



**RECOMMENDATION OF THE
DOWNTOWN DESIGN REVIEW BOARD**

Record Number: 3028017-LU

Address: 2005 5th Avenue

Applicant: Joel Rishl, DSA Development Services, LLC

Date of Meeting: Tuesday, February 21, 2023

Board Members Present: Aaron Luoma, Chair
Matthew Bissen
Nicole Li
Jake Woll

Board Members Absent: Carey Dagliano
Che Fortaleza

SDCI Staff Present: Crystal Torres, Senior Land Use Planner

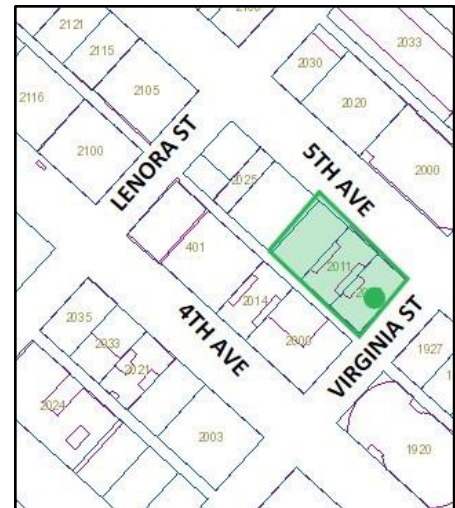
SITE & VICINITY

Site Zone: Downtown Mixed Use Commercial;
DMC 240/290-400

Nearby Zones: (North) DMC 240/290-400
(South) DOC2 500/300-500
(East) DOC2 500/300-500
(West) DMC 240/290-400

Lot Area: 19,4400 SF

Current Development:



The site contains the landmarked Griffin Building, Sheridan Building, and a surface parking lot. The Griffin Building was originally constructed in 1927 and exhibits a distinctive two-part commercial block façade and is a notable example of the Collegiate Gothic style design mode applied to a commercial block. Constructed in 1914, the Sheridan Building is composed into a three-part vertical block façade with architectural detailing is drawn from Italian Renaissance architecture in the Beaux Arts style.

Surrounding Development and Neighborhood Character:

The project site lies within the Belltown neighborhood. The area includes a rich variety of building types. Early 20th century buildings tend to range from approximately 4-9 stories and include regular symmetrical patterns with masonry or stone façades and punched windows. Mid-20th century buildings tend to be lower in height, with larger windows and more irregular facade treatments. The newer glass modern high rises, from the late 60s onward, tend to be much taller tower structures.

The immediate area is rapidly transitioning to tall, dense mixed-use structures and residential towers, consistent with zoning and planning policies. Belltown contains many historical buildings, many of which are landmarks. The Belltown Design Guidelines also identify “icon buildings” which are not landmarked. One of these identified icon buildings is located across the alley, the Claremont Hotel, now referred to as the Hotel Andra. Originally constructed in 1925, this building exhibits a three-part vertical block façade composition, distinctive terra cotta materials and detailing. A considerable amount of new development is underway or in the planning stages for the area. Immediately adjacent to the site to the north, a 44-story apartment tower is proposed under record number 3026266-LU and for the purposes of tower spacing is considered to be "existing" and taken into consideration. The Land Use Code requires that towers be spaced at least 80' from each other in this zone. Across 5th Avenue to the east is an 8-story garage. To the south across Virginia Street, a 48-story tower was permitted under record number 3019699-LU. A newer 30-story residential tower (Escala Condominiums) is located to the southwest. Further south, a 54-story tower project was permitted under record number 3018037-LU. Proposed development further along 5th Avenue also includes an 18-story tower permitted under record number 3022614-LU.

5th Avenue is a minor arterial and is heavily used by pedestrians and cyclists to access the Downtown core. The Seattle Monorail runs above grade along 5th Avenue, in the middle of the street right-of-way. The surrounding area is also served by bus and light rail transit in the Westlake Station, a few blocks to the south.

Historic Landmark Review and Design Review Background:

The site includes two designated historic landmark buildings. Additions or modifications to these buildings require Landmarks Preservation Board approval. Following the first EDG meeting in 2017, the Landmarks Preservation Board gave direction to change the preferred massing that was supported by the Design Review Board at the first EDG meeting. The applicant modified the design accordingly. The Design Review Board considered the new design of the towers at the subsequent EDG and Recommendation meetings.

The proposal requires both a recommendation from the Design Review Board related to Design Guidelines, and a Certificate of Approval to modify the existing historic landmarks on site (reviewed through the Landmarks Preservation Board and Department of Neighborhoods).

Access:

Pedestrian access is from the two adjacent sidewalks of Virginia Street and 5th Avenue. Vehicular access is from the adjacent through-block alley. Proposed access varies slightly in the different site plan alternates.

Environmentally Critical Areas:

There are no mapped Environmental Critical Areas.

PROJECT DESCRIPTION

Land Use Application to allow a 44-story, 550-unit apartment building with retail and office. Parking for 300 vehicles proposed. Facades of existing landmark buildings to be retained. Remainder of existing buildings to be demolished. Early Design Guidance conducted under 3028017-EG.

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 SDCl:

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

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE December 5, 2017**PUBLIC COMMENT**

The following public comments were offered at this meeting:

- Noted that while the design is attractive, the applicant has not demonstrated that the design is functional for access and loading. Would like to see the project return to another EDG meeting with a functional ground-floor alley design. (referenced Design Guidelines B1- B4)
- Lack of support for sharing space for trash bins and/or the loading area with buildings across the alley. Would like to see the alley designed to adequately service the loading and access needs. (referenced Design Guideline D6)

- Concerned with alley function and safety. Would like to see the access and circulation addressed comprehensively with all proposed projects.
- Concerned with pedestrian and cyclists' safety. There is no study of the multiple developments on the block, nor a functional plan to move vehicles and service trucks into the alley.
- Preference for larger alley setbacks. Would like to see the design accommodate two-way traffic in the alley.
- Lack of support for the special exception as there is no justification for approving the request for tower separation between this tower and the one proposed immediately to the North. (referenced Design Guideline A1)

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Would like to see one-way flow on alleys too narrow for two-way traffic, and decreasing the massing of the overall building size to minimize impacts on the alley.
- Noted that the positioning of the proposed tower to the north provides tower separation from the Warwick Hotel.
- Stressed the importance of maintaining the 80' tower separation requirement.
- Would like to see a requirement for more tower separation that could push the buildings further apart for privacy, light, and to allow for widening of the alley.
- Concerned with the proposed loading berth perpendicular to the alley.
- Concerned the cumulative impact of the nearby proposed projects.

