

PRC

From: Jason Miller <jmiller@nbbj.com>
Sent: Tuesday, December 1, 2020 6:04 PM
To: Hurley, Joseph
Cc: PRC; Kopald, Daniel
Subject: Design Review Recommendation Meeting for 800 Stewart St. - 3034241
Attachments: Comments RE: EDG for Proposed 800 Stewart Development (Project # 3034241-LU)

Categories: Public Comment, MA

CAUTION: External Email

Good evening Joseph,

I attended the Design Review Meeting this evening but was unable to have my comment read by the Board. I left in in the "chat" feature. Daniel Kopald suggested that I reach out to you on this item as it was not covered in the presentation.

Please see the comment below:

Comment from Jason Miller: Could the architects speak more about how the LED lights would be shielded from the adjacent residential tower to the northeast of the project - both the fixtures in the field of the blue-gray glass, and perhaps more importantly, the linear fixtures that are intended to further differentiate the facets?

Could you please refer this question to the Design Team? Will there be other meetings to review these details, or was this the last opportunity? As a neighbor, I want to be sure that proper shielding is considered.

I would like to reinforce my previous request that ***the design team prepare detailed studies and rendered nighttime views of the building from the Cosmopolitan demonstrating the expected brightness, intensity, and color of the proposed LED lights; and ensuring that appropriate fixture shielding and light source cutoff measures are employed so that direct light is not visible from the Cosmopolitan.***

Thank you in advance for your assistance.

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From: Jason Miller
Sent: Tuesday, August 18, 2020 4:43 PM
To: PRC@seattle.gov
Subject: Comments RE: EDG for Proposed 800 Stewart Development (Project # 3034241-LU)

Dear Mr. Hurley, or whom it may concern,

My name is Jason Miller, and my wife and I are residents of the Cosmopolitan Condominiums at 819 Virginia Street. I am writing you in regards to the proposed 53-story, 571-unit, mixed use apartment tower at 800 Stewart Street. The Cosmopolitan occupies the northeast corner of the block where the tower is proposed, and we, along with the majority

of our neighbors in the building, have great concerns about the nature of this proposed development and its impact on the livability of our home.

This message comes as a follow up to my initial message sent to you on August 27, 2019 regarding the proposed 800 Stewart Development (SDCI Project # 3034006-EG). Upon review of the EDG #2 package for the referenced design proposal, and as a neighbor of the proposed development my observations and suggestions to the design team submitted on November 10, 2019 were appended to my prior comments from August 27, 2019. The current comments are being submitted after my review of the June 30, 2020 Draft DRB Package and associated supporting material publically available.

Please pass this along to the Board for its use in communicating with the project design team.

The following was submitted via email to PRC@seattle.gov, and the Cosmopolitan HOA on August 27, 2019.

Updated comments on the November 5, 2019 EDG #2 Package are in **RED**.

Updated comments on the June 30, 2020 Draft DRB Package are in **BLUE**.

Our concerns are as follows:

1. Access to Natural Daylight and Views.

The proposed 53-story tower on this site, adjacent to the 1918 8th Avenue building, will severely reduce our access to natural daylight and views, since the Cosmopolitan occupies the northern corner of the block. This is of paramount concern to us, and we would ***strongly*** encourage the developers and architect to thoughtfully consider the how a tower of this magnitude will affect the neighboring properties – particularly residential properties. Daylight and view studies should be conducted to inform the massing and shape of the building, and an appropriate level of façade modulation shall be employed. Highly reflective materials should be avoided.

November 10, 2019 Update:

The EGD #2 package offers no evidence of design team consideration of the impact on daylight and views from the Cosmopolitan Condominiums. While efforts have been made to shape the massing of the tower through the deployment of strategies such as angular chamfering of the façades, the decision to do so seems to be driven more by a desire to create an iconic edifice rather than by analysis or an informed set of criteria. Chief among the missing criteria is the tower's response to its surroundings and its impact on neighboring properties. As stated previously, since the Cosmopolitan occupies the northern corner of the block, there is no doubt that the proposed development will reduce our access to natural daylight and views. However, the severity of this impact could be assuaged through thoughtful study conducted to influence the design. None of the material presented in the EGD #2 package demonstrates that any such studies have been administered. Additionally, it offers no views of the proposed development from the Cosmopolitan. One is left to assume that the design team viewed the north and east elevations as somehow less important (alley side or back-of-house), and therefore little attention seems to have been given to them.

Requests:

- A. We request that the design team prepare detailed daylight and view studies that illustrated the impact of the proposed development on the Cosmopolitan, and offer mitigation measures including but not limited to progressively reducing the size of the floor plates through chamfering the east façade with increased height (particularly above the roof level of the adjacent 818 Stewart office building).***
- B. We also request that the design team prepare rendered views of the building from the Cosmopolitan demonstrating the opportunities an constraints associated with the aforementioned mitigation measures.***
- C. The tone on tone (low-e clear and grey tinted) glazing proposed is a handsome choice, and will likely take on the color of either the sky or its surrounding context – somewhat akin to the F5 Tower at 801 5th Avenue.***

We request that the design team carefully consider the reflectivity of the glass – particularly with the building’s proposed angular surfaces – and demonstrate that grazing sunlight during the morning hours is not reflected at the Cosmopolitan.

