



# 1007 STEWART

DOWNTOWN DESIGN REVIEW BOARD RECOMMENDATION MEETING: 5.6.2014

## 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

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# DEVELOPMENT OBJECTIVES

The proposed development at 1007 Stewart will consist of a 21-story Class A office building with lobby and amenity spaces to serve the office tenants.

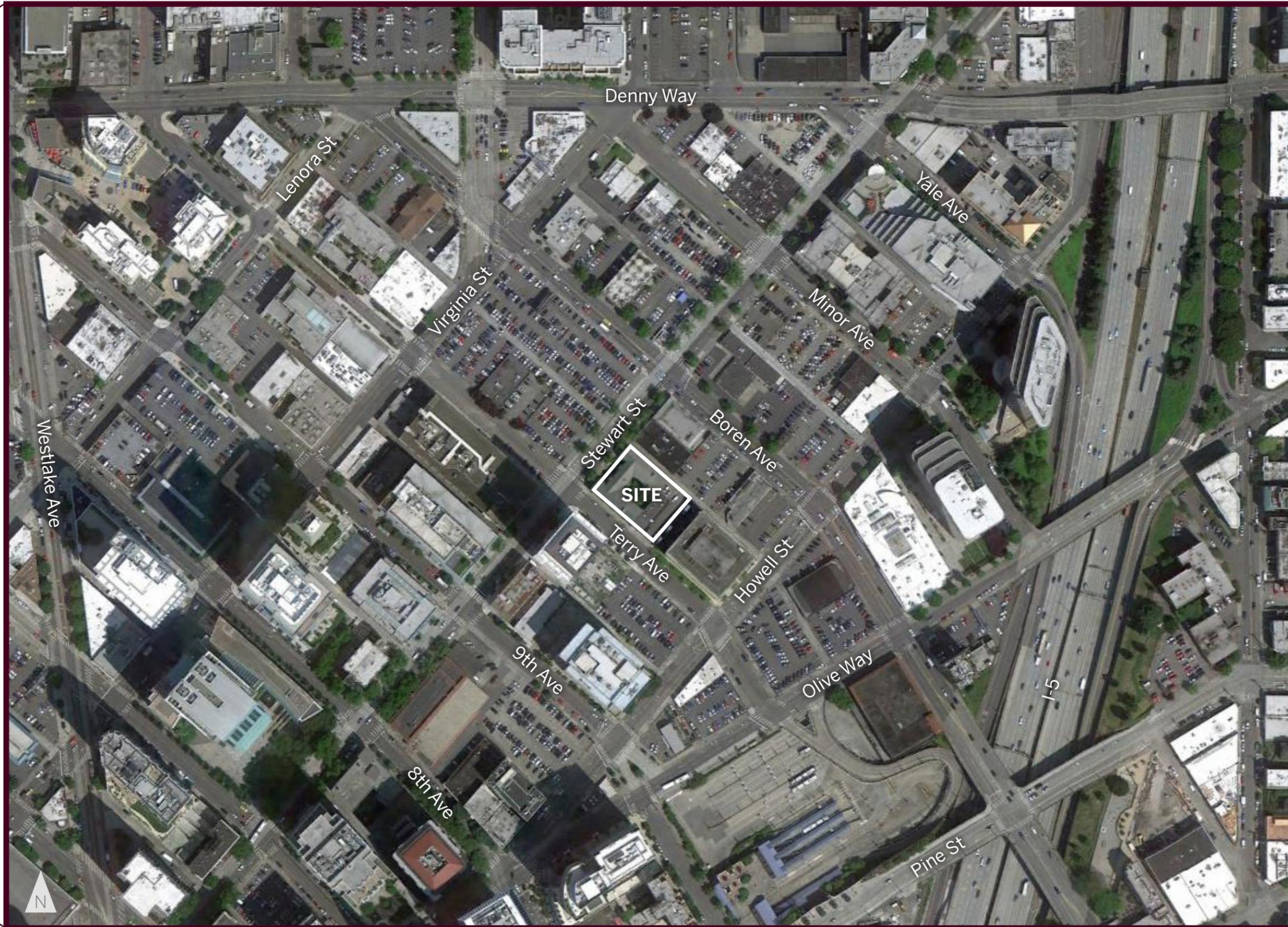
Located on the east corner of Stewart Street and Terry Avenue in the Denny Triangle Urban Village, the building sits at the intersection of the Downtown and South Lake Union neighborhoods and will need to reflect the character of both areas. The building will also continue the expansion of high-density 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, enhancing the pedestrian experience within the neighborhood. Parking will also be provided on site, with access from the alley.

## Summary:

- 21 stories
- 332,000 SF of office space
- 16,000 SF of public lobby and building amenities
- 6,000 SF of street-level retail and restaurants
- Parking for approximately 310 cars





# PREVIOUS DESIGN MEETING

## Early Design Guidance

November 5, 2013

Three massing alternatives were presented to the Board for a 14-story office building, with a possibility to increase to up to 22-stories through a FAR sharing agreement with the adjacent property owner.

One possible development standards departure was noted for the preferred alternative involving a projection into the required green street setbacks. The Board was inclined to allow the departure for either the 14 story or 22 story building due to the small impacts to views, light, and air on the green street, as well as the developer's commitment to finishing the green street improvements on this block of Terry Ave to a high standard.

Since the EDG meeting, an agreement has been made that allows the proposed project to increase to 21-stories.

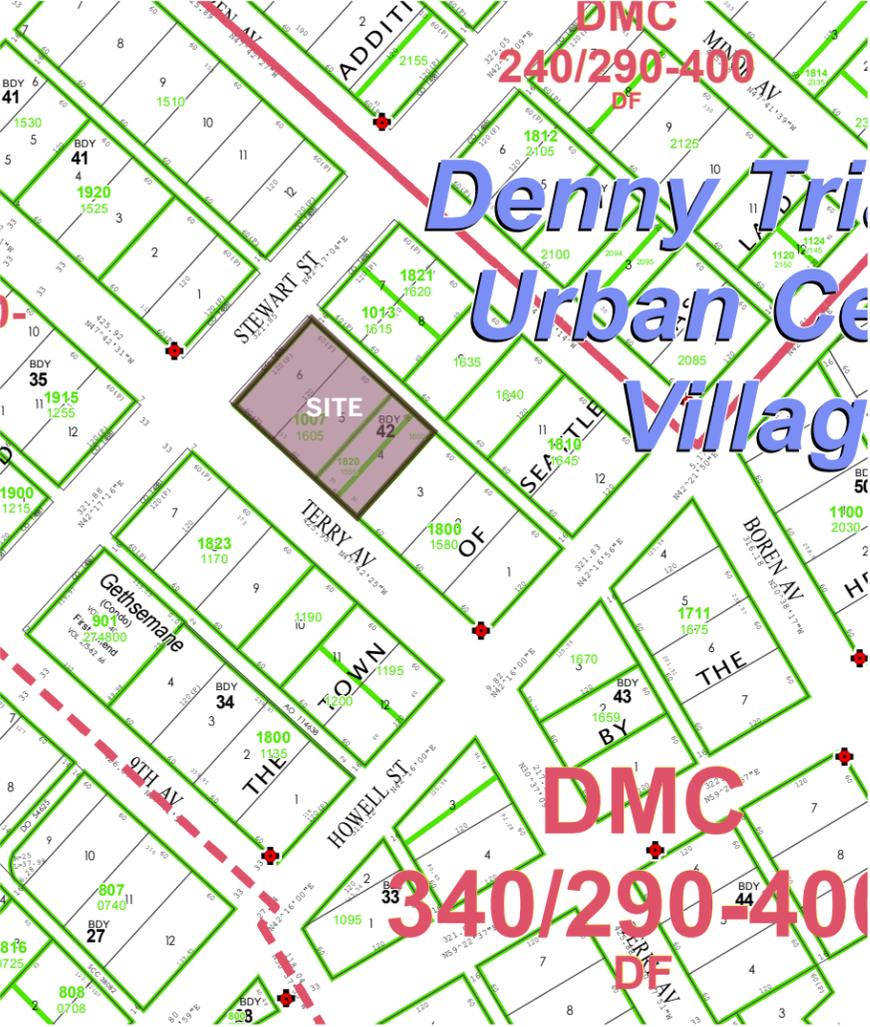


EDG Renderings: 14-stories



22-stories

# 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 320'-7" to the top of the elevator penthouse.**

## 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 70% of each street frontage. See Departure #4, page 59.**

## 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. Additionally, by agreement with the adjacent property owner, the proposed project will use the entire half-block area for FAR calculations, resulting in a 21-story building.**

## 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 St and Terry Ave.

**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.

**The proposed building 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 a ratio of approximately 0.85 spaces per 1000 sf.**

E & F: Bike parking and shower facility required.

**Bicycle parking and showers will be provided per development standards on parking level A.**

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

**Four 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 green 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 project includes a 9-foot covered setback on Terry Ave. See Departure #2, page 52.**

## 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 west facade has an unmodulated length of 124'-4" and is 267'-0" high. The north facade has an unmodulated length of 102'-0" and is 299'-6" high. See Departure #3, page 58.**

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.

**This requirement does not apply across the alley per DPD interpretation No. 13-009. Tower separation will be provided between the project and the proposed residential tower to the south.**

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

**The project includes a projection into the required upper-level setback. See Departure #1, page 52.**

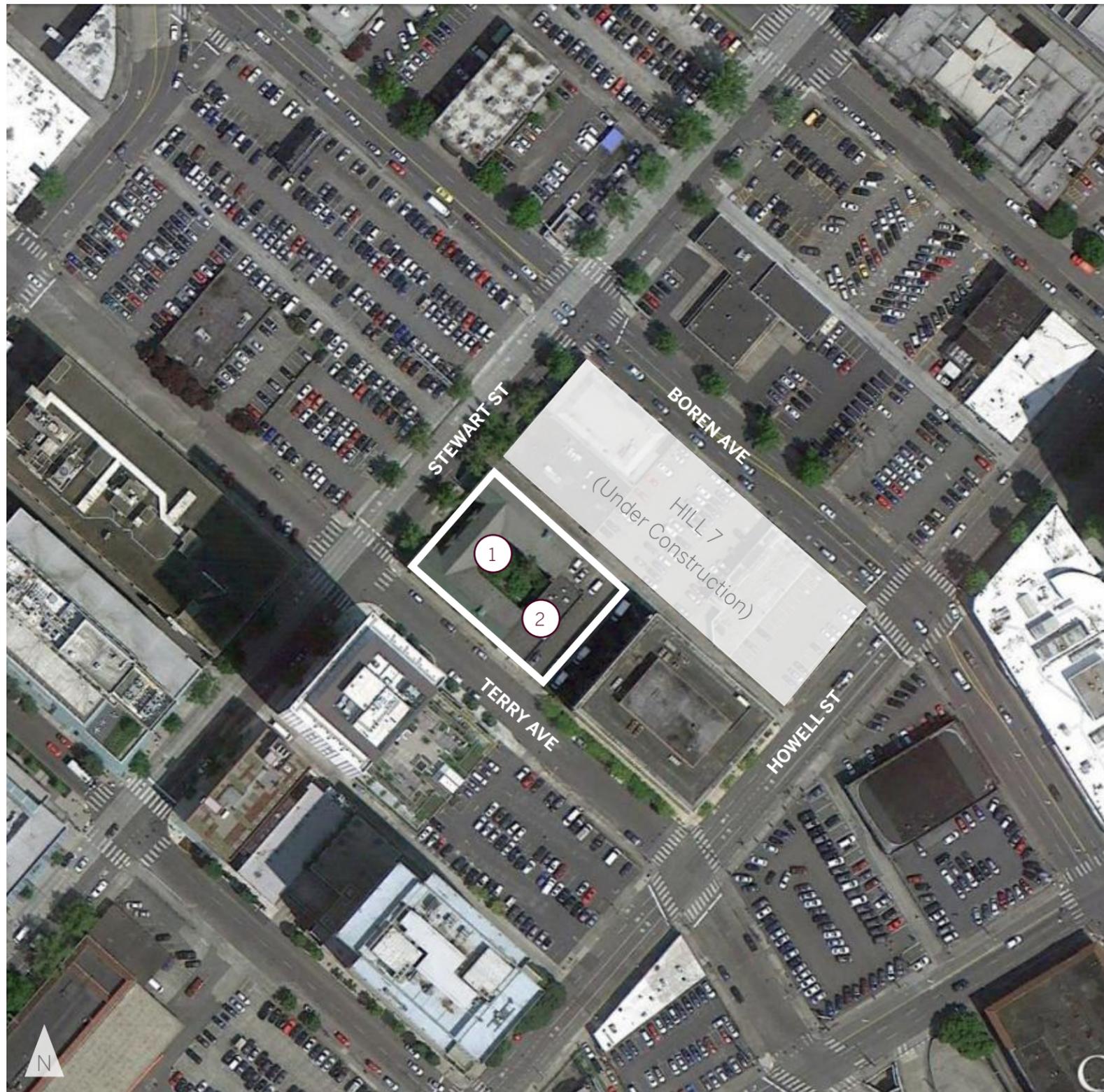
## 23.53.030 Alley Improvements

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.**

# EXISTING USES & STRUCTURES



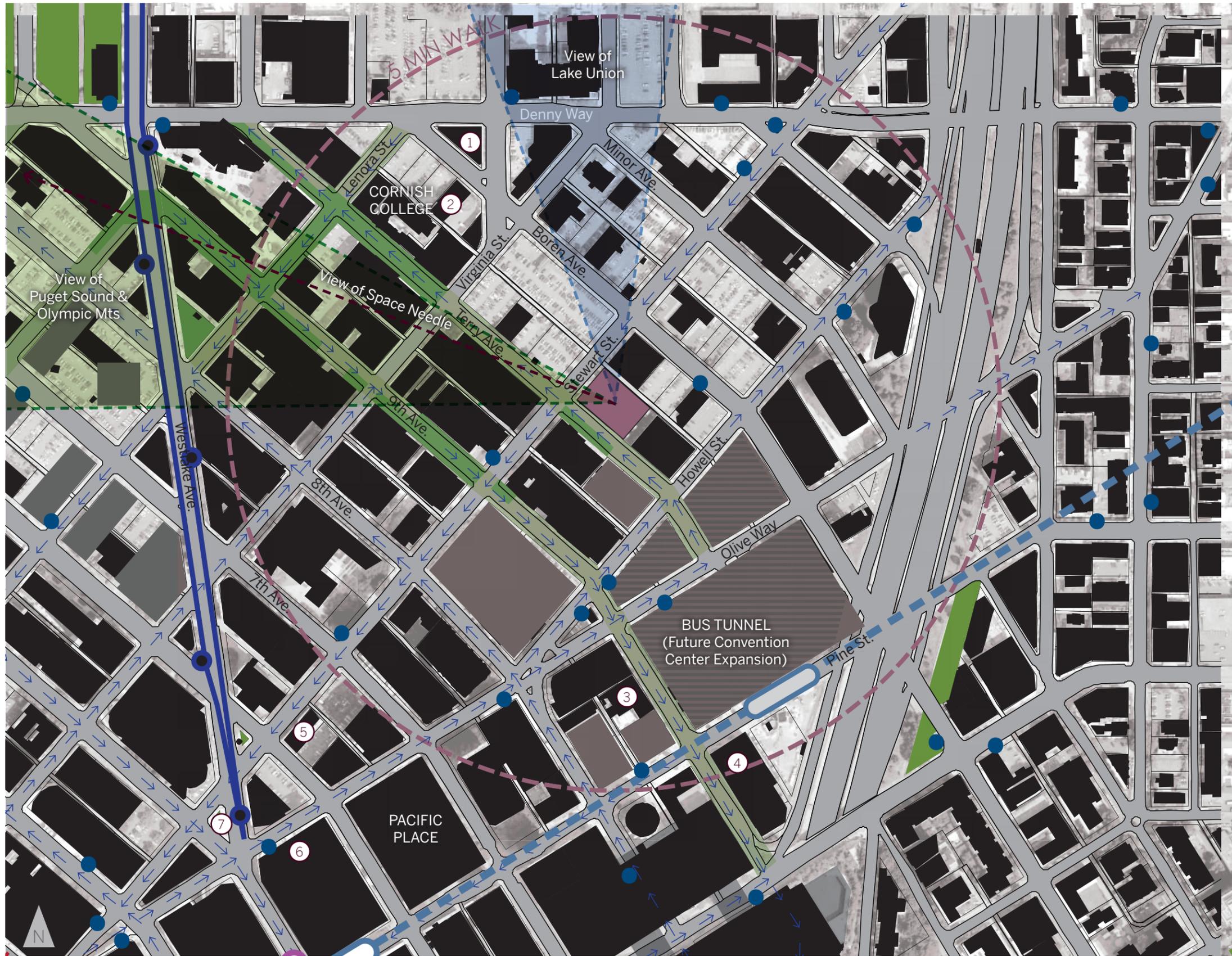
Residential

Williamsburg Court Apartments  
**(Landmarks Preservation Board Denial of Nomination issued 5/6/2010)**



Retail

Dry Cleaner, Florist

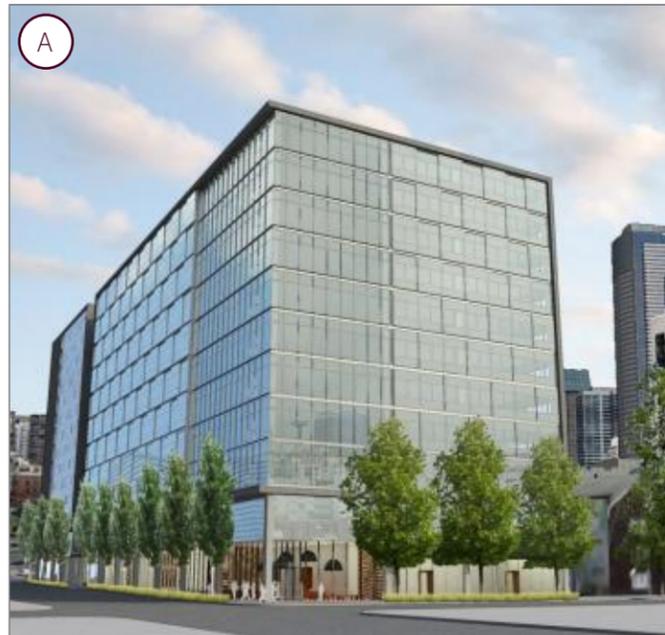


- Landmark Buildings:
- ① Fashioncraft Building
  - ② Old Norway Hall
  - ③ Camlin Hotel
  - ④ Paramount Theatre
  - ⑤ Lloyd Building
  - ⑥ Medical/Dental Building
  - ⑦ McGraw Square

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

Site Context

# NEIGHBORING BUILDINGS



1099 Stewart Ave & 1050 Howell St  
Hill 7 Office & Hotel (Under Construction: DPD #3013130)



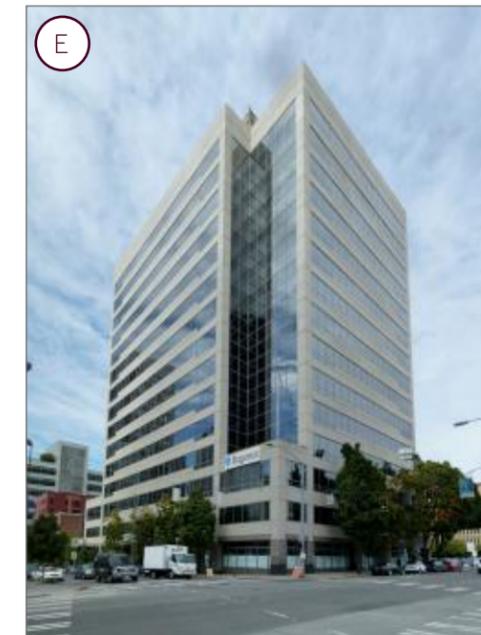
737 Olive Way  
Seattle Vault Self-Storage



