

2006-051



King County

Metro Transit Division  
Department of Transportation

**North Lake Union - Upper Parcel  
Specifications For A Required Public Viewing Platform**

30 March 2005

**North Lake Union-Upper Parcel- Maintenance and Repair Facility  
KING COUNTY DEPARTMENT OF TRANSPORTATION – Metro Transit Division  
Specifications for a Required Pubic Viewing Platform**

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**General Information**

The following establishes minimum standard design specifications for a Public Viewing Platform, which shall be incorporated into development proposals as a condition of the real estate transaction between the Proposer and King County. These specifications relate to the Minimum Qualifications Requirements, section 2.c.4 *Community elements of the Proposer's Project on the NLUUP*, and apply to both ALTERNATIVE A and ALTERNATIVE B. The specifications are intended to provide direction for design of a Public Viewing Platform that will meet King County's expectations.

**Purpose and Intent**

The purpose and intent of the required Public Viewing Platform is to preserve and enhance significant views of Lake Union and the Seattle Skyline for enjoyment by the public while allowing for Proposer buildout of the Upper Parcel. The requirement for a Public Viewing Platform responds to King County's responsibility as a public agency and seller of the Upper Parcel to uphold the public interest in its disposition of the property. The Public Viewing Platform requirement is the result of extensive coordination between members of the public and King County..

**Public Viewing Platform Specifications**

Proposals shall include elements meeting the following minimum criteria for a Public Viewing Platform.

**1. Views to Be Preserved and Enhanced**

- 1.a Provide an unobstructed view from a location within the Upper Parcel not blocked in part or in full by vegetation, mechanical equipment, or any other physical feature.
- 1.b Provide a view in the southerly direction from the Upper Parcel encompassing at a minimum: the waters of Lake Union and the activities on those waters; the Lake Union eastern shoreline south of the E. Boston St. vicinity; the Lake Union western shoreline south of the Crockett St. vicinity; the entirety of the Lake Union southern shoreline; and the Seattle skyline stretching from the Seattle Municipal Tower at the east to Westin tower in the Denny Triangle neighborhood at the west.
- 1.c Locate the Public Viewing Platform 35 feet or greater above the finished grade at N. Northlake Way to ensure provision of a view above the potential buildout of the waterfront parcel.

**2. Size and Configuration**

- 2.a Provide a Public Viewing Platform no smaller than 1000 square feet. The access ways leading to the Public Viewing Platform, but not providing views described in 1.b, may not be included in the Viewing Platform size calculation.
- 2.b Allow a minimum width dimension of not less than 10 feet at any point within the Public Viewing Platform.

### **3. Physical Accessibility**

- 3.a Provide access directly from a public sidewalk or right of way consisting of an improved walkway or corridor not less than 5 feet in width.
- 3.b Maximize the public nature of the access by locating adjacent to, or with clear wayfinding signage from the edges of the site most heavily trafficked by the public: N. 34<sup>th</sup> St., and N. Northlake Way. (See also 7 *Public Information Requirements*.)
- 3.c Minimize intrusions of privacy for both site users and public access users by avoiding locations adjacent to windows and/or private open spaces by screening or other separation techniques.

### **4. Hours of Accessibility**

- 4.a Allow access by members of the public at a minimum during the hours of normal business operation of the activities within the development. Accessibility shall be on a regularly scheduled basis.
- 4.b Public access may be regulated by the owner or developer.

### **5. Amenities and Features**

- 5.a Include durable outdoor seating for not less than 12 persons. Maximize orientation of seating towards the view described in 1.b.
- 5.b Include durable outdoor lighting at all exterior public access walkways to provide safe ground level lighting during non-daylight hours of accessibility.
- 5.c Include durable waste receptacles within the Public Viewing Platform.
- 5.d Include planting beds or landscaped areas as necessary to ensure a comfortable and attractive Public Viewing Platform experience. 10% or more of the Public Viewing Platform shall include landscaping. Select plants for pleasant appearance throughout the year. Landscaping should not obscure the view described in 1.b.
- 5.e Decorative features such as public art are encouraged.