SDOT provided the following comments:

- SDOT supports the Land Use Code requirement to provide all vehicle access from the alley as they are designed for this function. Every curb cut degrades the pedestrian realm, and to increase predictability and safety for all road users, SDOT supports concentrating vehicle access at alleys. SDOT does not support vehicle access from 5th as it is heavily trafficked by pedestrians and cyclists and the existing monorail also potentially compromises visibility.
- SDOT supports Land Use Code requirements pertaining to sidewalk width and street trees along both 5th Ave and Virginia St and notes the proposed curb bulb onto Virginia St may not be approved by SDOT given the City's plans for transit improvements along Virginia St associated with the Roosevelt Rapid Ride project.

The Architectural Review Committee (ARC) of the Landmarks Preservation Board gave the following guidance:

- Noted the challenge to build a tower over two buildings. The ARC referred to KellySpringfield Building as a good precedent which built on top of one landmark and avoided building on top of the adjacent landmark.
- Agreed that the two landmarks are each distinctive in different ways.
- Concerned with utilizing a "gasket" between the tower and the landmark as it creates the perception of the tower as hanging over the buildings.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site

and explore conceptual design, siting alternatives and eventual architectural design. Concerns traffic and construction impacts 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 project number: <http://web6.seattle.gov/dpd/edms/>

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.

The Board began their deliberation by comparing the proposed streetscape, circulation, podium and tower form shown in the massing options.

- 1. Streetscape Frontages and Entries:** The Board was intrigued by the applicant's arcade concept shown in the site plan on page 22 of the packet, however the Board also recognized the challenges of addressing accessibility, safety, visibility from the street, and activation of the arcade and gave guidance for further studies.
 - a. In order to ensure the arcade space will be successful, the Board recommended demonstrating that the space will address safety, provide good visibility from the street, accessibility to the entries, excellent lighting and a pleasant volume for the pedestrian walking through. The Board also referenced the Spaghetti Factory (project number 3023738) as a precedent which effectively incorporated accessibility into an arcade. (A1.1, C1, D1, D5, D6)
 - b. The Board acknowledged that the Sheridan façade is more solid and has less opportunity for visibility through to the street. In order to address the limited visibility, the Board encouraged studying deep entries instead of an arcade along this portion of the street frontage. The Board also supported the additional depth proposed in front of the residential lobby. (C1, C4, D1, D5, D6)
 - c. The Board noted a pinch point in the arcade pedestrian pathway between the Griffin and the Sheridan buildings and recommended providing adequate space for circulation. (D1, D6)
 - d. The Board agreed the arcade termination at the Sheridan north facade should be thoughtfully studied in conjunction with the historic landmark and referenced the 1931 2nd Avenue (project number 3023738) as an example. (C1, D1, D3)
- 2. Vehicular Access and Alley Circulation:** The Board discussed the proposed vehicular and loading circulation.
 - a. The Board unanimously agreed vehicular access should not be taken from 5th Avenue as it would greatly diminish the quality of the pedestrian realm and be inconsistent with Downtown Design Guidelines which prioritize minimizing the presence of service areas and curb cuts for pedestrian safety. The Board supported access taken from the alley as shown on pg 22 of the packet. (E1, E2)
 - b. The Board acknowledged public comment regarding the functionality of the alley and recommended increasing beyond the 2' alley dedication to the greatest

extent possible, while preserving the existing landmark as recommended by the Landmarks Preservation Board. To provide additional functional alley space, the Board recommended relocating the planter along the alley. The Board also requested truck turning studies for the next meeting. (C6.2, E3)

- 3. Podium Massing and Related Departures:** The Board supported the podium setback and related departure shown in Massing Option 3 as the additional setback allows the historic buildings to remain prominent. The Board noted that the additional setback increases the visibility of the Sheridan north wall and indicated this frontage requires thoughtful treatment. Related to the modulation departure, the Board indicated lack of support for the departure and podium overhang and gave guidance to resolve the podium volume with the tower form to read as a coherent and intentional design in response to the existing historic landmark buildings. (A1.1, B1.1, B2, B3, B4)
- 4. Tower Separation and Special Exception:** Echoing public comment, the Board indicated they did not support the proposed tower separation Special Exception as shown in Massing Options 2 and 3. The Board agreed in order to consider supporting the criteria associated with a Special Exception request, they would need to review an option with the least obstruction possible before weighing in. At a minimum, the applicant should present a massing option with the most tower separation feasible for development. (A1, B1, B3)
- 5. Massing Options:** The Board discussed the strengths of the different Massing Options and supported the tower separation shown in Massing Option 1 and the green elements of Massing Option 2. Ultimately, the majority of the Board generally supported Massing Option 1 as the form that is the most respectful to surrounding context and recommended incorporating the successful elements into additional massing options after reconvening with Landmarks Preservation Board. For the next meeting, the Board requested street elevations with the adjacent proposed tower located to the north and encouraged bringing physical models. (A1, B2, B3)

SECOND EARLY DESIGN GUIDANCE June 15, 2021

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with alley entrance design, would like to see corner chamfering and alter the landmark façade at the alley corner.
- Concerned with alley loading berths and unclear about the loading layout, would not be supportive of any related departures and would like to see more information regarding loading berth details.
- Would like to see an additional space provided for the neighbor's dumpster.
- Supported the tower, additional housing units, and departure requests

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Would like loading functionality and alley functionality to be a top priority.

- Support for the proposed design including response to surrounding structures, integrating landmarks, and tower separation exemption request.
- Would like to see more street-level landscaping.

(added 9/13/21)

- Noted high safety risk for conflict between pedestrians and vehicles at the blind alley entrance. Suggested mitigating by chamfering the Griffin Bldg. corner. (C.6.2.f. (Belltown C.1.d)
- Concerned with a 16' pinch point at alley entrance creates high potential for damage to the historic Griffin Bldg. corner. Similar damage has occurred at nearby bldgs. (C.6)
- Concerned about non-functioning loading docks (E3) and (Belltown C.6.A.c.) and lack of attention to the cumulative impacts of three other new towers all using the same alley intersection for vehicle access.