1823 Terry Avenue  
Aspira Apartments, 37-story apartment building



901 Stewart St  
Gethsemane Lutheran Church & Mixed Use Office/Residential



1800 Ninth Ave  
Office

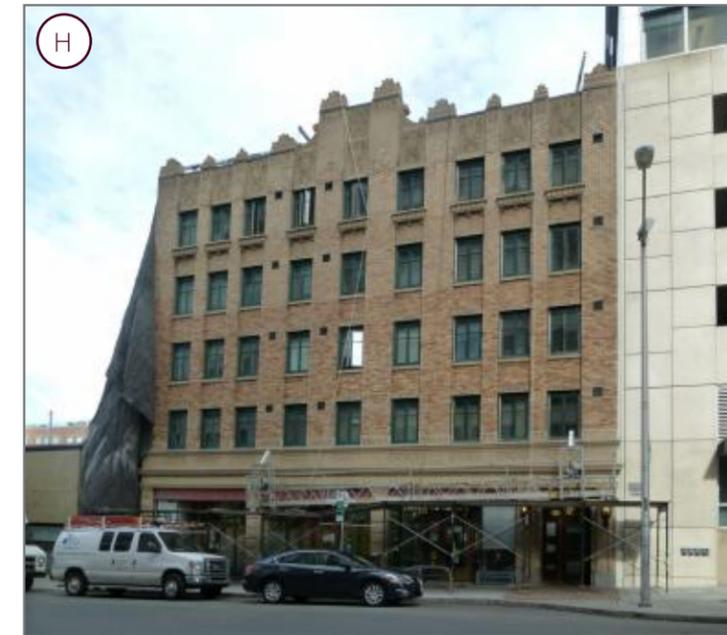
# NEIGHBORING BUILDINGS



1915 Terry Ave  
Seattle Children's Research Institute



1900 9th Avenue  
Seattle Children's Research Institute



1922 9th Ave  
Retail/Residential

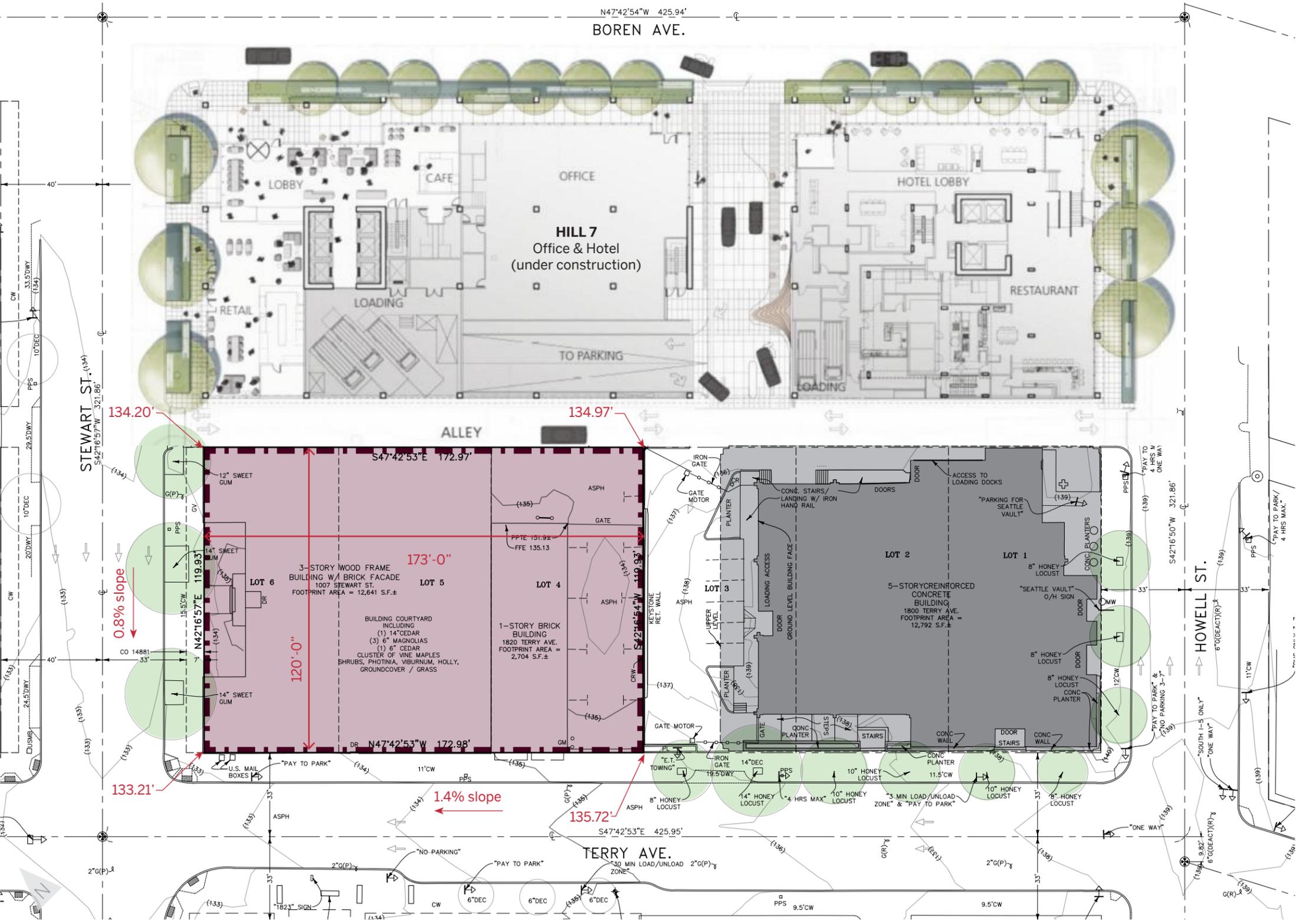


1932 Ninth Ave  
Print Shop

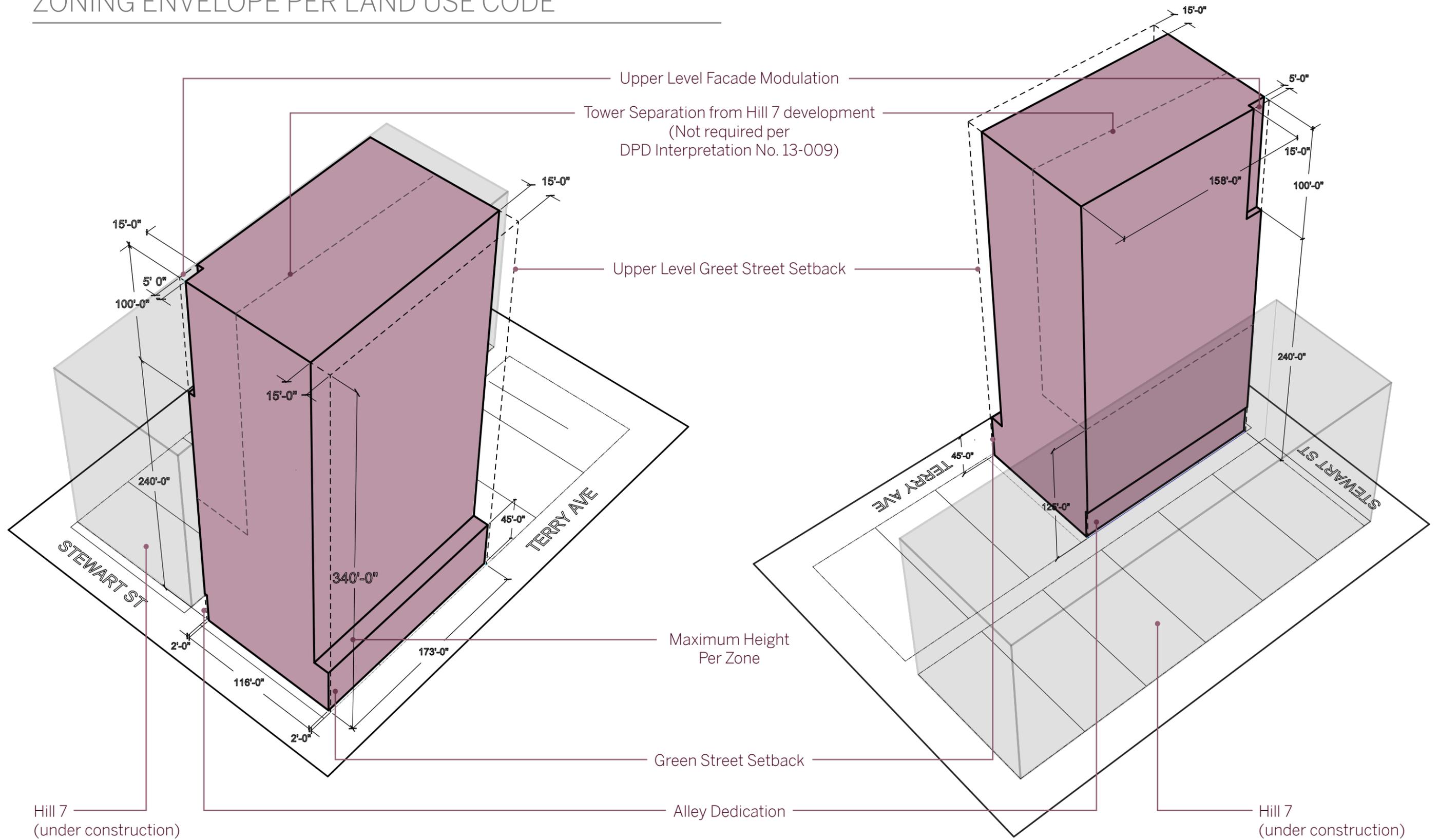


1920 Terry Avenue  
Fitness Center

# EXISTING SITE PLAN



# ZONING ENVELOPE PER LAND USE CODE



# EDG BOARD COMMENTS: 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

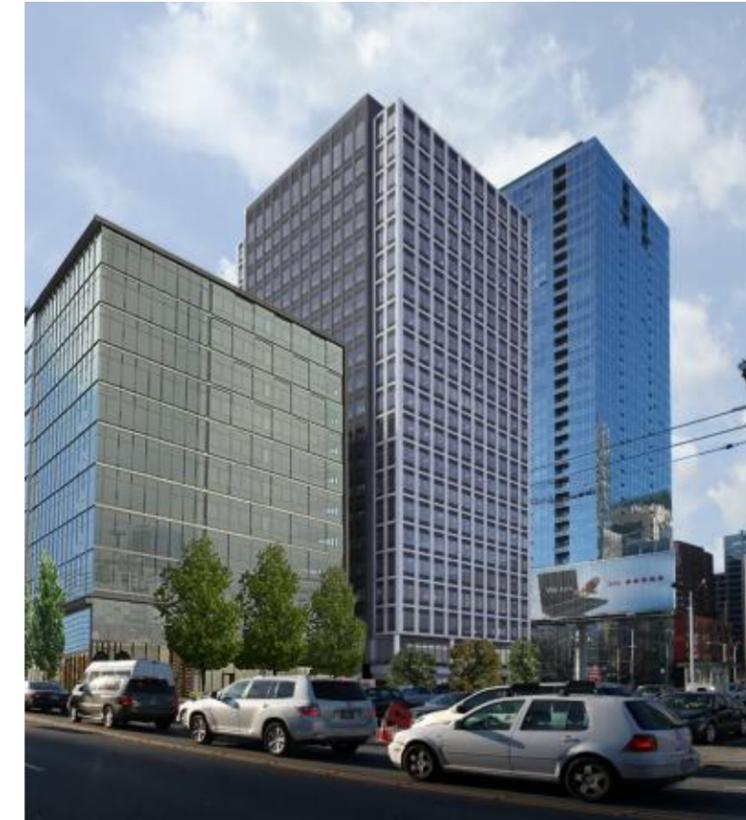
Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

**Board Guidance:** The ground plan response to this specific corner site and the green street requirement was very sound, but review massing and character of the tower above. The Board suggested more careful analysis of context and environmental cues that could inform the upper tower form (also see B-4).

The Board was generally supportive of a 22 story scheme, if all the guidance herein is followed, but cautioned that 8 more stories creates different proportions.

### **Applicant response:**

**It is the intent of the design to integrate formal elements into a straight-forward massing in keeping with the character of the ASPIRA residential tower to the west. The texture of the façade materials is intended to provide a subtle yet rich expression for the upper tower in contrast with the glassy skins of the neighboring buildings.**



View from the northeast:  
Hill7 in foreground;  
Aspira beyond

## 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.

**Board Guidance:** The Board agreed the stepped boxes or lower floor 'drawers' shown in option C were very promising, as long as the ground floor remains tall and transparent and the multiple exposed soffits receive a distinctive treatment to reinforce the staggered reading. The two levels of amenity deck shown are also an important activating presence to relieve the lower facades, with distinctive railings and exposed columns. These elements create spatial and sectional interest to both street frontages, which is valuable in a district composed of largely flat, cubic masses.

The Board cautioned the west façade to not reflect glare into residential uses on the opposite side of Terry, and did not support any above grade parking.

### **Applicant response:**

**It is the intent of the design to maintain the 'drawers' shown in the preferred option C at EDG. All parking is located below grade.**



Street level view showing lower floor "drawers" and amenity terraces

# EDG BOARD COMMENTS: DOWNTOWN DESIGN GUIDELINES

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.

Board Guidance: Board strongly supported the continuous 9 ft setback along Terry Avenue, and the following specifics:

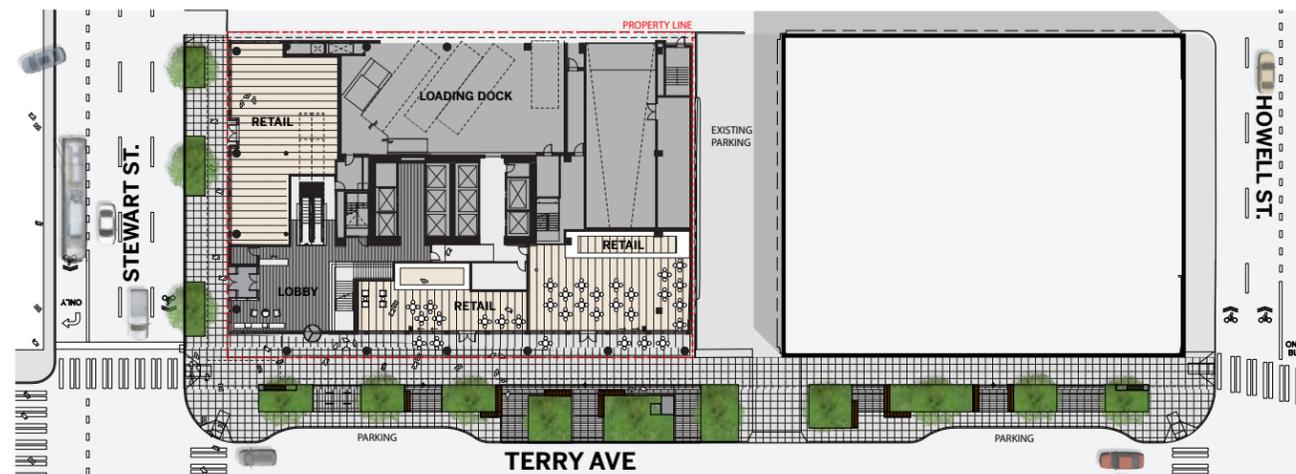
- Largely paved landscape treatment, flush with the sidewalk;
- Adjacent activating uses, essentially flush with the sidewalk (e.g. no steps or moat);
- Transparency and operable door/walls, (providing connection from retail to street).

These provide public realm enhancements to the neighborhood and are essential to the departure consideration.

The ground floor commercial uses should fully engage this amenity (and along Stewart) and a restaurant or similar use with café tables is strongly encouraged. The Board supported the bright, glassy expression shown to maximize light reflection to the green street; this facade enjoys good daylight now but the southerly block will get built-out.

**Applicant response:**

**It is the intent of the design to maintain public realm enhancements to the neighborhood, allow for the possibility for café type activation along Terry Avenue, and provide more transparent glazing than required on both exposures to strengthen the interaction of interior and exterior space.**



Streetscape plan

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.

Board Guidance: Board discussed upper tower expression distinguishing the solar orientations, neighbors and/or program. Board suggested the north and south walls have a different facade expression from the east/west, or the facades acknowledge the compressed alley and the adjacent uses under construction. The proportions, materials and color palette should not echo the treatment of the adjacent half-block, otherwise ¾ of an entire block could appear too uniform.

**Applicant response:**

**As outlined in response to A-1, it is the intent of the design to develop a straight-forward massing organization for the project. Given typical leasing configurations the interior of the building informs a fairly uniform expression on the exterior of the building with the exception of the Green Street elevation enhancement. In addition to the material texture exploration discussed in A-1, it is the intent to explore subtle shifts within the overall façade system to respond to various environmental orientations. It is not the intent to echo the façade development of the adjacent half-block.**



View of Terry Ave retail storefronts



View from Stewart and Terry

# EDG BOARD COMMENTS: DOWNTOWN DESIGN GUIDELINES

## 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.

**Board Guidance:** Board supported the interior-external interaction as indicated in comments under B-3. Board encouraged the lobby to be open and welcoming, and for the spatial design and clear way-finding to encourage visitors up the stair/escalators to the 'great room' and terrace above. The applicants described these as semi-public places; they should act as interior extensions of the public realm, even if privately monitored and not accessible at certain times.

### **Applicant response:**

**It is the intent of the design to reinforce an open and inviting lobby and connection of the "public and private realm". The requested street level use departure #4 (page 59) is part of an effort to improve the inviting nature of the public ground level spaces.**



View of building entrance

## 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.

**Board Guidance:** Board supported the staggered lower floors and terraces as a scaling attribute, and encouraged the projecting 'great room' to take on an even more distinctive – yet light – character. Whether a glass 'fishbowl' or strongly contrasting color/ material, that mid-scale element is crucial to off-setting the tower extrusion above. Board agreed the expression of the 'great room' was too similar to the tower above. Board agreed the slight notch in the tower's west façade is a useful scaling device, and similar might occur elsewhere on the large tower walls. Also see B-4 comments.

### **Applicant response:**

**It is the intent of the design to create a unique form on levels 1 and 2, different from the massing of the main tower. However it is important that we maintain color and materials that are consistent with the entire envelope so as to not create a bifurcated condition.**



Terry Ave  
Perspective  
Section

# EDG BOARD COMMENTS: DOWNTOWN DESIGN GUIDELINES

## 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.

**Board Guidance:** Board agreed the lobby and semi-public terraces provide visitor and worker amenities. Board supported the flexible 'great room' as a design element that clearly expresses to the street, and strongly encouraged it be programmed with events/meetings that reach beyond the building tenants. Also see comments under C-1 and D-3.

### **Applicant response:**

**It is the intent of the design to maintain the expression of the level 2 amenities, connectivity of the 'great room' to the street and use building program to activate the street. We have located the building fitness center along Terry as it provides a higher level of activation than a typical conferencing use.**

## 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.

**Board Guidance:** Board agreed the Terry setback provides valuable public space, and encouraged a link between this space and the terraces above along both streets. The terraces should display greenery visible to the street below and a strong naturalistic theme might invite and carry through the lobby and up, assisting with way-finding.

### **Applicant response:**

**It is the intent of the design to maintain a visual link between green street and the terraces above. The current documents indicate planters to provide the 'green' connection and there will be explorations of various materials between streetscape amenities and the upper level elements to further establish this link. See terrace landscape plan on page 48.**

## 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.

**Board Guidance:** Board agreed the parking, loading and primary service elements appeared to be located in the best location along the alley. Board requested detailed alley elevations at the next meeting, and advised a high quality treatment of the alley composition and materials; the same holds for the south ground floor façade which may be visible for some time.

