function. (DC1.B.1, DC3.B.1) The Board provided the following specific recommendations:
    a. Design the plaza as a pedestrian place that is suitable for the occasional vehicle use. (DC1.B.1, DC3.B.1)
    b. Provide a plaza and lobby design that is more cohesive and unified. (DC3.A.1)
    c. Shift the lobby entry to the northeast corner to make it a more visible and stronger design element. (PL3.A.1, DC3.A.1)
    d. Maintain the high-quality materials of the plaza. (DC4.D.2)
    e. Resolve the termination of the vertical fin on the east elevation. (DC2.B.1)
    f. Provide a more prominent location for bicycles. (PL4.B.2)

FINAL RECOMMENDATION MEETING July 13, 2016

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PUBLIC COMMENT

Members of the public were present at the meeting and offered the following comments:

- Stated the project will be a positive addition, not a detriment to the neighborhood.
- Thanked the applicant for reaching out to the community.
- Supported the Board's guidance at the Initial Recommendation meeting and the changes to the design that guidance provided and noted the project was a good example of the Design Review process.
- Noted that the building related to the neighborhood and the project is providing true public space on private property.
- Stated they were happy with the design of the project and noted the architect did a good design.
- Supported the open space and hillclimb being open 24 hours a day.

[Staff note: the following comment was made by the development team on the 121 Boren Ave N project.]

- Stated they were supportive of the departures and the design. Supported the project and departures and stated the projects will work together.

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Tower Design:** The Board was supportive of the design and commended the design team for responding to the Boards guidance for additional depth, texture, visual interest and resolving the top of the tower in an elegant manner. There was discussion of continuing the 12" setback of the north facade around to the east facade, with the architect responding that the fin on the east elevation is an important design gesture and the setback would detract from the fin. The Board agreed to defer to the architect's design judgement of the fin and setback. (DC2.B.1, DC2.D)

2. **Terry Ave N Podium Facade:** The Board noted the podium facade design was previously more industrial in appearance, however, with the new design changes, the podium is more elegant and in keeping with the design of the tower. They remarked the design team had responded well to the Board's guidance and stated they had no further concerns. (DC2.B.1, DC2.C.1)

3. **John St. Plaza:** The Board agreed that the design changes to the plaza had resolved concerns about the curb cut on John St. The Board noted that the higher horizontal slated fence wall along the north edge of the plaza will help pedestrian movement along the walkway to the elevator hillclimb while still providing some transparency. There was some concern about the plaza being in shadow most of the time and they noted the design should include additional elements that add warmth. (CS2.B.3, PL1.B.1, DC1.B.1, DC3.B.2, DC4.D.2) The Board recommended the following conditions:
    a. Design a successful merging of the paving design at the John St plaza and the 121 Boren Ave N project where they meet. (DC2.C.3)
    b. Confirm that the landscaping at the John St plaza is shade tolerant and will thrive at this location. (DC4.D.1, DC4.D.3)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures 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 Final Recommendation meeting, five departures were requested.

1. **Height Limits for Podiums (SMC23.48.245.B.4.a):** The Code states that the specific podium height for a lot is shown on Map A for 23.48.245, and the height limit extends from the street lot line to the parallel alley lot line, or, where there is no alley lot line parallel to the street lot line, from the street lot line to a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is less than 120 feet deep. The podium height is measured from the grade elevation at the street lot line. The podium height limit for this site is 45' along Terry Ave N.

   The applicant is requesting an increased podium height by 7' to 9' so that the podium top and plaza is at the elevation of John St.

   This departure provides a design that better meets the intent of the Design Review Guidelines **PL1-B-1. Pedestrian Infrastructure**: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project and **PL1-I-ii. Pedestrian Network**: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. This departure allows for a plaza which will be level with John St. and provides pedestrian access to an elevator hillclimb between Terry Ave N and John St which will be open to the public 24 hours a day, every day.

