1007 STEWART

DOWNTOWN DESIGN REVIEW BOARD MEETING: EARLY DESIGN GUIDANCE 11.5.2013

PROJECT INFORMATION

Property Address:	1007 Stewart Street Seattle, WA 98101
DPD Project #:	3016095
Owner:	Trammell Crow Co. 600 University St, Suite 2912 Seattle, WA 98101
Architect:	LMN Architects 801 Second Ave. Suite 501 Seattle, WA 98104
DPD Contact:	Garry Papers 206.684.0916 garry.papers@seattle.gov

CONTENTS

DEVELOPMENT OBJECTIVES

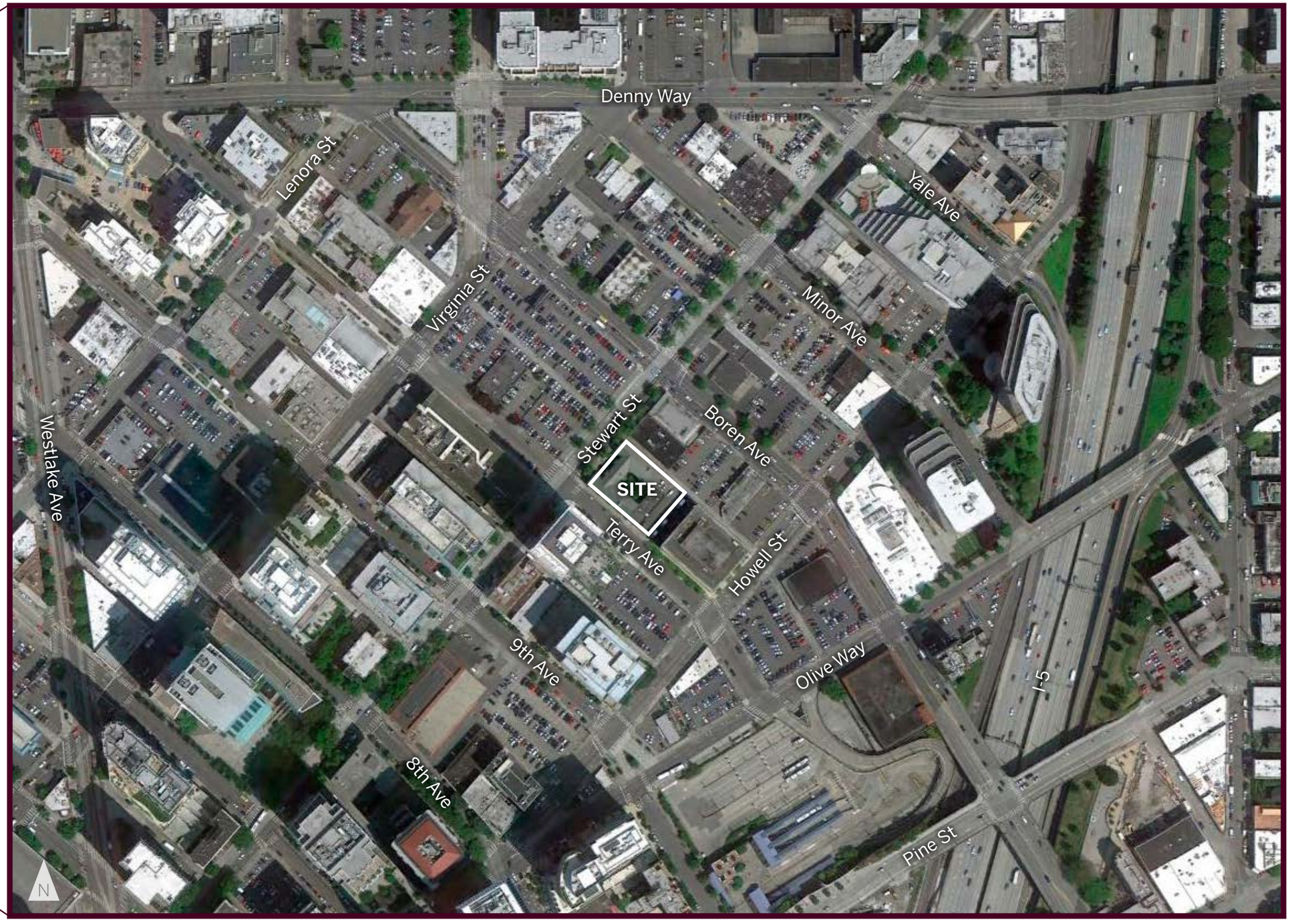
The proposed development at 1007 Stewart will consist of a 14 story Class A office building with lobby and amenity spaces to serve the office tenants.

Located on the east corner of Stewart Street and Terry Avenue in the Denny Triangle Urban Village, the building sits at the intersection of the Downtown and South Lake Union neighborhoods and will need to reflect the character of both areas. The building will also continue the expansion of high-density development into an area of Denny Triangle which consists primarily of one-story or low-rise buildings and parking lots.

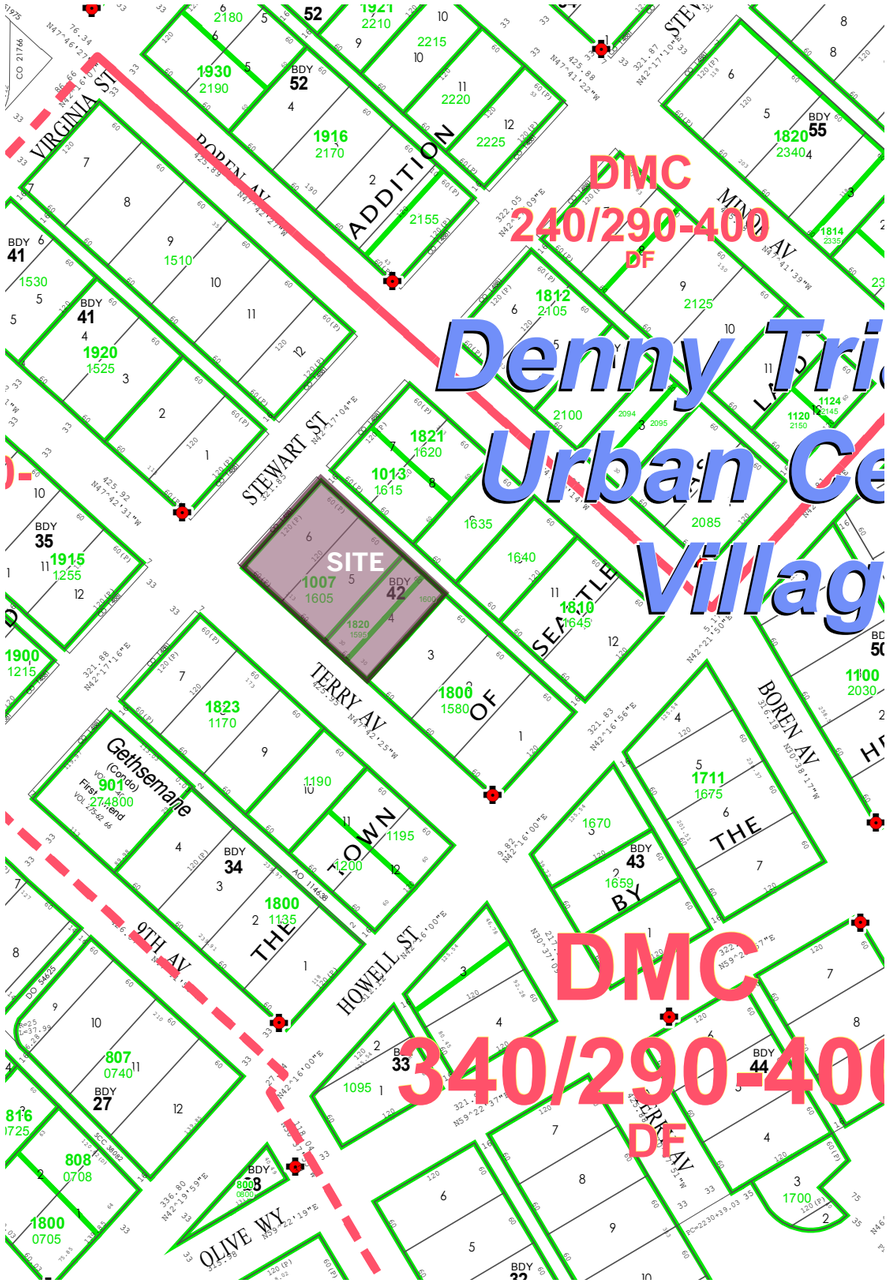
Ground floor retail will activate the streetscape on Stewart St and Terry Ave, significantly enhancing the pedestrian experience within the neighborhood. Parking will also be provided on site, with access from the alley.

Summary:

- 14 stories
- 210,000 SF of office space
- 15,000 SF of public lobby and building amenities
- 8,000 SF of street-level retail and restaurants
- Parking for approximately 210 cars


Denny Way
Lenora St
Virginia St
Stewart St
Boren Ave
Yale Ave
Minor Ave
Westlake Ave
SITE
Terry Ave
Howell St
9th Ave
Olive Way
I-5
8th Ave
Pine St
N

PROJECT SITE DATA



Address:

1007 Stewart St

King County Parcel Numbers:

0660001605
0660001596
0660001600

Overlay District:

Denny Triangle Urban Center Village

Site Area:

20,760 sf

Zoning Classification:

DMC 340/290-400

Street Classifications:

Stewart St: Principal Arterial
Pedestrian Class I
Principal Transit Street

Terry Ave: Green Street
Minor Transit Street

View Corridors:

None

LAND USE CODE SUMMARY

23.49.008 Structure Height

A.3: Maximum height = 340 feet

The proposed height is approximately 200 feet.

23.49.009 Street-level use

Map 1G: Required on Terry Ave and Stewart St.
B: Minimum 75% of each street frontage must be occupied by qualifying uses.

The project includes retail uses at street level on Stewart and Terry for more than 75% of each street frontage.

23.49.011 Floor Area Ratio

Table A: Base = 5; Max = 10

The applicant intends to maximize the FAR through a mix of TDRs and bonuses as required by development standards.

23.49.016: Open space

B: 20 sf required per 1000 gsf of office floor area.
C.2: Includes green street setback and ROW improvements.

Public open space will be provided as green street improvements on Terry Ave. Private open space will include landscaped terraces at the levels 2 and 3. If required, additional payments will be made in lieu of providing open space.

23.49.018 Overhead weather protection

A: Required on Stewart. Not required on Terry due to 2 foot green street landscaped setback.

Glass canopies are planned for the entire length of both Stewart and Terry street frontages.

23.49.019: Parking

B.2.a.1: One story of parking is permitted above the first story for each story of parking below grade, up to maximum of four stories above the first story.

Architectural alternatives A and B include two stories of parking above the first story and four below grade. The preferred architectural alternative C locates all parking below grade.

23.49.019: Parking (cont.)

C: Maximum parking = 1 space per 1000 sf except with special exception.

Parking will be provided at the maximum of 1 space per 1000sf.

E & F: Bike parking and shower facility required.

Bicycle parking and showers will be provided per development standards.

G: Three off-street loading berths required per SMC 23.54.035 Table A.

Three off-street loading berths will be provided at the alley.

23.49.022: Minimum sidewalk width

Map 1C: 15 feet on Stewart (one-way street, side with no transit stops)

The existing sidewalk width on Stewart meets this requirement.

Map 1C: Varies on Terry due to greet street designation

The sidewalk width on Terry will be determined through the green street development process with SDOT.

23.49.056: Street facade, landscape, street setbacks

A: Minimum facade height = 25 feet on Stewart and Terry

The facade heights on Stewart and Terry will exceed 25 feet.

C: Facade transparency = minimum 60% of facade between 2 and 8 feet on Stewart and Terry

Facade transparency will exceed 60% on Stewart and Terry.

D: Blank facade 15 feet wide max.

No blank facades on Stewart or Terry will exceed 15 feet in width.

E: Street trees required on Stewart and Terry.
F.1: Landscaping on Stewart = 1.5 sf per 1 lf of lot line.
F.2: Landscaping on Terry per green street standards.
F.3: Any setbacks on Stewart to be landscaped per calculation.

Landscaping will be provided on Stewart and Terry per development standards.

F.4: Green street setback on Terry = 2 feet from street lot line, 50% landscaped.

The applicant intends to ask the Director to allow averaging of the setback requirement per this subsection.

23.49.058: Upper-level development standards

B: Maximum length of unmodulated facade within 15' of lot line:

0 – 85 feet high = no maximum length
86 – 160 feet = 155 feet max length
161 – 240 feet = 125 feet max length
241 – 500 feet = 100 feet max length

The longest unmodulated facade in the preferred scheme is 123 feet long and is under 240 feet high.

E.4: For towers over 160 feet, the portion above 125 feet must be separated by 60 feet from adjacent towers that are above 125 feet. Tower separation may be waived or modified by Director decision.

The applicant intends to seek a waiver from the Director for the separation from the Hill 7 office tower across the alley per section E.6. Pending legislation would revise this subsection to apply only to existing towers over 160 feet, making this waiver unnecessary.

F: Continuous upper-level setback on 15 feet above 45 feet on Terry due to green street designation.

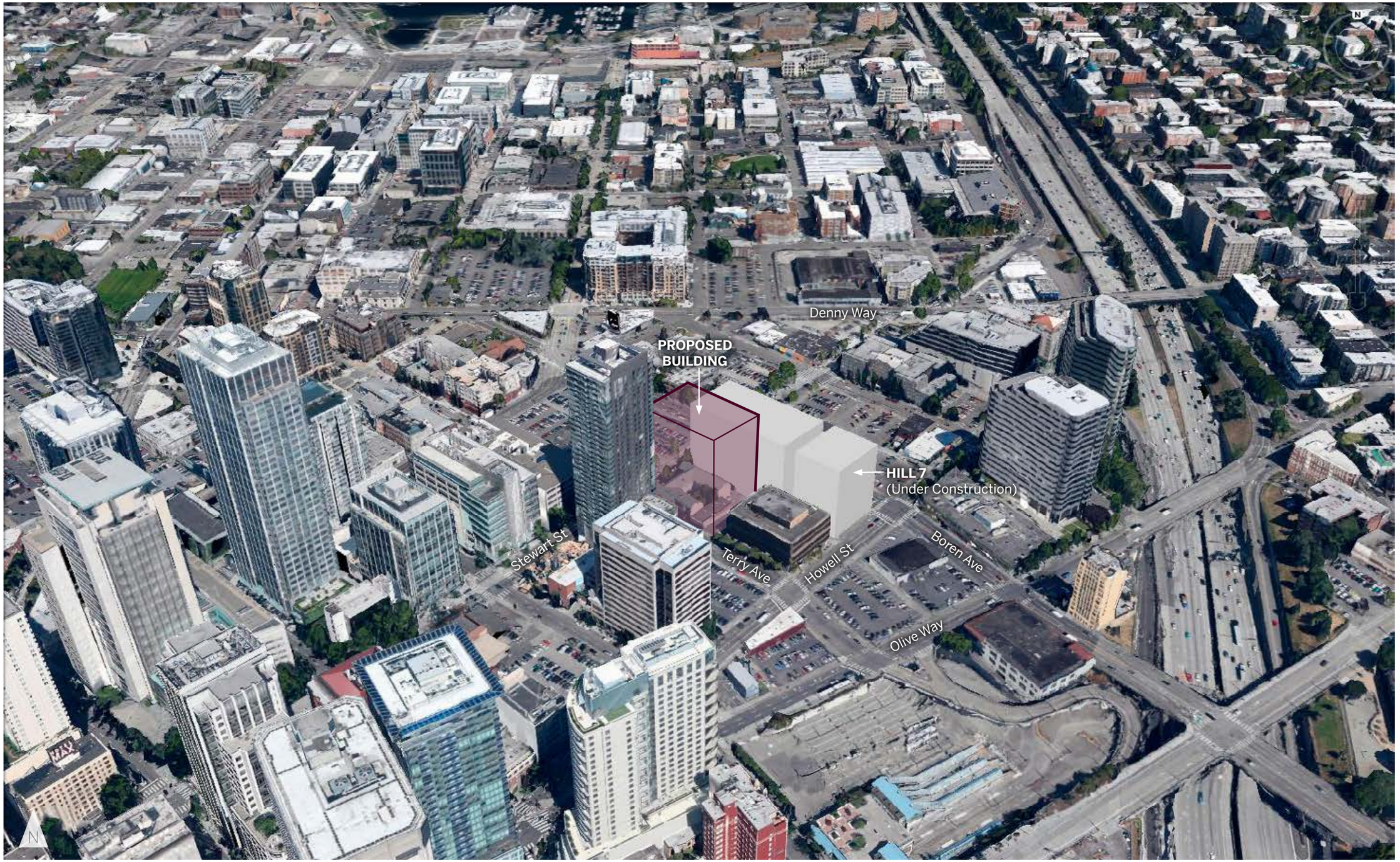
The applicant intends to seek a departure from the development standards for the upper-level green street setback.

23.53.030 Alley Improvements

D: Minimum ROW for downtown zones = 20 feet.
F.1: If the existing alley (used for access) does not meet minimum width, a dedication of 2 feet is required. Underground and overhead portion of structure may be allowed to extend into the dedicated area per DOT approval. Alley must be improved per section E.1.

A 2 foot alley dedication is required and the alley will be improved per development standards. The applicant intends to seek approval from DOT and the Director to extend overhead and underground portions of the structure into the dedicated area.