### **Applicant response:**

**At the south elevation, it is the intent of the design to wrap the glazed expression of the east 'great room' around to the south and provide rustication of the party-wall condition on the sproperty line. All service areas are located on the east elevation at the alley. See enlarged elevation on page 23.**

Partial North  
Elevation  
(Stewart St)



Partial West  
Elevation  
(Terry Ave)



Partial South  
Elevation



Partial East  
Elevation  
(Alley)



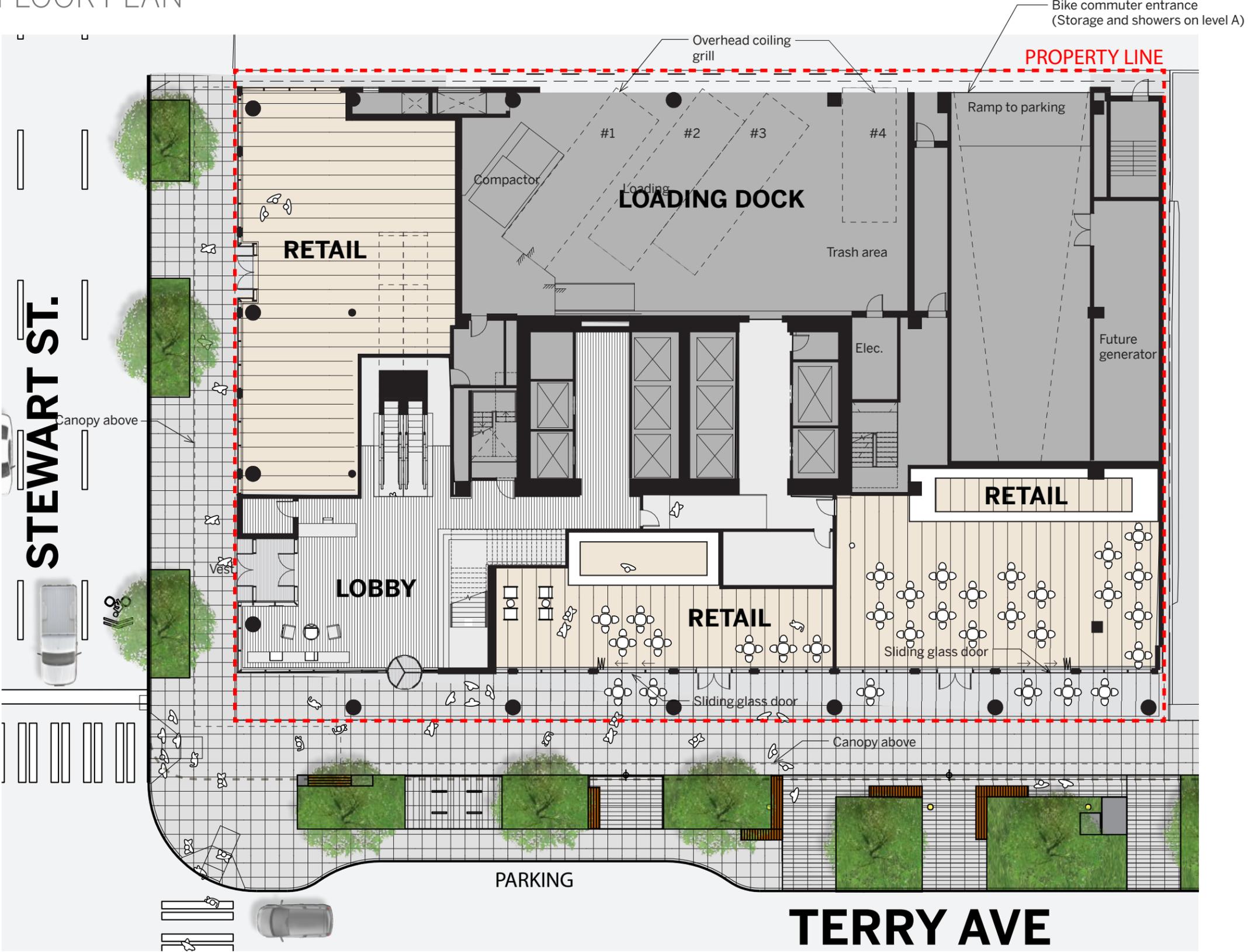
# STREETSCAPE PLAN



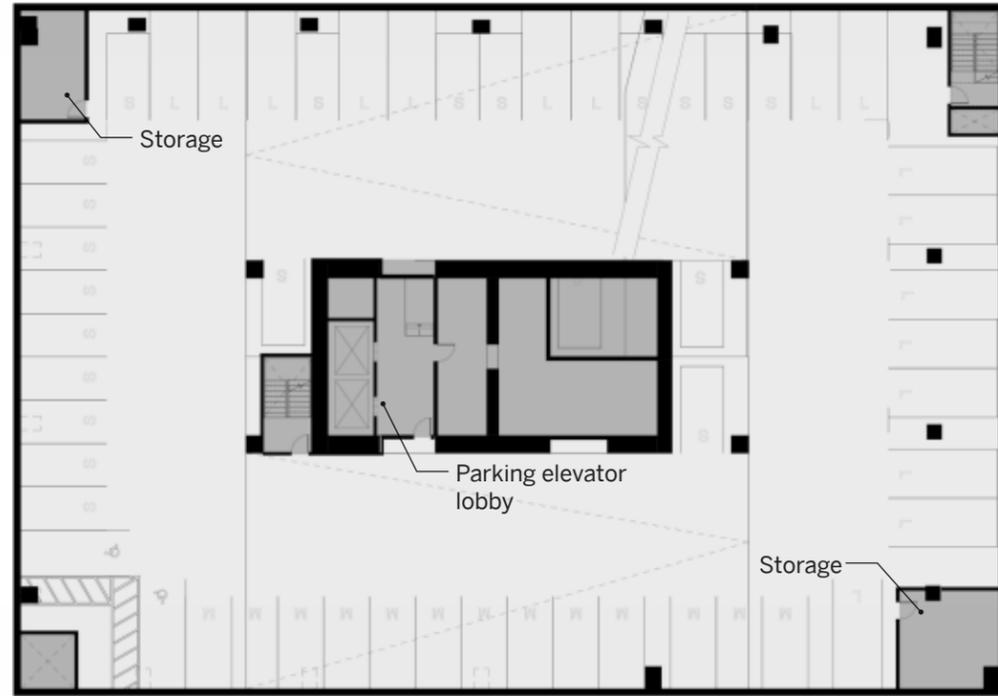
SEE PAGE 39 FOR GREEN STREET PLAN

Composite Site Plan

# GROUND FLOOR PLAN



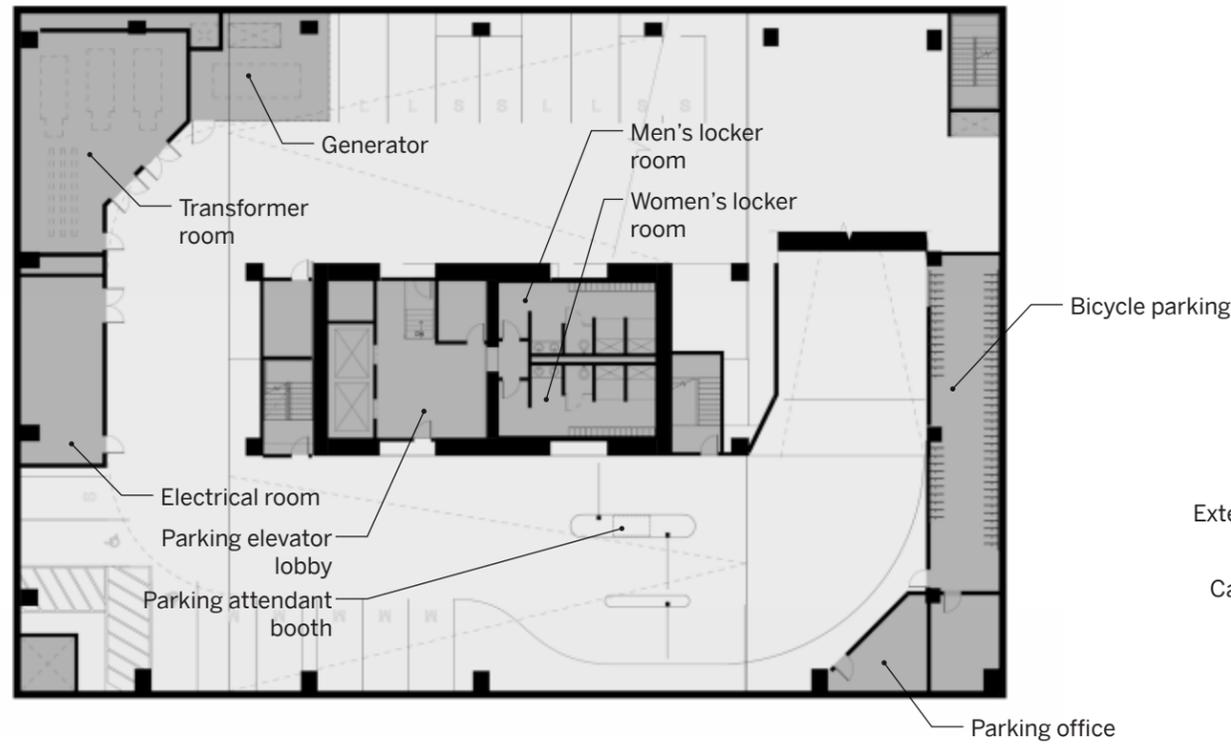
# FLOOR PLANS



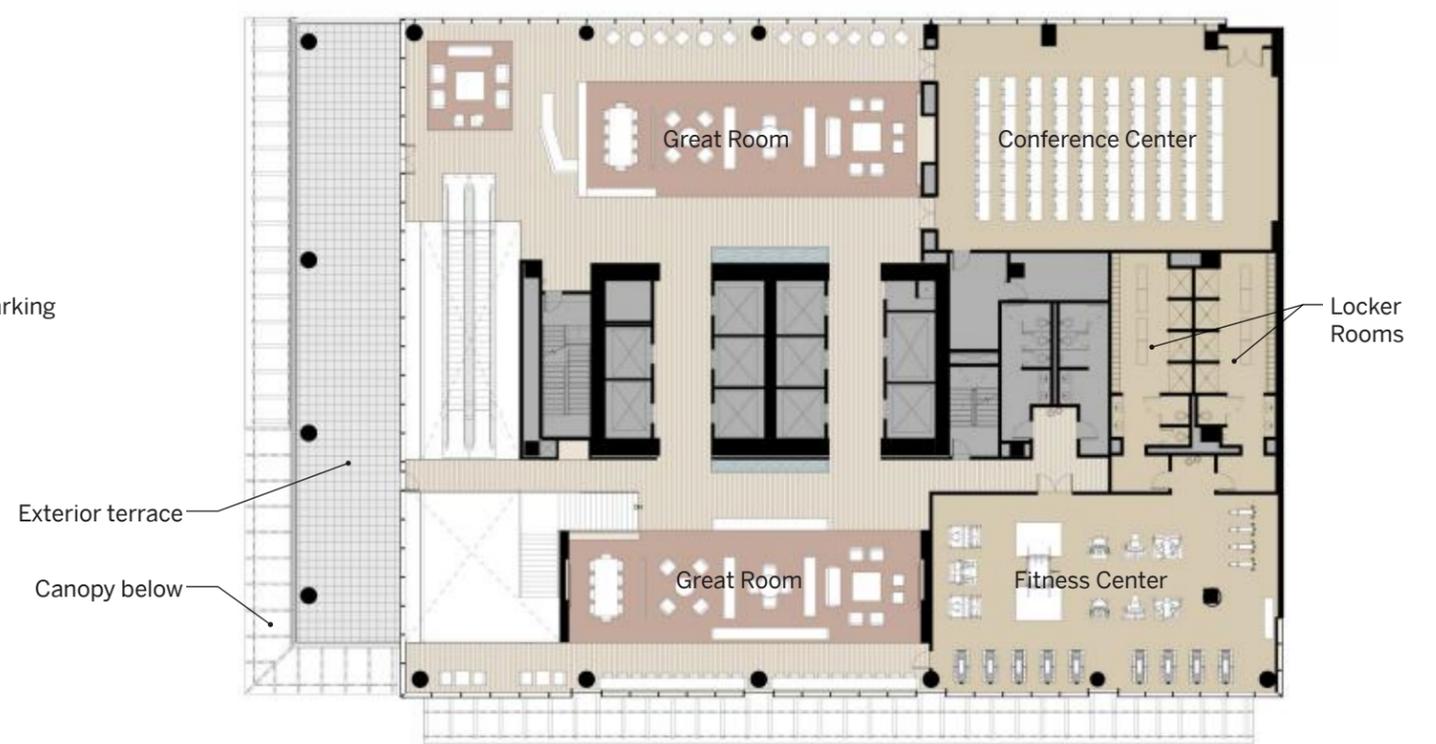
Typical Parking Level



Level 1



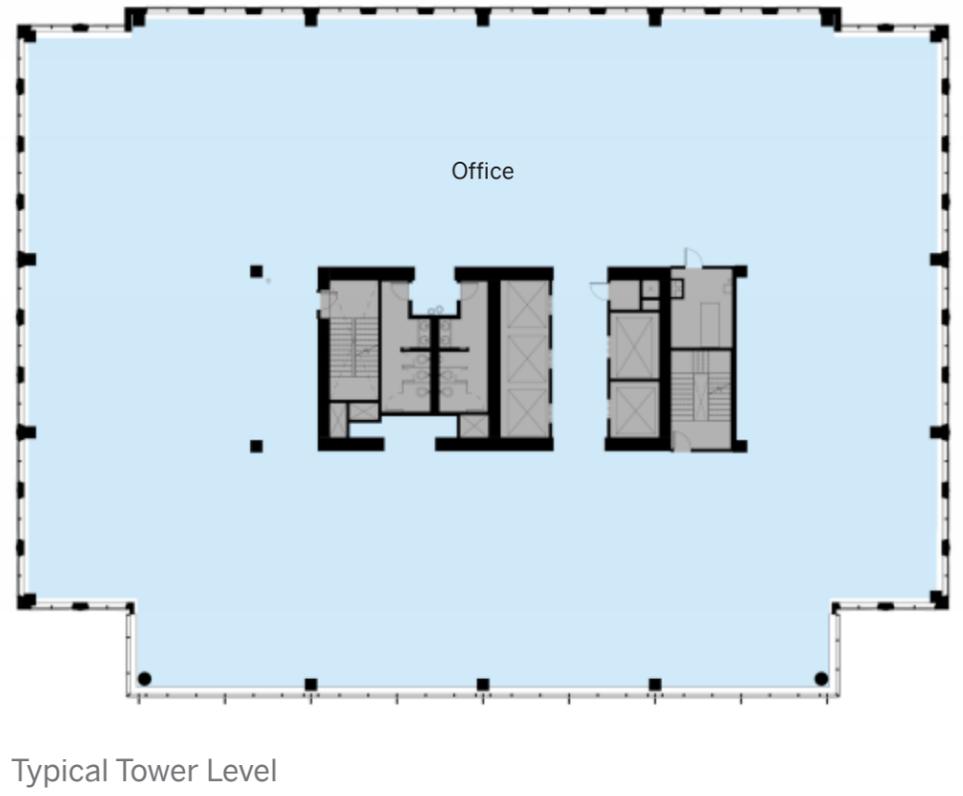
Parking Level A



Level 2



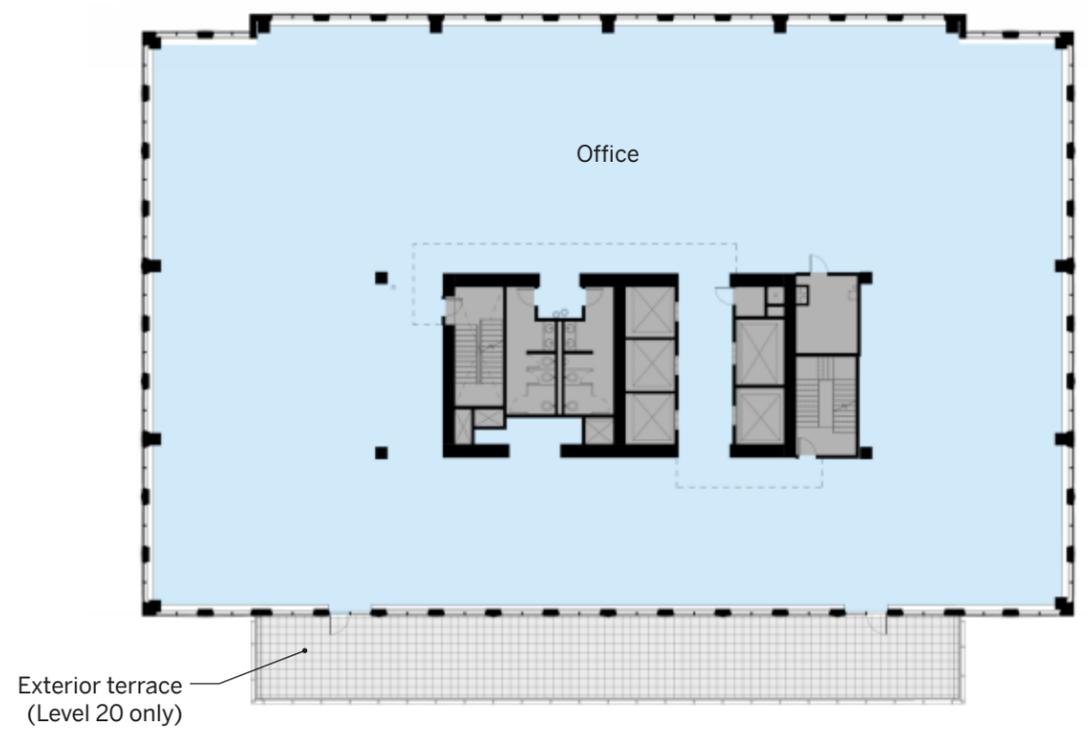
Level 3



Typical Tower Level

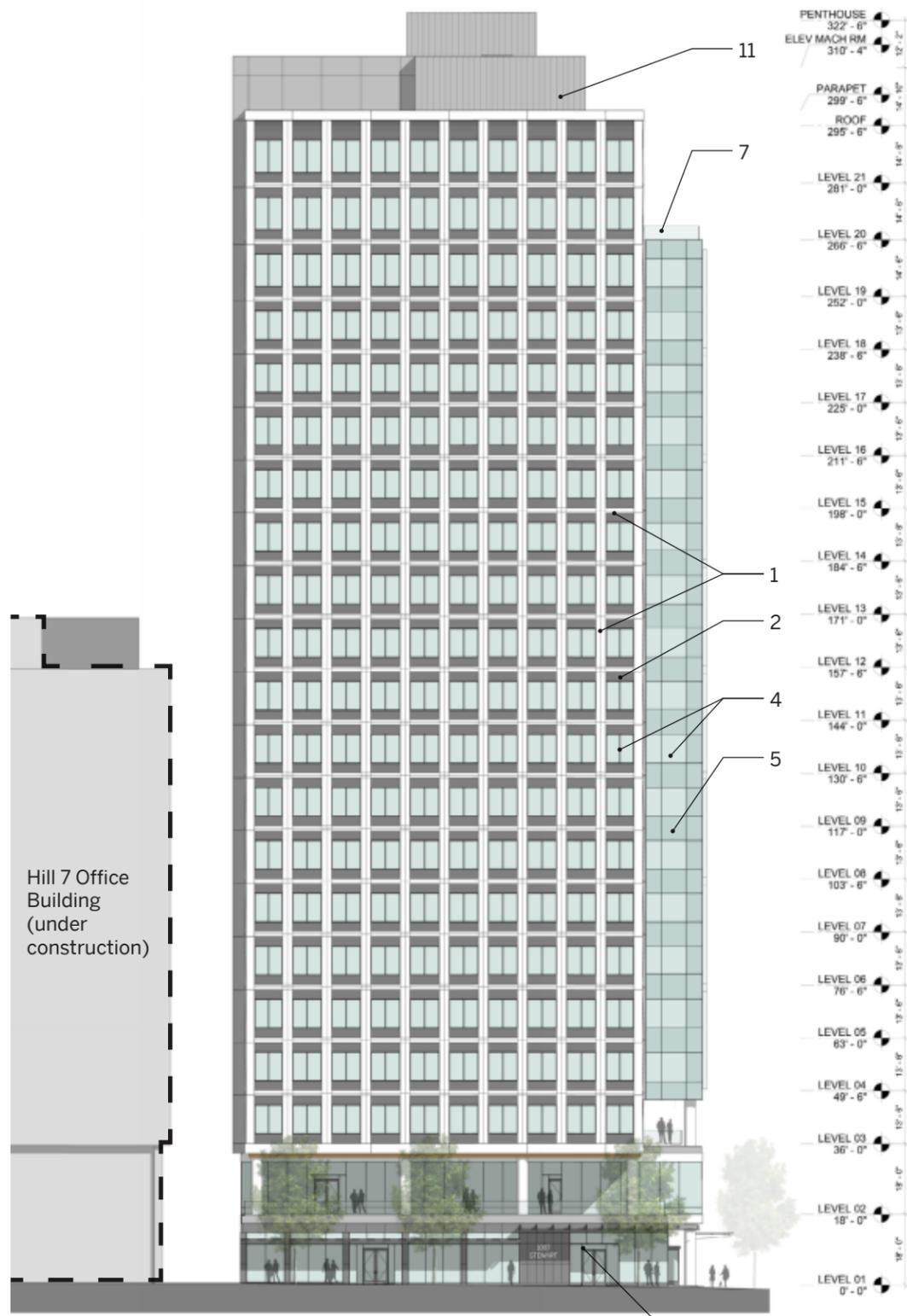


Level 4



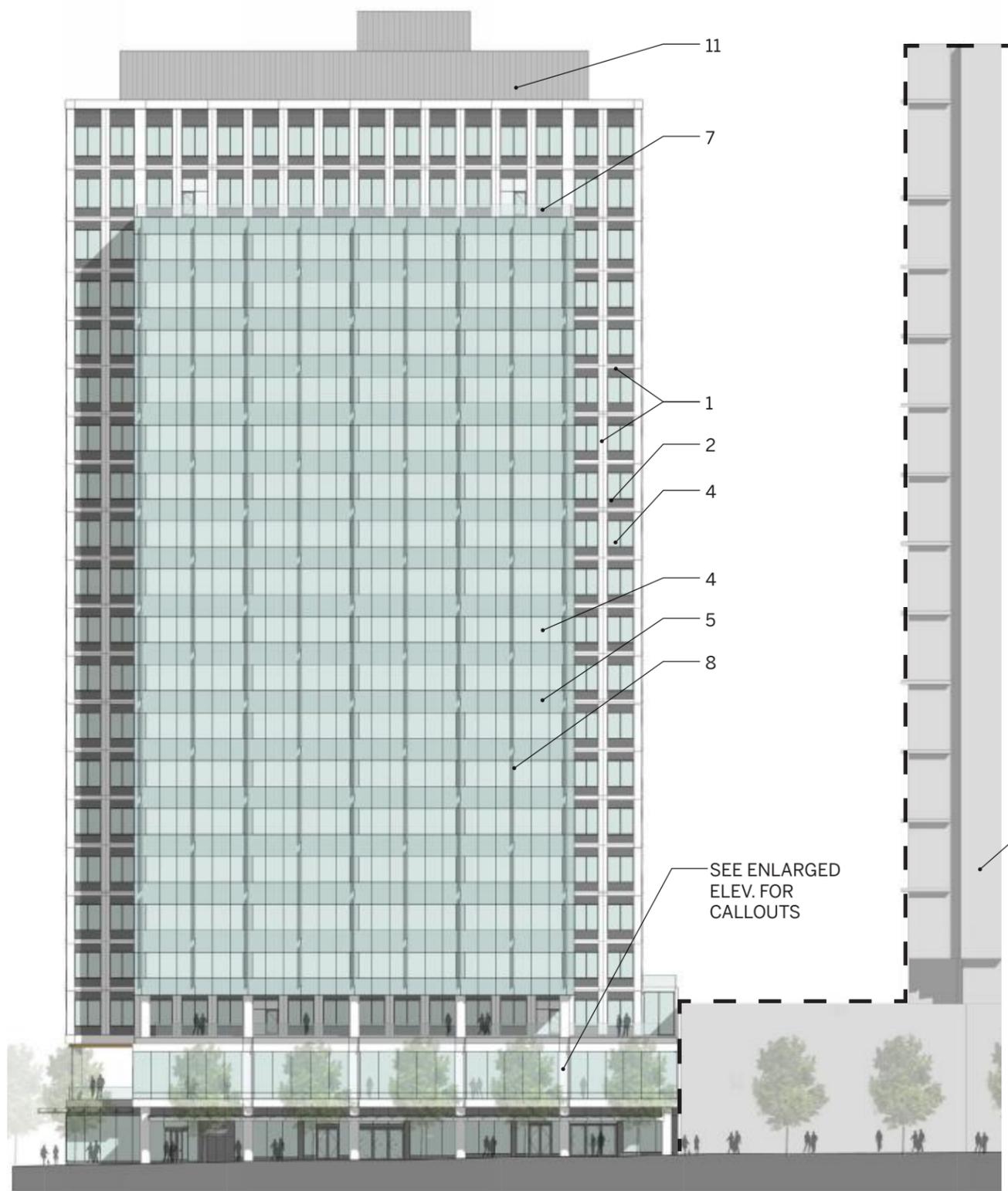
Level 20 (21 similar)