(added 9/13/21) SDOT provided the following comments: (for full comments see uploaded memo)

- SDOT supports that the project is consolidating all vehicle access, solid waste collection, and loading functions to the alley. The project may need to develop and follow a loading dock management plan to avoid conflicts in this area.
- SDOT recommends the project review requirements for downtown projects in Streets Illustrated (ROWIM), section 3.16. Notably, standard 2x2 sidewalk scoring is required in the pedestrian walkway, pedestrian scale lighting is required, and specific tree soil volumes are required for the new proposed street trees on Virginia.
- 5th Avenue- The project shall protect and retain the existing mature trees on 5th Ave, as shown. The project shall not have private doors project over the ROW. The project shall comply with bike parking requirements as outlined in Director's Rule 6-2020 / SDOT Director's Rule 1-2020. The project shall bring the corner curb ramps up to compliance with current ADA standards. SDOT standard is for two directional ramps aligning with the pedestrian path of travel on both sidewalks.
- Virginia Street - The sidewalk space available of 11' between curb and property line is below standards for this area. Careful consideration will have to be made regarding street trees to ensure adequate sidewalk widths and that required soil volumes are met on this corridor.
- Permitting - The alley, sidewalk, and curb ramp improvements will require a Street Improvement Permit (SIP). We encourage the project to submit a 30% concept and apply for a SIP for further review and coordination.

(added 9/13/21) SPU provided the following comments: (for full comments see uploaded memo)

- SPU supports onsite collection with access off the alley for commercial and residential services. SPU strongly encourages the project to plan for onsite roll-off compaction for both commercial and residential services. Roll-off compaction reduces solid waste costs for the lifetime of the development due to less frequent and more efficient solid waste

collection. In addition, roll-off containers are both staged and stored in the same place inside the building, reducing the amount of space necessary for solid waste containers. Roll-off service requires a 14' overhead clearance with containers stored on a 3' high dock. SPU requires turning studies that accurately reflect onsite services. Accurate turning studies ensure the solid waste collection vehicle can safely access and exit the site for services.

- SPU does not support the use of uncompacted or detached compacted containers for either residential or commercial services. If detached compacted containers are used, they require a 24' overhead clearance and must be staged for direct access per *SMC Land Use 23.54.040.F.2.a*. SPU drivers do not touch or move containers containing compacted materials. Additionally, per *SMC Solid Waste 21.36.080.C*, detachable containers may be stored within a building but shall be readily accessible for servicing without unnecessary delay or special collection equipment. SPU drivers do not meet containers brought out by building staff as it causes unnecessary delay. Lastly, SPU does not support the use of smaller uncompacted or detached compacted containers due to the significant amount of solid waste this site will generate.

One purpose of the design review process is for the Board and 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.

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/>

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 recommendations.

Staff note- Belltown Design Guidelines have been added during EDG 2.

1. The Board commended the design team on navigating both the Landmark Preservation Board and Design Review Board with such thoroughness and clarity in the packet and presentation while responding to the unique site conditions. (A-1 Respond to the Physical Environment)
2. The Board acknowledged the Landmark Preservation Board's preference to move forward with the preferred massing Option 3. The Board acknowledged this direction was in contrast to the Board's previous guidance at EDG 1 to move forward with Option 1. As such, the Board provided additional guidance related to the preferred option and requested the project return for another EDG meeting. (B-1 Respond to the Neighborhood Context)
3. Massing. Overall, the Board enthusiastically supported the new formalism tower expression and concept. However, the Board would like to see this concept reflected further in the

massing expression by using this design driver to inform the design of the tower from base to tower terminus.

a. Podium.

- i. The Board unanimously requested greater resolution and study of the transition from tower to podium, noting the new podium did not yet support a unified building expression including both the existing historic structures and proposal. (B-1.a. Compatible Design, B-1.b. Historic Style)
- ii. The Board appreciated the study provided, but continued to emphasize the need to resolve the way the new portion of the podium can either become more of the tower expression or more distinct as currently the proposed design intention was unclear. However, the Board cautioned against introducing another different architectural expression and noted simplifying the new podium to relate more to the tower language could be a better solution than adding yet another façade expression. (B-1.a. Compatible Design, B-1.b. Historic Style)
- iii. In addition, the Board requested further study of the relationship between the 2 additional floors at the upper podium level and the adjacent building. The Board requested the following:
 1. Look at increasing this setback greater than the proposed 16'
 2. Provide window overlay study, sections, light and shadow studies
 3. Study how to relate the storefront and party wall condition
(B-2 Create a Transition in Bulk & Scale)

b. Tower. The Board was supportive of the overall simple and uniform building tower massing, which related well to the surrounding context. However, the Board requested additional information and study related to the request for reducing the required tower separation. The Board was not supportive of the tower separation as presented at the time of EDG 2. The Board requested:

- i. Study of maintaining core and columns, but slenderizing the tower, look at 70' or 75' tower separation. The Board noted a more slender tower may aid in both reducing or eliminating the related modulation departure, as well as, improve the way the tower transitions to the podium.
- ii. Consider recessing 1 or 2 of the center columns to create some shadow relief. Doing so may reduce the departure request for reduced modulation.
- iii. Provide window overlay studies
- iv. Provide shadow studies
(B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)

c. Tower Terminus (roof)

- i. The Board provided guidance to further push the design of the tower terminus, emphasizing their support for the new formalism design inspiration and stating they would like to see this conceptual driver be expressed through the terminating roof form of the tower. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)
- ii. The Board expressed concern that currently the “branches” of the tower carry up and terminate rather than creating a distinct termination. The Board directed the design team to revisit the compelling precedents included

within the packet, as each of these exhibited this distinct roof characteristic. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)

4. Streetscape and Alley. The Board acknowledged public concern for ensuring alley functionality and provided the following guidance:
 - a. Continue to meet SDOT and SPU standards. The Board noted they would not be inclined to support departure requests related to waste storage. (C-6 Develop the Alley Façade)
 - b. Encouraged the applicant to study additional nook for dumpster across the alley if feasible. (C-6 Develop the Alley Façade)

THIRD EARLY DESIGN GUIDANCE January 4, 2022

PUBLIC COMMENT

The following public comments related to design review were offered at this meeting:

- Concerned with the project's loading and solid waste storage and staging design.
- Concerned with design of the building at the alley entrance; would like to see corner chamfering and alter the landmark façade at the alley corner.
- Concerned with alley loading berths and unclear about the loading layout; would not be supportive of any related departures and would like to see more information regarding loading berth details.
- Would like to see an additional space provided for the neighbor's dumpster.
- Supported the tower, additional housing units, and departure requests

Comments were also received that are beyond the scope of design review, including traffic safety and transportation impacts at the alley and street intersection, traffic impacts, vehicle turning radii, and freight.

Public comments leading up to the meeting listed concerns with the draft EDG packet being available online in advance of the meeting.

One purpose of the design review process is for the Board and 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.

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/>

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 recommendations.