   The Board voted unanimously to grant this departure.

2. **Podium Floor Area Limits (SMC23.48.245.B.4.b):** The Code states the podiums of structures with residential uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1 and for structures with non-residential uses that exceed a height of 85 feet, the average floor area coverage of required lot area, pursuant to subsection 23.48.245.A, for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area, except that floor area is not limited for each story if the total number of stories below the podium height is three or fewer stories, or if the conditions in subsection 23.48.245.B.4.c apply.

The applicant is proposing 100 percent coverage of the lot area with the podium.

This departure provides a design that better meets the intent of the Design Review Guidelines **PL1-B-1. Pedestrian Infrastructure**: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project, **PL3-II-i. Public/Private Transition**: Create graceful transitions at the streetscape level between the public and private uses, and **DC3-C-2. Amenities/Features**: Create attractive outdoor spaces suited to the uses envisioned for the project. This departure allows for a plaza which will be level with John St. and provides access to a pedestrian elevator hillclimb between Terry Ave N and John St which will be open to the public 24 hours a day, every day.

The Board voted unanimously to grant this departure.

3. **Curb Cut Width and Quantity (SMC23.48.085.E.1)**: The Code states permitted access shall be limited to one two-way curb cut.

   The applicant proposed a two-way curb cut on Terry Ave N and a second 12’ two-way curb cut to access an on-site vehicle drop-off from John St.

   This departure provides a design that better meets the intent of the Design Review Guidelines **PL2-A-2. Access Challenges**: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges, and **DC1-B-1. Access Location and Design**: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. The drop-off as part of the plaza off John St will allow for vehicles to drop off or pick up pedestrians without conflict along John St and will facilitate vehicle access to the residential entry off of the John St Plaza area.

   The Board voted unanimously to grant this departure.

4. **Street Level Setbacks (SMC23.48.240.B.1.b):** The Code states that except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to Exhibit B for 23.48.240.

   The applicant proposed a 49’-7” set back from the minimal 8’ wide frontage along John St, which is the result of an alley vacation.

   This departure provides a design that better meets the intent of the Design Review Guidelines **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 and **DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development. This departure allows the streel level location of the structure to facilitate the design of the John St plaza and interior functions at this level.

The Board voted unanimously to grant this departure.

5. **Tower Separation (SMC23.48.245.G.1):** The Code states that a 60 foot separation is required between structures with residential use above the base height limit for residential use and that are located on the same block. For the purposes of this subsection 23.48.245.G, a block is defined as the area bounded by street lot lines and excluding alley lot lines. Alleys shall not be deemed to bisect a block into two separate blocks: This separation is required between all portions of residential structures above the podium height limit for residential structures that exceed the base height limit for residential use, except as provided by subsection 23.48.245.F.2.

   The applicant requested four individual tower separation departures for different areas of the structure in relationship to the proposed tower on 121 Boren Ave N in review under MUP # 3021279. The separation dimension ranged from 0' at the John St. Plaza level, 0' at the lower podium level of the 121 Boren project, 33' from the 121 Boren podium level up to 125' in height, and 42' and 46'-4" between the towers above 125' in height. (See the diagram with the departure in the Recommendation packet.)

   This departure provides a design that better meets the intent of the Design Review Guidelines **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, and **CS2-B-3. Character of Open Space**: Contribute to the character and proportion of surrounding open spaces. The location of the tower will allow for a 30' setback from the north property line preserving the sightlines down John St at this parcel where the street has been vacated. Within this setback will be located a publicly assessable plaza and elevator hillclimb connecting Terry Ave N and John St.

   The Board voted unanimously to grant this departure.

6. **Height- Rooftop Features (SMC23.48.025.C.7):** The Code states that at the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:
   a. All mechanical equipment is screened; and
   b. No rooftop features are located closer than 10 feet to the roof edge.