# ELEVATIONS



North Elevation (at Stewart St)

SEE ENLARGED  
ELEV. FOR  
CALLOUTS



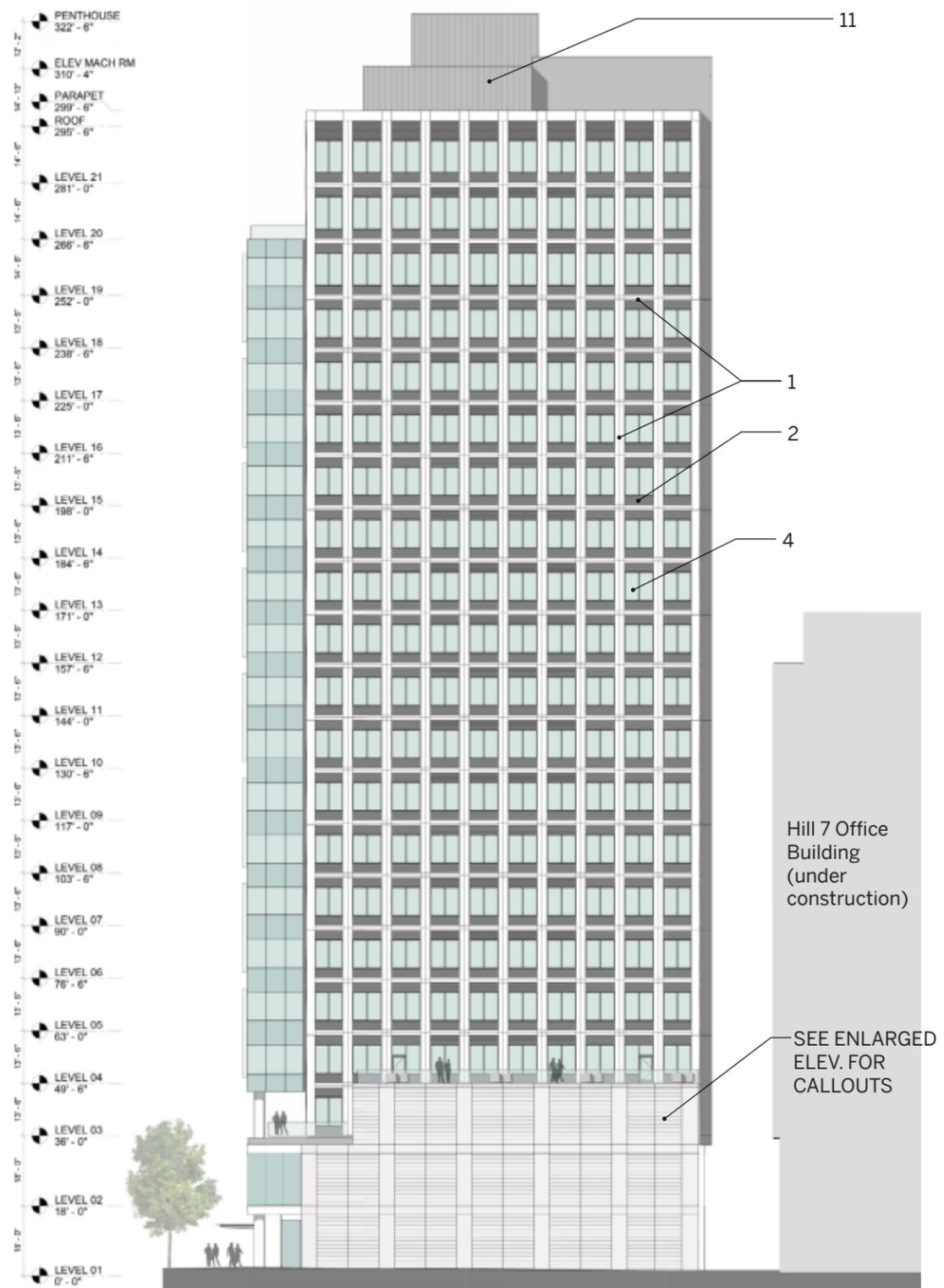
West Elevation (at Terry Ave)

## Legend

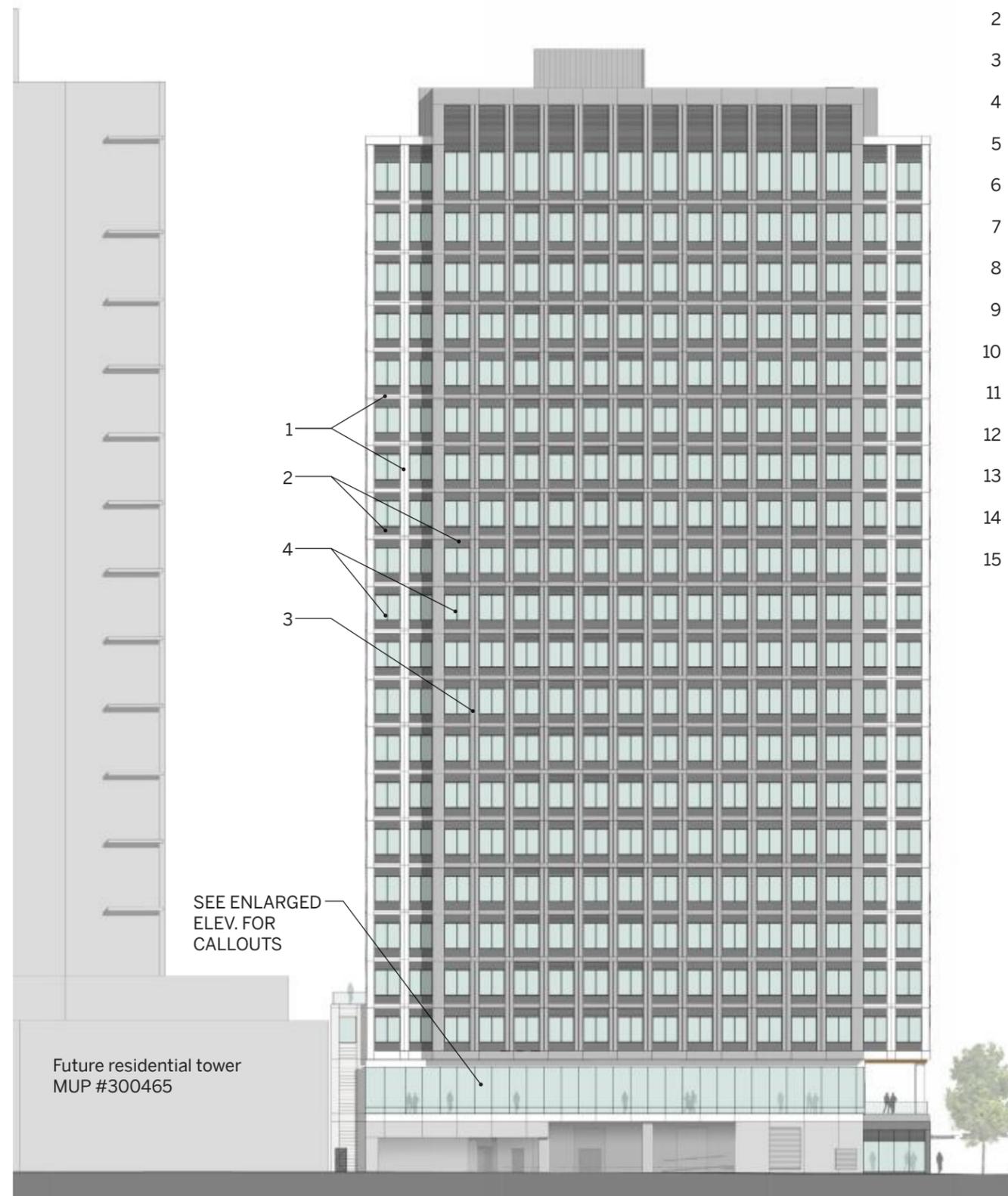
- 1 White precast concrete panel (custom shaped above level 3)
- 2 Dark grey horizontal ribbed precast concrete panel
- 3 Light grey precast concrete panel
- 4 Curtain wall w/ clear glass
- 5 Curtain wall w/ spandrel glass
- 6 Dark grey stone panels
- 7 Glass guardrail
- 8 Vertical glass sunshade
- 9 Glass doors
- 10 Sliding glass doors
- 11 Metal Panel
- 12 Cast-in-place concrete
- 13 Cast-in-place concrete w/ horizontal fluted texture
- 14 Steel and glass canopy
- 15 White aluminum column cover w/ reveal joints

Future residential tower  
MUP #300465

SEE ENLARGED  
ELEV. FOR  
CALLOUTS



South Elevation (at adjacent property)



East Elevation (at alley)

Legend

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# ENLARGED ELEVATIONS



## Legend

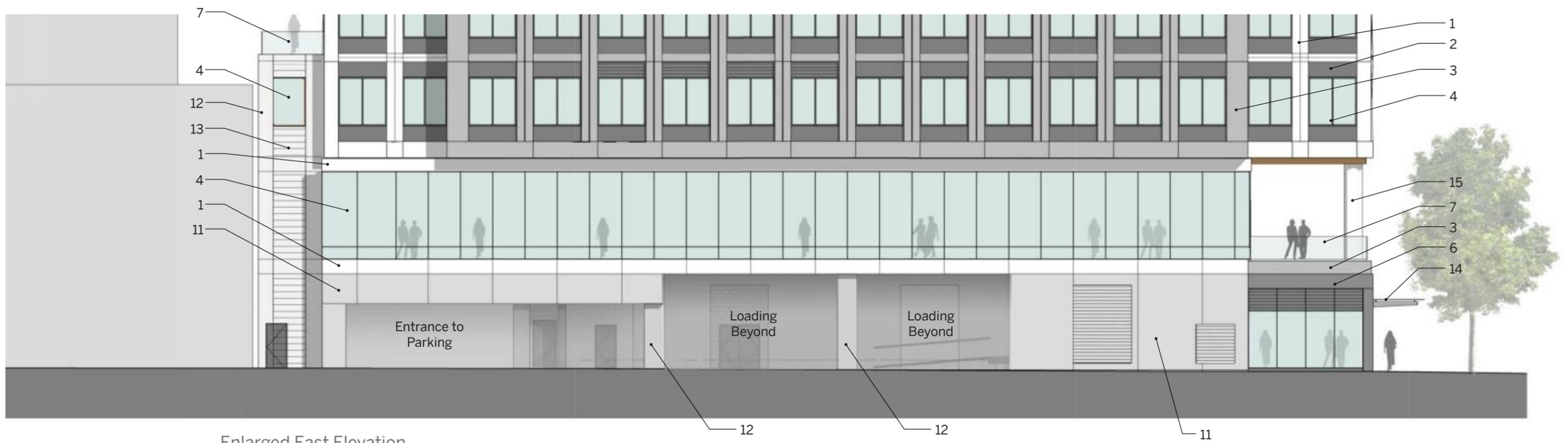
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Enlarged South Elevation



Enlarged East Elevation

RENDERINGS



EDG Rendering



Street Level View from NW corner of Terry Ave and Stewart Street



Street Level View from NE corner of Boren Ave. and Stewart Street



Street Level View from SE corner of Terry Ave. and Howell Street



EDG Rendering



Street Level View of Retail Spaces on Terry Ave

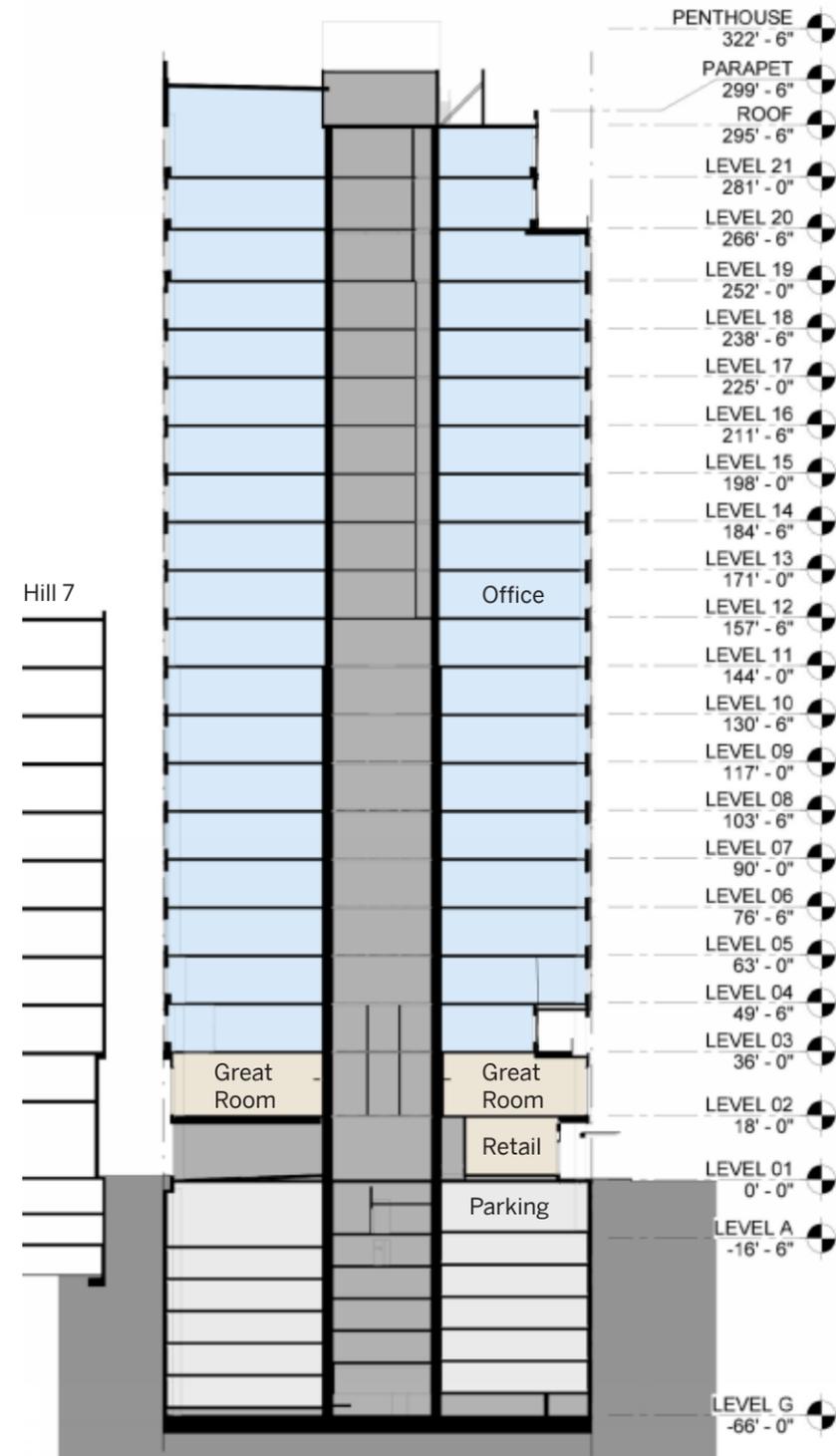


EDG Rendering

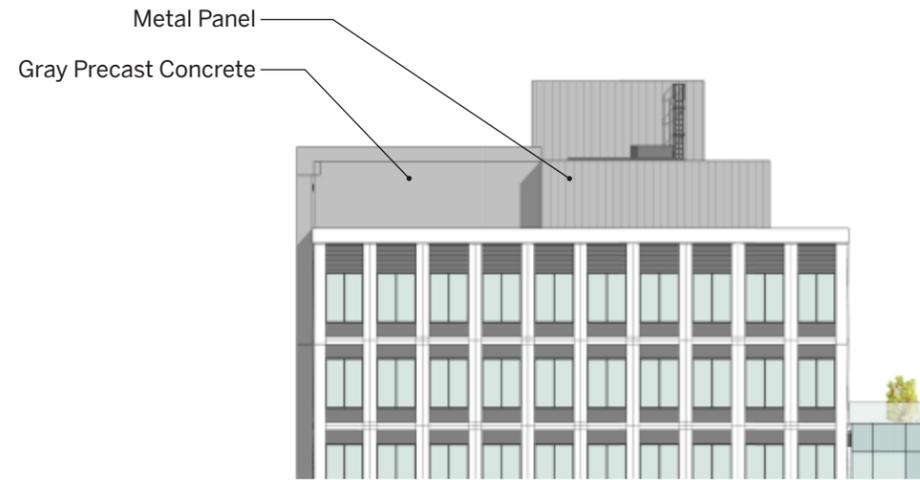


Street Level View of Retail Spaces and Lobby Entry on Stewart St

# ROOF TOP SHAPE



East-West Section Looking South



North Elevation at Roof



Roof - NE Corner



Roof - NW Corner



Roof - SW Corner



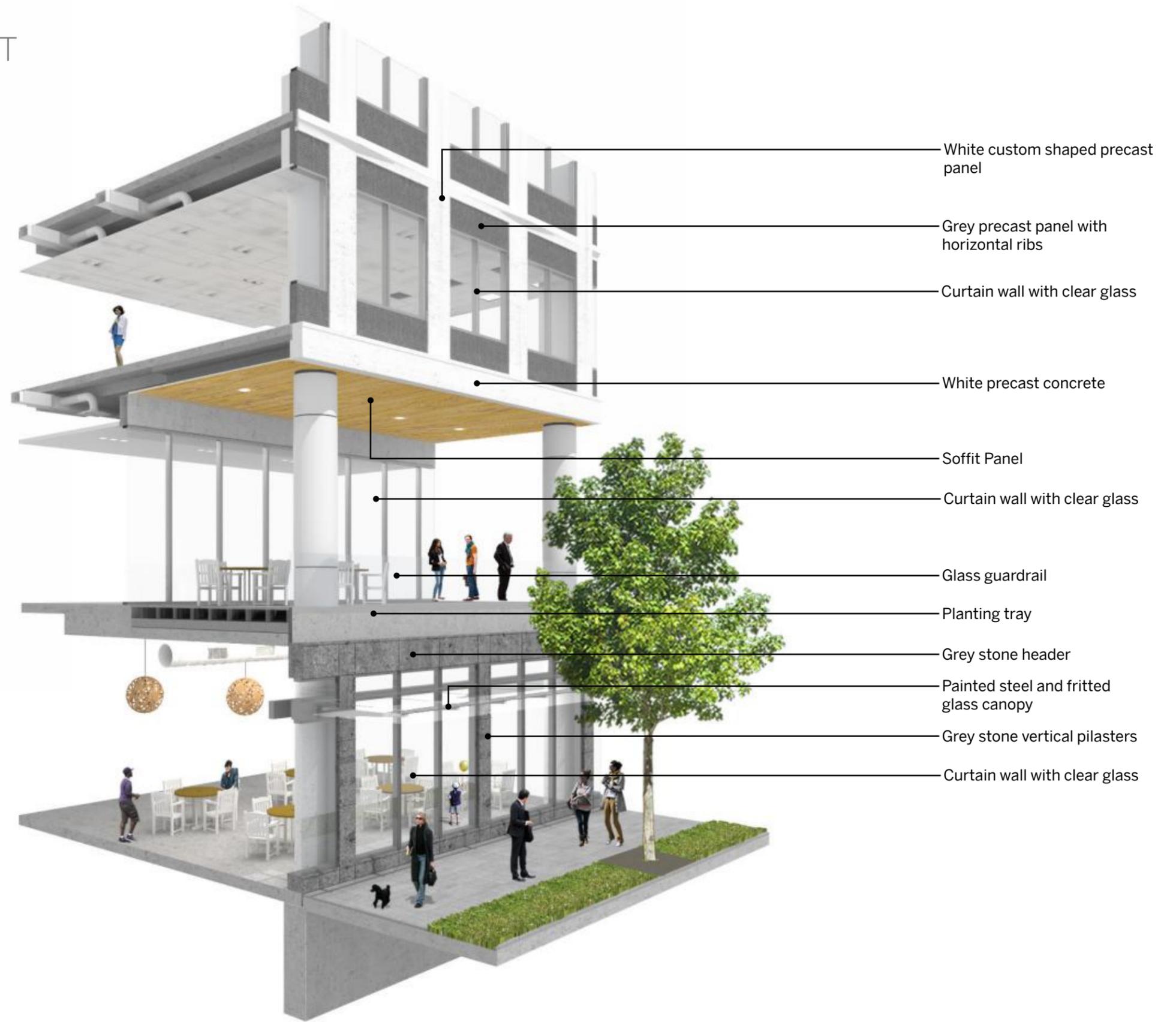
Roof - SE Corner

SECTION AT TERRY AVE.