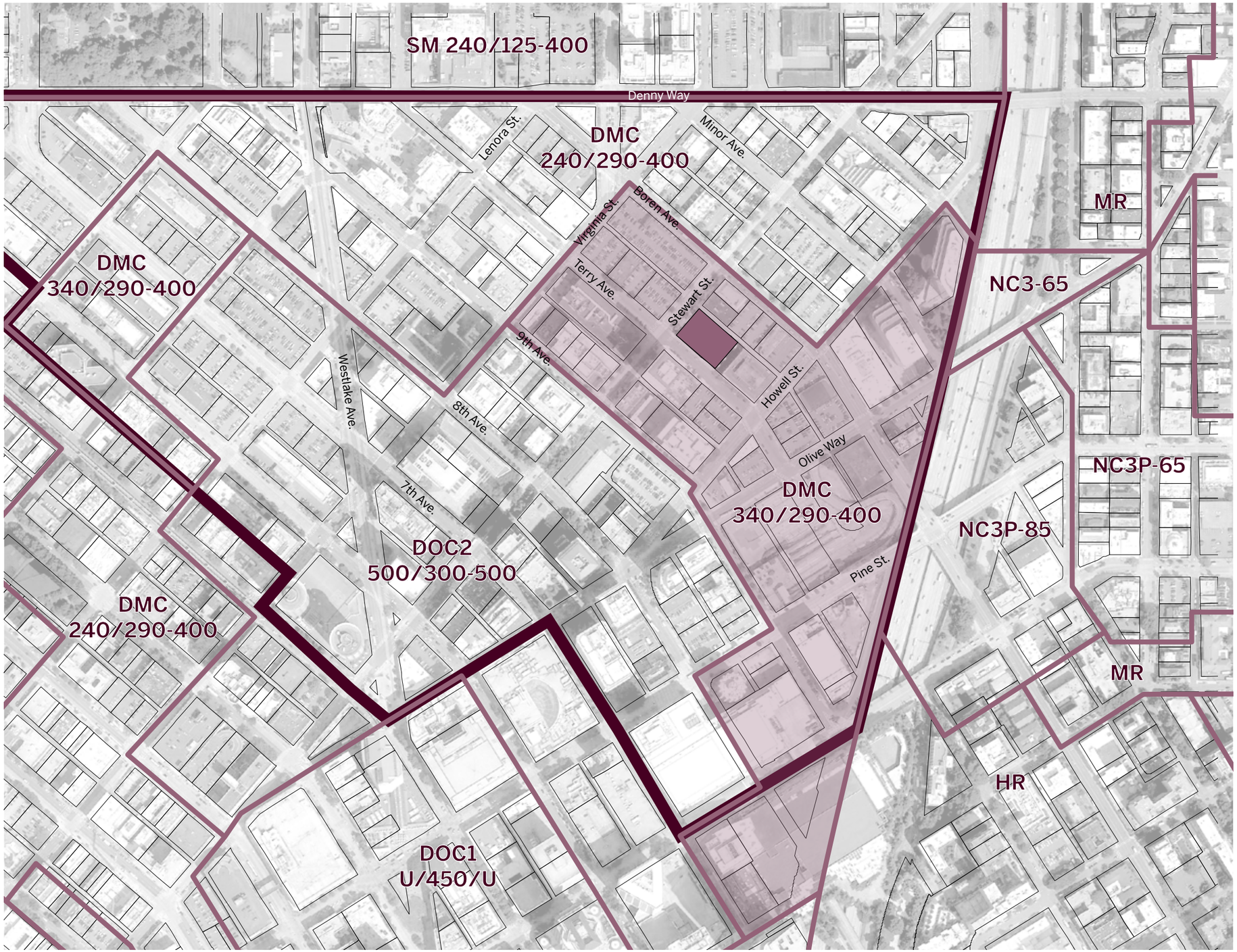
Neighborhood Context



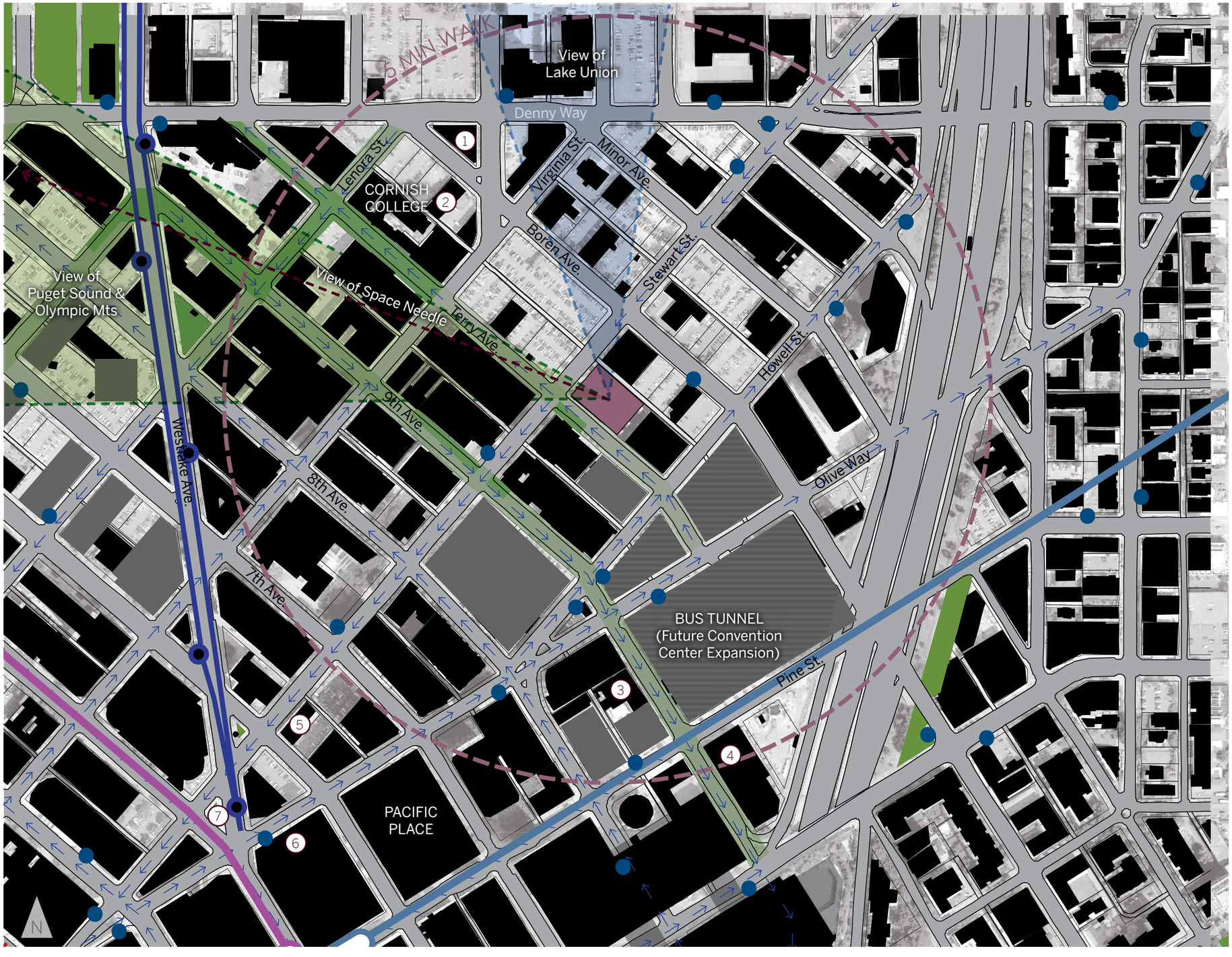
Bird's Eye View

Bird's Eye View

View from Space Needle


SM 240/125-400
Denny Way
DMC
240/290-400
Lenora St.
Minor Ave.
Virginia St.
Boren Ave.
Terry Ave.
Stewart St.
9th Ave.
Howell St.
Olive Way
Pine St.
DMC
340/290-400
Westlake Ave.
8th Ave.
7th Ave.
DOC2
500/300-500
DMC
240/290-400
DOC1
U/450/U
MR
NC3-65
NC3P-65
NC3P-85
MR
HR
N

Zoning

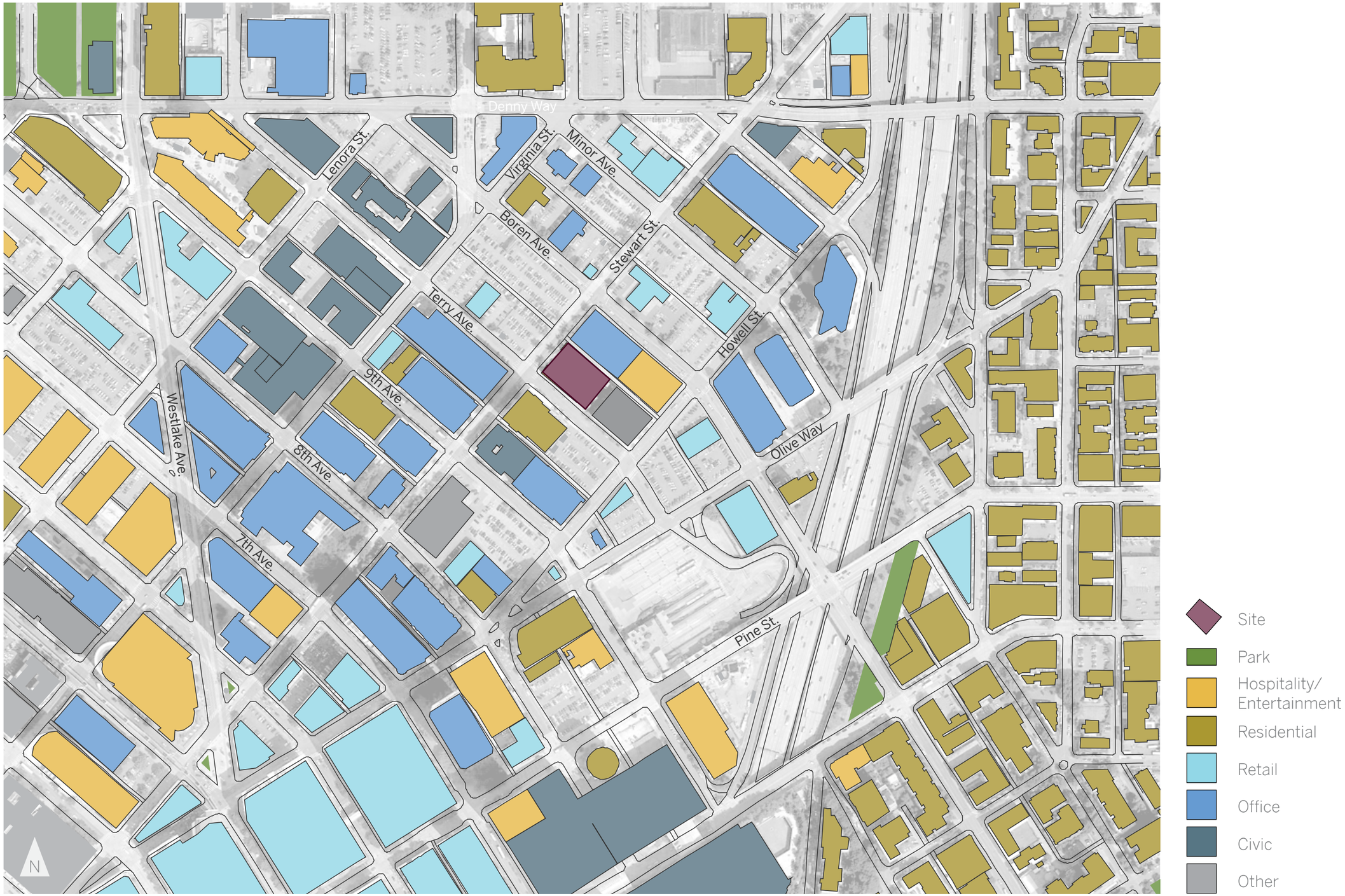


Site Context

Landmark Buildings:

1. Fashioncraft Building
2. Old Norway Hall
3. Camlin Hotel
4. Paramount Theatre
5. Lloyd Building
6. Medical/Dental Building
7. McGraw Square

- Site
- Park
- Street Direction
- Light Rail
- Streetcar
- Monorail
- Designated Green Street
- Constructed Green Street
- Denny Neighborhood Boundary
- Bus Stop
- 5-min Walk Radius



Surrounding Uses

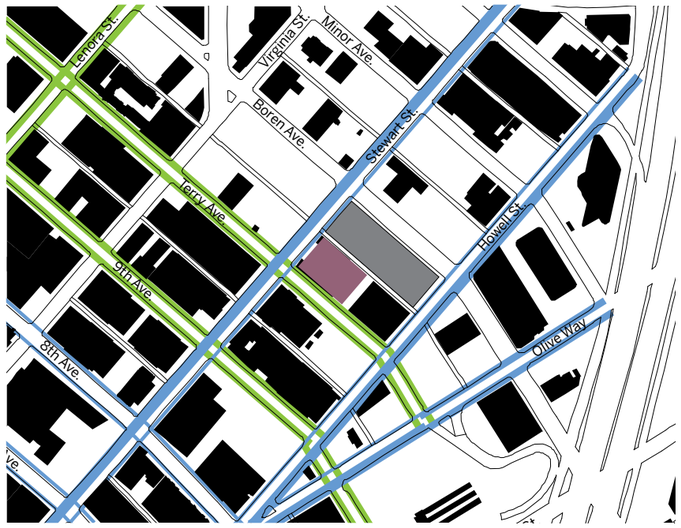
STREET CLASSIFICATIONS & SIDEWALK DESIGNATIONS

Pedestrian Street Classifications

- Green Street
- Class I
- Class II

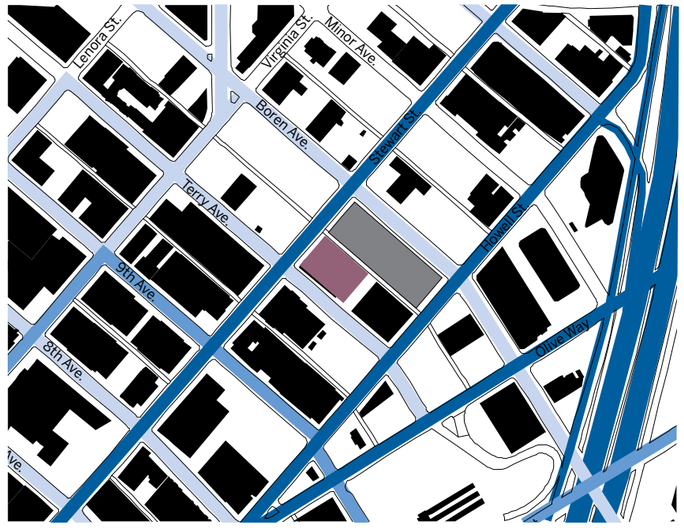
Street Classifications

- Principal Arterial
- Minor Arterial Street
- Interstate Freeway



Sidewalk Designations

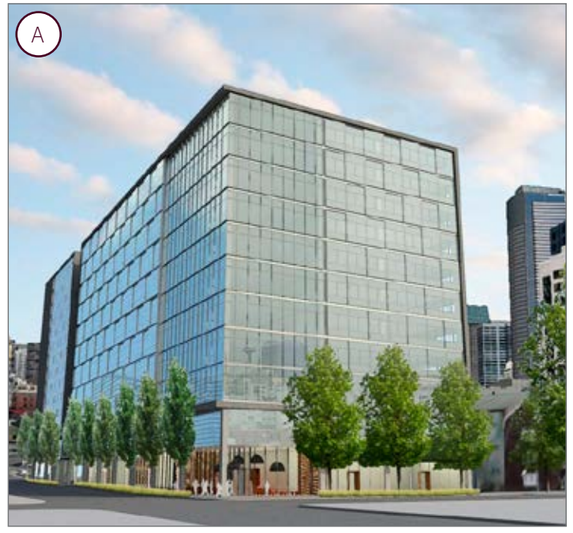
- 18 feet
- 18 feet with 15 feet on the side of one-way streets without transit stops
- 15 feet
- Varied width due to Green Street Requirements



Transit Classifications

- Principal Transit Street
- Major Transit Street
- Minor Transit Street

NEIGHBORING BUILDINGS

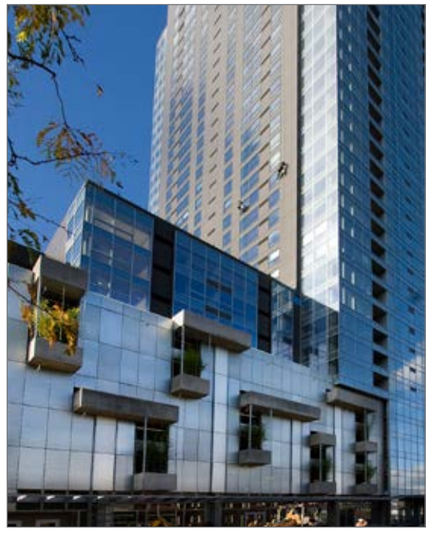


1099 Stewart Ave & 1050 Howell St

Hill 7 Office & Hotel (Under Construction: DPD #3013130)