   The applicant is proposing that portions of the rooftop features such as a partially open canopy over the outdoors amenity area, supported by oversized columns, and an extension of the vertical fin on the east façade, be located within 10 feet of the tower edge on the north, east and west elevations.

   At the Initial Recommendation meeting a departure from Height- Rooftop Features (SMC23.48.025.C.7) to allow portions of the rooftop features be located within 10' of the tower edge along the west and south elevations was requested. The Board indicated they would not support this departure as currently designed and gave guidance that the building design needs to extend upward to capture and integrate the roof top and gave the following guidance: Design the top of the tower to create a graceful termination of the bronze metal panel facades, using different heights, visually pleasing proportions and a

resolution of the amenity space windows. Vary the material colors at the recessed portions and consider a dark color that recedes.

When the project returned before the Board at the Final Recommendation meeting, the Board was pleased with the design changes to the roof top recommended approval of the updated design. The Final Recommendation packet indicated a departure from Height-Rooftop Features (SMC23.48.025.C.7) was no longer needed. During MUP plan set review following the Final Recommendation meeting, the zoning reviewer determined that the roof top as designed and approved by the Design Review Board did need a departure for the columns and open rooftop coverage along the south and west facades.

Although the departure was not explicitly requested at the Final Recommendation meeting, the Board specifically reviewed, discussed and strongly supported the design which had been revised in direct response to their previous review of the departure at the Initial Recommendation meeting. The Board's enthusiastic approval of the revised design demonstrated recommendations for this specific design response and the intent of this departure to allow the rooftop features within the required 10' setback along the west and south tower edge.

This departure provides a design that better meets the intent of the Design Review Guidelines DC2-B-1. Façade Composition: by allowing a design that resolves the top of the tower in an elegant manner through the visually pleasing proportions of the fin, columns and canopy, and the variation of material colors between the tower skin and amenity/penthouse massing, and DC2-C-1. Visual Depth and Interest: by adding depth to the tower top by incorporating an a partially open canopy.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

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

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Landform: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

South Lake Union Supplemental Guidance:

CS1-1 Energy Use: Take advantage of site configuration to accomplish sustainability goals. Examples include solar orientation; stormwater run-off, detention, and filtration systems; sustainable landscaping; or versatile building design for entire building life cycle.

CS1-2 Sunlight and Shadows: Avoid or reduce shadow impacts to Cascade, South Lake Union, and Denny Parks, particularly the gardens or active use areas of the parks.

CS1-3 Topography and Elevation Changes: Accommodate sloping terrain through 'stepping' ground floor and other architectural features. Emphasis should be placed on ground-level treatments that create a safe, attractive transition between the site and pedestrian zone.

CS1-3-a. Transitional Space: On sloping street frontages, entryways should include a generous and level transitional space for commercial or residential activity, in addition to Citywide Design Guideline PL3.

CS1-3-b. Setback or Recess Entrances: Setback or recess entrances for a gracious transition from a sloped sidewalk to a flat grade at the entry.

CS1-3-c. Conceal & Treat Parking: Conceal underground parking from street views and design any parking walls exposed above grade-level with an attractive treatment such as integrated, quality architectural cladding, planting, and/or artwork.

CS1-3-d. Visual Transition: Create a safe visual transition between ground-level interior and adjacent pedestrian areas and public sidewalks.

CS1-3-e. Incorporate Hill Climbs: Incorporate hill climbs as identified in the South Lake Union Urban Design Framework.

CS1-4 Plants and Habitat: South Lake Union is on a bird and insect flight path between green-belts on Capitol Hill, Queen Anne, and Magnolia.

CS1-4-a. Provide Refuge Habitat and Food Sources: Consult with landscape architects to develop landscape plans that provide refuge habitat and food sources in project landscape species to facilitate movement for urban population of some species.

CS1-4-b. Consider Species' Needs: In designing open spaces, Green Factor measures, green roofs, and other landscape element consideration should be given to plantings and other elements (such as fountains) that might be used by such species.