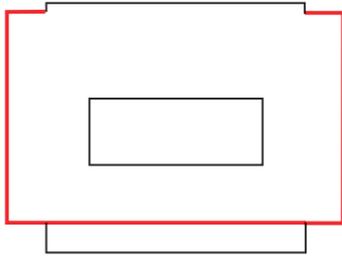
Perspective Section at Terry Ave Facade

# SECTION AT STEWART STREET

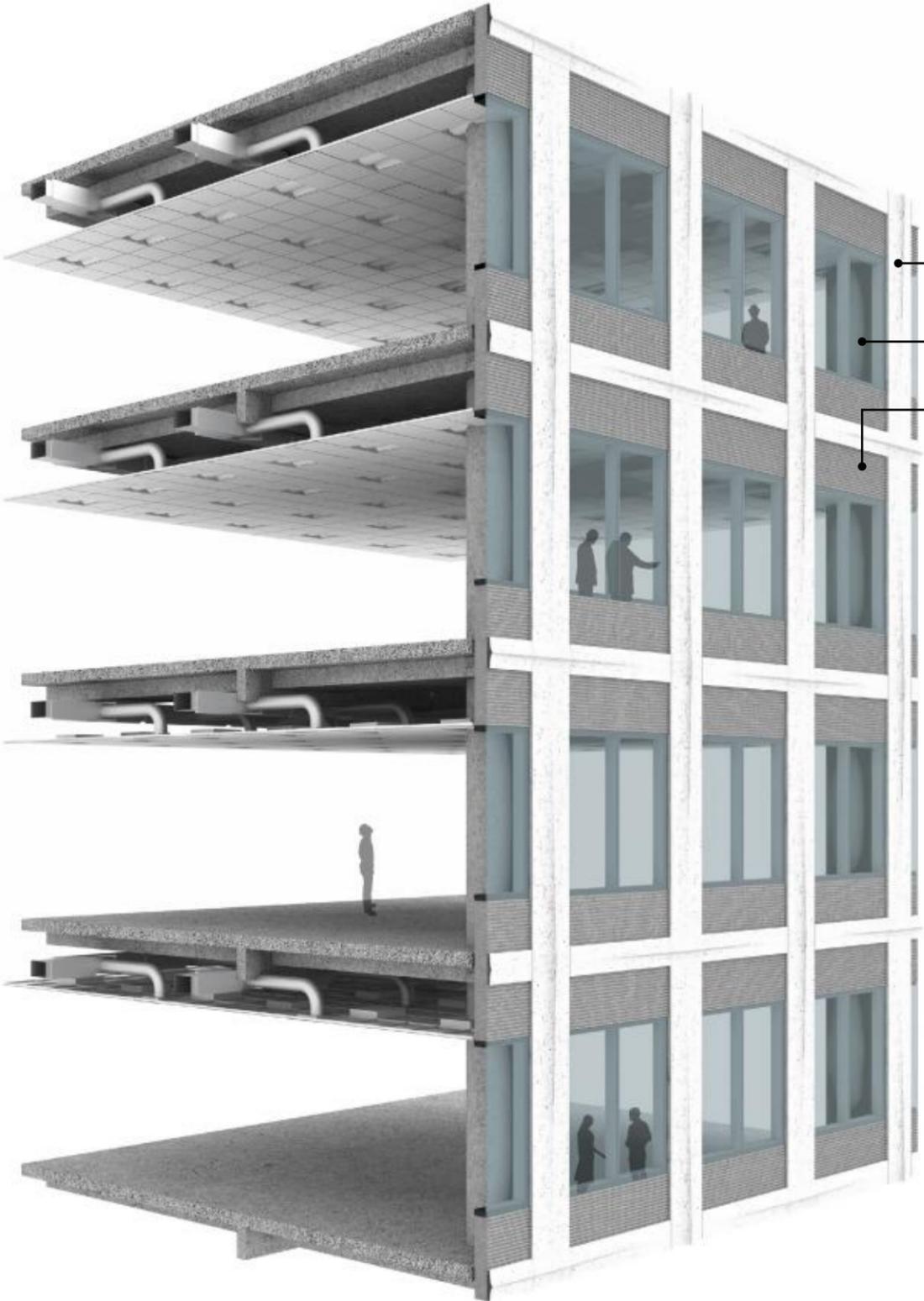


Perspective Section at Terry Ave Facade

# MAIN PRECAST DETAIL

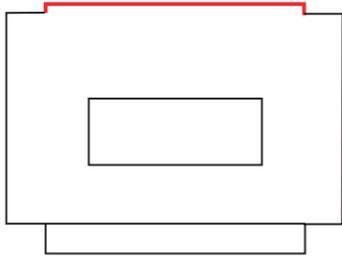


PLAN DIAGRAM

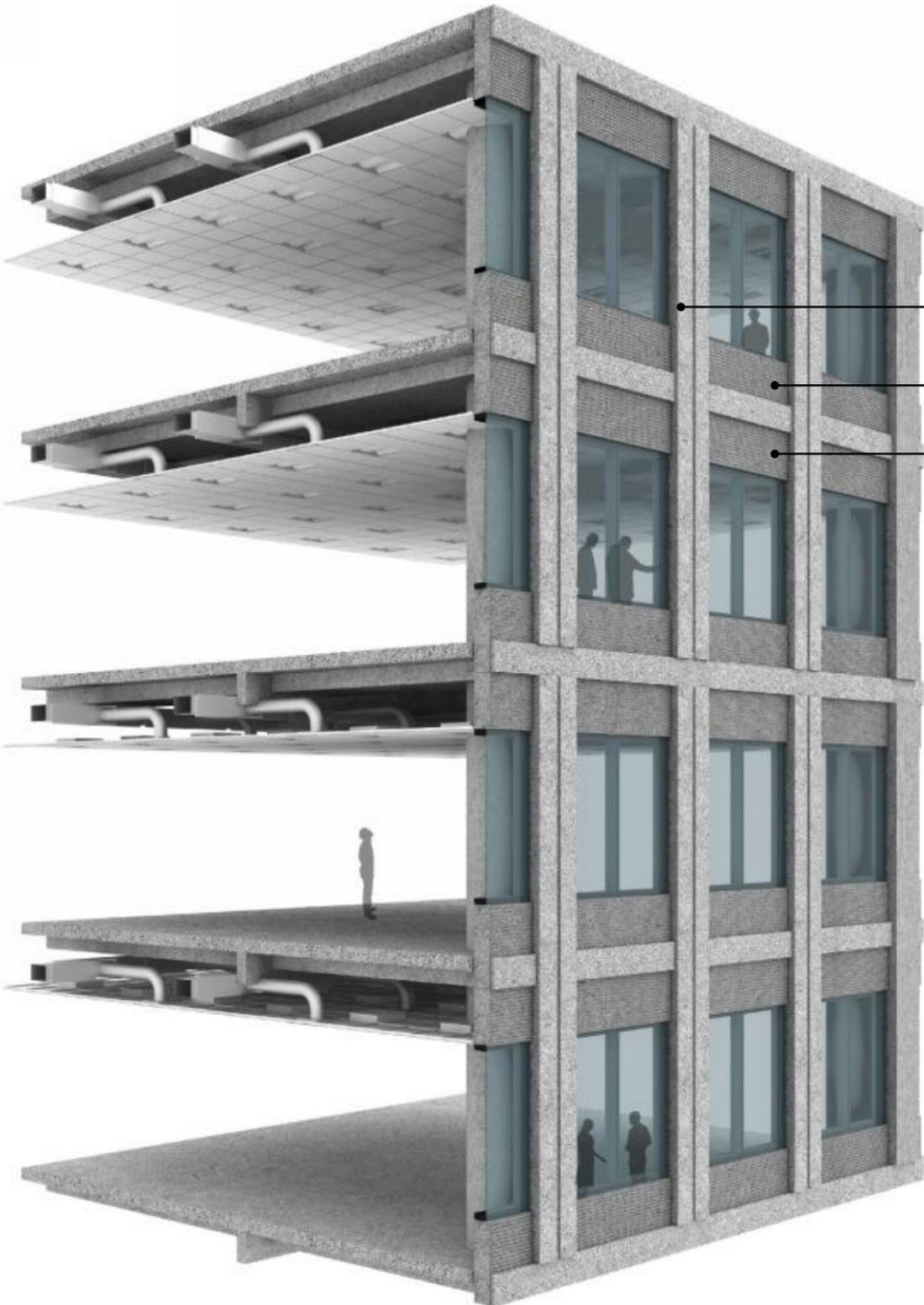


- Custom shaped white precast panel.
- Curtain wall with clear glass
- Dark grey precast panel with horizontal ribs

# EAST PRECAST DETAIL

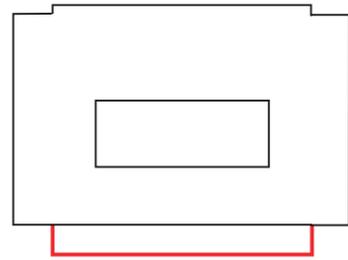


PLAN DIAGRAM

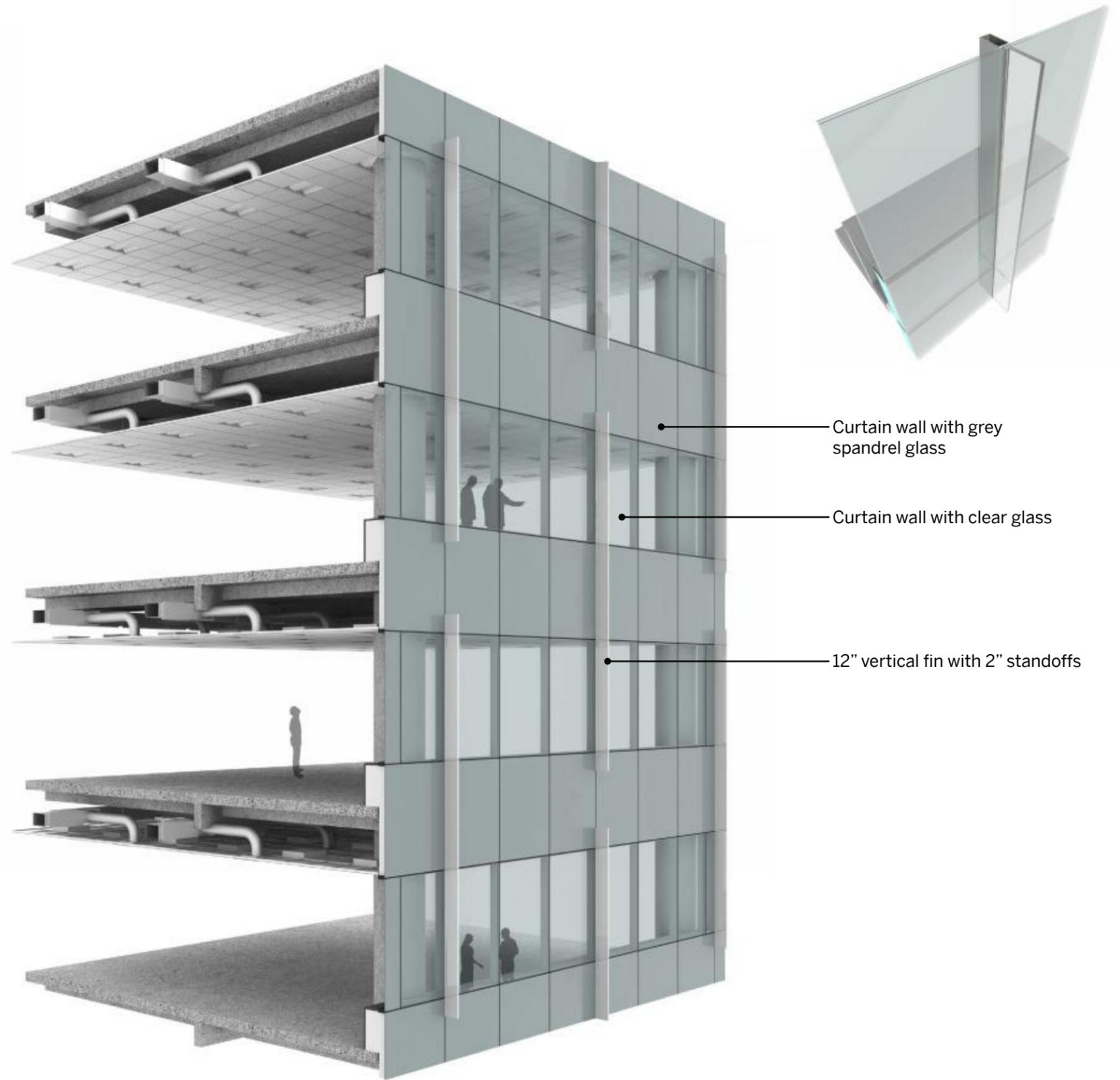


- Light grey precast panel with vertical reveal.
- Curtain wall with clear glass
- Dark grey precast panel with horizontal ribs