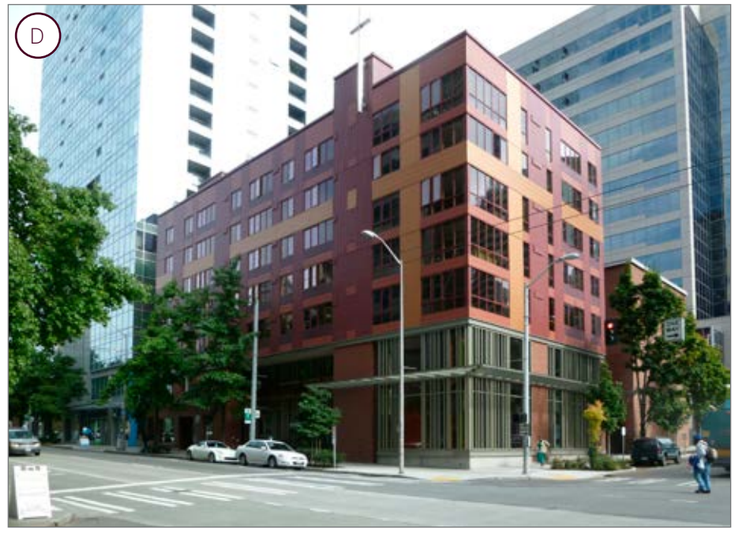
737 Olive Way

Seattle Vault Self-Storage



1823 Terry Avenue

Aspira Apartments, 37-story apartment building



901 Stewart St

Gethsemane Lutheran Church & Mixed Use Office/Residential

1800 Ninth Ave

Office

NEIGHBORING BUILDINGS

1915 Terry Ave

Seattle Children's Research Institute

1900 9th Avenue

Seattle Children's Research Institute

1922 9th Ave

Retail/Residential

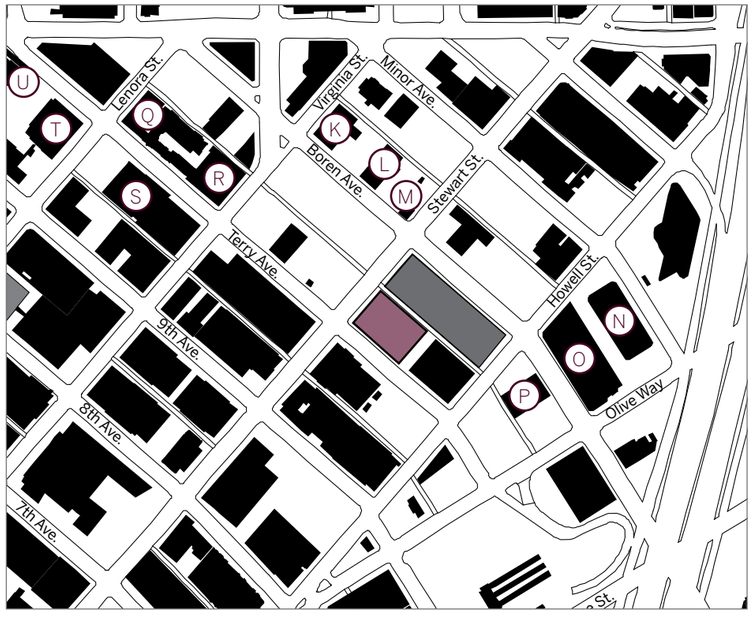
1932 Ninth Ave

Print Shop

1920 Terry Avenue

Fitness Center

NEIGHBORING BUILDINGS



1930 Boren Ave

Harbor House residential clinic

1916 Boren Ave

Office

1900 Boren Ave

Dollar Rent A Car

1701 Minor Ave

Metropolitan Parks office tower

1100 Olive Way

Seattle Children's Cancer Research

NEIGHBORING BUILDINGS

1711 Boren Ave

Honda of Seattle auto sales

1001 Lenora St

Notion Building, Cornish College of the Arts

2014 Terry Ave

Graham Apartments

2015 Terry Ave

Carbon 56

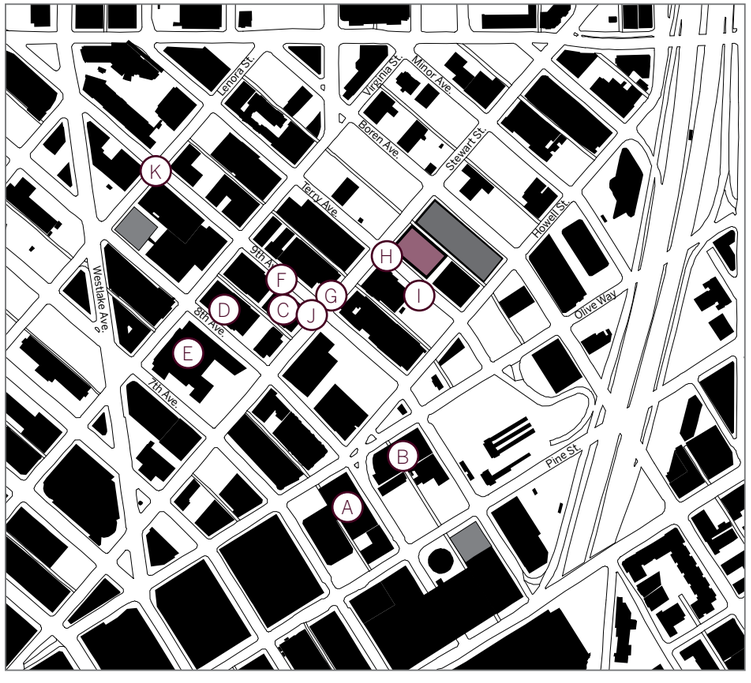
910 Lenora St

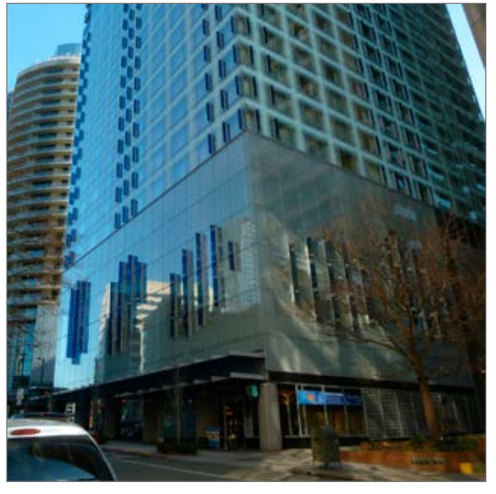
2200 Condominiums

2121 Terry Ave

2200 Condominiums

OTHER NEIGHBORHOOD BUILDING EXAMPLES

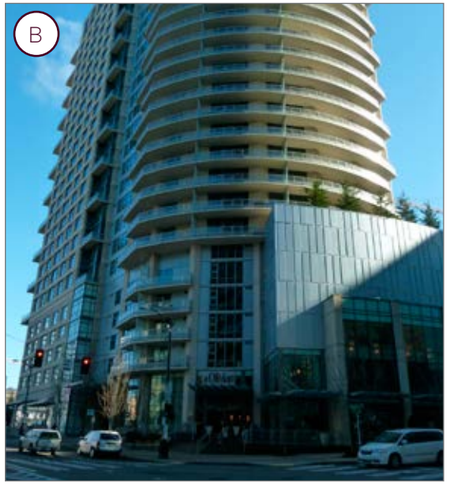




737 Olive Way

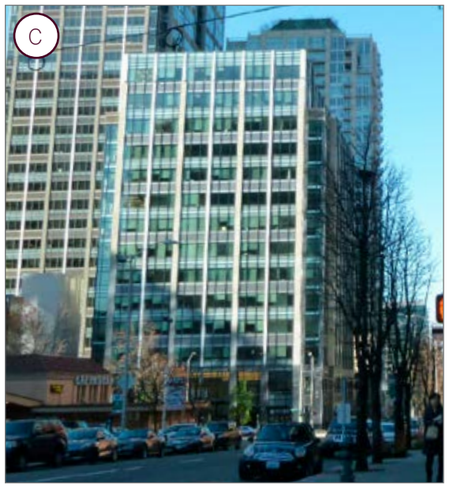
Olive 8, 39 story mixed-use with condominium residential and hotel uses. 2009.

Height: 459 feet



809 Olive Way

The Olivian, condominium residential



818 Stewart Street

Office tower

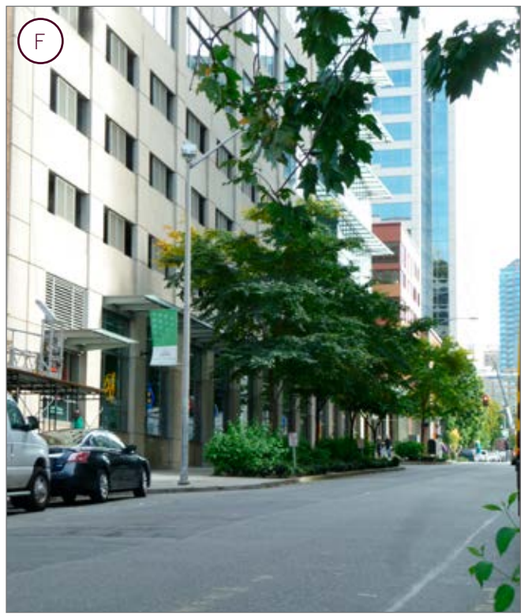
1918 8th Avenue

Office tower

700 Stewart St

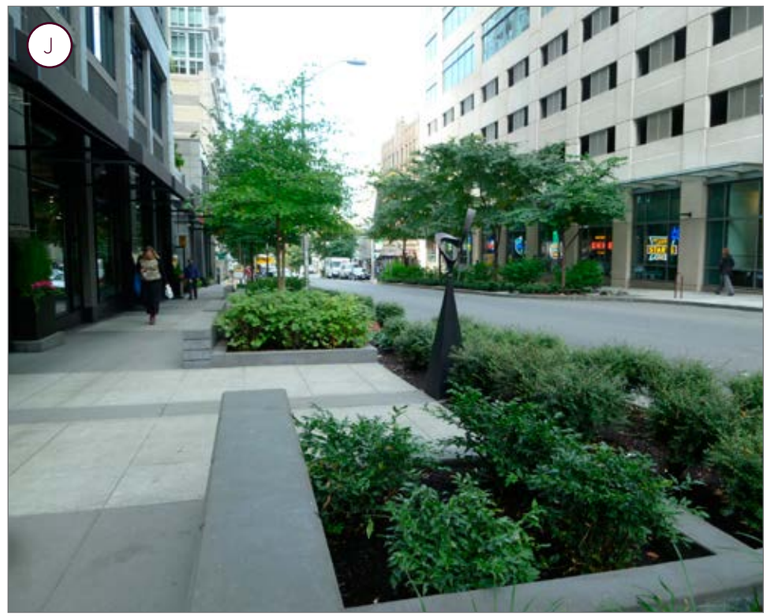
Federal Courthouse Building

GREEN STREET IMPROVEMENT EXAMPLES



9th Ave at Seattle Children's Research

Terry Ave at Aspira residential tower



9th Ave at 818 Stewart St

Terry Ave at Lenora St

NEIGHBORHOOD ANALYSIS: PHOTOMONTAGE OF STEWART ST STREETSCAPE

A Stewart St Looking Southeast

Goodyear Auto Service

Boren Ave

Hill 7 Office/Hotel

Hill 7 office tower under construction. 2' setback at ground floor with widened sidewalk. No setback at upper levels.

B Stewart St Looking Northwest

Seattle Children's Research Office

Terry Ave

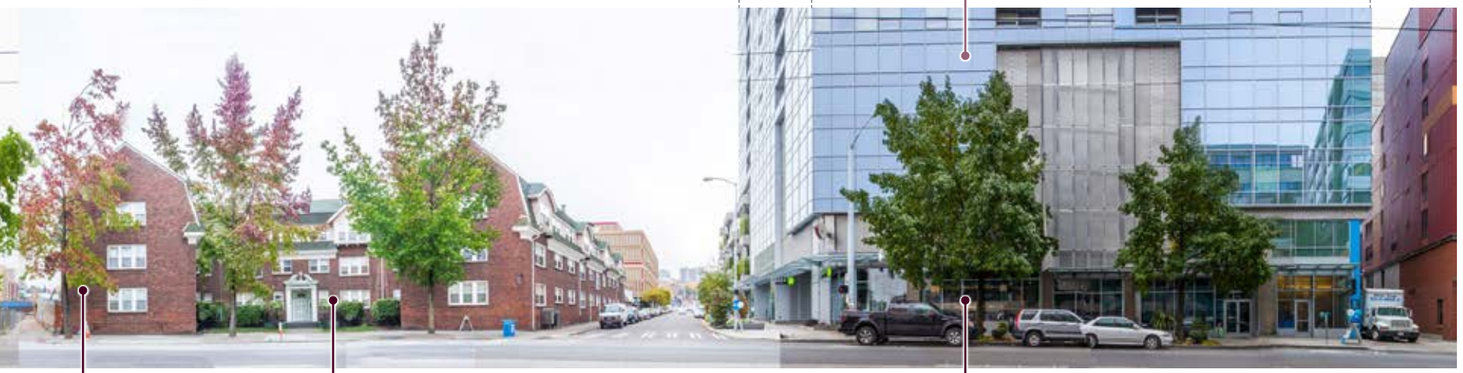
Parking Lot

SITE

Williamsburg Court Residential

Terry Ave

Aspira Residential Tower (see image C on page 14)



SITE

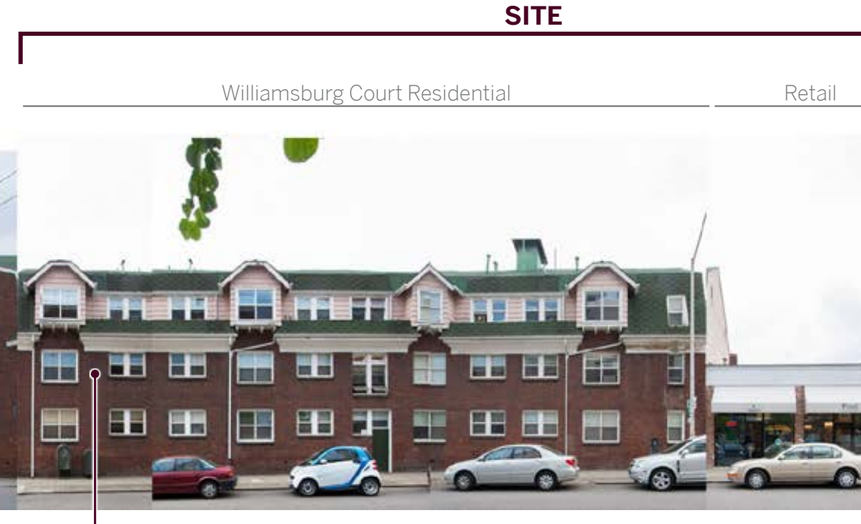
Parking Lot

Boren Ave

Dollar Rent A Car

NEIGHBORHOOD ANALYSIS: PHOTOMONTAGE OF TERRY AVE STREETSCAPE

C Terry Ave Looking Northeast



D Terry Ave Looking Southwest

Seattle Vault Self-Storage

No setback at upper levels

Parking

Howell St

Seattle Honda Sales

Curb cut

Ground floor set back from lot line with raised walkway and wall separation from sidewalk

Aspira Residential Tower (see image C on page 14)

Upper level planters

4' upper level setback

2' upper level setback

Stewart St

Seattle Children's Research Office

No setback

Curb cut

5' ground floor setback with widened sidewalk

Landscaped curb bulb

DOWNTOWN DESIGN GUIDELINES

The Design Team finds the following guidelines from the Design Guidelines for Downtown Development Document most relevant to the design of this project.

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 beyond the immediate context of the building site.

Response: The site occurs at the edge of a group of taller buildings and offers remarkable views to and from the building. Its neighbors vary from contemporary to historic. The east neighbor (across the alley) is an office building. These and other considerations will influence the design.

A-2 Enhance the Skyline

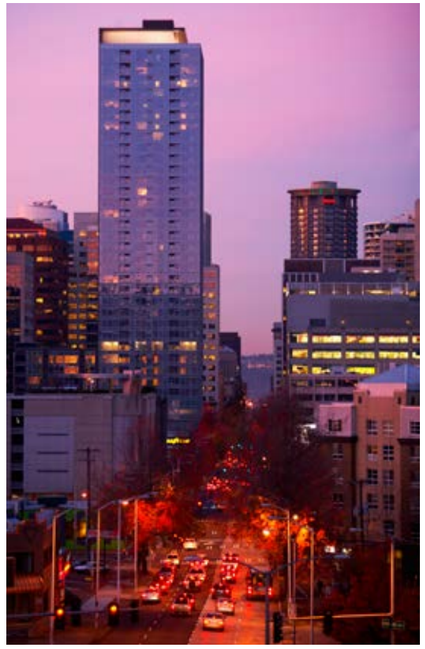
Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

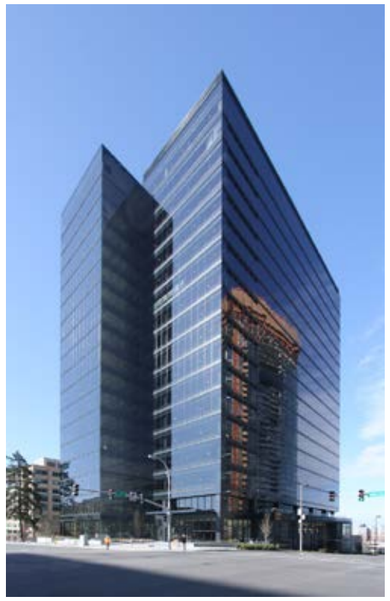
Response: The top of the tower will be punctuated by large roof terraces. The mass at the top of the building will have some differentiation in fenestration and a mass that is an extension and variation on the mass of the building below.

B-1 Respond to the neighborhood context.

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

Response: Both Aspira to the southwest and Hill 7 to the northeast havestreet level facades which are set back behind the floors above. Many buildings in the area have squared corners and simple massing. The Potential future development along the property line to the south requires attention to the amount and location of openings along the south wall.





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.

Response: Where the green street has been improved, the street is narrowed and street furniture and lighting improved. The proposed building orients the office entry to the active corner and the open space faces either Stewart or Terry.

B-4 Design a well proportioned & unified building

Compose the massing and organize the publicly accessible 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.

Response: The proposed building sets back the first level retail beneath a prominent, transparent, active second level gathering space. The level above that steps back to set up the base of the tower body with its unified appearance responding to its office use. The top floors step back to accentuate the top of the form.

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 be open to the general public and appear safe and welcoming.

Response: Ground-floor retail spaces will be provided on both Stewart St and Terry Ave.

C-4 Reinforce building entries

To promote pedestrian comfort, safety, and orientation, reinforce the building's entry.

Response: The office entry will face the corner while the retail entries face the street. The office entrance canopy will be distinct from the retail weather protection.

C-2 Design facades of many scales

Design architectural features, fenestration patterns, and materials 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.

Response: The building lobby entrance and ground-floor retail spaces will provide a high degree of transparency at street level. Landscaping elements will respond to gathering spaces outside of retail entrances.