### **6. Quality and Materials**

- 6.a Employ a durability standard of a service life not less than 15 years under normal use and weather, shall apply to all site fixtures and features in the Public Viewing Platform.
- 6.b Include permanent site fixtures that are durable outdoor products. Acceptable materials include but are not limited to the following: Cast-in-place concrete, Precast concrete; Aluminum; Stainless steel; Cast iron; Painted steel (Powder coated steel).

### **7. Public Information Requirements**

- 7.a Indicate public access with wayfinding signage clearly visible from public sidewalks and rights of way adjacent to the Upper Parcel.
- 7.b Include signage in the areas most frequently trafficked by the public including: one or more locations clearly visible from the Burke-Gillman trail adjacent to the site, one or more locations clearly visible from the adjacent sidewalk at N. 34<sup>th</sup> St., and one or more locations clearly visible from the adjacent sidewalk at N. Northlake Way.
- 7.c Locate signage to clearly lead members of the public from the street right of way to the Public Viewing Platform entrance, including signage within the building where public access ways are through the building.

- 7.d Construct exterior signage with durable outdoor material. Acceptable materials include but are not limited to the following: metal, melamine or other durable plastic.
- 7.e Provide signs with characters of adequate size to be seen comfortably by normally sighted persons at a typical viewing distance of 10 feet. Signs must conform to all applicable Americans with Disabilities Act (ADA) requirements.
- 7.f Supply additional signage at sidewalk level in the form of sandwich boards where appropriate, to be displayed during normal business hours.
- 7.g Ensure signs remain in place for the life of the Public Viewing Platform.

## **8. Dedication by Easement or Covenant**

- 8.a Designate the Public Viewing Platform and associated access ways with an easement or covenant recorded with the King County Department of Records and Elections.
- 8.b Ensure that the Public Viewing Platform remains in existence for all subsequent ownerships through the easement or covenant.

## **9. Operation and Maintenance**

- 9.a Operation and maintenance of the Public Viewing Platform shall be the responsibility of the owner or developer.
- 9.b Clean and maintain the Public Viewing Platform on a regular basis for tidy appearance.
- 9.c Repair or replace damaged fixtures or features in a timely manner.
- 9.d Maintain landscaping and vegetative features on a regular basis to ensure pleasant appearance.