# WEST CURTAIN WALL DETAIL



PLAN DIAGRAM

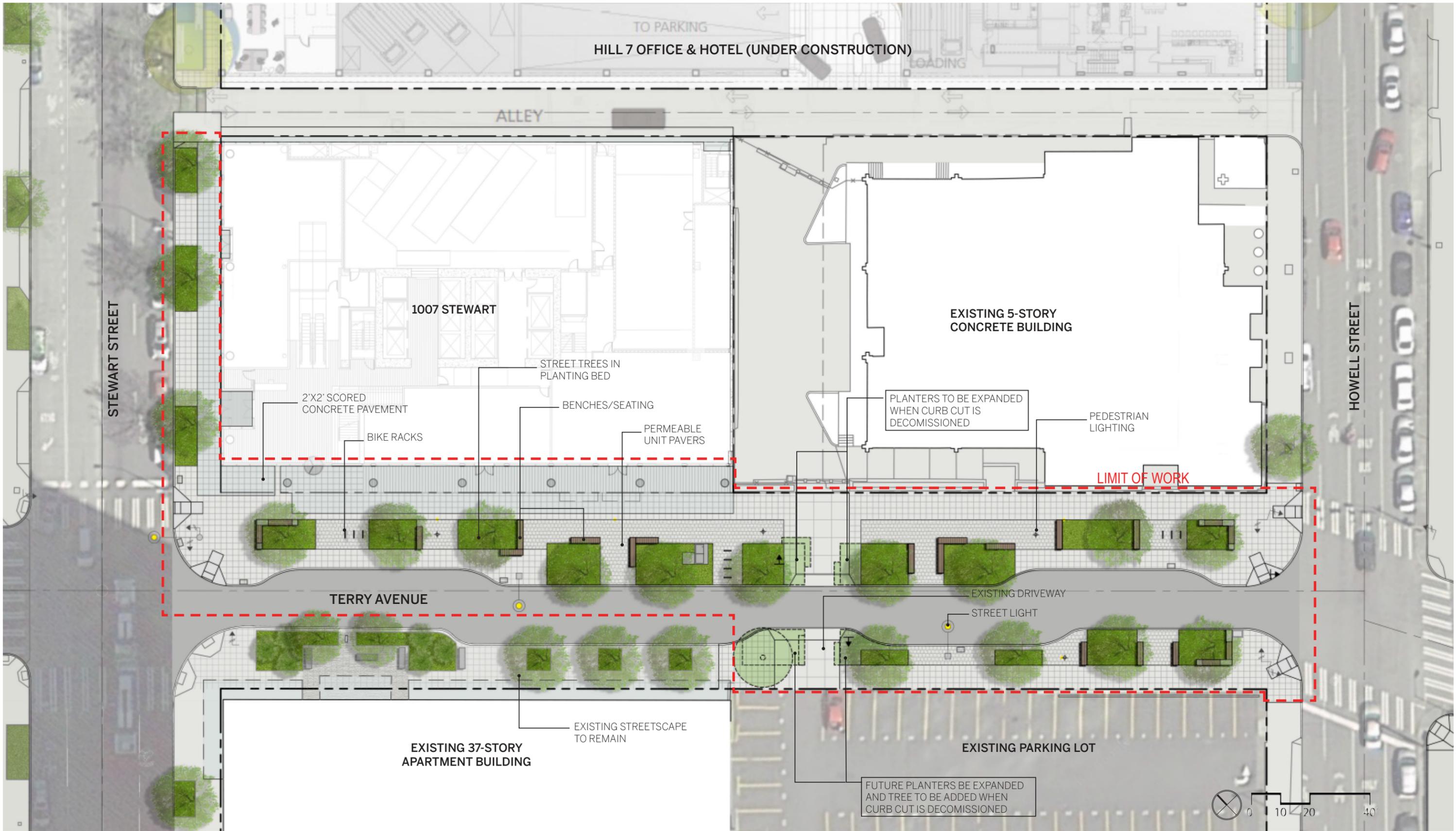


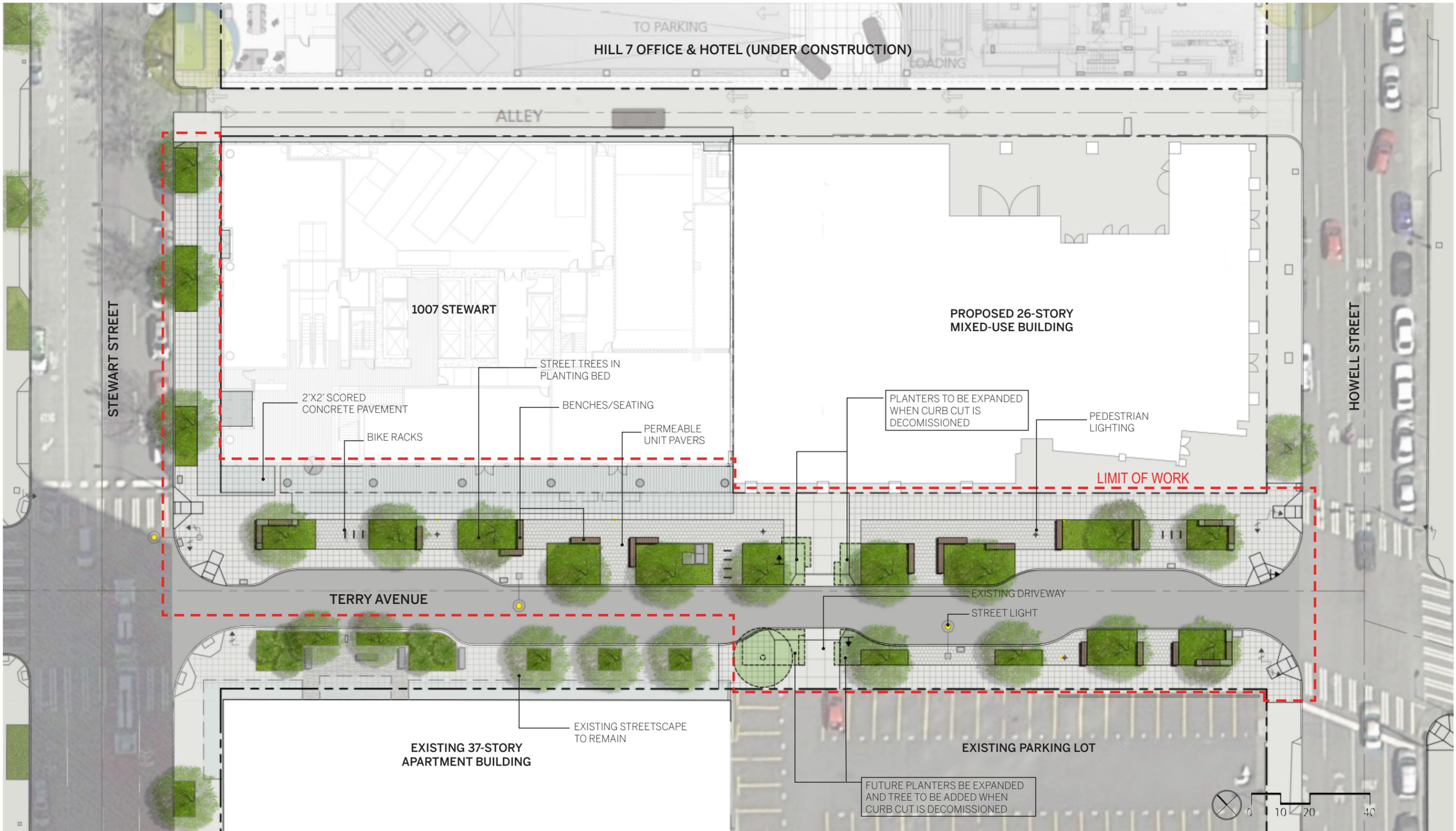
# MATERIALS

## Legend

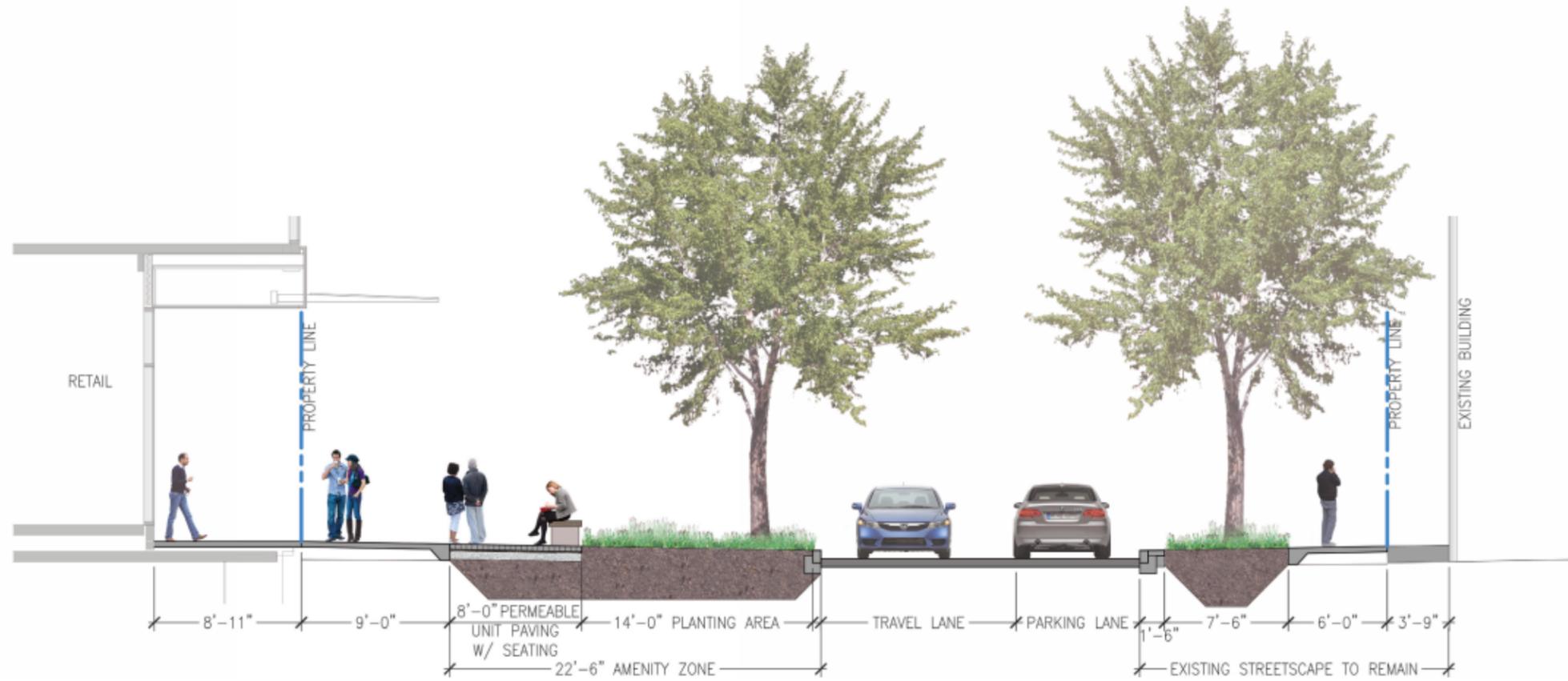
- 1 White precast concrete panel
- 2 Dark grey horizontal ribbed precast concrete panel
- 3 Light grey precast concrete panel
- 4A Curtain wall w/ clear low-iron glass and dark gray mullions
- 4B Curtain wall w/ clear glass and light gray mullions
- 5 Curtain wall w/ spandrel glass
- 6 Dark grey stone panels
- 14A Canopy glass: clear with linear pattern
- 14B Canopy glass: translucent white
- 16 Linear metal ceiling with wood finish