C-5 Encourage overhead weather protection

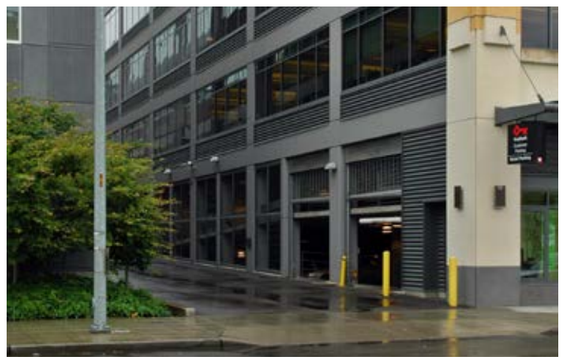
Encourage project applicants to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Response: All of the retail and office entrances will have overhead weather protection. Gaps between weather protection will be minimized and space beneath them well lit. Where the second level creates opaque coverage, a warm colored soffit with illumination will be provided.

C-3 Provide active–not blank–facades

Buildings should not have large blank walls facing the street especially near sidewalks.

Response: The building lobby entrance and ground-floor retail spaces will provide a high degree of transparency at street level.



C-6 Develop the alley facade

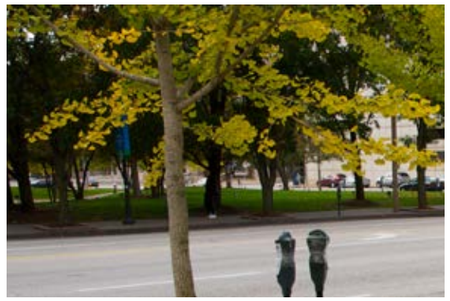
To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

Response: The retail storefront adjacent to the alley at Stewart St will wrap the corner to provide the feeling of an observable space and extend the sidewalk experience into the alley.

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.

Response: Open spaces will be provided adjacent to and overlooking the green street and exposed to the solar access along Terry. Open spaces will be design with attractive walking surfaces and site furniture that unifies it with to the local green street improvements.



D-2 Enhance the building with landscaping

Enhance the building and the site with generous landscaping which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Response: Landscape will be focused along the green street edge and frontage zone. Planting areas will be used to emphasize entrances and add visual interest at terraces.

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.

Response: The sidewalk edges will be activated with trees and seating.

E-1 Minimize curb cut impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

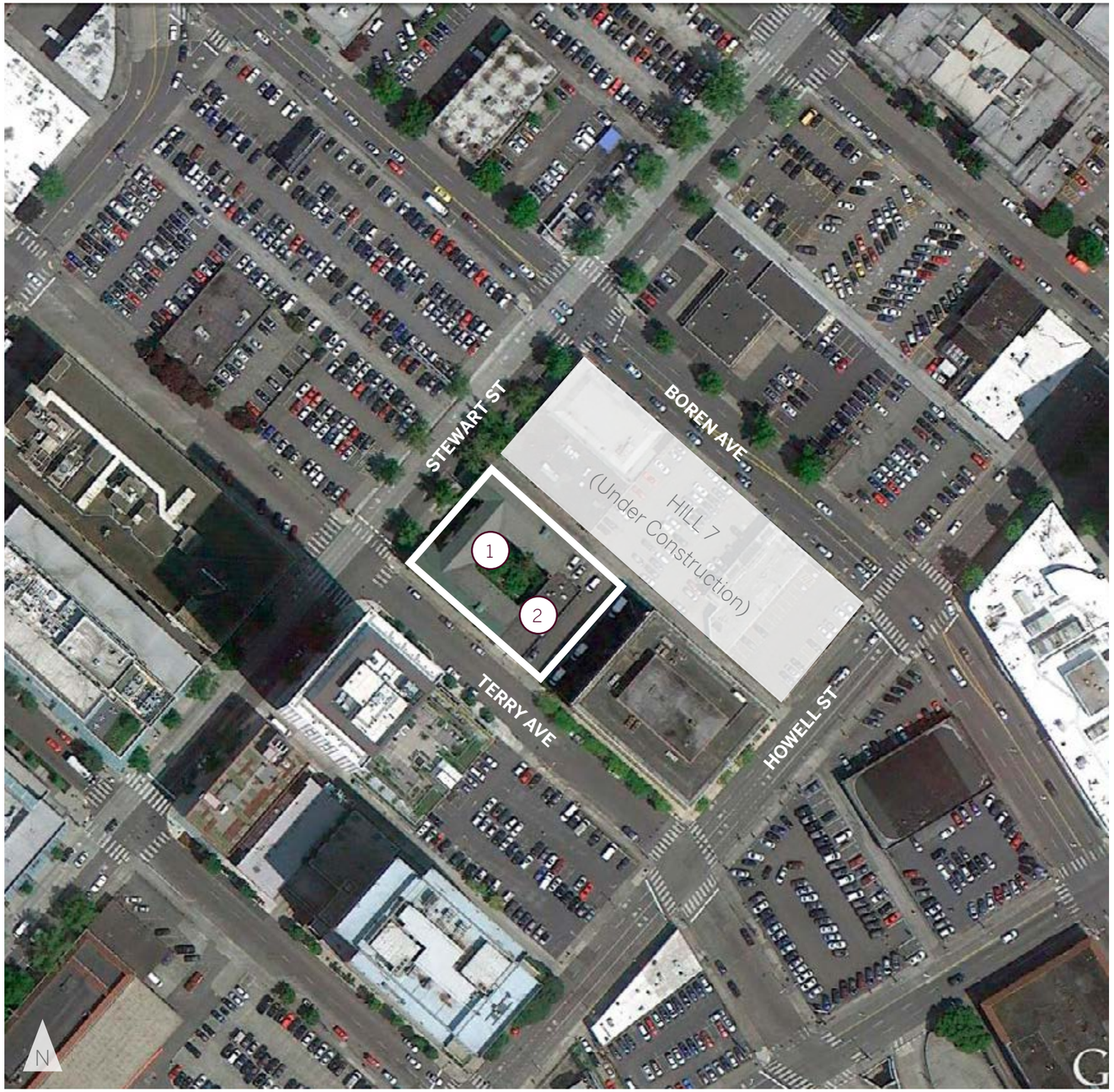
Response: Vehicular access to the site will be from the existing alley with no new curb cuts. Existing curb cuts on Terry Ave will be removed as part of the proposed green street upgrades.

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.

Response: Service areas will be accessed from the existing alley.

EXISTING USES & STRUCTURES



Residential

Williamsburg Court Apartments

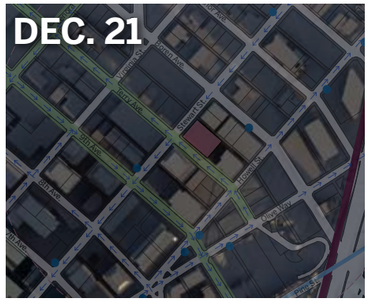
(Landmarks Preservation Board Denial of Nomination issued 5/6/2010)

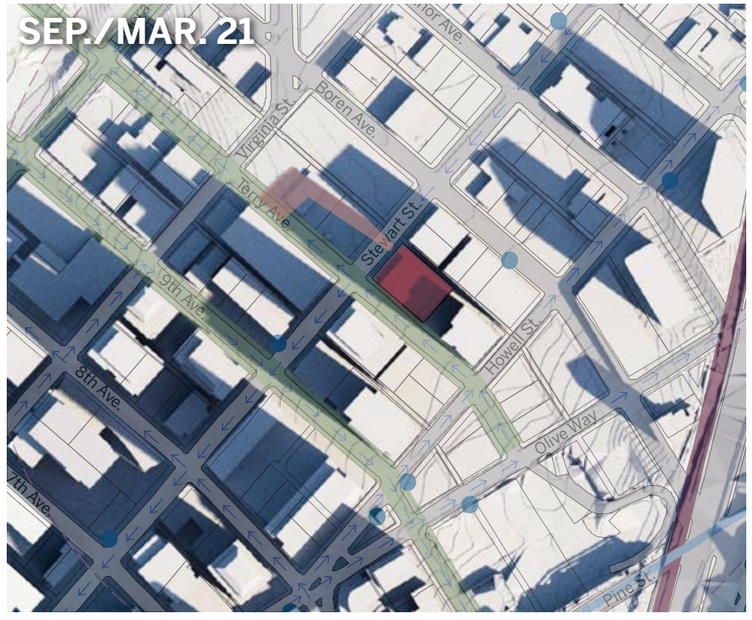
Retail

Dry Cleaner, Florist

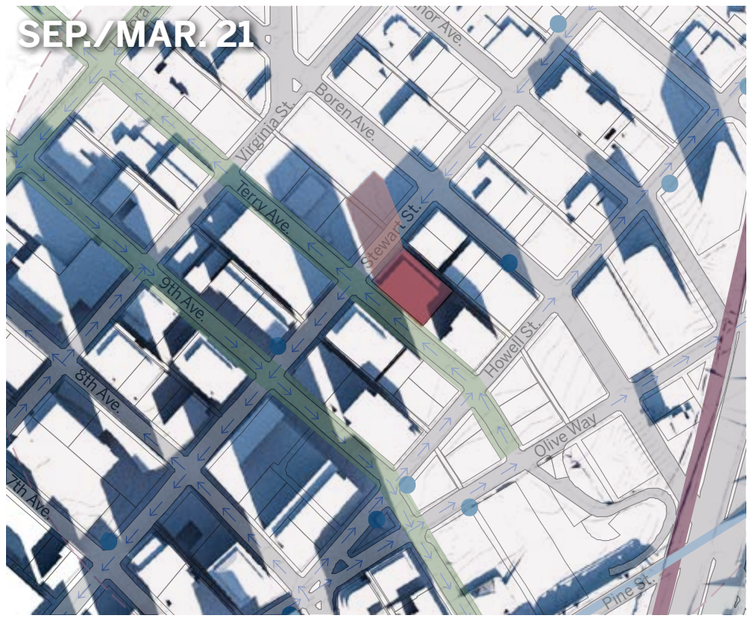
SUN & SHADOW ANALYSIS

Proposed Project
(Preferred Alternative C)

