



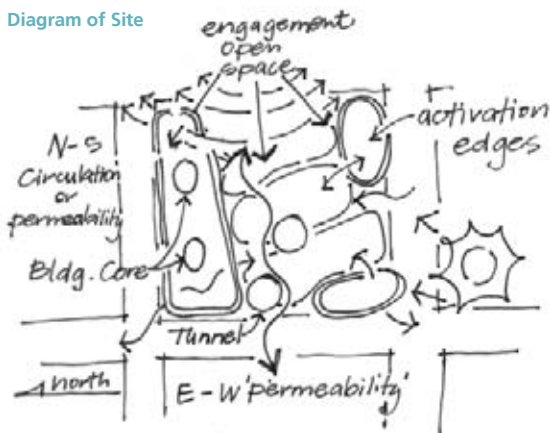
# Recommendations:

Given the existing zoning and FAR constraints on this site, and taking into consideration the financial necessities and marketing standards for downtown commercial development, we recommend the following be considered:

## 1. Size/Configuration

- ◆ Tower footprint should be no more than 45% of site.
- ◆ Remainder of site should be dedicated in perpetuity as publicly accessible space. Allow for lower structures at the edges of the public portion, leaving the maximum open space.
- ◆ Tower should be placed on the northern portion of the site to maximize sun exposure to the public space at the south.
- ◆ Ground floor uses of tower should engage with public space.
- ◆ Maintain view corridors both to and from City Hall; use the current historic building heights on the west side of 3rd Avenue as the match line for podium level uses along 3rd Avenue and James.
- ◆ Additional tower height allowed through current DMC zoning will not significantly impact the size and/or configuration of the public space below.

Diagram of Site



## 2. Context and Adjacent Uses

- ◆ Public space should both bleed out from site and welcome people in.
- ◆ Connections to and from 4th Avenue should be kept open with a generous linkage to City Hall.
- ◆ Forge a strong and legible connection to the public space from the adjacent 3rd Avenue transit tunnel, but do not overly prescribe pedestrian access.
- ◆ Consider James Street as a permeable and soft edge. Allow for literal and visual site permeability by encouraging different access and exit points on the site from all 4 surrounding streets.
- ◆ Amplify the design intentions of the Civic Center Master Plan by building upon the vocabulary of materials, textures and shapes to ensure design consistency.
- ◆ Consider the adjacent blocks, the larger 9-block area and changing neighborhood all as surrounding context.
- ◆ All perimeter sidewalks should include a high quality pedestrian experience and green features. Make sidewalks generous on both 3rd and 4th Avenues.

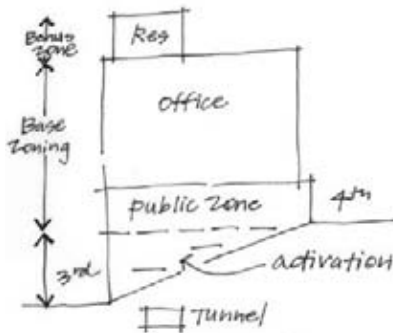
Aerial View



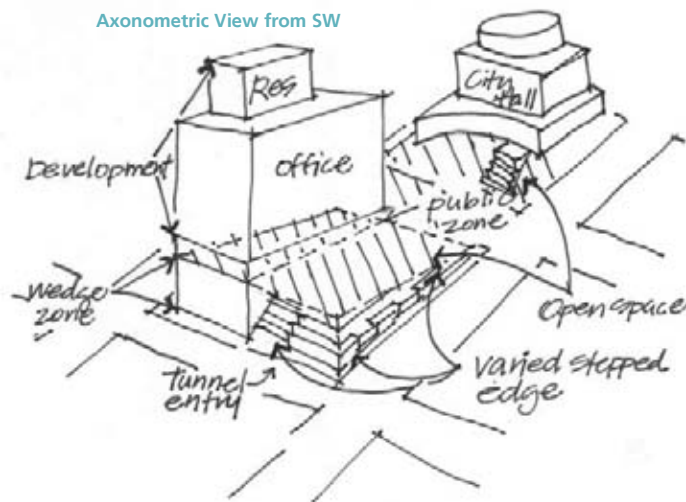
### 3. Programming

- ◆ Recognize increasing residential character of the area and encourage a housing component on the site.
- ◆ Suggest “magnet uses” that might include kid friendly, cultural, or educational institutions.
- ◆ Integrate sustainable features throughout site.
- ◆ Incorporate expertise of a “management entity” into the design team from the early phases, starting with the design proposals.
- ◆ Use of the public space should extend beyond the operational hours of the adjacent private development.
- ◆ Seek activation strategies beyond just retail, recognizing that great and active spaces attract retail, but retail alone is not enough.

Site Section



Axonometric View from SW



### 4. Character of Public Space

- ◆ Public space should have a civic but human scale and offer a variety of diverse spaces while maintaining a sense of the whole; it should not be just one single, grand space.
- ◆ To the maximum extent possible, keep public space “open air” without enclosures or winter-garden.
- ◆ Encourage special treatment of the tower’s “public zone” at the 4th Avenue and 3rd Avenue levels that engages street and internal site circulation.
- ◆ Provide seating and gathering opportunities and active edges.
- ◆ Include a water feature as a space activator and element of continuity from the Civic Center.
- ◆ Utilize art as a placemaker and activator as well as a programmable element for educational and cultural activities.
- ◆ Public space concept should be flexible to “spread” beyond property lines to accommodate temporary events on the 4th Avenue ROW and link to City Hall on occasion.
- ◆ Given the slope, recognize that multiple routes uphill are needed and stairs are not enough; provide a mechanically assisted hill climb that is publicly accessible, can accommodate heavy pedestrian flows from the transit tunnel to City Hall and is either integrated within the tower or part of the open space.
- ◆ Take advantage of the drama of the slope and consider a series of multi-level, connected spaces, allowing for maximum transparency and visual connectivity from above and below.



## Conclusion:

Since the creation of the 1999 Civic Center Master Plan, the Seattle Design Commission has consistently urged the development of a truly great, public space on the former Public Safety Building site. Although we recognize the need to capitalize on the financial opportunities afforded by a private/public venture, we reiterate our hope that the site remain true to its unique civic design potential. As the City develops its request for proposals and evaluation criteria, the vision for the site's public purpose must remain paramount. By taking into consideration the above recommendations and making them conditions for future development on site, we are confident that an open and vibrant public space – and legible civic campus - can be achieved.

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### Credits:

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