TERRY AVE



STEWART ST





9TH AVENUE GREEN STREET



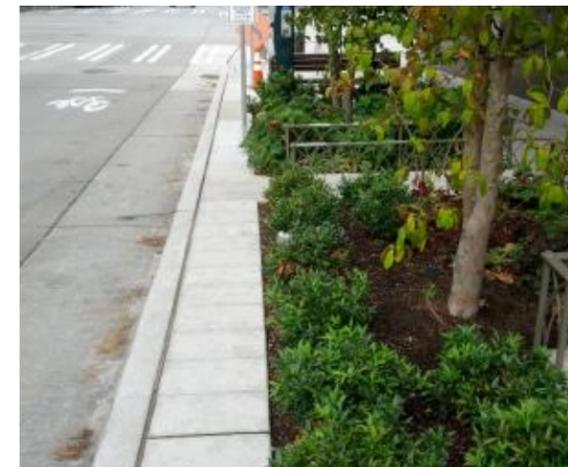
STEWART STREET



TERRY AVENUE GREEN STREET

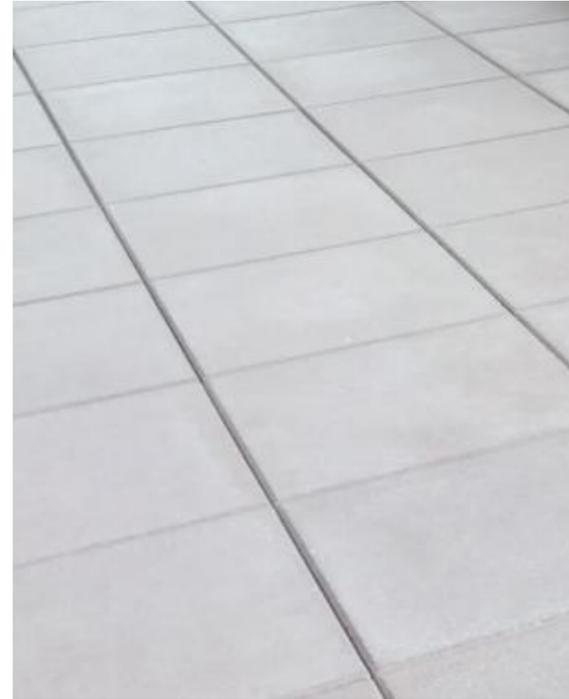


BLANCHARD GREEN STREET

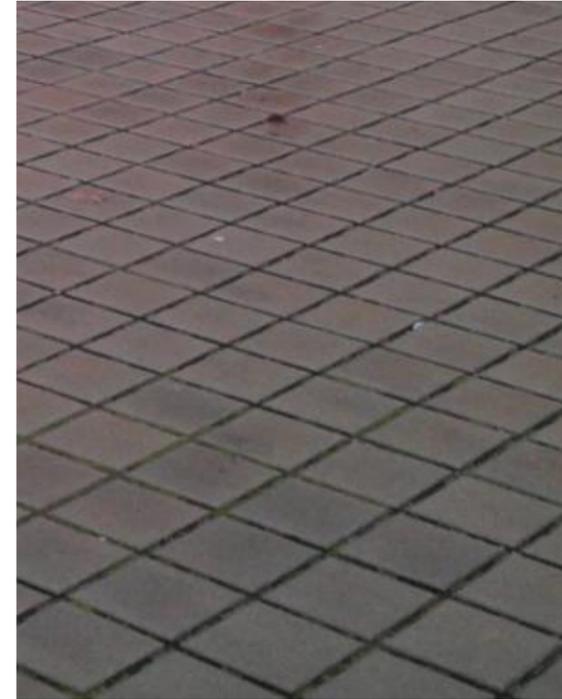




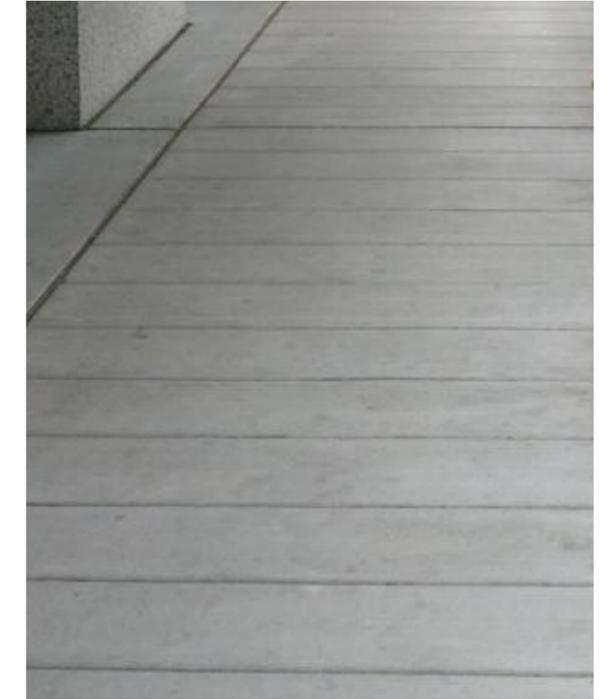
PAVING



STANDARD 2 X 2 CONCRETE PATTERN



CONCRETE UNIT PAVER



CUSTOM SCORE PATTERN



CONCRETE SEAT WALL



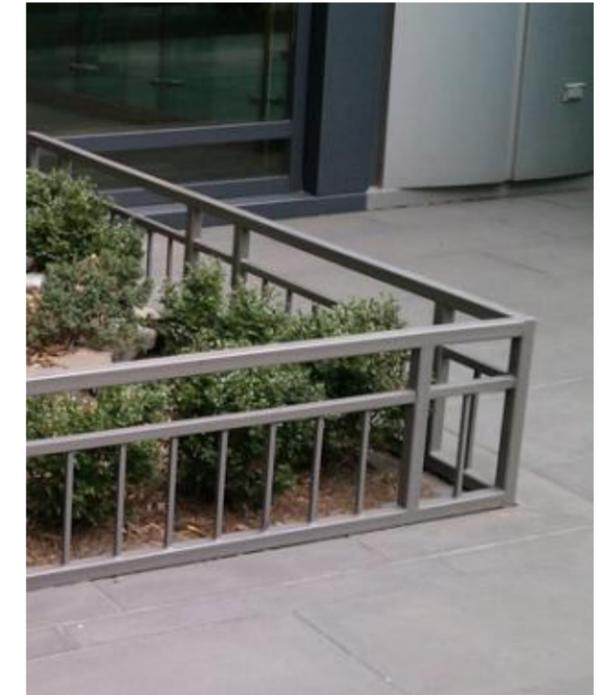
CONC. SEAT WALL W/ WOOD TOP



VERSATILE WOOD BENCH



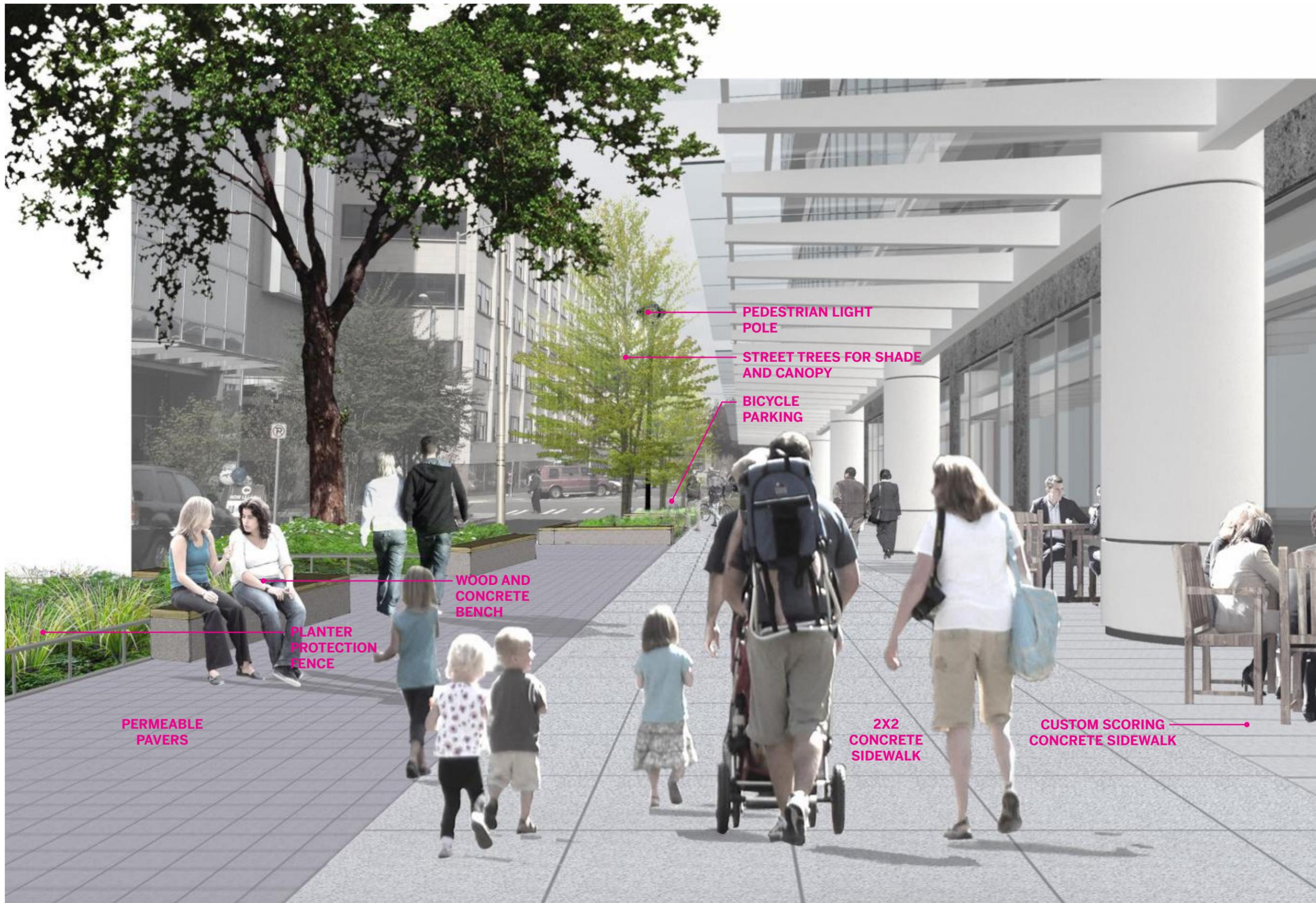
PED. SCALE POLE LIGHT



PLANTER PROTECTION FENCE



EXISTING



PERMEABLE  
PAVERS

PLANTER  
PROTECTION  
FENCE

WOOD AND  
CONCRETE  
BENCH

PEDESTRIAN LIGHT  
POLE

STREET TREES FOR SHADE  
AND CANOPY

BICYCLE  
PARKING

2X2  
CONCRETE  
SIDEWALK

CUSTOM SCORING  
CONCRETE SIDEWALK

PROPOSED



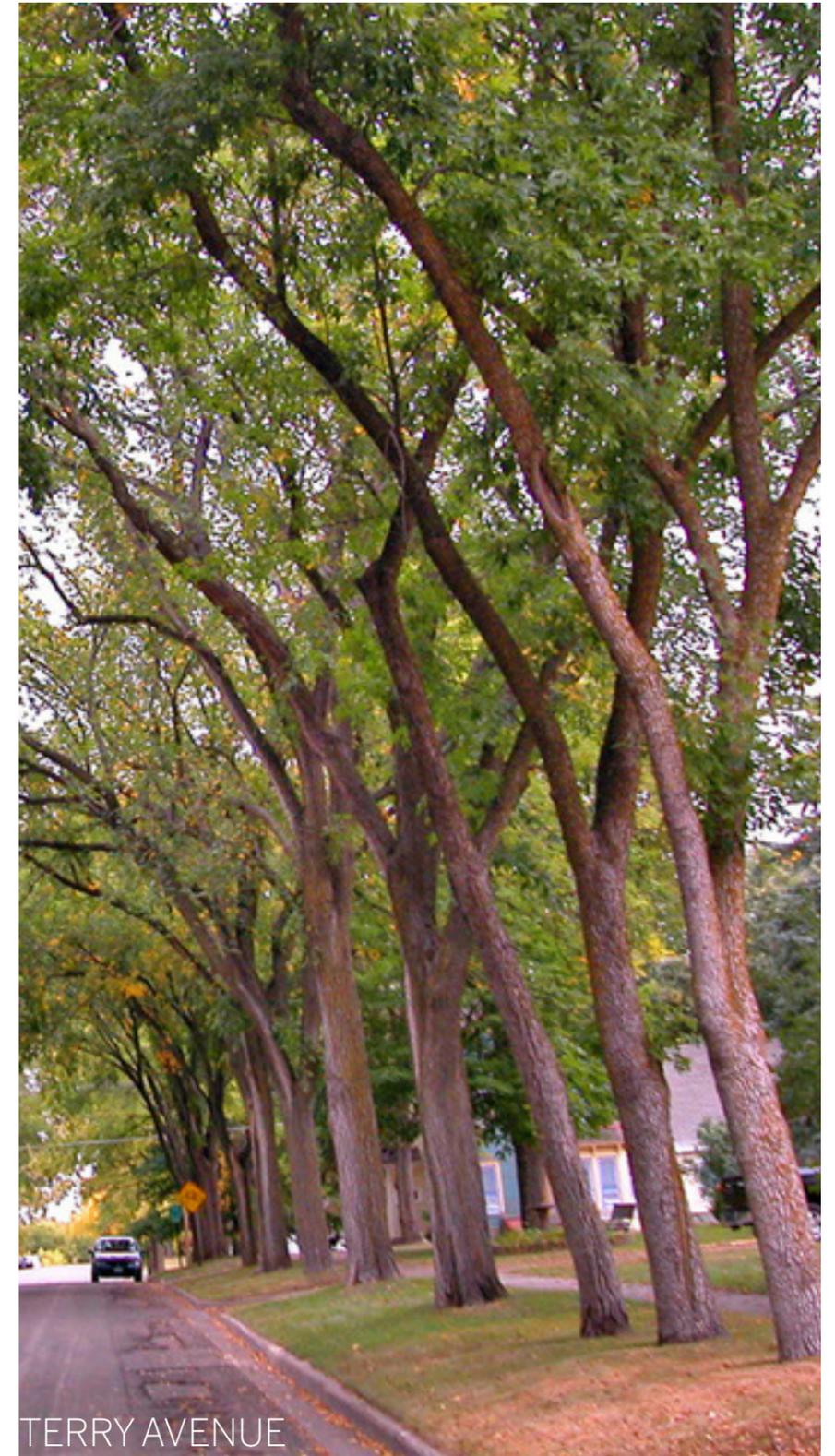
STEWART STREET

SCARLET OAK // QUERCUS COCCINEA



TERRY AVENUE

KATSURA TREE // CERCIDIPHYLLUM JAPONICUM



TERRY AVENUE

AMERICAN ELM // ULMUS AMERICANA



ROSE QUEEN BISHOP'S HAT  
*EPIMEDIUM X ROSE QUEEN*



REEVES SKIMMIA  
*SKIMMIA REEVESIANA*



JAPANESE SWEETFLAG  
*ACORUS GRAMINEUS*



FAIRY BELLS  
*DISPOROPSIS PERNYI*



SNOWY WOODRUSH  
*LUZULA NIVEA*



AUTUMN FERN  
*DRYOPTERIS ERYTHROSORA*



BUILDING COLUMN, TYP.      GLASS GUARDRAIL      PLANTER

LEVEL 3



REEVES SKIMMIA  
*SKIMMIA REEVESIANA*



LOW OREGON GRAPE  
*MAHONIA NERVOSA*



LILY TURF  
*LIRIOPE SPICATA*



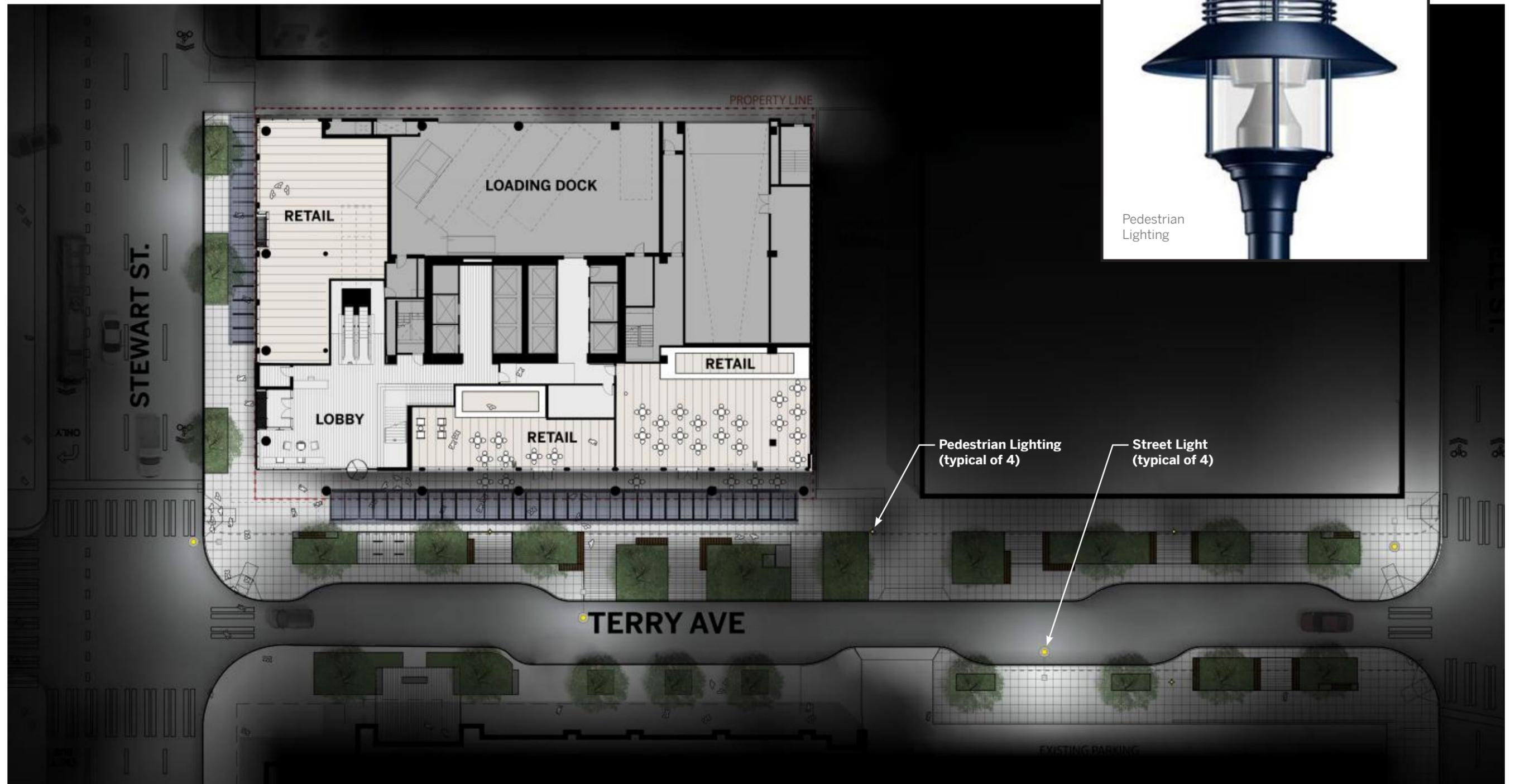
HIMALAYAN MAIDENHAIR FERN  
*ADIANTUM VENUSTUM*



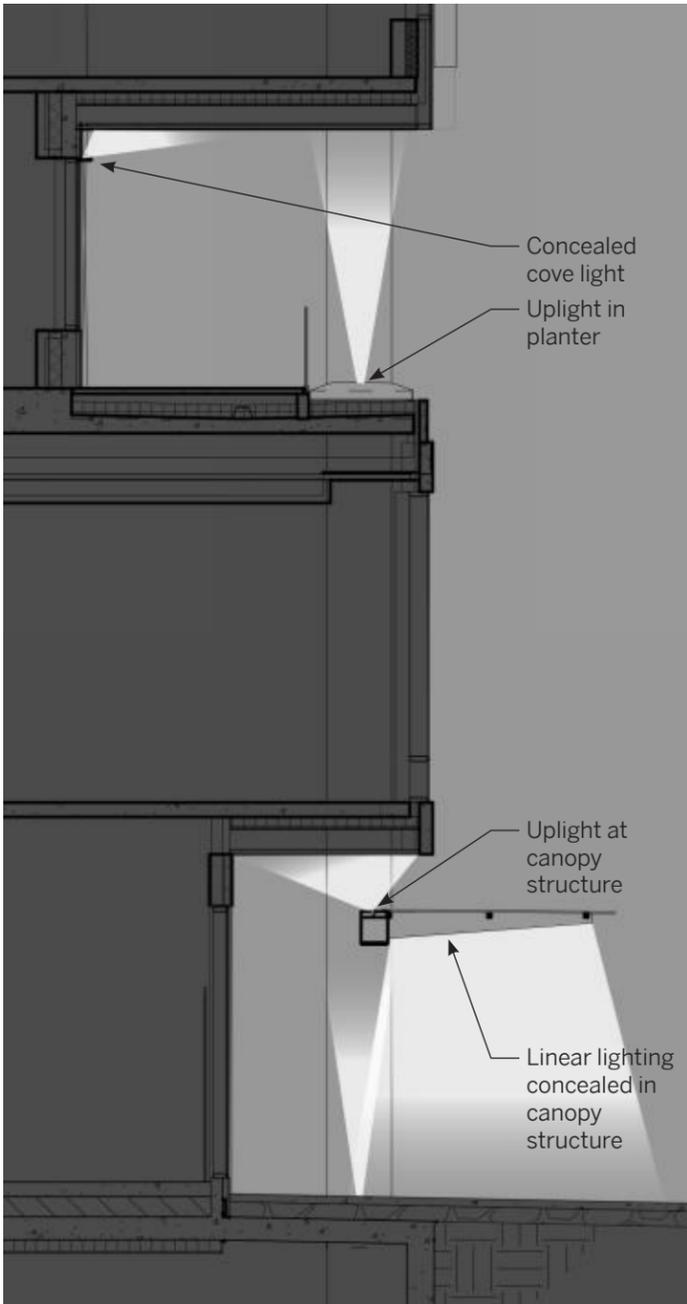
CHAIN FERN  
*WOODWARDIA UNIGEMMATA*



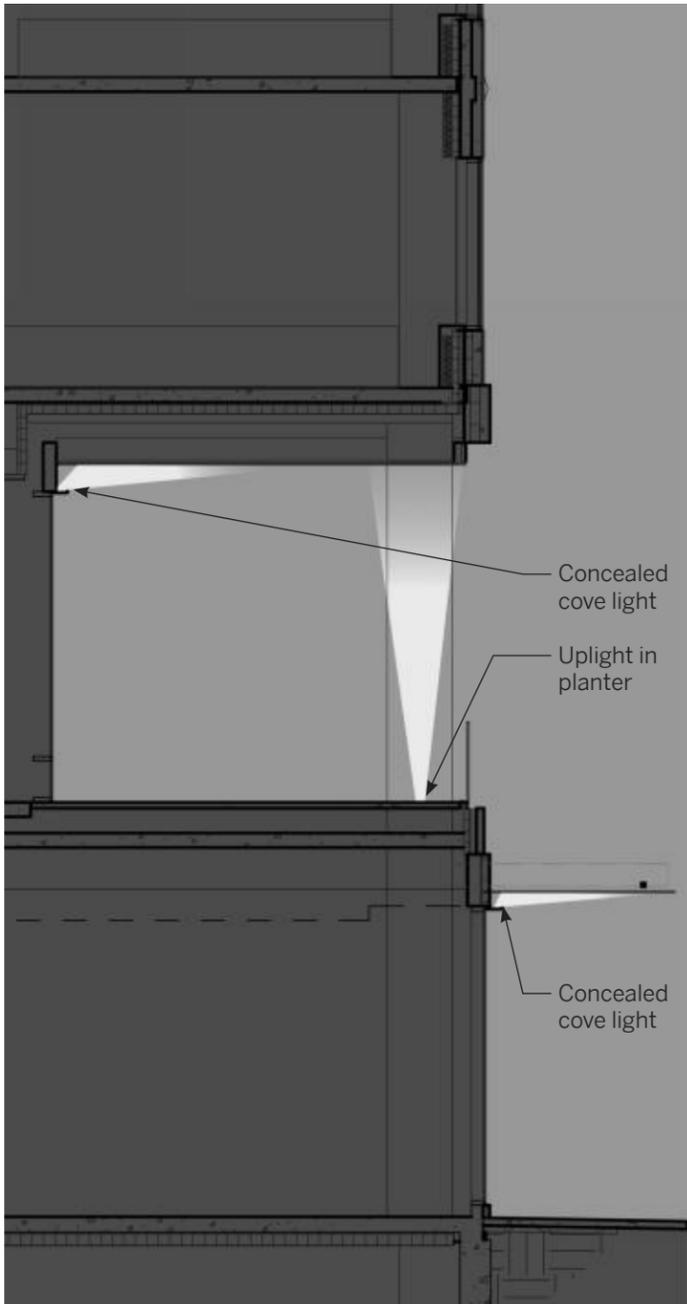
# SITE LIGHTING PLAN



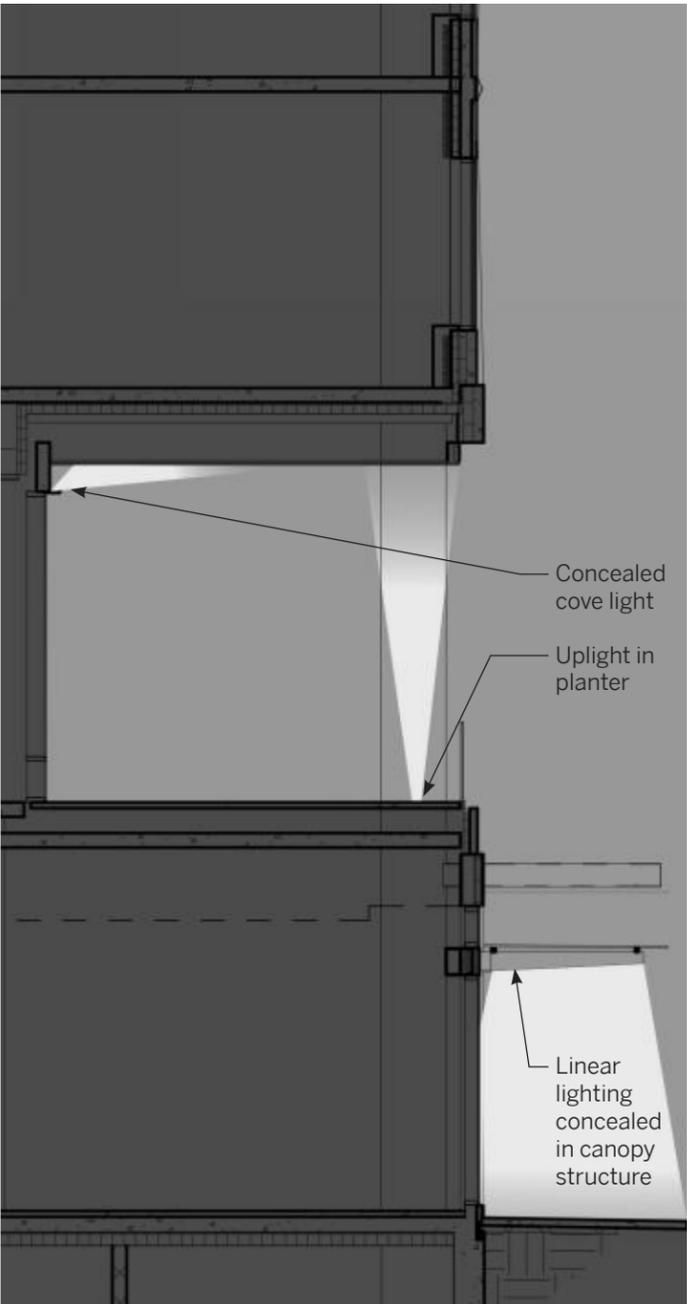
# BUILDING LIGHTING SECTIONS



Section at Terry Ave Retail



Section at Stewart St Entrance



Section at Stewart St Retail

Note: All lighting to be shielded and directed away from adjacent residential uses.

# DEPARTURE REQUESTS #1 & #2

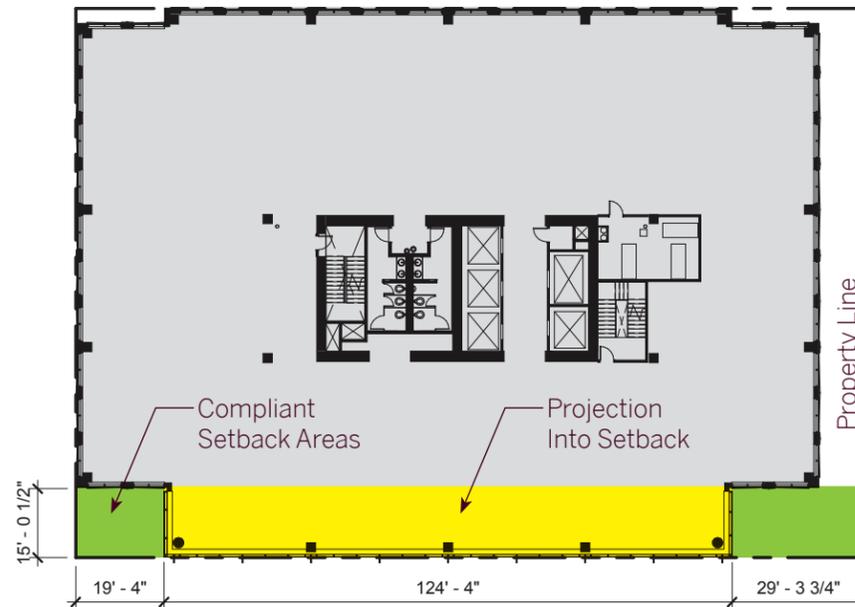
ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
1	23.49.056.F.4 Terry and 9th Avenues Green Street Setbacks.	In addition to the requirements of subsections 23.49.056.F.2 and 23.49.056.F.3, a 2 foot wide setback from the street lot line is required along the Terry and 9th Avenue Green Streets within the Denny Triangle Urban Center Village as shown on Exhibit F for 23.49.056. The Director may allow averaging of the setback requirement of this subsection 23.49.056.F.4.a to provide greater conformity with an approved green street plan.	Relief from upper and lower level green street setback at the Terry Avenue frontage. Modification of upper level setback represents 37% compliance with the code requirement by volume of setback provided.	The code would allow us to provide a 173' long unmodulated upper level with the required 15' Green Street setback. It is the intent of the design to provide a significant architectural gesture on the west façade by means of a 15' deep projection which would yield 37% compliance with the requirement. The proposal 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. Additionally the Board comments indicated that as this is not a 'view corridor' frontage this deviation had minimal impact to the street and was consistent with the ASPIRA street alignment.	<p>A-2 Enhance the skyline</p> <p>B-3 Reinforce the positive urban form &amp; attributes of the immediate area</p> <p>B-4 Design a well-proportioned &amp; unified building</p> <p>C-4 Reinforce building entries</p>
2	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."	In lieu of 2'-0" landscaped setback, 9'-0" hardscape setback under cover as a part of the overall Green Street design.	<p>Relief from the lower level setback would allow us to provide 9'-0" of enhanced pedestrian amenity (per EDG comments, design guideline B-3) as well as include additional street-level setbacks and green facade treatments at the 2nd and 3rd floors.</p> <p>Relief from the upper and lower level setbacks also includes developing the remaining sections of the Terry Avenue Green Street between Stewart St and Howell St. Refer to documents for extent.</p>	



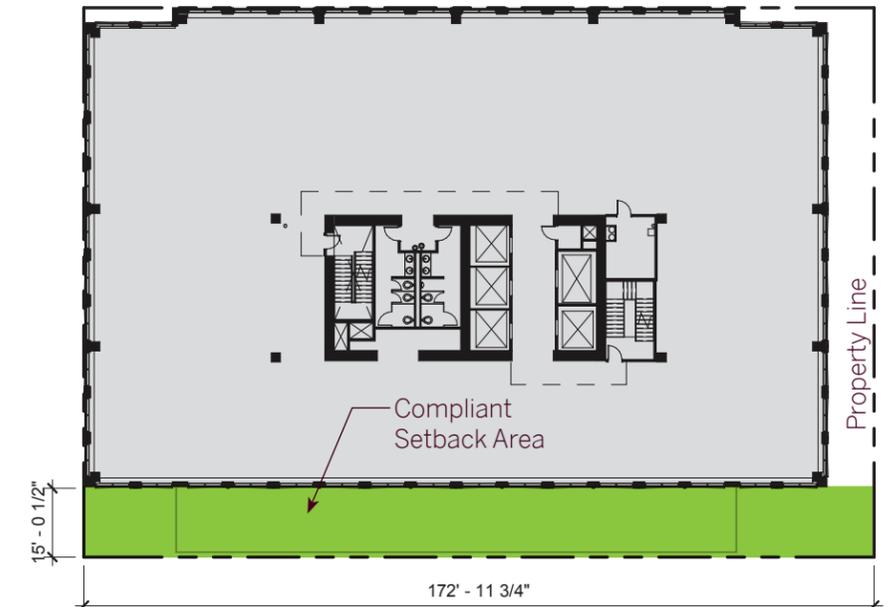
Massing Per Code  
No modulation required



Proposed Massing  
Modulation, recessed corners



Proposed Typical Tower Level



Proposed Massing Tower Level 21  
Levels 3 and 20 similar

# EDG NOTES & RESPONSES

At the Early Design Guidance meeting, the Board indicated support for this departure based on the following:

- The green street setback in this location is not influencing street end views
- The decreased setback on the northeast side of a Green Street will not overly shadow the linear park of the green street
- The volumetric impact on the green street is negligible, when viewed from each block end

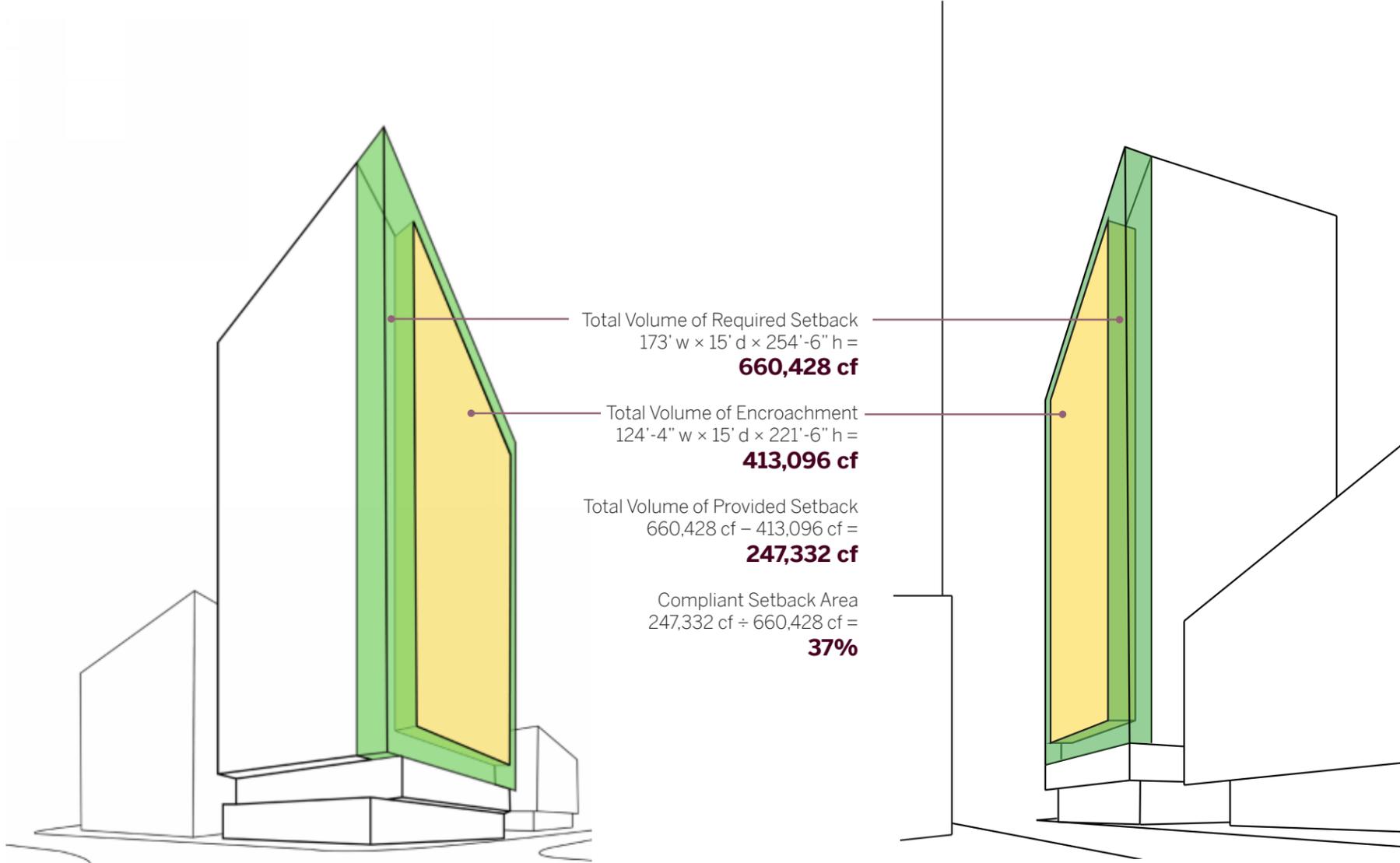
The Board added the following essential qualifiers to their preliminary support of the projection into the setback:

- The floor heights and setbacks up to level 4 should follow the section on pg 49  
**Response: The floor-to-floor heights and setbacks have been maintained. See page 56.**
- The two corner notches shown should remain or be even larger;  
**Response: The two corner notches remain at 15'-0" deep and 19'-4" wide. See plans on page 52.**
- Further explore the notch in the center of the projection;  
**Response: After studying the west façade, the design team decided to remove the shallow notch in favor of a relatively taut glass skin that would contrast with the more textured precast concrete facades.**
- The projection should be less than full height, especially if a taller tower;  
**Response: The projection stops two stories short of the full tower height rather than one story as shown at the EDG meeting. See page 56.**
- The material, glass and/or mullion patterns should be distinct for the projection, compared to the basic tower, to reinforce the reading of the projection as a distinct 'saddlebag'  
**Response: For the projection, a simple glass curtain wall was selected to contrast with the heavily textured and patterned precast concrete facades. See curtain wall on page 37 in contrast with precast on pages 35 and 36.**
- The projection should exhibit a relatively light and highly modulated character (deep mullions, sunshades, etc), compared to the more planer box beyond.