1. Podium to Tower transition

- a. The Board acknowledged the complex project conditions including the multiple landmark structures, adjacent conditions, and navigating both the DRB and LPB design review processes, which resulted in the proposed tower location. (A-1 Respond to the Physical Environment)
- b. At EDG 2 the Board provided guidance to further resolve the transition from tower to podium, specifically concerned with the addition of a 4th architectural expression created by the new podium area. The Board appreciated the responsiveness to this guidance, noting simplification from 4 distinct architectural expressions to 3. The Board was supportive of this design change to carry elements of the tower language down to the new podium piece. In addition, the Board supported the reduced podium height, study of the podium notch and proposed location, and shifting the lobby to better align with the new podium area. (B-2 Create a Transition in Bulk & Scale, B-4 Design a Well-Proportioned & Unified Building)
- c. However, the Board was concerned there was no separation between the tower and podium. The Board emphasized the importance of carrying down the tower form and maintaining the expression of the tower corners at the tower base rather than blending into the podium at the NE corner. The Board commented blending from tower to base without separation diminished the strength and purity of the tower form, as well as creating competition between the tower and podium piece. (B-2 Create a Transition in Bulk & Scale, B-4 Design a Well-Proportioned & Unified Building, C-6.C. Architectural Concept)
- d. At the next meeting the Board would like to see the form of the tower maintained, specifically the tower's base corners. The Board noted this would accentuate the tower form, break up the bulk and scale, and make the new podium area secondary to the tower. The Board suggested potential solutions might include (B-2 Create a Transition in Bulk & Scale, B-4 Design a Well-Proportioned & Unified Building, C-6.C. Architectural Concept):
 - i. Incorporating a gasket between the tower and podium and/or
 - ii. Setting back the podium to allow the corners to be better expressed

2. Tower massing and Separation.

- a. The Board continued to support the massing of the tower, noting the elegance of the new formalism approach. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)
- b. The Board appreciated the tower separation studies provided in response to previous guidance. The Board stated they would be supportive of the proposed tower design including tower separation of 60' if the purity of the tower form was resolved at the podium transition, as this would carry down the tower modulation and create a more rationale terminus at the base of the tower. In

addition, setting back the podium and/or using a gasket to separate these elements would further reduce the bulk and scale. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales, B-2 Create a Transition in Bulk & Scale)

- c. In addition, the Board reiterated they would like to see window overlay privacy studies at the Recommendation meeting, demonstrating how proposed windows will be located in comparison to residential buildings adjacent to the site.. (B-2.2. Compatibility with Nearby Buildings)

3. Tower Terminus

- a. The Board commented they were supportive of the direction of the refined tower terminus, which utilized a consistent architectural expression and form of the tower body while setting back to reduce the bulk at the tower top. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales, A-2 Enhance the Skyline)
- b. At the next meeting the Board would like to clarification on how the final materials will be applied, considering solid to glass composition, placement and material of vertical elements, and final lighting details. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)

4. Alley and Streetscape items

- a. The Board remained supportive of the street-level programming and design response, which was maintained. (C-3.1. Desirable Facade Elements)
- b. The Board discussed the alley, stating additional information would be required at the Recommendation stage of review as previously requested. This information will be needed to confirm Board support of the building's design at the alley. SDCI, SDOT and SPU are responsible for the design of the alley and street rights of way, which may require changes to the proposed design of the building adjacent to the alley. (C-6 Develop the Alley Façade)

5. Materials

- a. The Board supported the general direction of the materials shown in the packet (highly glazed tower with contrasting solid vertical elements). The Board supported the subtle relationship of the tower's vertical branches to the materiality and proportionality of the landmark. (B-3.2. Features to Complement)
- b. At the next meeting the Board requested clarification on final material selection and placement. The Board acknowledged final glazing will likely include more solid or spandrel areas, which should be clearly depicted in the final images and elevations. (B-4.3. Architectural Details)

- c. The Board noted that the glass type selected should be further considered in relationship to landmark's glazing. The Board suggested utilizing a type of glass that will further distinguish the two pieces. (B-4.3. Architectural Details)

RECOMMENDATION February 21, 2023

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the project design and materials
- Supported integration of new tower and maintaining historic landmarks
- Concerned with alley function: traffic, garbage truck functionality and turning radius, and deliveries blocking the alley
- Concerned with design of loading berths as it affects alley function
- Want to see the loading area plan updated to match the SDOT approved plan
- Would like the project to comply with SDOT requirements in order to avoid traffic gridlock

SDCI also summarized design related comments received in writing prior to the meeting:

- Requested drawings of the project's new alley plan to better understand how concerns regarding access, loading, and waste design have been addressed and respond to design guidance.
- Requested a functioning solid waste plan that accurately shows how 35' waste truck-trailers will access the project safely and perform collection without blocking the alley.
- Agreed the alley must be used for solid waste collection and roll off trucks are the best option.
- Concerned the functional alley width is 12' wide or less as opposed to 16' since the historic Griffin Bldg. corner facade is being retained and solid waste bins are staged opposite the project site.
- Felt this building design complements the existing neighborhood character and enhances the neighborhood by acting as an enhanced gateway from Downtown into Belltown and beyond.
- Noted the retail, office, and residential spaces offer ongoing activation of the existing businesses and street space.
- Asked which ground floor layout presented in the design proposal was preferred.
- Observed the most recent ground floor design shows the solid waste trucks would need to pass through weight bearing columns to access the solid waste containers.
- Reiterated an SDOT memo stating the department recommends more than one loading berth.
- Requested clarification of the proposed unit count.
- Supported the proposed design.

- Liked the plant-like form of the ramifying façade and the lighting design.
- Believed the recesses minimize the massing.
- Felt the color scheme is complementary to the landmarked structure.
- Supported the strong and modern glass, metal, and charcoal fin materials and vertical lines.
- Opined the applicant has responded to the Board’s guidance by providing a privacy study and setting back the upper podium.

SDCI received non-design related comments concerning parking quantity, transportation study, alley traffic, solid waste collection plan, public transportation, and housing demand. These comments are outside the scope of design review.

One purpose of the design review process is for the Board and 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.

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/>

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 recommendations.