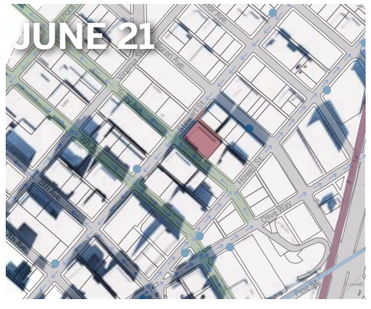


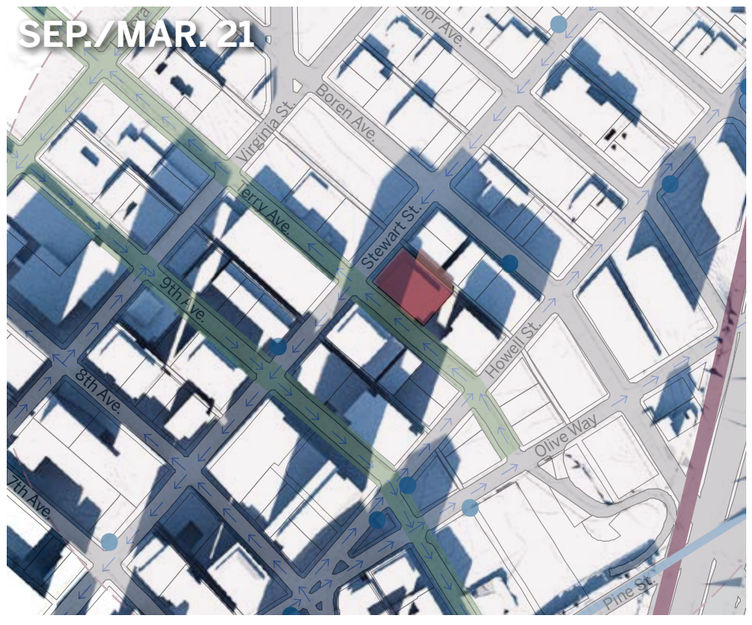


10:00 AM



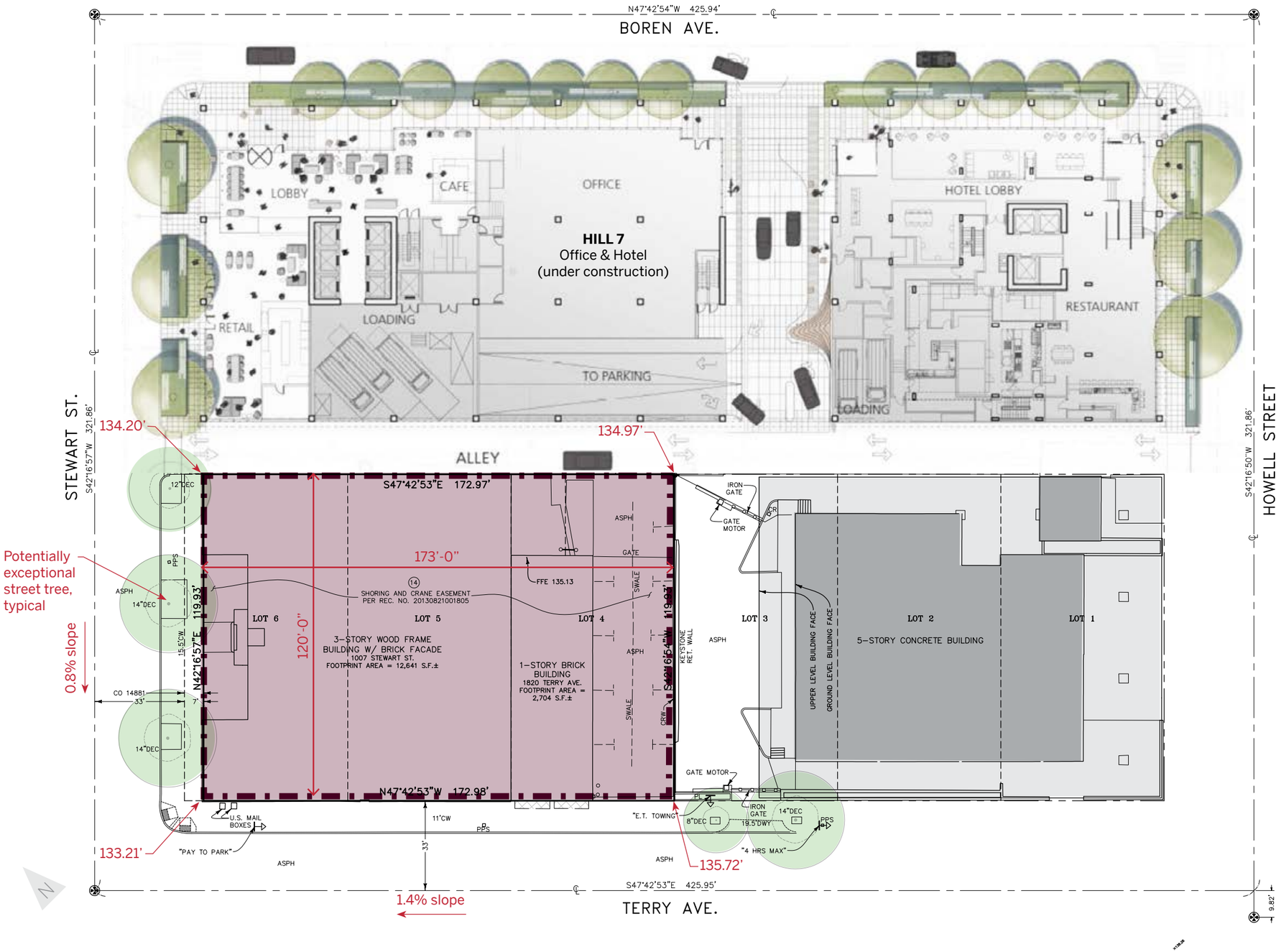
12:00 PM



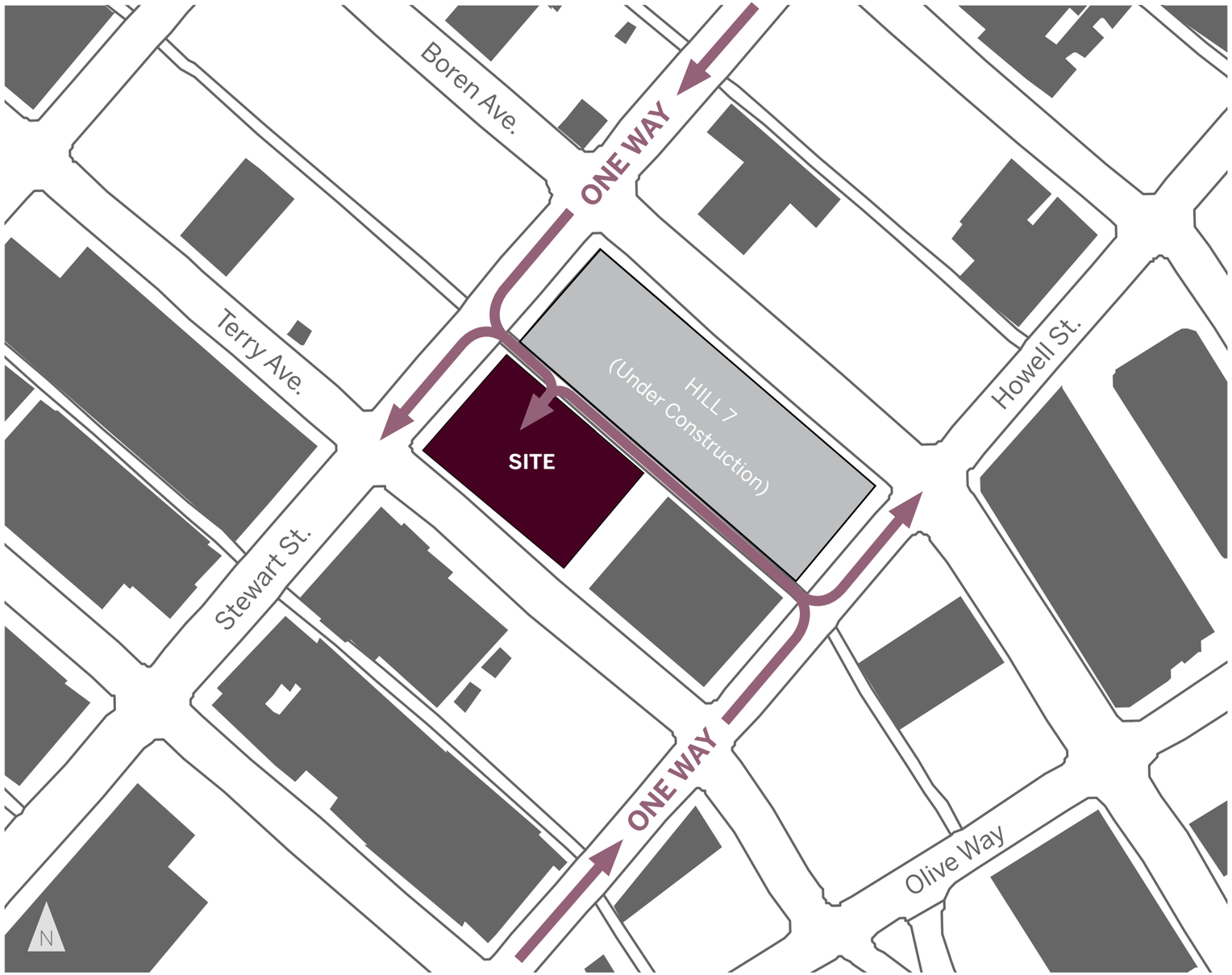


2:00 PM

EXISTING SITE PLAN



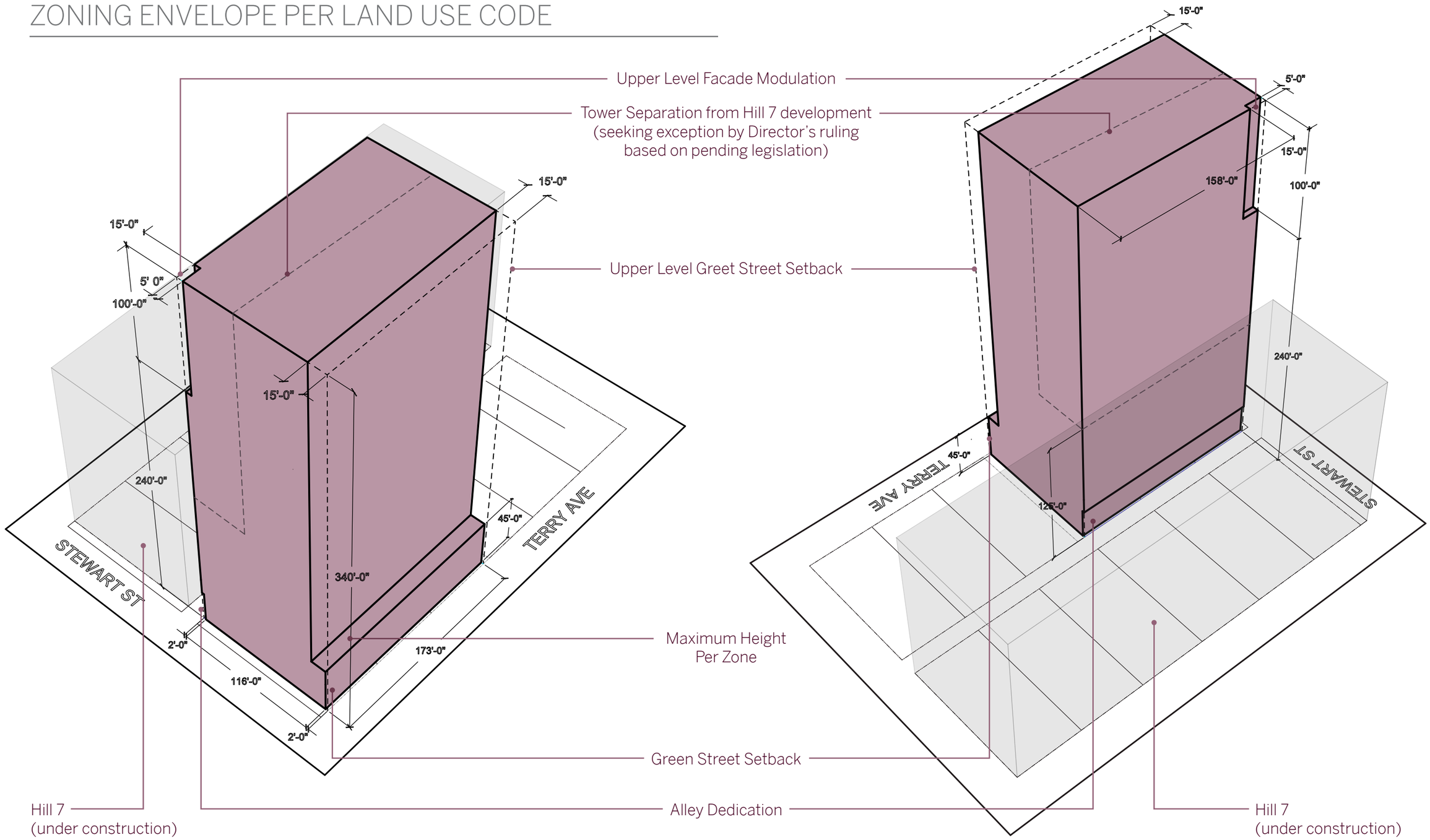
SITE ACCESS



All vehicular access for parking and loading is from the existing alley.

This alley is also used for loading access and for parking egress by the adjacent Hill 7 office/hotel development.

ZONING ENVELOPE PER LAND USE CODE



ARCHITECTURAL ALTERNATIVE A

Massing View from Stewart St and Terry Ave

Pros

Fully compliant with land use code.

Cons

Thin core requires unusual braced frame structural system.

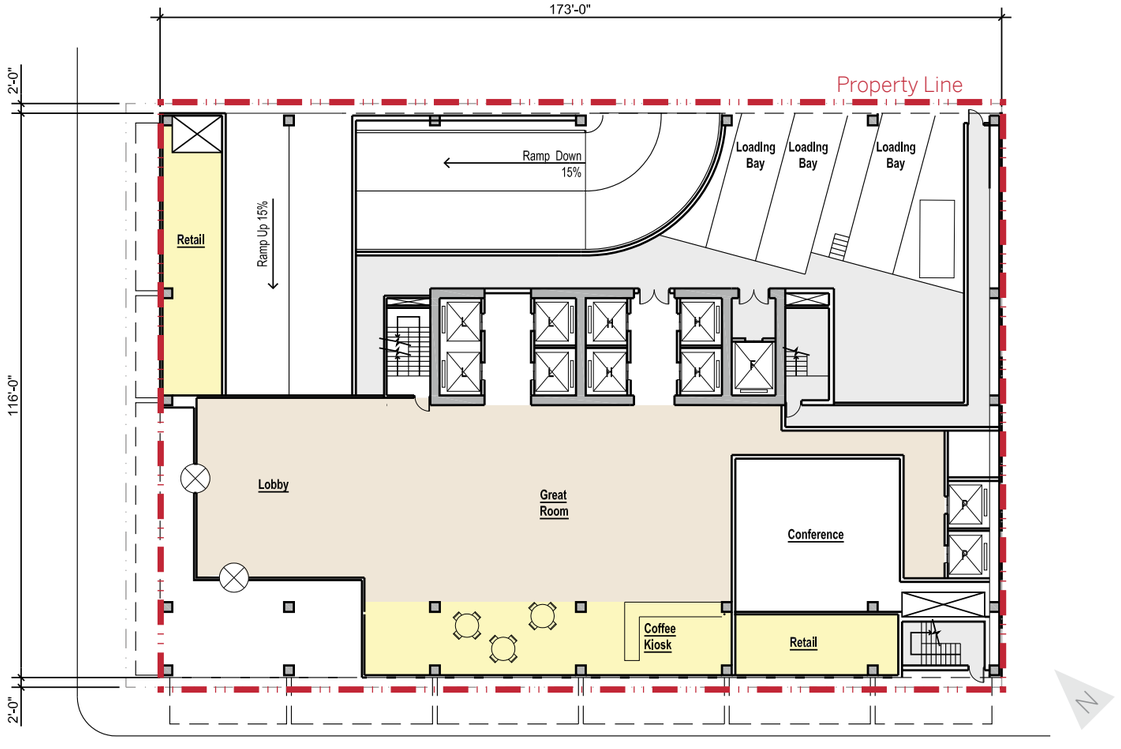
Typical office floor plan does not provide 42'-6" core-to-glass dimension or floor plate area required by technology tenant market.

Cannot provide windows at south elevation because building extends to property line.

Inefficient core requires locating mechanical room and restrooms at building perimeter on south elevation.

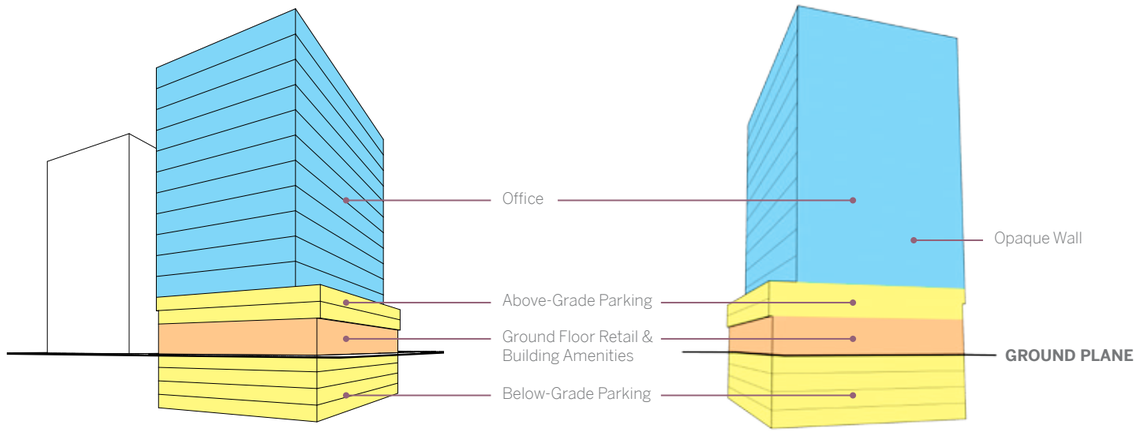
Cannot provide any additional facade modulation at upper floors.

Inefficient parking layout requires additional above-grade parking levels.



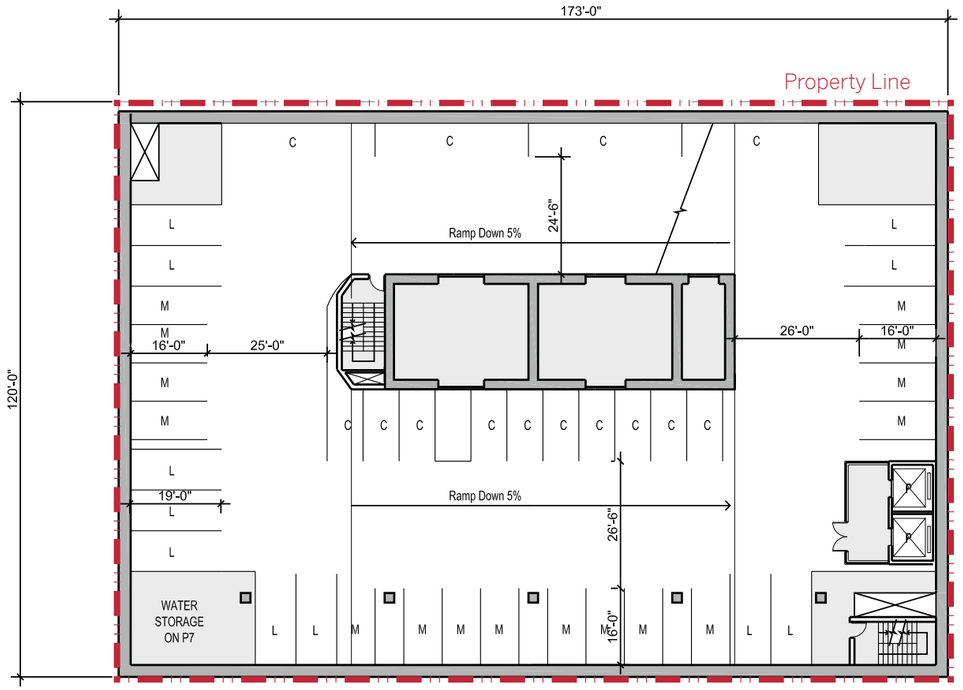
Ground Floor Plan

ARCHITECTURAL ALTERNATIVE A

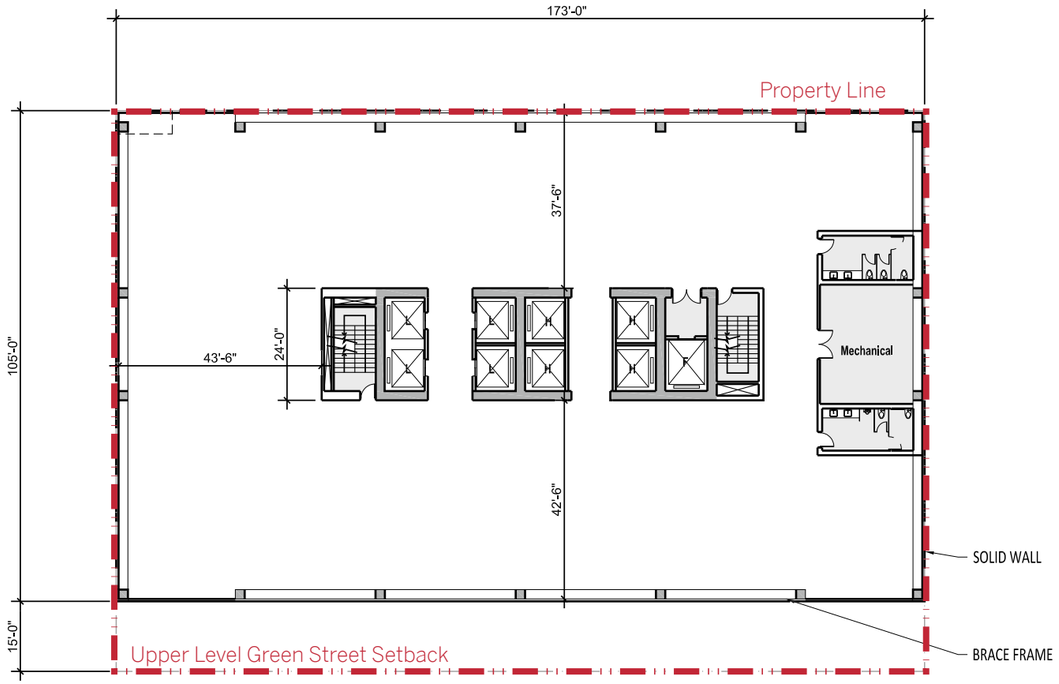


View from Stewart St and Terry Ave

View from Howell St and Terry Ave



Typical Parking Floor Plan



Typical Tower Floor Plan

ARCHITECTURAL ALTERNATIVE A

View Looking South on Terry Ave

View Looking North on Terry Ave

ARCHITECTURAL ALTERNATIVE B

Massing View from Stewart St and Terry Ave

Pros

Wider core allows conventional structural system.

Typical office floor plan provides optimal 42'-6" core-to-glass dimension and floor plate area for technology tenant market.

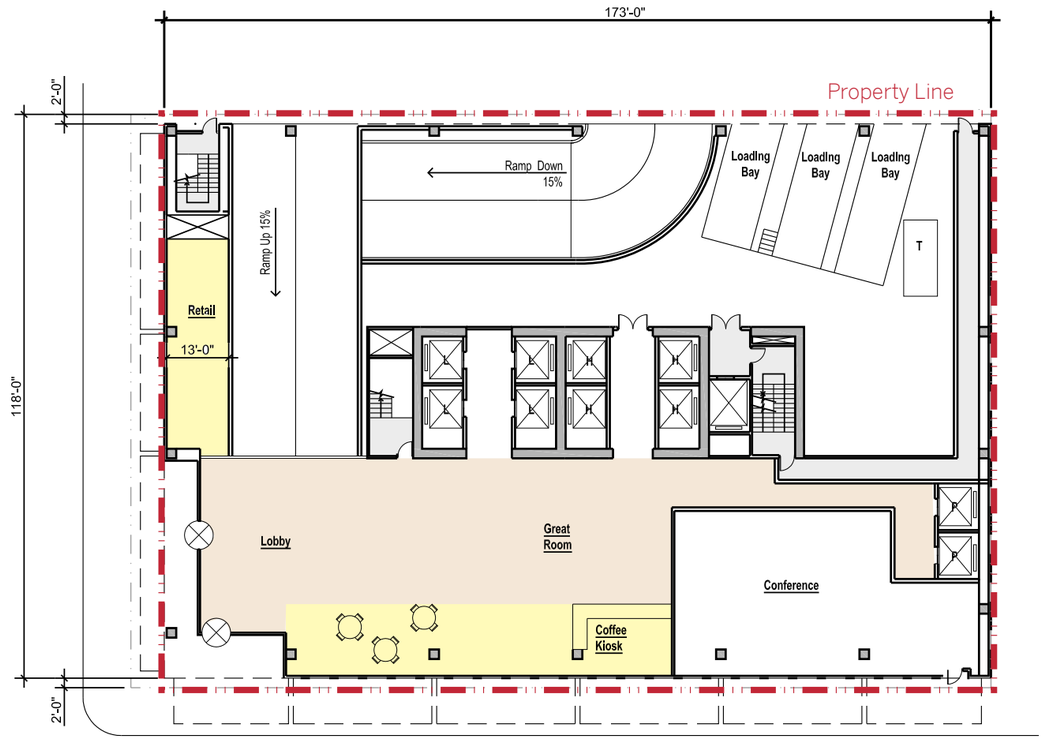
Allows additional modulation and reinforced entry on long Terry Ave facade.