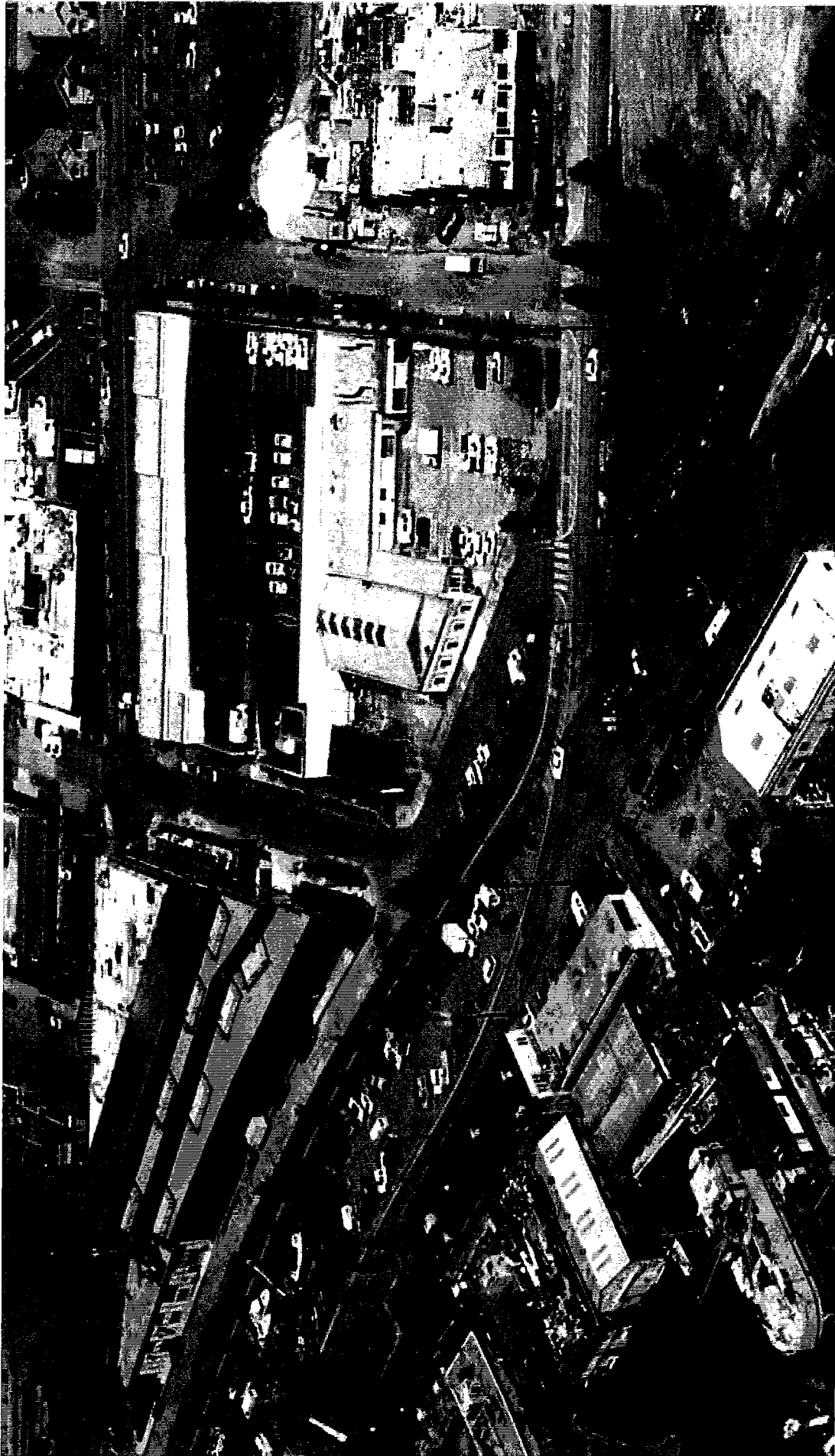
## **10. Building Code Requirements**

- 10.a It is the responsibility of the Proposer to ensure that all portions of the Public Viewing Platform comply with current (as of date of Proposals) editions of the following and other applicable codes:

Federal Regulatory Requirements including Americans with Disabilities Act of 1990, as a state or local government service, as implemented in 28 CFR 35. The Public Viewing Platform must be a fully ADA accessible facility.

State of Washington Regulatory Requirements including the State Building Code and ICC International Building Code.

City of Seattle Regulatory Requirements including the Seattle Land Use Code, Seattle Amendments to the ICC International Building Code, and the Seattle Fire Code.