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

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CS2-4 Relationship to the Block

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

CS2-4-b. Full Block Sites: New developments often occupy half to full block sites which can have street facades as long as 400 feet. Unmodulated or unbroken facades that long generally

disrupt the smaller, historical pattern and pedestrian scale at the ground level, and create a blocky podium from when the building is viewed from afar. The zoning code limits the size of a building's podium and towers, but these provisions do limit the development of expansive, full block-long facades.

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

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

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

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

South Lake Union Supplemental Guidance:

CS3-1 Emphasizing Positive Neighborhood Attributes & Challenges

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

South Lake Union Supplemental Guidance:

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

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

Alleyway mid-block connections that include parking should incorporate paving that can be used for recreational activity.

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

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

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

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

South Lake Union Supplemental Guidance:

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

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

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

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

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

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

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

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

South Lake Union Supplemental Guidance:

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

PL3-2 Residential Edges

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

1. Provide a direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering the building during inclement weather.
2. Elevate the ground floor of the living area at least 2-4 feet above the adjacent sidewalk grade. This guideline does not apply to designated ADA accessible units.
3. Provide a physical 'threshold' feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds should filter but not block views to and from the street, and should help define individual units. Retaining walls should generally not be taller than 4 feet. If additional height is required to accommodate grade conditions, then stepped terraces of more than one 4 foot wall can be employed.
4. Provide an outdoor space at least 6 feet in depth and 6 feet wide (36 square foot minimum) in the front yard such as a porch, patio, or similar space that can accommodate seating at least 2 persons. Where feasible, this space should be at the same level as the interior of the unit.
5. Design the front door and entry area to enhance the privacy transition. Windows should be located so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor. (This means that the bottom of the ground floor windows facing the street should be at least 6 feet above sidewalk grade.)

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead for Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

South Lake Union Supplemental Guidance:

PL4-1 Bicycle Facilities: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar 'inverted U' or 'staple' style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within South Lake Union or having distinctive place-names designed into the racks.

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

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

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

DESIGN CONCEPT

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

DC1-AArrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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

DC2-A Massing

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

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

DC2-B Architectural and 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-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to 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.

DC2-DScale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-EForm and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

South Lake Union Supplemental Guidance:

DC2-1 Massing, Design, and Scale: Consideration of three scales. Buildings and their surroundings are perceived at three scales: 1) The pedestrian scale that relates to human activity within the immediate vicinity of the pedestrian (roughly 60 feet horizontally); 2) The street space where the street and adjacent open spaces are perceived as a 'room' (generally street block or two long and about 60 feet high); and 3) Tall building or skyline scale (where the building form is perceived generally at more than a block away).

DC2-2 Pedestrian Scale: These guidelines apply to both taller buildings above the base height of 85 feet and buildings less than 85 feet in height.

DC2-2-a. Street-Level Scale: Podiums in South Lake Union are intended to promote a pedestrian scale by creating a 'street wall' that is proportional to the width and intensity of the streets they face. A Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building's street-front facade upward directly from the podium can break up height and scale consistency of an otherwise coherent spatial 'street room.' For a successful scale transition, the podium facade should provide pedestrian scaled elements and proportions.

DC2-2-b. Commercial Podiums: Structures should express a podium level by setting back a portion of the structure at the podium height limit.

DC2-3 Building Podiums: Podiums in South Lake Union are intended to promote a pedestrian scale by creation a 'street wall' that is proportional to the width and intensity of the streets they face. Podiums lower three floors or less are limited to 75% lot coverage to promote creative massing within the constraints of the podium height limits. Towers that extend a building's street-front facade upward directly from the podium can diminish or disrupt height and scale consistency of an otherwise coherent spatial 'street room.' For a successful scale transition, the podium facade must provide pedestrian scaled elements and proportions.

DC2-3-a. Express Building Podiums: Commercial structures should express a podium level by stepping back a portion of the structure at the podium height limit.