1. The Design Review Board acknowledged the complexity of the project site and process, navigating both Landmarks Preservation Board and design review processes, and thanked the applicant team for their thoughtful design response throughout the process, resulting in a successfully resolved design in terms of integrating the new tower and podium with the existing historic structures on site. The Board recommended approval of the proposed design as presented at the Recommendation meeting. (A-1 Respond to the Physical Environment)
2. Podium to tower transition
 - a. The Board commented that the major concern at the last meeting was related to maintaining the expression of all four corners of the tower as it transitioned to the podium. The Board recommended approval of the revised design as it resulted in a stronger architectural expression of the tower and resolved the northeast corner of the tower transition to the podium. (B-2 Create a Transition in Bulk & Scale, B-4 Design a Well-Proportioned & Unified Building, C-6.C. Architectural Concept)

3. Tower massing and separation
 - a. The Board recommended approval of the window overlay study provided in the packet which clarified the window offsets and placements, noting overlaps were minimized and thoughtful. In addition, the Board noted that the taper of the massing further improved the relationship of the tower to the adjacent building. (B-2.2. Compatibility with Nearby Buildings)
 - b. The Board maintained support and recommended approval of the tower placement including the tower separation, as the tower placement balanced setting back from the historic structures and accommodating the new portions of the proposal. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales, B-2 Create a Transition in Bulk & Scale)
4. Tower Terminus
 - a. The Board recommended approval of the tower terminus form and the material application of the terminus which extrudes the material palette up through the terminus, consistent with the architectural concept. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales, A-2 Enhance the Skyline)
5. Alley
 - a. The Board recommended approval of the alley façade design, which they noted successfully wrapped the material palette and transitioned to the historic structure at the corner of the alley. The Board appreciated how this less visible façade continued the material palette to the alley and utilized modulation to further breakdown the alley façade. (C-6 Develop the Alley Façade)
 - b. The Board further discussed the column placements within the loading area, commenting the applicant should continue to work with SPU and SDOT to resolve final column placement. The Board further clarified they were supportive of slight modifications to the façade at the alley that may be necessary to accommodate SDOT/SPU requirement. (C-6 Develop the Alley Façade)
 - i. **Staff Note:** public comments related to alley function (traffic, garbage truck functionality and turning radius, and deliveries blocking the alley), the design of loading berths effect on alley function, and project compliance with SDOT requirements are outside the scope of design review.
6. Material
 - a. The Board recommended approval of the proposed material palette including the simple palette applied to the tower and new podium, which allowed the historic buildings to be more prominent regarding material application. (B-3.2. Features to Complement)
 - b. The Board recommended approval of the material articulation of the podium as a background building, not competing with the historic facades, but instead

complementing the historic context. (B-4 Design a Well-Proportioned & Unified Building)

- c. The Board recommended approval of the tower materials, supporting the 4-sided treatment of the tower, and noting the tone of the metal columns used on the tower integrated well with the historic structures. (B-4 Design a Well-Proportioned & Unified Building)
- d. The Board appreciated that the windows were distinct between the tower, new podium, and historic building, and recommended approval of this approach. (B-4.3. Architectural Details)
- e. The Board recommended approval of the lighting plan as shown in the packet, noting the lighting concept further strengthened the relationship between the tower and existing historic building successfully. (B-4.3. Architectural Details)
- f. The Board expressed concern regarding the signage shown on page 38 of the packet, commenting the signage shown appeared to be out of scale and not yet integrated into the façade design. The Board recommended modifying the building signage to relate to the building scale and design concept. The Board noted that any signage will need to comply with the applicable code requirements (B-4.3. Architectural Details)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was 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).

At the time of the Recommendation meeting the following departures were requested:

1. **Façade Modulation (SMC 23.49.058.B):** The Code requires façade modulation (15' depth x 60' width) above a height of 85' for any portion of structure located within 15' of the street lot line. The maximum permitted length of a façade without modulation is 100' from a height of 240'-400'. The applicant proposes a façade length of 110' between a height of 240'-400'.

The Board recommended approval of the requested departure as the proposed design resulted in a unified and cohesive massing form and was further articulated by the vertical branches carried up the tower form, better meeting the intent of the design guidelines. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)

2. **Tower Width (23.49.058.C.2):** The Code states that in DMC zones, the maximum tower width for portions of a building above 85 feet along the general north/south axis of a site (parallel to the Avenues) shall be 120 feet, or 80 percent of the width of the lot measured on the Avenue, whichever is less. The applicant proposes a maximum tower width of 154 feet, between elevations of 85-140 feet.

The Board recommended approval of the requested departure as the proposed design resulted in a unified and cohesive massing form and was further articulated by the vertical branches carried up the tower form, better meeting the intent of the design guidelines. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)

3. **Residential Floor Area Per Story (23.49.058.C.1):** The Code limits the average tower floor area per story to 10,000 sf for floors that are 160-240 feet tall. The applicant proposes an average floor area of 10,700 sf per story for floors that are 160-240 feet tall (requested departure relates to levels 10 -13).

The Board recommended approval of the requested departure as the proposed design created a more successful transition from the tower to the new podium area and historic landmark structures, better meeting the intent of the design guidelines. (B-4 Design a Well-Proportioned & Unified Building, C-2 Design Facades of Many Scales)

4. **Weather Protection (23.49.018.A and B):** The Code requires a continuous 8' deep canopy for the entire street frontage, with a few exceptions. The applicant proposes to eliminate the canopy along the entire length of the historic landmark Sheridan façade on 5th Avenue, along the entire length of the historic landmark Griffin building pilasters on Virginia St, and in front of the historic landmark Griffin building pilasters on 5th Avenue.

The Board recommended approval of the requested departure, as the proposed design better respects the historic landmarks facades and better meets the intent of the design guidelines. (B-4 Design a Well-Proportioned & Unified Building)

5. **Rooftop Railing Height (23.49.008.D):** The Code allows open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls up to 4 feet above the applicable height limit. The applicant proposes 6' tall glass windscreen and 9' tall architectural extensions above the roof.

The Board recommended approval of the requested departure, as the proposed design supports a more unified building design, carrying the architectural expression up and better meets the intent of the design guidelines. (B-4 Design a Well-Proportioned & Unified Building)

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](#).

| |
|----------------------------------|
| SITE PLANNING AND MASSING |
|----------------------------------|

A-1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

A-1.1. Response to Context: Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

- a. a change in street grid alignment that yields a site having nonstandard shape;
- b. a site having dramatic topography or contrasting edge conditions;
- c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
- d. access to direct sunlight—seasonally or at particular times of day;
- e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
- f. views of the site from other parts of the city or region; and
- g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

A-1.2. Response to Planning Efforts: Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

Belltown Supplemental Guidance:

A-1.a. Views: Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle;

A-1.b. Street Grid: The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;

A-1.c. Topography: The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

A-2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

A-2.1. Desired Architectural Treatments: Use one or more of the following architectural treatments to accomplish this goal:

- a. sculpt or profile the facades;
- b. specify and compose a palette of materials with distinctive texture, pattern, or color; and

c. provide or enhance a specific architectural rooftop element.

A-2.2. Rooftop Mechanical Equipment: In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.

ARCHITECTURAL EXPRESSION

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

B-1.1. Adjacent Features and Networks: Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a. a surrounding district of distinct and noteworthy character;
- b. an adjacent landmark or noteworthy building;
- c. a major public amenity or institution nearby;
- d. neighboring buildings that have employed distinctive and effective massing compositions;
- e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and
- f. direct access to one or more components of the regional transportation system.