August 18, 2020 Update:

Upon review of the draft DRB material, it is apparent that the none of the above comments have been considered nor any of the requests submitted on November 10, 2019 regarding the EGD #2 package have been addressed. We strongly request that consideration be given to the impact on neighboring residential properties – particularly the Cosmopolitan Condominiums.

2. Massing and Scale.

The previously proposed development for this site was a 10-story office building (of a scale not unlike the existing structure to be replaced), in balance with the neighboring existing buildings on the block. At 53-stories, we believe the scale of the proposed structure to be out of balance with the neighboring structures on the block. Allowable building height notwithstanding, we believe the proposed tower should be no greater than 20 stories (approximately 6 stories higher than 818 Stewart). If a reduction in height is not possible, we highly encourage the developers and the architect to pay special attention to the massing of the building, and explore opportunities progressively reducing the floor plates, stepping the façade with increased height, or shaping the building on upper floors. Such strategies would also help to reduce the compromised the daylight and viewshed.

November 10, 2019 Update:

The EGD #2 package goes into considerable detail with regard to the building’s macro scale impact on the skyline with a special focus given (in many instances in response to the Design Review Board’s (the Board’s) prior comments) to consideration of “visual impact,” and “skyline enhancement”. While such considerations are indeed important, equal (if not greater) weight should be given to the examination the proposed development’s impact on its immediate context. While some attention is given to the ground plane, retail “front door” potential, and the public realm (all viewed from the intersection of 8th and Stewart), the package is silent with regard to the impact on the livability of adjacent residential uses. Consequently, the north and east facades visible from the Cosmopolitan are relatively flat.

Requests:

See items 1.A and 1.B above.

August 18, 2020 Update:

Upon review of the draft DRB material, it is apparent that the none of the above comments have been considered nor any of the requests submitted on November 10, 2019 regarding the EGD #2 package have been addressed. We strongly request that consideration be given to the impact on neighboring residential properties – particularly the Cosmopolitan Condominiums.

3. Upper Level Amenity Spaces / Green Roofs.

In conjunction with an appropriate level of massing articulation and stepping back of the façade, we would strongly encourage the developers and architect to consider upper level amenity spaces incorporating vegetated roofs. These spaces would not only benefit the residents of the development, but the neighboring building occupants as well.

November 10, 2019 Update:

The design for the proposed development depicted in the EGD #2 package includes a south/southwest facing rooftop amenity space at level R1 (53rd floor). It also appears to include common area amenity space on level 33. There is an opportunity to create an east facing green roof /amenity space associated with this mid-level common area floor that could also serve as a datum for the progressive reduction in the size of the floor plates

and greater erosion of the east façade with increased height (addressing sunlight and view concerns discussed in item 1).

August 18, 2020 Update:

Upon review of the draft DRB material, it is apparent that the none of the above comments have been considered nor any of the requests submitted on November 10, 2019 regarding the EGD #2 package have been addressed. We strongly request that consideration be given to the impact on neighboring residential properties – particularly the Cosmopolitan Condominiums.

4. Feature Lighting.

As neighbors, we would strongly advise against any exterior feature lighting that is a distracting nuisance. This includes, in particular, colored or modulating exterior lighting above the street plane or retail realm.

November 10, 2019 Update:

The EGD #2 package describes an articulated glazed envelope system that incorporates integral LED lighting. While this is an intriguing concept, again, the focus is on how this effect will be perceived from a distance – with only one nighttime aerial rendering included from approximately 500 feet above Stewart Street. How will this lighting system appear when viewed from the neighboring buildings on the block? How bright are they? Are they intended to change colors? What is the maintenance protocol?

Requests:

A. We request that the design team prepare detailed studies and rendered nighttime views of the building from the Cosmopolitan demonstrating the expected brightness, intensity, and color of the proposed LED lights; and ensuring that appropriate fixture shielding and light source cutoff measures are employed so that direct light is not visible from the Cosmopolitan.

August 18, 2020 Update:

Upon review of the draft DRB material, it is apparent that the none of the above comments have been considered nor any of the requests submitted on November 10, 2019 regarding the EGD #2 package have been addressed. In fact, the deployment of exterior feature lighting on the façade has been appears to be both increased and enhanced from what was proposed in the EGD #2 package. The “murmuration” lighting effects proposed in the latest DRB package will exacerbate the concerns previously voiced. While such feature lighting on building facades is commonplace in cities like Hong Kong, Shanghai, and Las Vegas, it is most appreciated when perceived in the context of a complete city skyline. It does little for those living amongst it, aside from creating visual noise. I would therefore like to reinforce my previous request that ***the design team prepare detailed studies and rendered nighttime views of the building from the Cosmopolitan demonstrating the expected brightness, intensity, and color of the proposed LED lights; and ensuring that appropriate fixture shielding and light source cutoff measures are employed so that direct light is not visible from the Cosmopolitan.***

Thank you in advance for your consideration of our comments. Trust that we, along with the our neighbors and the Cosmopolitan HOA will be monitoring this development very closely.

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