DC2-3-b. Street Wall Variation: Although podiums are required it is important to achieve some variety in street wall height. Full block projects should explore creative massing at the podium level to achieve variety.

DC2-4 Tall Buildings: Tall buildings require additional design guidance since they are highly visible above typical 'fabric structures' and impact the public visual realm with inherently larger facade surfaces, bulk, and scale shifts. These Tall Building Guidelines

work in concert with and do not restate applicable Citywide Guidelines (or applicable neighborhood guidelines), which cover many important topics on the base and lower levels of tall buildings. Tall Building Guidelines apply to the entire structure whenever any portion of the structure exceeds 85-foot height.

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

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

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

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

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

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

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

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

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

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

DC2-5 Secondary Architectural Features

DC2-5-a. Visual Depth and Interest

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

DC2-6 Scale and Texture

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

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

South Lake Union Supplemental Guidance:

DC3-ABuilding-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-BOpen Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

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

DC3-CDesign

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

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

South Lake Union Supplemental Guidance:

DC3-1 Building Open Space Relationship

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

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

DC4-AExterior Elements and Finishes

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

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

DC4-BSignage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-CLighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-DTrees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-EProject Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

South Lake Union Supplemental Guidance:

DC4-1 Exterior Building Materials

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

DC4-1-b. Panelized Materials

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

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

DC4-2 Trees, Landscape, and Hardscape Materials

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

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

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

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

DC4-2-e. Sense of Place: Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated July 13, 2016, and the materials shown and verbally described by the applicant at the July 13, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Design a successful merging of the paving design at the John St plaza and the 121 Boren Ave N project where they meet. (DC2.C.3)
2. Confirm that the landscaping at the John St plaza is shade tolerant and will thrive at this location. (DC4.D.1, DC4.D.3)

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis
The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describing the content of the SDCI Director's decision reads in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

a. Reflects inconsistent application of the design review guidelines; or
b. Exceeds the authority of the Design Review Board; or
c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

At the conclusion of the Recommendation meeting held on July 13, 2016, the Board recommended approval of the project with the conditions described in the summary of the Recommendation meeting above.

Four members of the West Design Review Board were in attendance and three members of the West Design Review Board provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.008.F3).

The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board.

Applicant response to Recommended Design Review Conditions:

1. The applicant responded with a Design recommendation Response letter dated December 3, 2021, noting, "Response: The main strategy for merging and complimenting the paving design from the 121 Boren Ave N project was to match the paving materials and colors used in both the 121 Boren and in the ONNI woonerf design in 1120 Denny Way. A complimentary paving pattern was developed to extend a similar look and feel as well as color throughout the paving transition from 121 Boren to the end of John St to the west as John Street is a green street to the west of us. This same pattern also extends as part of the public Hillclimb experience down to Terry Ave. The overall goal was to create a cohesive and materially consistent paving design which includes both adjacent projects as well as the Hillclimb itself from top to bottom. See sheets L1.1-DR-L1.2 for reference to

this paving pattern and materials used." This response satisfies the recommended condition for the MUP Decision.

2. The applicant responded with a Design recommendation Response letter dated December 3, 2021, noting, "Confirmed, shade tolerant plants were selected to compliment the John St plaza knowing it will be in shade much of the time. See sheet L1.5 for references to plant selections. This was also reviewed by the City Arborist as part of our SIP process and Shoring permit since we are regrading a portion of the hillside in John Street ROW and need to replace some vegetation there." This response satisfies the recommended condition for the MUP Decision.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines. The Director is satisfied that all the recommendations imposed by the Design Review Board have been met.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions at the end of this Decision.

CONDITIONS – DESIGN REVIEW

For the Life of the Project

1. 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 (David Sachs, 206-561-3434, david.sachs@seattle.gov).

David Sachs, Land Use Planner Date: January 10, 2022
Seattle Department of Construction and Inspections

DS:bg

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