**Attachment 1. Existing Aerial View  
North Lake Union Upper Parcel**



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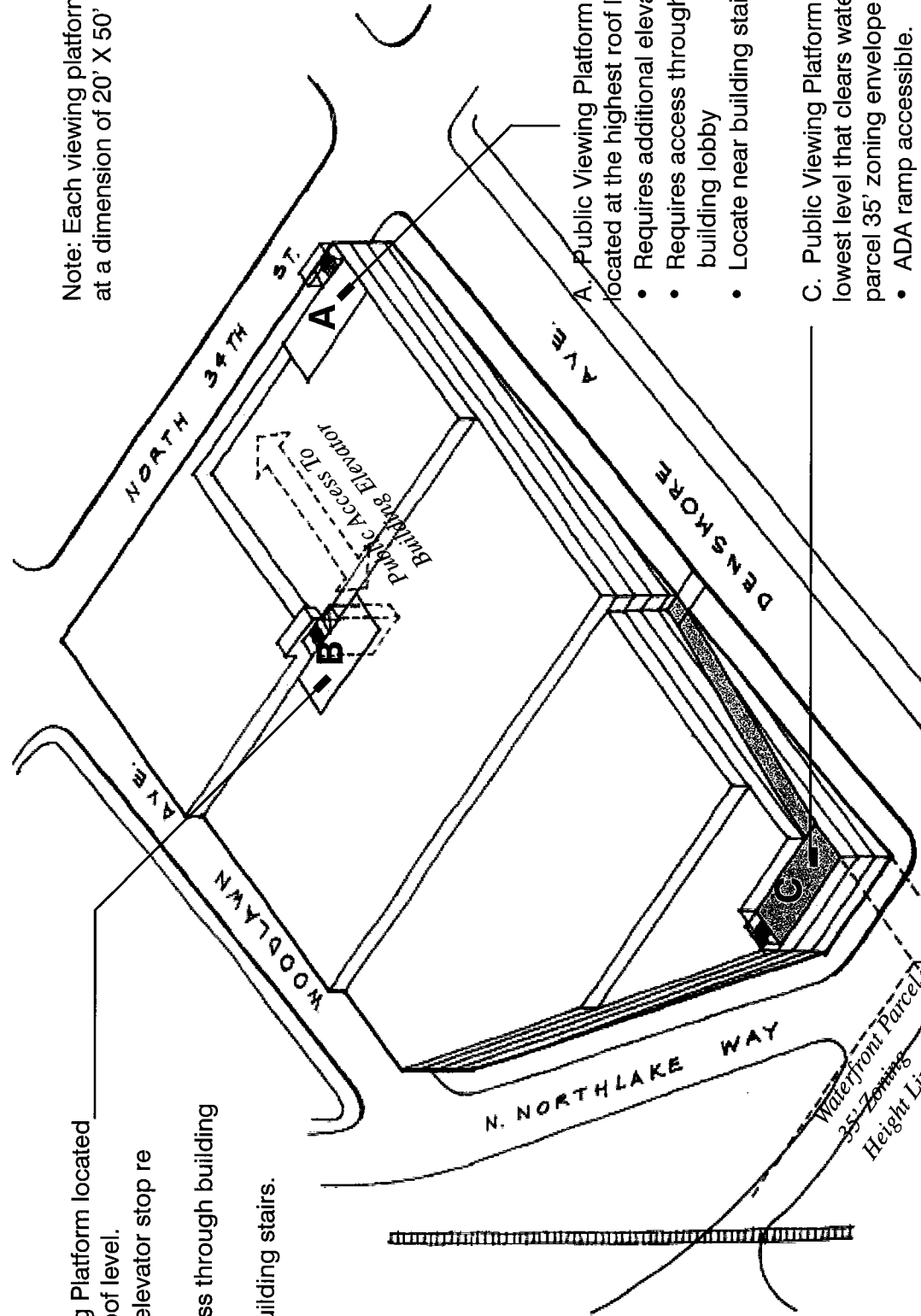
**Attachment 2. Image Depicts Approximate View For Preservation or Enhancement From North Lake Union Upper Parcel According to Specifications for Public Viewing Platform**



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Note: Each viewing platform depicted at a dimension of 20' X 50' or 1,000sf.

- B. Public Viewing Platform located at intermediate roof level.
- No additional elevator stop required.
  - Requires access through building lobby.
  - Locate near building stairs.



- A. Public Viewing Platform located at the highest roof level.
- Requires additional elevator stop.
  - Requires access through building lobby
  - Locate near building stairs.

- C. Public Viewing Platform located at lowest level that clears waterfront parcel 35' zoning envelope.
- ADA ramp accessible.
  - No elevator required.
  - Locate near existing building stairs.
  - No public entry to building.

**Attachment 3. Public Viewing Platform Schematic Examples A,B,C Each Meet Specifications for Public Viewing Platform**



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