

Comments from DRB at 1/7/08 Meeting

- Project seems very big.
- Two sets of issues: site plan and massing.
- There needs to be an ordering scheme that is easy to read (both for site planning and massing).

Site Planning

- The public realm should be the key to the project. The open space should be shaped more deliberately and it should determine the placement of the buildings.
- There should be more building separation (at least a street width)
- Need more people oriented open space as a trade off for the additional height. Need a bigger gesture.
- Focus open space parallel to Central.
- There was concern that the spaces between buildings won't allow for usable open space.
- Open space is not well connected to the park (better connection in drawings from last meeting). There should be a great connection to the park! Should also connect to the rest of the City.
- Is it possible to have a view through the project? The view should be directed toward the water, not towards City Hall.
- Mixed feelings about the street next to the park. The street can provide a good boundary, but there was concern that it may be used as a cut through and that it could be dangerous for pedestrians (could be a barrier if not designed correctly).
- Living room area nice, but only enjoyed from the inside.
- Concern that streets are being considered "open space".

Massing

- There was concern about how height will be measured. Height should not be calculated from one point. Buildings should step down the site and relate to the topography (roofs should not all be at the same level).
- Floor plate sizes should diminish with height.
- Need more variety in building floor plates and massing.
- The buildings are not distinctive. They are too homogeneous
- The buildings should step back from corners (e.g. - Seattle requirements).
- There was concern about the 8 story hard edge at 6th and Central and along 6th.
- There will be a tunnel effect on 6th because of the large buildings and no setbacks.
- What to do with the gateway? Should it be heroic vs. open. Should be subtractive. Lower buildings at 6th and Central, higher buildings toward the center of the site.
- Buildings should be oriented towards the park and the waterfront.
- Buildings should step back from the park.

Additional information requested:

- Slip street width and details
- Breezeway width and shadow studies
- Setbacks on 6th Street
- Landscaping on 6th Street
- Setback from park?
- Parking on street next to park?
- What is the relative size of living room?
- Would like to see a solar study for open spaces.

Comments from DRB at 12/3/07 Meeting

- Link project to other public spaces
- Link central space to the park and gateway.
- Would like to see a more diagonal link to the park.
- The SE corner buildings are backing up to their neighbors on adjacent sites.
- Concerns about building heights.
- Concerns about street between park and project because main pedestrian traffic coming from the park will cross there.
- Liked slip - street and how it works with Central Way.
- Wanted more information on public views.