Cons

Cannot provide windows at south elevation because building extends to property line.

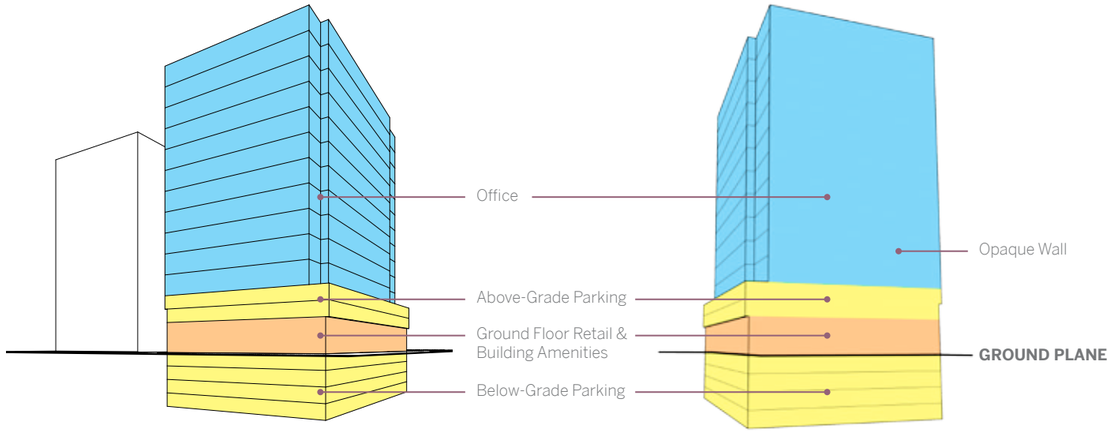
Inefficient core requires locating mechanical room and restrooms at building perimeter on south elevation.

Requires departure from land use code for green street upper level setback. Setback reduced from 15 feet to 7'-6" for 70% of typical upper level frontage on Terry Ave.



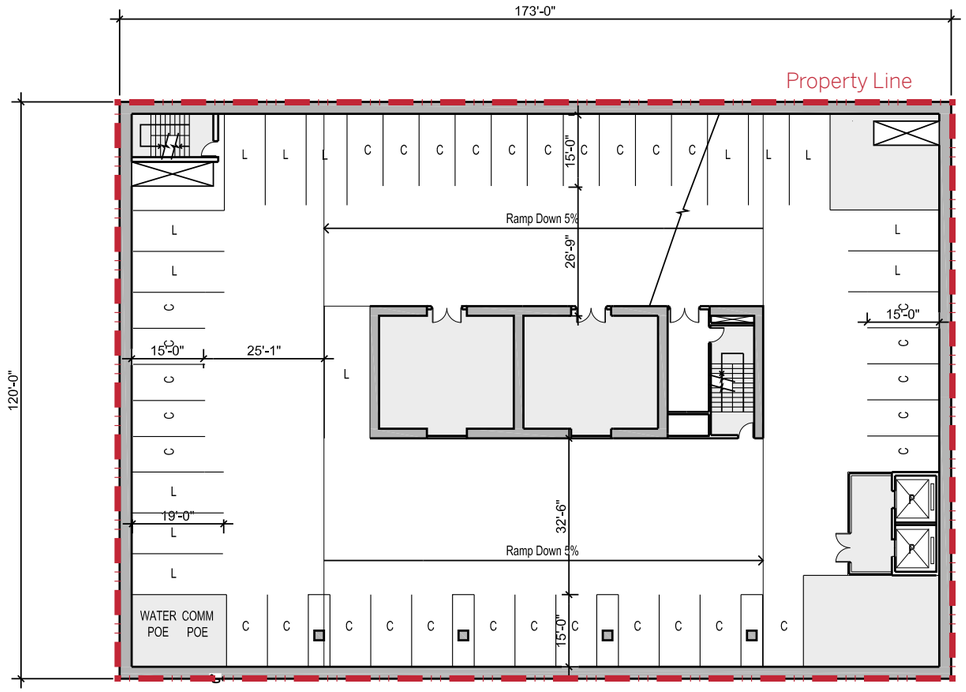
Ground Floor Plan

ARCHITECTURAL ALTERNATIVE B

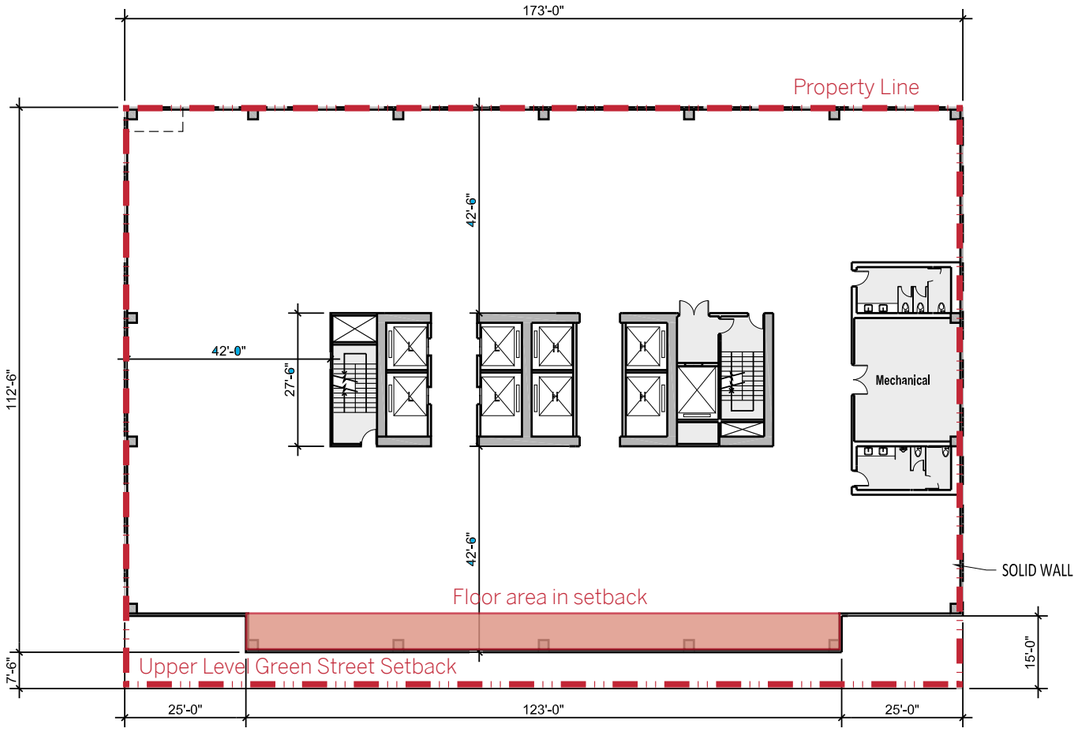


View from Stewart St and Terry Ave

View from Howell St and Terry Ave



Typical Parking Floor Plan



Typical Tower Floor Plan

ARCHITECTURAL ALTERNATIVE B

View Looking South on Terry Ave

View Looking North on Terry Ave

ARCHITECTURAL ALTERNATIVE C

PREFERRED OPTION

Massing View from Stewart St and Terry Ave

Pros

Provides additional street level setback on Terry Ave.

Wider, efficient core allows conventional structural system. Mechanical rooms and restrooms integrated at core.

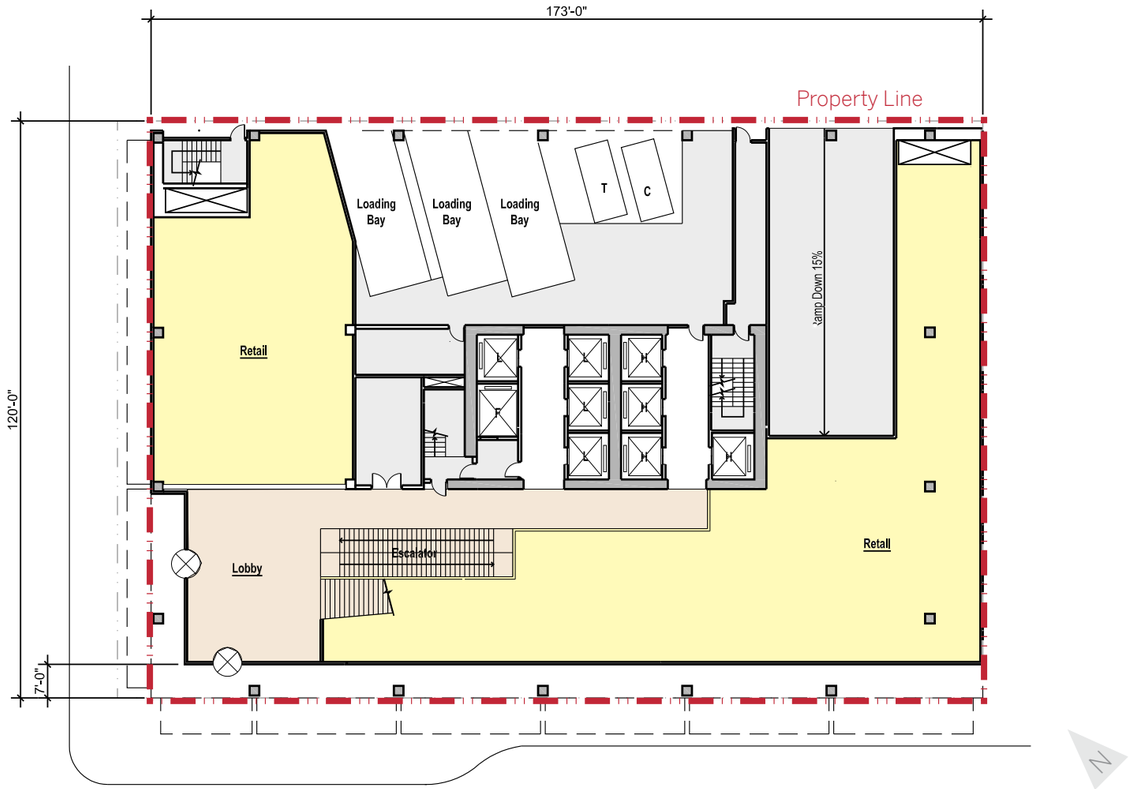
Allows enough fire separation at south property line to provide windows on south elevation.

Typical office floor plan provides optimal 42'-6" core-to-glass dimension and floor plate area for technology tenant market.

Allows additional modulation and reinforced entry on long Terry Ave facade.

Cons

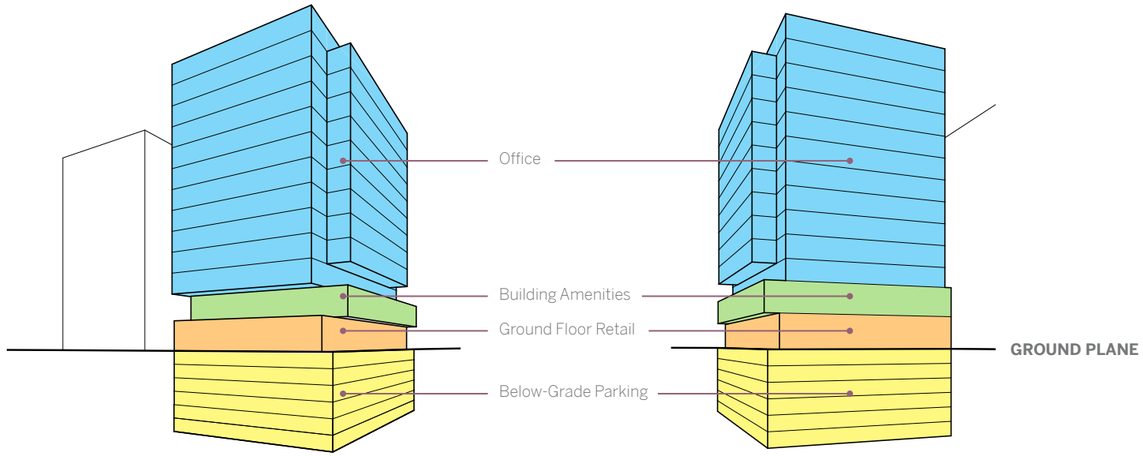
Requires departure from land use code for green street upper level setback. Setback reduced from 15 feet to 0 feet for 70% of typical upper level frontage on Terry Ave.