B-1.2. Land Uses: Also, consider the design implications of the predominant land uses in the area surrounding the site.

Belltown Supplemental Guidance:

B-1.a. Compatible Design: Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

B-1.b. Historic Style: Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.

B-1.c. Visual Interest: Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

B-1.d. Reinforce Neighborhood Qualities: Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

B-2 Create a Transition in Bulk & Scale: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B-2.1. Analyzing Height, Bulk, and Scale: Factors to consider in analyzing potential height, bulk, and scale impacts include:

- a. topographic relationships;
- b. distance from a less intensive zone edge;
- c. differences in development standards between abutting zones (allowable building height, width, lot coverage, etc.);
- d. effect of site size and shape;

- e. height, bulk, and scale relationships resulting from lot orientation (e.g., back lot line to back lot line vs back lot line to side lot line); and
- f. type and amount of separation between lots in the different zones (e.g., separation by only a property line, by an alley or street, or by other physical features such as grade changes);
- g. street grid or platting orientations.

B-2.2. Compatibility with Nearby Buildings: In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

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

B-2.3. Reduction of Bulk: In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

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

Belltown Supplemental Guidance:

B-2.A. Discourage Bulky Structures: The objective of this guideline is to discourage overly massive, bulky or unmodulated structures that are unsympathetic to the surrounding context.

B-3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B-3.1. Building Orientation: In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections considerations.

B-3.2. Features to Complement: Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

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

g. roof forms.

B-3.3. Pedestrian Amenities at the Ground Level: Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

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

Belltown Supplemental Guidance:

B-3.a. Regulating Lines & Rhythms: Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.

B-3.b. Context: Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.

B-3.c. Fenestration Patterns: Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

B-4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B-4.1. Massing: When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

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

B-4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

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

B-4.3. Architectural Details: When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- j. exterior finish materials;
- k. architectural lighting and signage;
- l. grilles, railings, and downspouts;

- m. window and entry trim and moldings;
- n. shadow patterns; and
- o. exterior lighting.

THE STREETScape

C-1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C-1.1. Street Level Uses: Provide spaces for street level uses that:

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

C-1.2. Retail Orientation: Where appropriate, consider configuring retail space to attract tenants with products or services that will “spill-out” onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C-1.3. Street Level Articulation for Pedestrian Activity: Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:

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

Belltown Supplemental Guidance:

C-1.a. Retail: Reinforce existing retail concentrations;

C-1.b. Commercial Space Size: Vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;

C-1.c. Public Realm Elements: Incorporate the following elements in the adjacent public realm and in open spaces around the building: unique hardscape treatments, pedestrian-scale sidewalk lighting, accent paving (especially at corners, entries and passageways), creative landscape treatments (planting, planters, trellises, arbors), seating, gathering spaces, water features, inclusion of art elements.

C-1.d. Building/Site Corners: Building corners are places of convergence. The following considerations help reinforce site and building corners: provide meaningful setbacks/open space, if feasible, provide seating as gathering spaces, incorporate street/pedestrian amenities

in these spaces, make these spaces safe (good visibility), iconic corner identifiers to create wayfinders that draw people to the site.

C-1.e. Pedestrian Attraction: Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract tenants with products or services that will “spill-out” onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C-2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

C-2.1. Modulation of Facades: Consider modulating the building facades and reinforcing this modulation with the composition of:

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

C-3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C-3.1. Desirable Facade Elements: Facades which for unavoidable programmatic reasons may have few entries or windows should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
- b. visibility into building interiors;
- c. limited lengths of blank walls;
- d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall’s blank surface;
- e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
- g. different textures, colors, or materials that break up the wall’s surface.
- h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
- i. seating ledges or perches (especially on sunny facades and near bus stops); and
- j. merchandising display windows or regularly changing public information display cases.

C-4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

C-4.1. Entry Treatments: Reinforce the building's entry with one or more of the following architectural treatments:

- a. extra-height lobby space;
- b. distinctive doorways;
- c. decorative lighting;
- d. distinctive entry canopy;
- e. projected or recessed entry bay;
- f. building name and address integrated into the facade or sidewalk;
- g. artwork integrated into the facade or sidewalk;
- h. a change in paving material, texture, or color;
- i. distinctive landscaping, including plants, water features and seating; and
- j. ornamental glazing, railings, and balustrades.

C-4.2. Residential Entries: To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building's entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

C-5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C-5.1. Overhead Weather Protection Design Elements: Overhead weather protection should be designed with consideration given to:

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

Belltown Supplemental Guidance:

C-5.A. Overhead Weather Protection Design Considerations: Overhead weather protection should be designed with consideration given to:

- a. the overall architectural concept of the building;

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

C-6 Develop the Alley Façade: To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

C-6.1. Alley Activation: Consider enlivening and enhancing the alley entrance by:

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

C-6.2. Alley Parking Access: Enhance the facades and surfaces in and adjacent to the alley to create parking access that is visible, safe, and welcoming for drivers and pedestrians. Consider

- d. locating the alley parking garage entry and/ or exit near the entrance to the alley;
- e. installing highly visible signage indicating parking rates and availability on the building facade adjacent to the alley; and
- f. chamfering the building corners to enhance pedestrian visibility and safety where alley is regularly used by vehicles accessing parking and loading.

Belltown Supplemental Guidance:

C-6.A. Services & Utilities:

- a. Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.
- b. Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.
- c. Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.
- d. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment.

C-6.B. Pedestrian Environment:

- e. Pedestrian circulation is an integral part of the site layout. Where possible and feasible, provide elements, such as landscaping and special paving, that help define a pedestrian-friendly environment in the alley.

f. Create a comfortably scaled and thoughtfully detailed urban environment in the alley through the use of well-designed architectural forms and details, particularly at street level.

C-6.C. Architectural Concept:

g. In designing a well-proportioned and unified building, the alley facade should not be ignored. An alley facade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.

| |
|-------------------------|
| PUBLIC AMENITIES |
|-------------------------|

D-1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D-1.1. Pedestrian Enhancements: Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancements should be considered in the resulting street frontage. Downtown the primary function of any open space between commercial buildings and the sidewalk is to provide access into the building and opportunities for outdoor activities such as vending, resting, sitting, or dining.