Ground Floor Plan

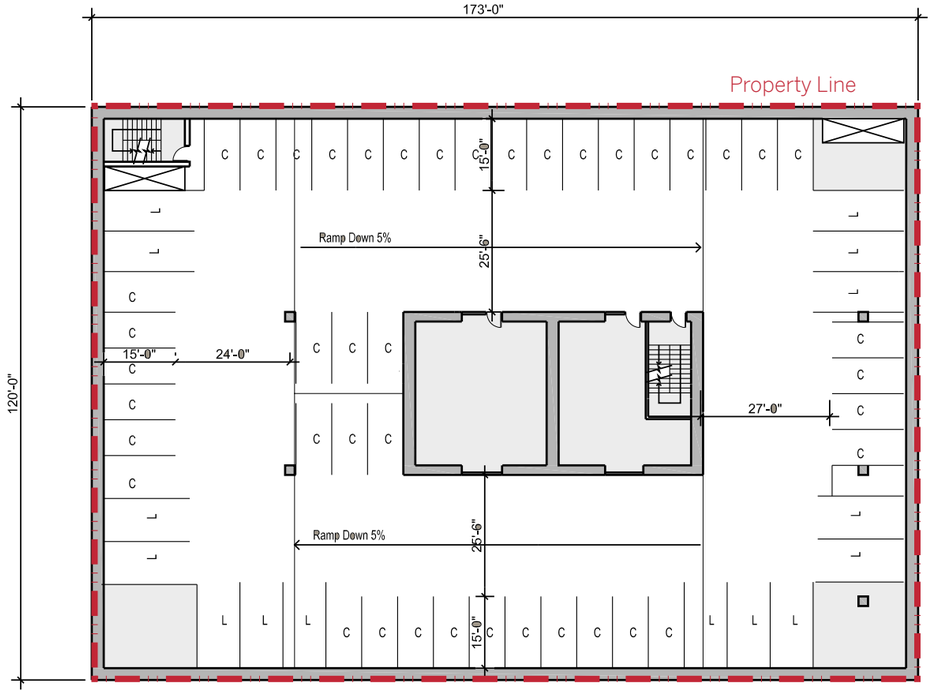
ARCHITECTURAL ALTERNATIVE C

PREFERRED OPTION

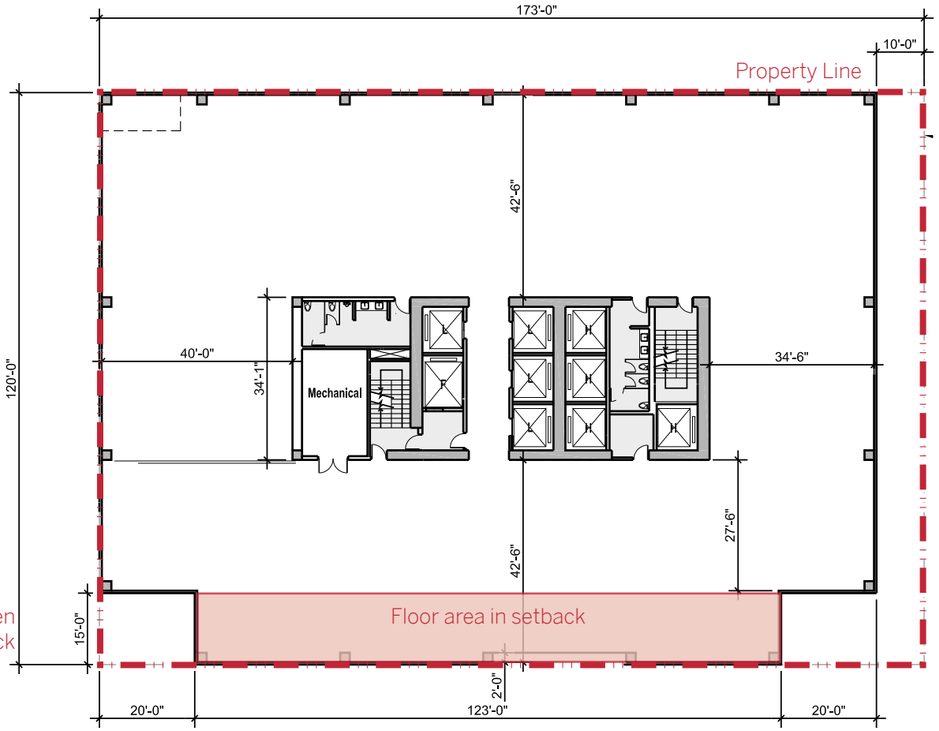


View from Stewart St and Terry Ave

View from Howell St and Terry Ave



Typical Parking Floor Plan



Typical Tower Floor Plan

ARCHITECTURAL ALTERNATIVE C

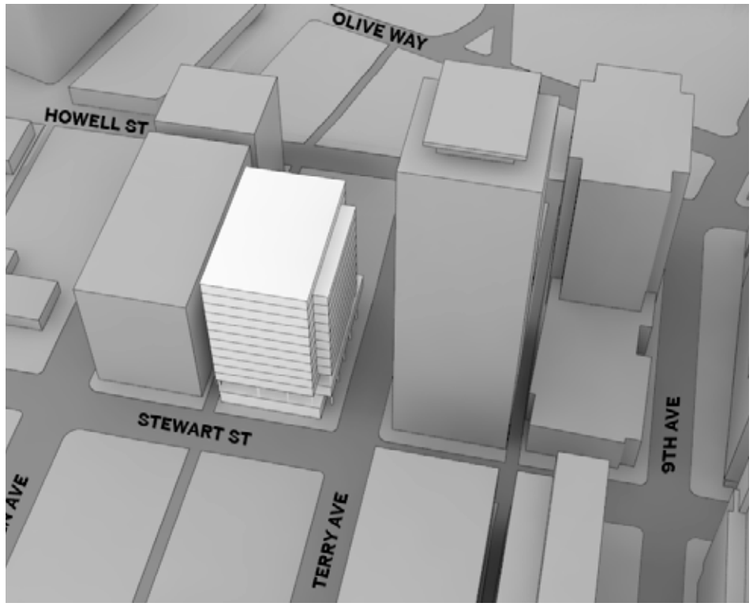
PREFERRED OPTION

View Looking South on Terry Ave

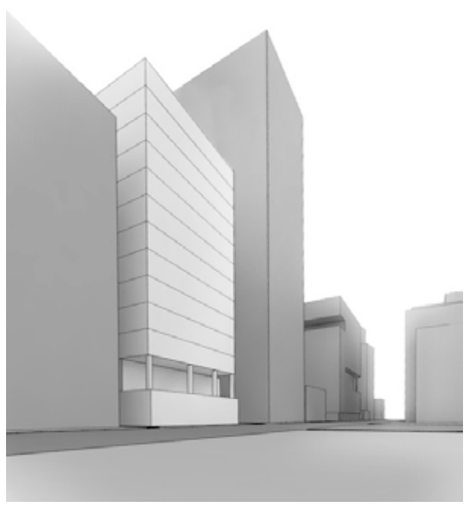
View Looking North on Terry Ave

ARCHITECTURAL ALTERNATIVE C

PREFERRED OPTION: FURTHER EXPLORATIONS



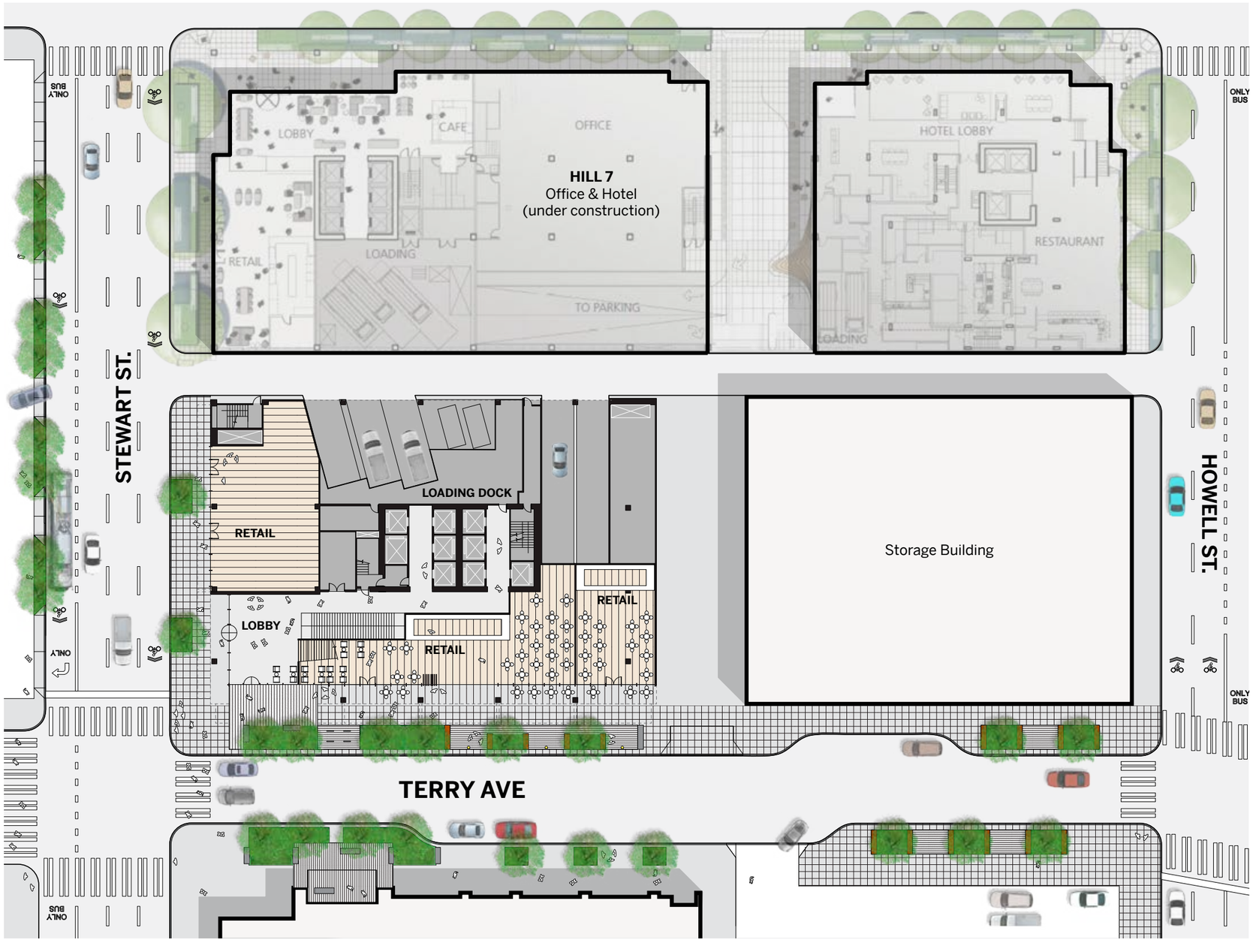
Massing In Neighborhood Context



View from Stewart St and Terry Ave

ARCHITECTURAL ALTERNATIVE C

PREFERRED OPTION: FURTHER EXPLORATIONS



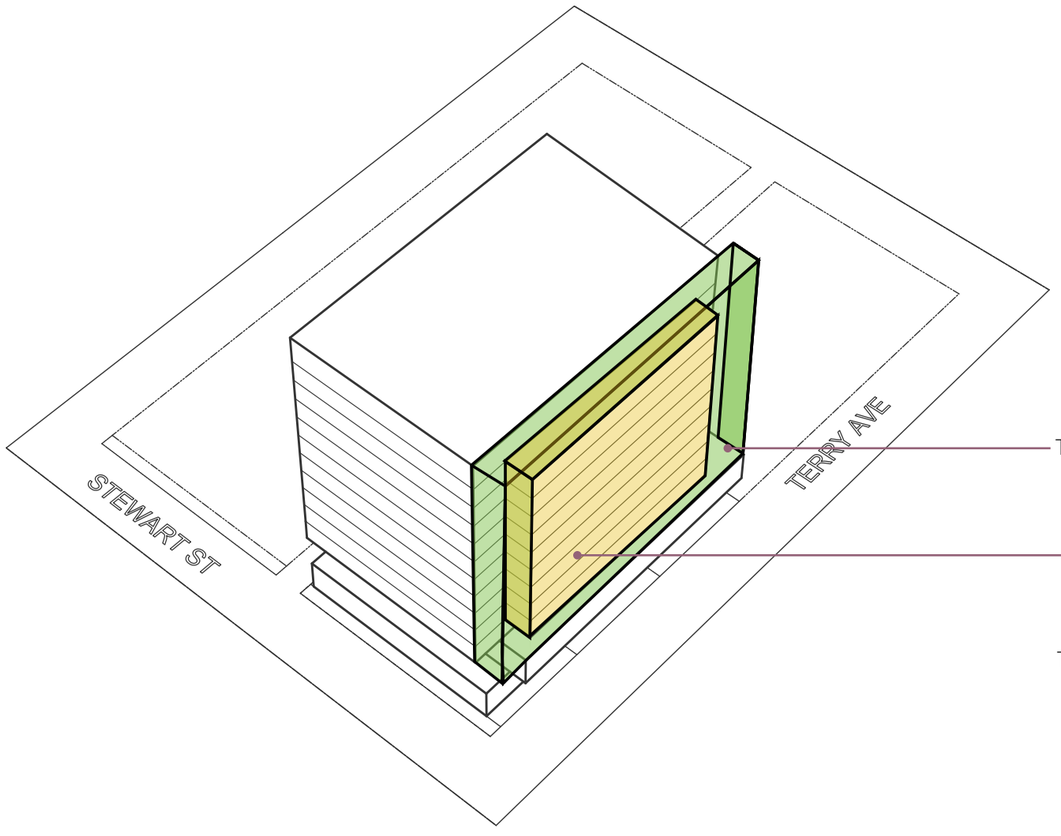
Composite Site Plan

Alternative C: Street Level View of Retail Spaces

Alternative C: Bird's Eye View of Terraces and Street Level Development

POTENTIAL DEPARTURES

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
1	23.49.058.F.2 Upper Level Development Standards, Green Street Setback	"When a lot in a DMC or DOC2 zone is located on a designated green street, a continuous upper-level setback of fifteen (15) feet shall be provided on the street frontage abutting the green street at a height of forty-five (45) feet."	Eliminate a portion of the upper level green street setback at the Terry Ave frontage. This represents 44% compliance with the code requirement by volume of setback provided.	The 15' setback creates a 173' long facade on Terry which does not require modulation. Due to the programmatic constraints of a Class A office building, it is not possible to voluntarily add modulation without encroaching into the required setback. The preferred Alternative C provides multiple opportunities for modulation, particularly at the corners. These recessed corners reinforce the building entry and allow more daylight to reach street level despite the encroachment. (See page 46.) In order to offset the loss of the upper level setback, the project includes additional street-level setbacks and green facade treatments at the 2nd and 3rd floors. It also includes developing the remaining sections of the Terry Ave green street between Stewart St and Howell St. (See pages 47–49.)	A-2 Enhance the skyline B-3 Reinforce the positive urban form & attributes of the immediate area B-4 Design a well-proportioned & unified building C-4 Reinforce building entries



Architectural Alternative C
(Preferred Option)

Total Volume of Required Setback
173' w × 15' d × 159' h =
412,605 cf

Total Volume of Encroachment
123' w × 15' d × 126' h =
232,470 cf

Total Volume of Provided Setback
412,605 cf – 232,470 cf =
180,135 cf

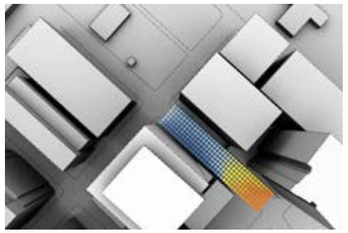
Compliant Setback Area
180,135 cf ÷ 412,605 cf =
44%

Architectural Alternative A
No modulation

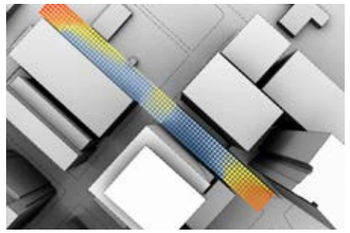
Architectural Alternative C
Modulation, recessed corners

GREEN STREET SOLAR IRRADIATION STUDIES

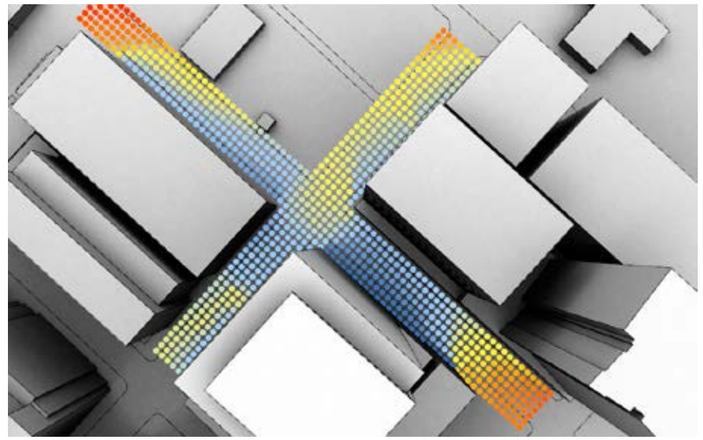
Green Street Grid at Eye Level
Cumulative Sky Method with Radiance



S: 1,120,964 KWH/YR



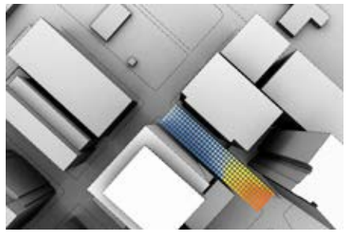
M: 2,579,113 KWH/YR



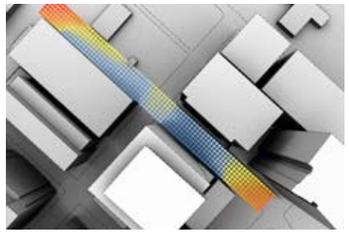
L: 4,148,339 KWH/YR

Architectural Alternative A
Fully code compliant

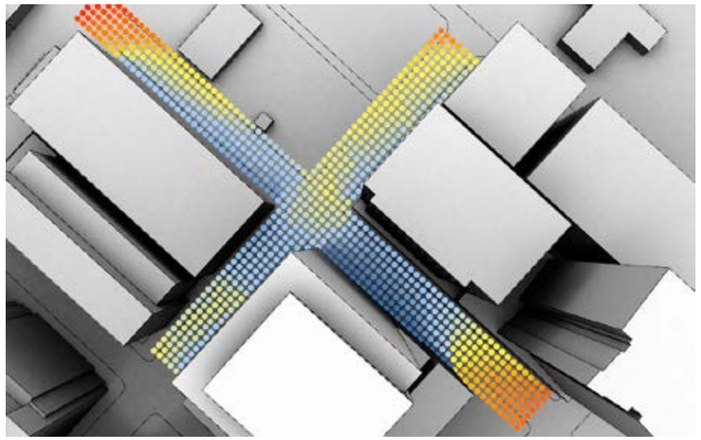
Baseline Irradiation Level = **100%**



S: 1,117,548 KWH/YR
99.7% OF SCHEME A IRRADIATION



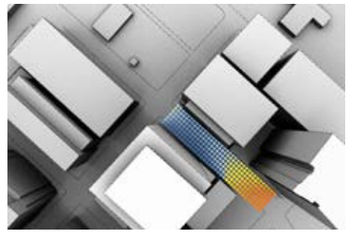
M: 2,565,299 KWH/YR
99.5% OF SCHEME A IRRADIATION



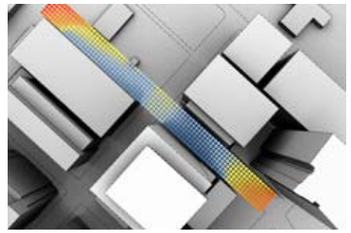
L: 4,125,377 KWH/YR
99.4% OF SCHEME A IRRADIATION

Architectural Alternative B
Partial 7'-6" encroachment into setback

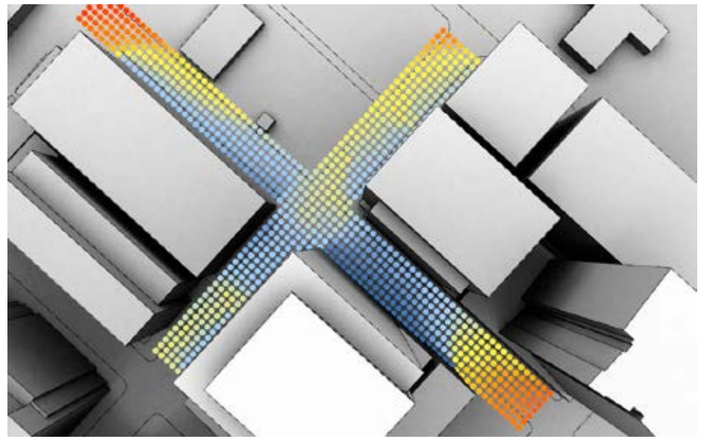
Irradiation Level = **99.4%** of Baseline