- a. All open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.
- b. Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk.
- c. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.
- d. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

D-1.2. Open Space Features: Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting. Examples of desirable features to include are:

- a. visual and pedestrian access (including barrier-free access) into the site from the public sidewalk;
- b. walking surfaces of attractive pavers;
- c. pedestrian-scaled site lighting;
- d. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;
- e. areas for vendors in commercial areas;
- f. landscaping that enhances the space and architecture;
- g. pedestrian-scaled signage that identifies uses and shops; and
- h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

D-1.3. Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

- i. courtyards that organize architectural elements while providing a common garden;
- j. entry enhancements such as landscaping along a common pathway;
- k. decks, balconies and upper level terraces;
- l. play areas for children;
- m. individual gardens; and
- n. location of outdoor spaces to take advantage of sunlight.

Belltown Supplemental Guidance:

D-1.A. Adjacent to Retail: Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.

D-1.B. Street Grade: Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.

D-1.C. Define Spaces: Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.

D-1.D. Buffers: The space should be well-buffered from moving cars so that users can best enjoy the space.

D-1.E. Desirable Features: Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting. Examples of desirable features to include are:

- a. attractive pavers;
- b. pedestrian-scaled site lighting;
- c. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;
- d. areas for vendors in commercial areas;
- e. landscaping that enhances the space and architecture;
- f. pedestrian-scaled signage that identifies uses and shops; and
- g. site furniture, art work, or amenities such as fountains, seating, and kiosks.

D-1.F. Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

- a. courtyards that organize architectural elements while providing a common garden;
- b. entry enhancements such as landscaping along a common pathway;
- c. decks, balconies and upper level terraces;
- d. play areas for children;
- e. individual gardens; and
- f. location of outdoor spaces to take advantage of sunlight and views.

D-2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-2.1. Landscape Enhancements: Landscape enhancement of the site may include some of the approaches or features listed below:

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

D-2.2. Consider Nearby Landscaping: Reinforce the desirable pattern of landscaping found on adjacent block faces.

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

Belltown Supplemental Guidance:

D-2.a. Entries: Emphasize entries with special planting in conjunction with decorative paving and/or lighting;

D-2.b. Plazas & Courtyards: Use landscaping to make plazas and courtyards comfortable for human activity and social interaction;

D-2.c. Open Areas: Distinctively landscape open areas created by building modulation, such as entry courtyards;

D-2.d. Year-Round Greenery: Provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and

D-2.e. Art: Provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged (e.g., Growing Vine Street).

D-3 Provide Elements that Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

D-3.1. Public Space Features and Amenities: Incorporate one or more of the following a appropriate:

- a. public art;
- b. street furniture, such as seating, newspaper boxes, and information kiosks;
- c. distinctive landscaping, such as specimen trees and water features;
- d. retail kiosks;

- e. public restroom facilities with directional signs in a location easily accessible to all; and
- f. public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny facades, and other places where people are likely to want to pause or wait.

D-3.2. Intersection Focus: Enliven intersections by treating the corner of the building or sidewalk with public art and other elements that promote interaction (entry, tree, seating, etc.) and reinforce the distinctive character of the surrounding area.

Belltown Supplemental Guidance:

D-3.A. Art and Heritage: Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design:

- a. vestiges of Belltown Heritage, such as preserving existing stone sidewalks, curbs;
- b. art that relates to the established or emerging theme of that area (e.g., Western, 1st, 2nd, 3rd Avenue street specific character; and
- c. install plaques or other features on the building that pay tribute to Belltown history.

D-3.B. Green Streets: Green Streets are street rights-of-way that are enhanced for pedestrian circulation and activity with a variety of pedestrian-oriented features, such as sidewalk widening, landscaping, artwork, and traffic calming. Interesting street level uses and pedestrian amenities enliven the Green Street and lend special identity to the surrounding area.

D-3.C: Street Furniture/Furnishings along Specific Streets: The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

- a. 1st Avenue: Any new installations between Denny Way and Virginia Street should continue the established character of the street by using unique pieces of inexpensive and salvaged materials such as the Wilkenson sandstone pieces that are currently in place. South of Virginia, new installations should reflect the character of the Pike Place Market.
- b. 3rd Avenue: New installations on 3rd Avenue should continue to be "civic" and substantial and be reflective of the role the street plays as a major bus route.
- c. 2nd Avenue: New installations on 2nd Avenue should continue the style of "limited edition" street art that currently exists between Cedar Street and Virginia Street.
- d. 4th Avenue: Street furnishings on 4th Avenue should be "off-the-shelf"/ catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.
- e. 1st, 2nd and 3rd Avenues: Sidewalks should be wide and pedestrian amenities like benches, kiosks and pedestrian-scale lighting are especially important on promenade streets.
- f. 5th Avenue: Installations on 5th Avenue are encouraged to have a futuristic or "googie" architectural theme to reflect the presence of the monorail as part of the streetscape.
- g. Emerging Multi-Use Connector Streets: Western Avenue, Elliott Avenue. These streets offer good connections between Pike Place Market and the new sculpture garden. The area is experiencing a fair amount of residential growth. Like 1st Avenue, these streets

are receiving eclectic public art and varied facades, and ultimately both will become promenade-type streets.

D-3.D. Street Edge/Furnishings: Concentrate pedestrian improvements at intersections with Green Streets (Bell, Blanchard, Vine, Cedar between 1st and Elliott, Clay, Eagle, and Bay Streets). Pedestrian crossings should be “exaggerated,” that is they should be marked and illuminated in a manner where they will be quickly and clearly seen by motorists.

D-4 Provide Appropriate Signage: Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-4.1. Desired Signage Elements: Signage should be designed to:

- a. facilitate rapid orientation,
- b. add interest to the street level environment,
- c. reduce visual clutter,
- d. unify the project as a whole, and
- e. enhance the appearance and safety of the downtown area.

D-4.2. Unified Signage System: If the project is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:

- a. signs clustered on kiosks near other street furniture or within sidewalk zone closest to building face;
- b. signs on blades attached to building facade; or
- c. signs hanging underneath overhead weather protection.

D-4.3. Signage Types: Also consider providing:

- d. building identification signage at two scales: small scale at the sidewalk level for pedestrians, and large scale at the street sign level for drivers;
- e. sculptural features or unique street furniture to complement (or in lieu of) building and tenant signage; and
- f. interpretive information about building and construction activities on the fence surrounding the construction site.

D-4.4. Discourage Upper-Level Signage: Signs on roofs and the upper floors of buildings intended primarily to be seen by motorists and others from a distance are generally discouraged.

Belltown Supplemental Guidance:

D-4.a. Human Dimension: Use signs on an individual storefront’s awning, overhang, shop entrance, or building facade to add interest and give a human dimension to street-level building facades; and

D-4.b. Creative Expression: Show creativity and individual expression in the design of signs.

D-4.c. Distinguish Levels: Use signs to help distinguish the ground level of a building from the upper levels of a building; and

D-4.d. Rhythm: Establish a rhythm of elements along the street-level facade; for instance, the regular cadence of signs with storefronts enhances the pedestrian experience.

D-5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D-5.1. Lighting Strategies: Consider employing one or more of the following lighting strategies as appropriate.

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

Belltown Supplemental Guidance:

D-5.a. Illuminate Distinctive Features: Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.

D-5.b. Illuminate the Sidewalk: Install lighting in display windows that spills onto and illuminates the sidewalk.

D-5.c. Outdoor Lighting: Orient outside lighting to minimize glare within the public right-of-way.

D-6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

D-6.1. Safety in Design Features: To help promote safety for the residents, workers, shoppers, and visitors who enter the area:

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

VEHICULAR ACCESS AND PARKING

E-1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-1.1. Vehicle Access Considerations: Where street access is deemed appropriate, one or more of the following design approaches should be considered for the safety and comfort of pedestrians.

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

E-1.2. Vehicle Access Location: Where possible, consider locating the driveway and garage entrance to take advantage of topography in a manner that does not reduce pedestrian safety nor place the pedestrian entrance in a subordinate role.

E-2 Integrate Parking Facilities: Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

E-2.1. Parking Structures: Minimize the visibility of at-grade parking structures or accessory parking garages. The parking portion of a structure should be architecturally compatible with the rest of the building and streetscape. Where appropriate consider incorporating one or more of the following treatments:

- a. Incorporate pedestrian-oriented uses at street level to reduce the visual impact of parking structures. A depth of only 10 feet along the front of the building is sufficient to provide space for newsstands, ticket booths, flower shops, and other viable uses.
- b. Use the site topography to help reduce the visibility of the parking facility.
- c. Set the parking facility back from the sidewalk and install dense landscaping.
- d. Incorporate any of the blank wall treatments listed in Guideline C-3.
- e. Visually integrate the parking structure with building volumes above, below, and adjacent.
- f. Incorporate artwork into the facades.
- g. Provide a frieze, cornice, canopy, overhang, trellis or other device at the top of the parking level.
- h. Use a portion of the top of the parking level as an outdoor deck, patio, or garden with a rail, bench, or other guard device around the perimeter.

E-2.2. Parking Structure Entrances: Design vehicular entries to parking structure so that they do not dominate the street frontage of a building. Subordinate the garage entrance to the pedestrian entrance in terms of size, prominence on the street-scape, location, and design emphasis. Consider one or more of the following design strategies:

- i. Enhance the pedestrian entry to reduce the relative importance of the garage entry.

- j. Recess the garage entry portion of the facade or extend portions of the structure over the garage entry to help conceal it.
- k. Emphasize other facade elements to reduce the visual prominence of the garage entry.
- l. Use landscaping or artwork to soften the appearance of the garage entry from the street.
- m. Locate the garage entry where the topography of the site can help conceal it.

E-3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

E-3.1. Methods of Integrating Service Areas: Consider incorporating one or more of the following to help minimize these impacts:

- a. Plan service areas for less visible locations on the site, such as off the alley.
- b. Screen service areas to be less visible.
- c. Use durable screening materials that complement the building.
- d. Incorporate landscaping to make the screen more effective.
- e. Locate the opening to the service area away from the sidewalk.

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated February 21, 2023, and the materials shown and verbally described by the applicant at the February 21, 2023, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Modify the building signage to relate to the building scale and design concept. The Board noted that any signage will need to comply with the applicable code requirements (B-4.3. Architectural Details)

REC Report Sent 04/05/2023 BCC
Project 3028017-LU

| Contact | Email |
|-----------|--------------------------------|
| Applicant | CRAIG.DAVENPORT@MZA-US.COM |
| Applicant | jenny.tsen@chainqui.com |
| Board | aluoma@hbbseattle.com |
| Board | jakewoll@gmail.com |
| Board | liyinicole@gmail.com |
| Board | mdbissen@gmail.com |
| Public | alexandrar@rushingco.com |
| Public | anderwiz@yahoo.com |
| Public | andyengelsson@gmail.com |
| Public | asherberman@outlook.com |
| Public | bekka@theregistrysf.com |
| Public | belltown2@gmail.com |
| Public | benitez.patrick@gmail.com |
| Public | boo.y.jang@gmail.com |
| Public | brian.pavlovec@kpff.com |
| Public | cahill@bnd-law.com |
| Public | carter@cone-arch.com |
| Public | catherine@theregistrysocal.com |
| Public | ccburelbach@gmail.com |
| Public | cdagliano@nbbj.com |
| Public | consultbateman@aol.com |
| Public | craig.davenport@mza-us.com |
| Public | derek.chang@mza-us.com |
| Public | e.nadine@gmail.com |
| Public | ed.palushock@perkinswill.com |
| Public | edm@marquand.com |
| Public | edmaletis@gmail.com |
| Public | ellen@tjp.us |
| Public | evette.yu@mza-us.com |
| Public | frank.lo@mza-us.com |
| Public | glen@bruels.com |
| Public | horvaths@gmail.com |
| Public | jakubmartisovits@gmail.com |
| Public | jasonh@bmgigroup.com |
| Public | jbteal@hotmail.com |
| Public | jcoburn@gchsite.com |
| Public | jennifers@ankrommoisan.com |
| Public | jenny.tsen@chainqui.com |
| Public | jerrymeyerone@gmail.com |
| Public | jessie@mhseattle.com |
| Public | jjackson@boing.com |
| Public | john@decodeinc.com |
| Public | kalaloch03@icloud.com |

| | |
|--------|----------------------------|
| Public | kate@theregistry.com |
| Public | keller.benjamin2@gmail.com |
| Public | kruse.megan@gmail.com |
| Public | machozen@live.com |
| Public | mccoyemichael@aol.com |
| Public | mcinks1@gmail.com |
| Public | ming@mza-us.com |
| Public | newman@bnd-law.com |
| Public | nhiggins@gchsite.com |
| Public | oonagh.oconnor@yahoo.com |
| Public | ostercindy@aol.com |
| Public | peter.sherrill@mza-us.com |
| Public | reedr@rushingco.com |
| Public | russellyee@comcast.net |
| Public | ruth@dannerdata.com |
| Public | sadafq@ankrommoisan.com |
| Public | sarahcwall@outlook.com |
| Public | sarora@hbbseattle.com |
| Public | scott.neuman@kpff.com |
| Public | smatthews3104@gmail.com |
| Public | swolf@millerhull.com |
| Public | taryn.rehn@chainqui.com |
| Public | ted.silence@mgac.com |
| Public | todd.illy@mgac.com |
| Public | yueseattle@gmail.com |
| Public | yugui.chen@mza-us.com |