S: 1,112,503 KWH/YR
99.2% OF SCHEME A IRRADIATION



M: 2,571,075 KWH/YR
99.7% OF SCHEME A IRRADIATION



L: 4,122,095 KWH/YR
99.3% OF SCHEME A IRRADIATION

Architectural Alternative C
Partial 15'-0" encroachment into setback

Irradiation Level = **99.3%** of Baseline

N

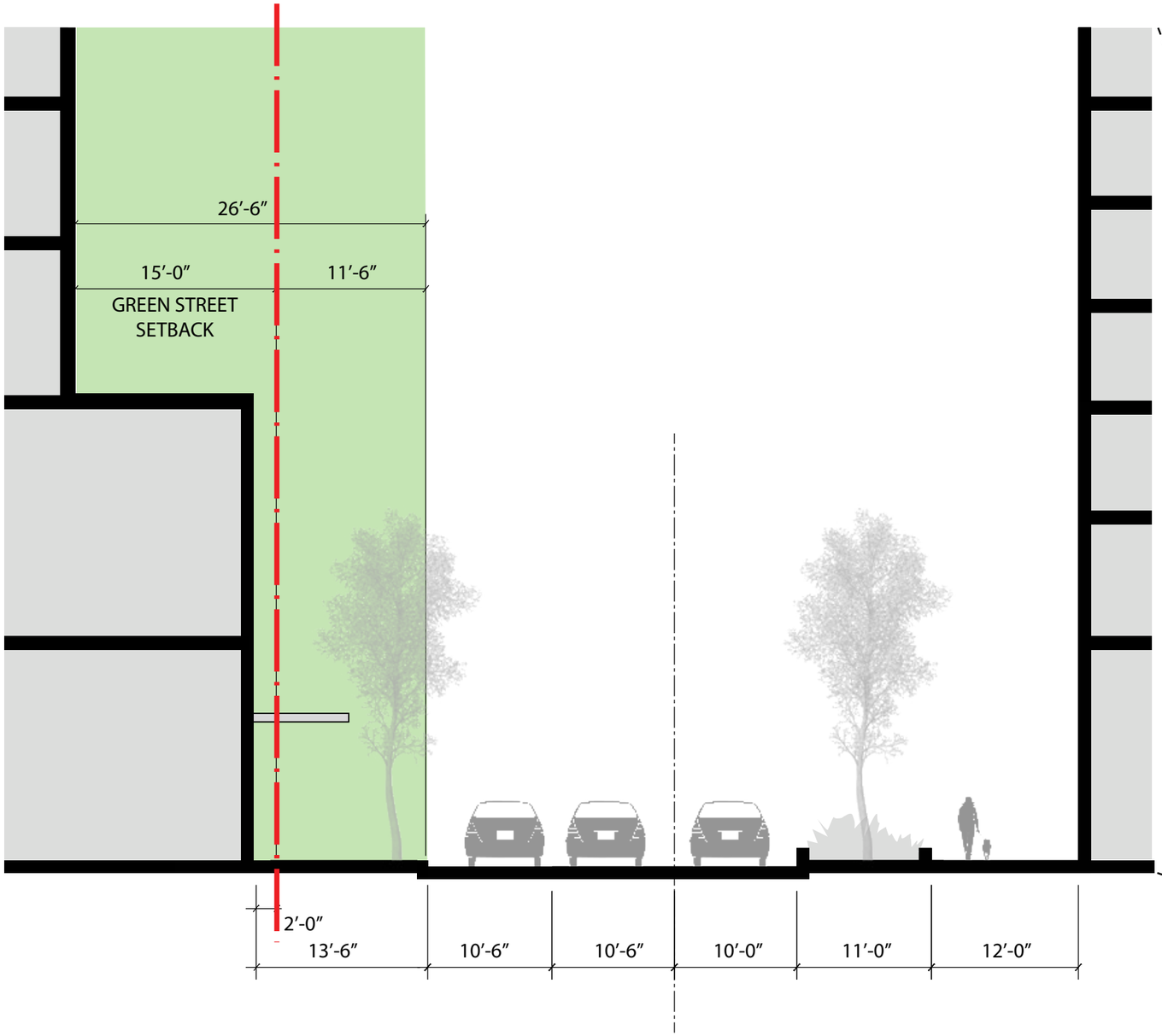
SOLAR IRRADIATION : KWH/M² PER YR

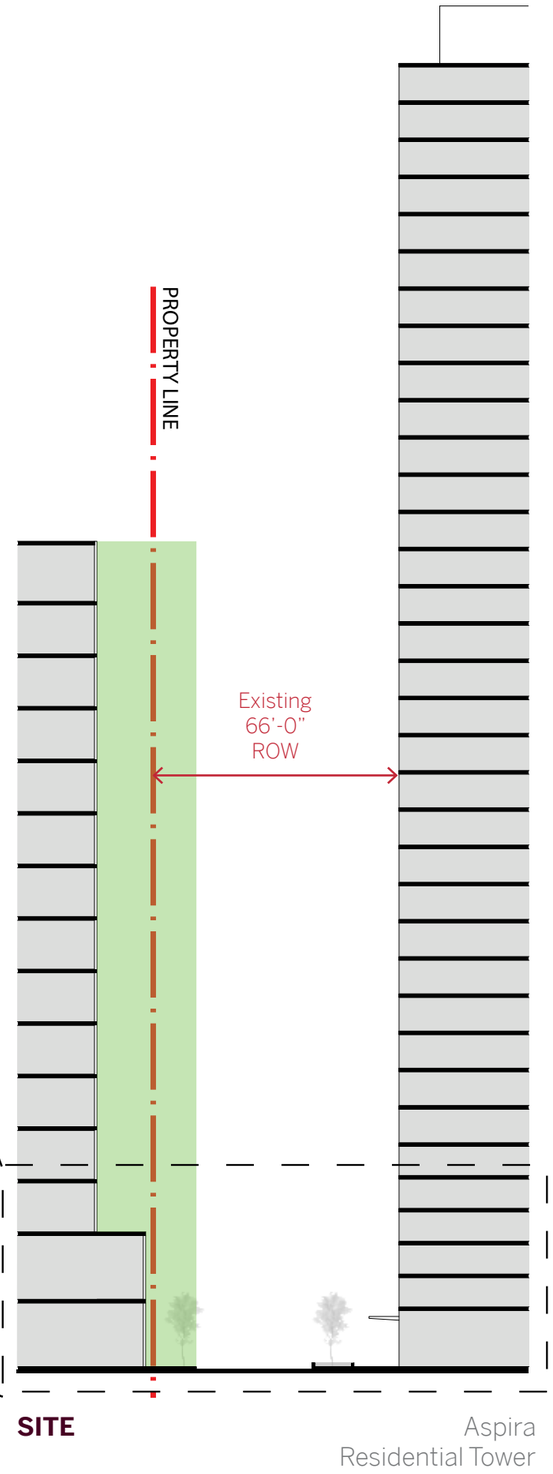
GREEN STREET PLAN AT TERRY AVE

Proposed Terry Ave Green Street Improvements

GREEN STREET SECTION AT TERRY AVE

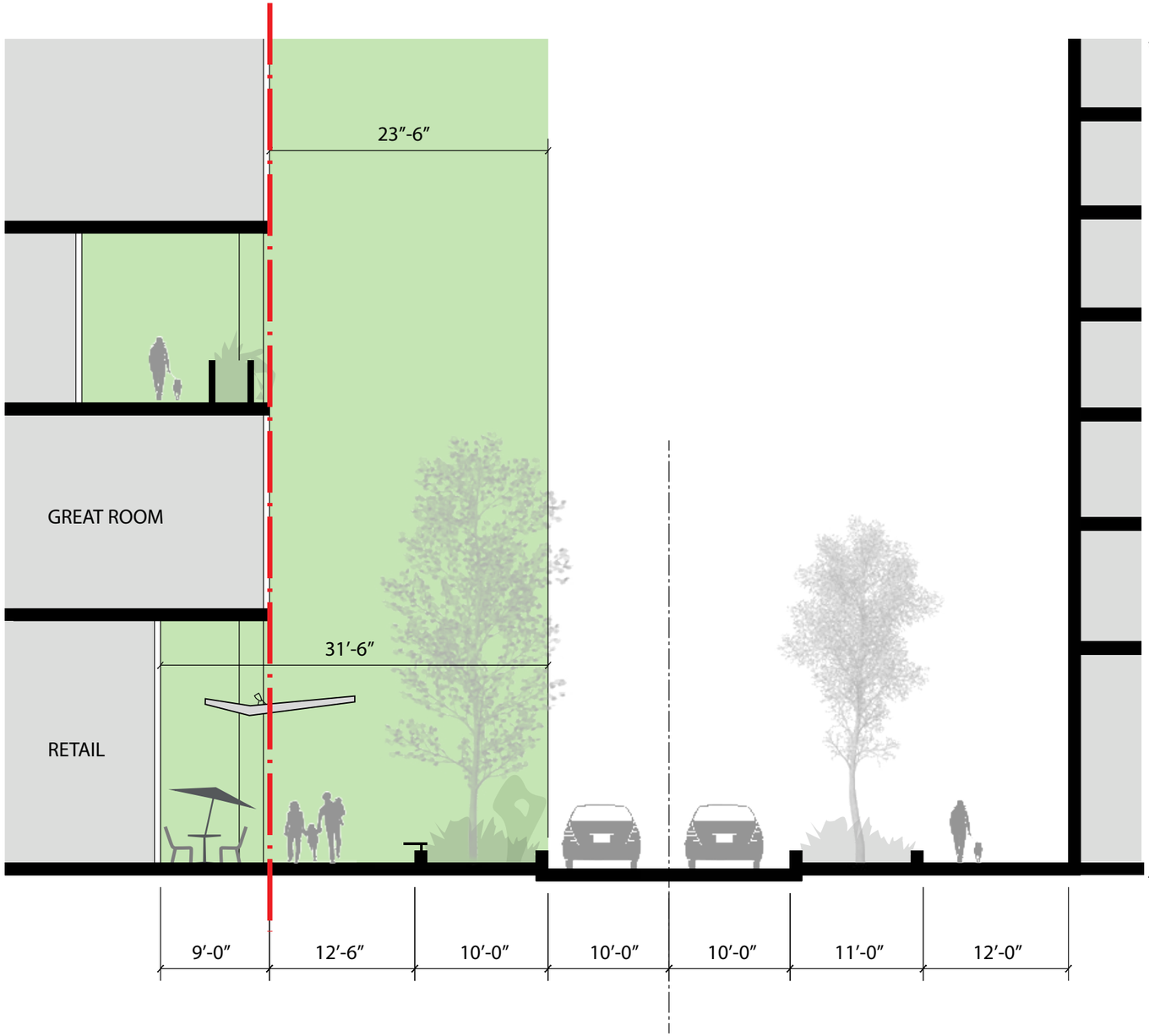
REQUIRED UPPER LEVEL GREEN STREET SETBACK

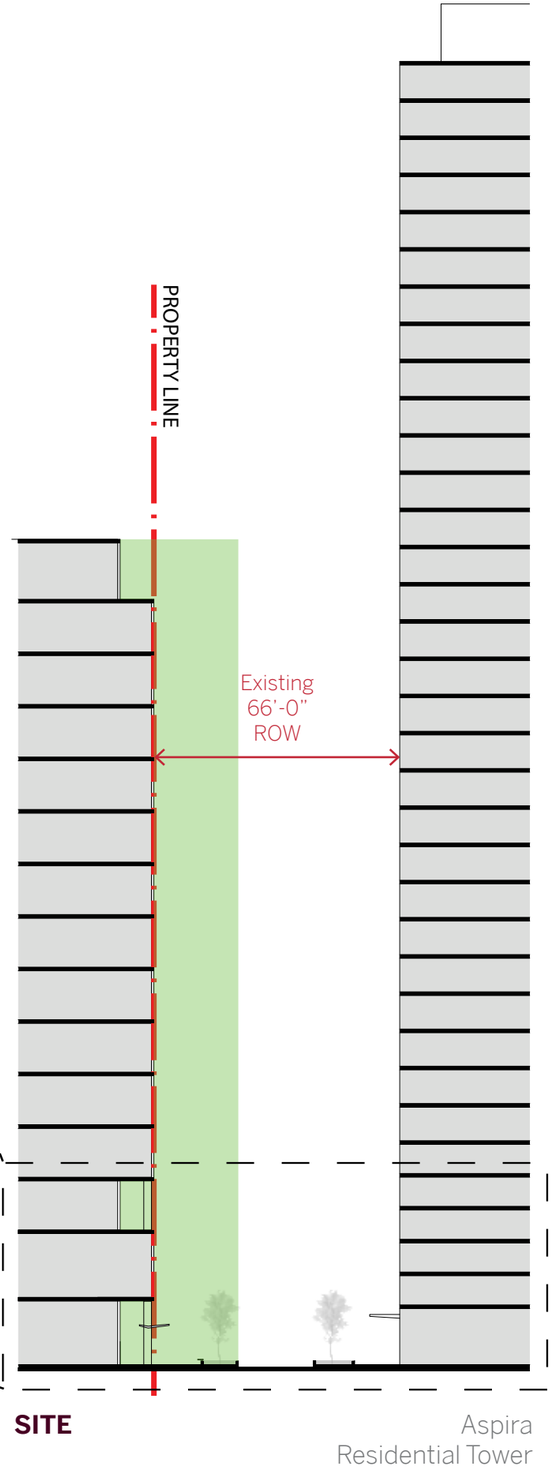




GREEN STREET SECTION AT TERRY AVE

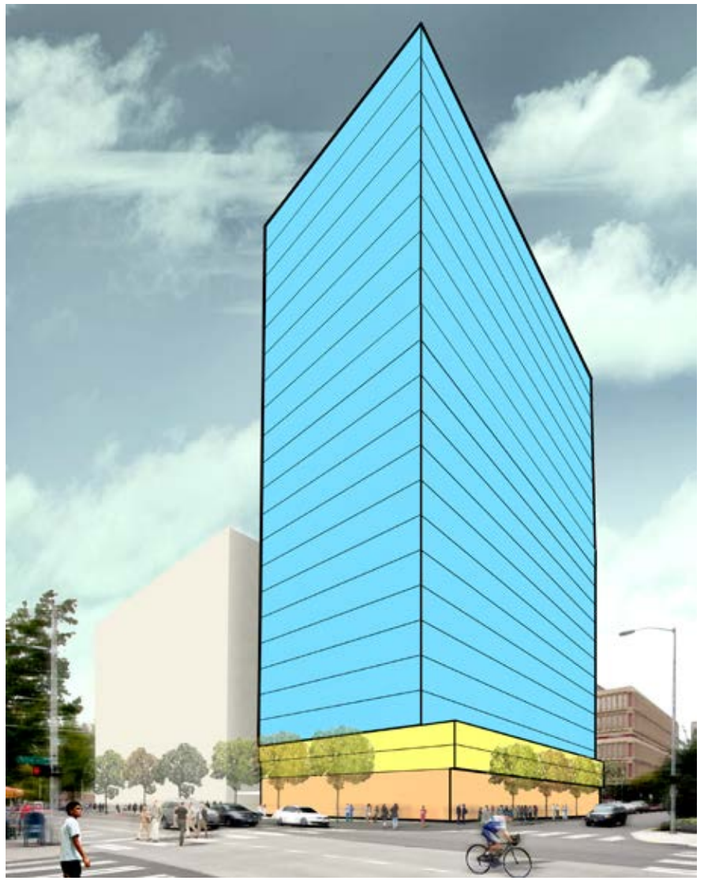
PROPOSED UPPER LEVEL GREEN STREET SETBACK





POTENTIAL OPTIONS:

FAR TRANSFER TO ADD UP TO 8 STORIES, 22-STORY TOTAL



Alternative A at 22-stories

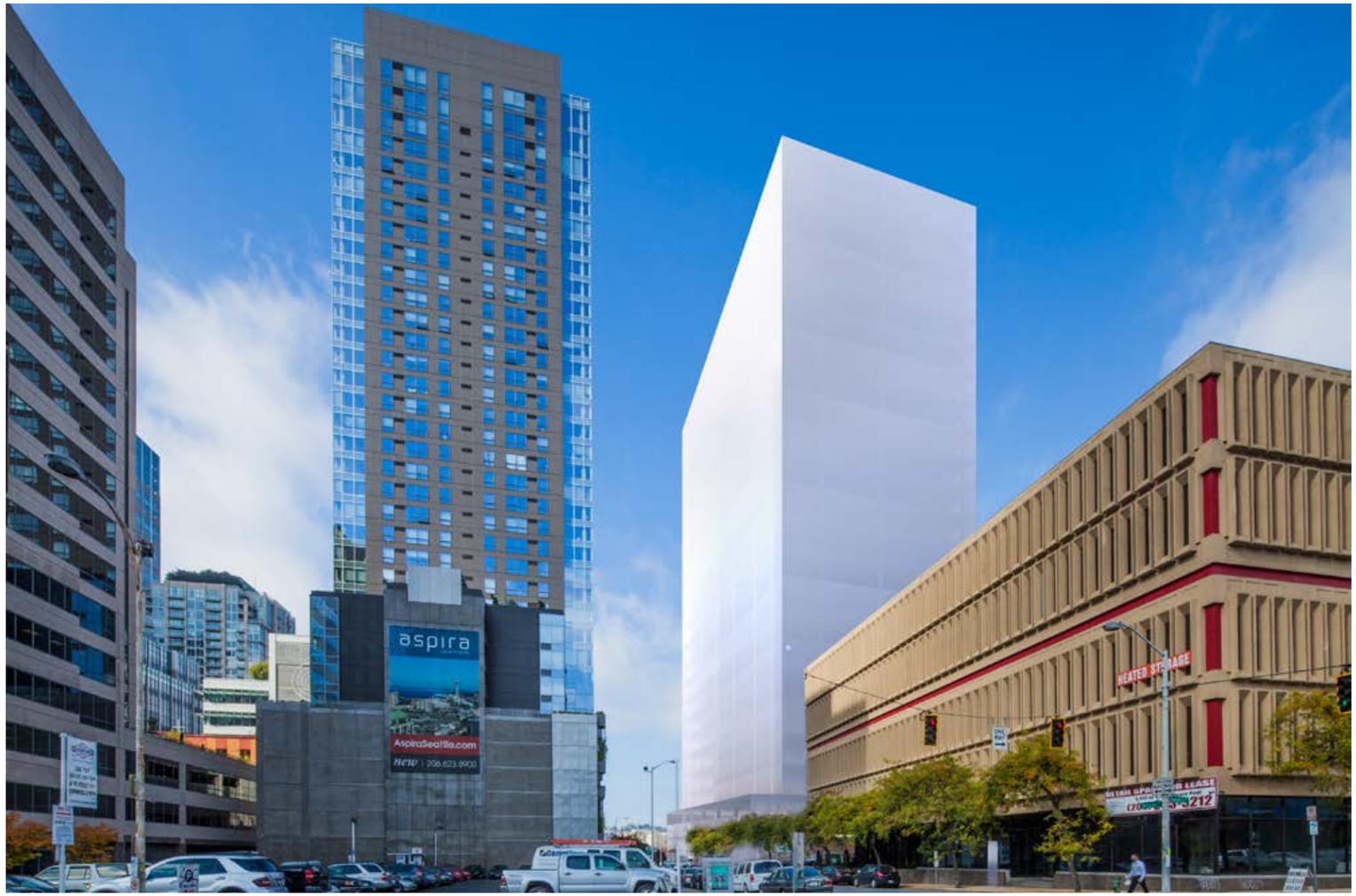
Alternative B at 22-stories

Alternative C (Preferred) at 22-stories

ARCHITECTURAL ALTERNATIVE A

22-STORY OPTION

View Looking South on Terry Ave



View Looking North on Terry Ave

ARCHITECTURAL ALTERNATIVE B

22-STORY OPTION

View Looking South on Terry Ave

View Looking North on Terry Ave

ARCHITECTURAL ALTERNATIVE C

PREFERRED OPTION: 22-STORY OPTION

View Looking South on Terry Ave

View Looking North on Terry Ave

ARCHITECTURAL ALTERNATIVE C

PREFERRED OPTION: 22-STORY OPTION