Response: The projection's simple curtain wall is modulated with a series of 12" deep glass fins at 15'-0" spacing.

The Board also linked their support of this Departure to the applicant's voluntary initiative to provide, at their cost, the construction of full Green Street improvements on both street sides between Howell Street and Stewart Street, except the portion already complete.

**Response: The expanded green street improvements have been maintained and are currently at 60% SIP submittal with SDOT. See green street plan on page 39.**

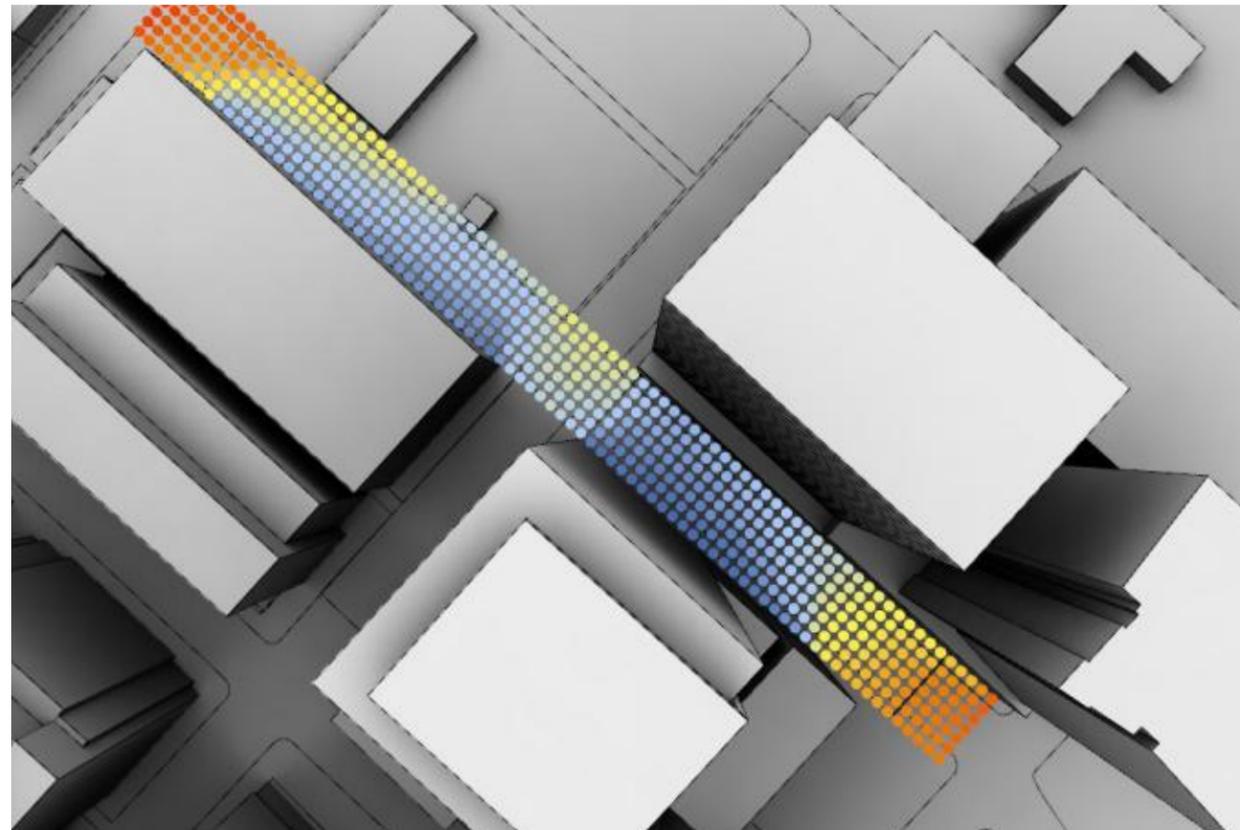


View from Stewart and Terry

View from Howell and Terry

# GREEN STREET SOLAR IRRADIATION STUDIES

Green Street Grid at Eye Level  
Cumulative Sky Method with Radiance

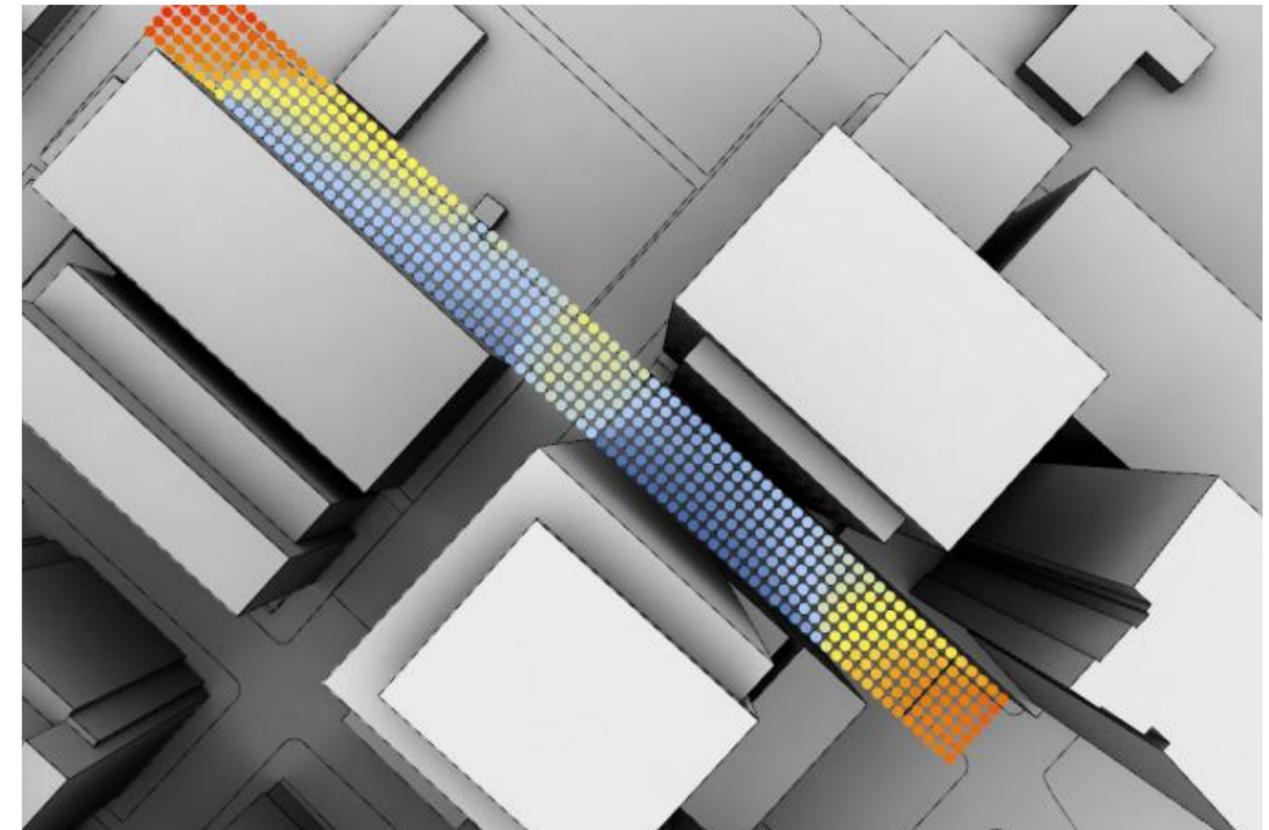


**M: 2,571,015 KWH/YR**

Massing Per Code

Fully code compliant

Baseline Irradiation Level = **100%**



**M: 2,569,695 KWH/YR**

Proposed Massing

Partial 15'-0" encroachment into setback

Irradiation Level = **99.9%** of Baseline



**SOLAR IRRADIATION : KWH/M<sup>2</sup> PER YR**

# SUN & SHADOW ANALYSIS

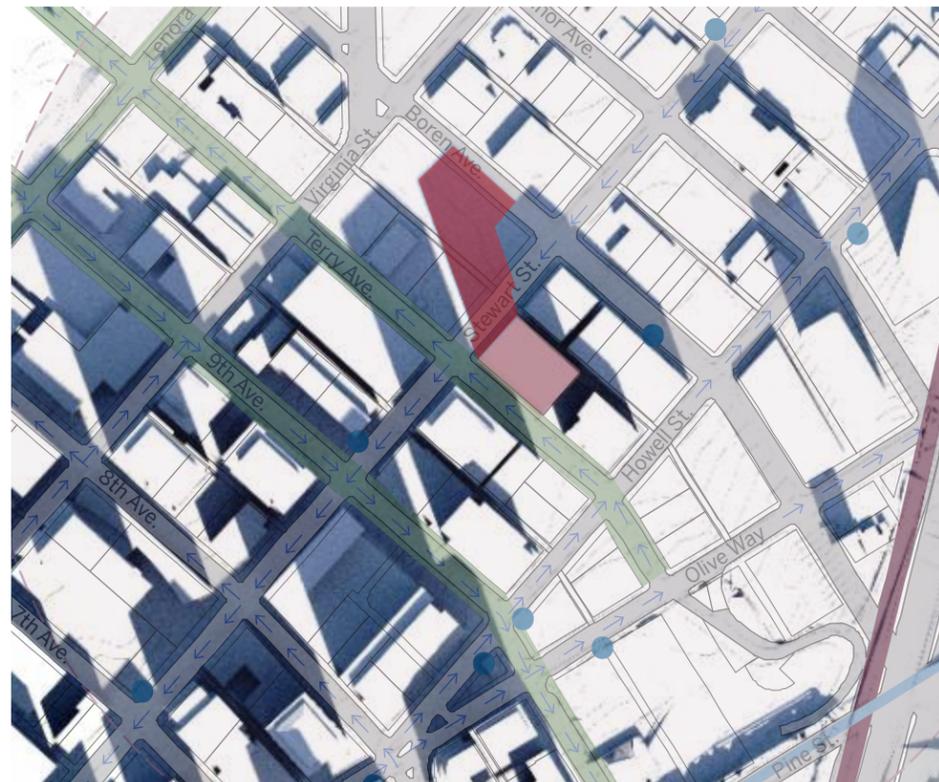
March / September 21



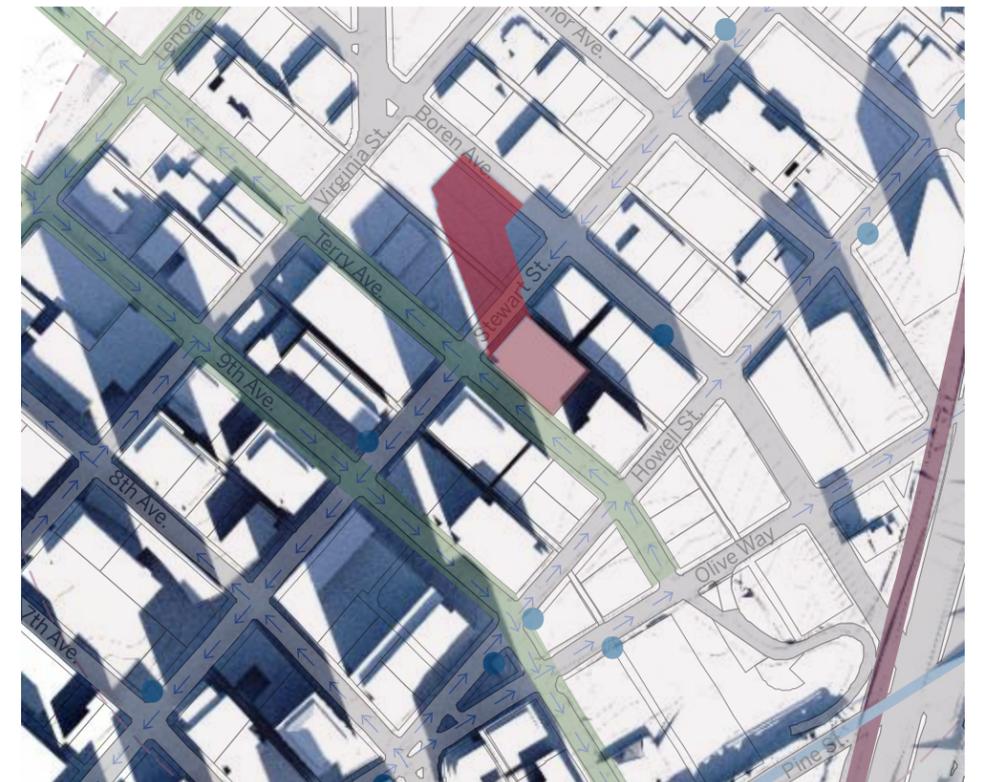
10:00 AM **Massing per code**



10:00 AM **Proposed Massing**



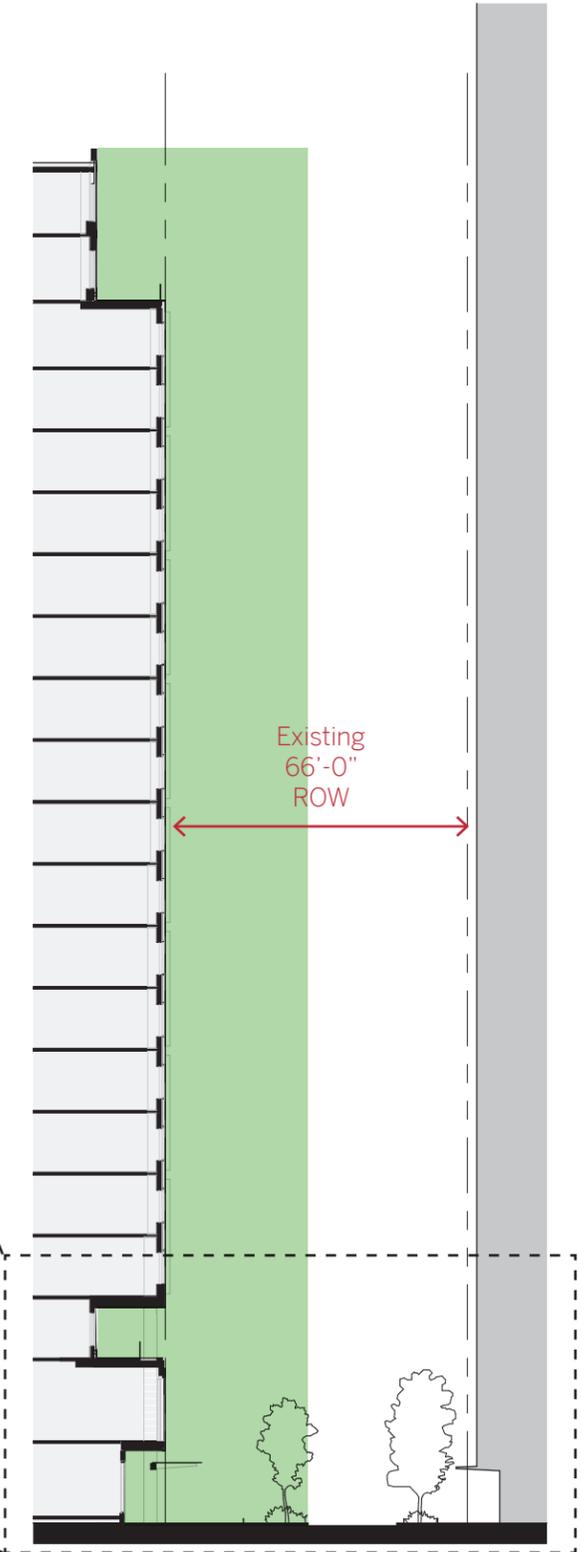
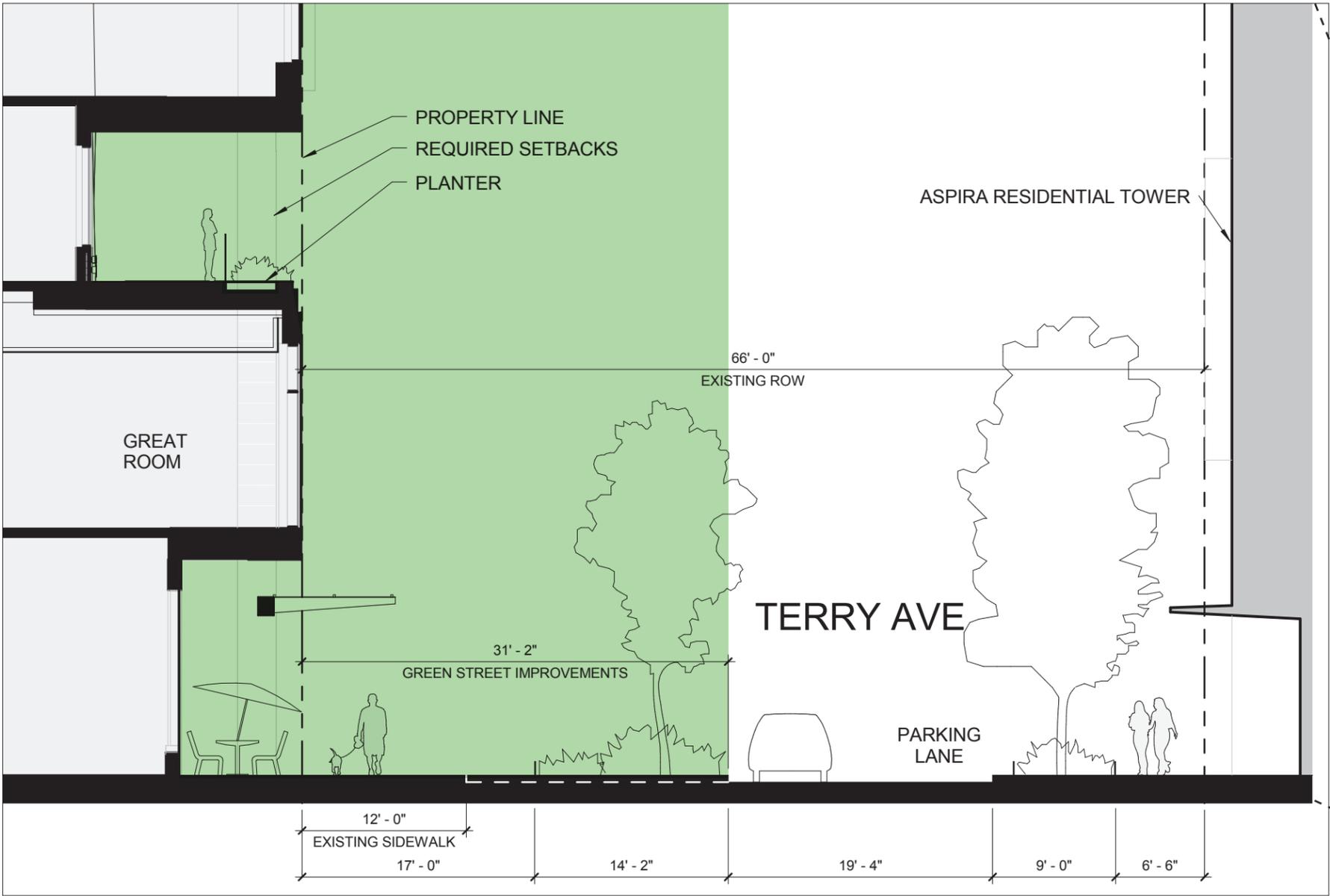
12:00 PM **Massing per code**



12:00 PM **Proposed Massing**

# GREEN STREET SECTION AT TERRY AVE

## PROPOSED UPPER LEVEL GREEN STREET SETBACK

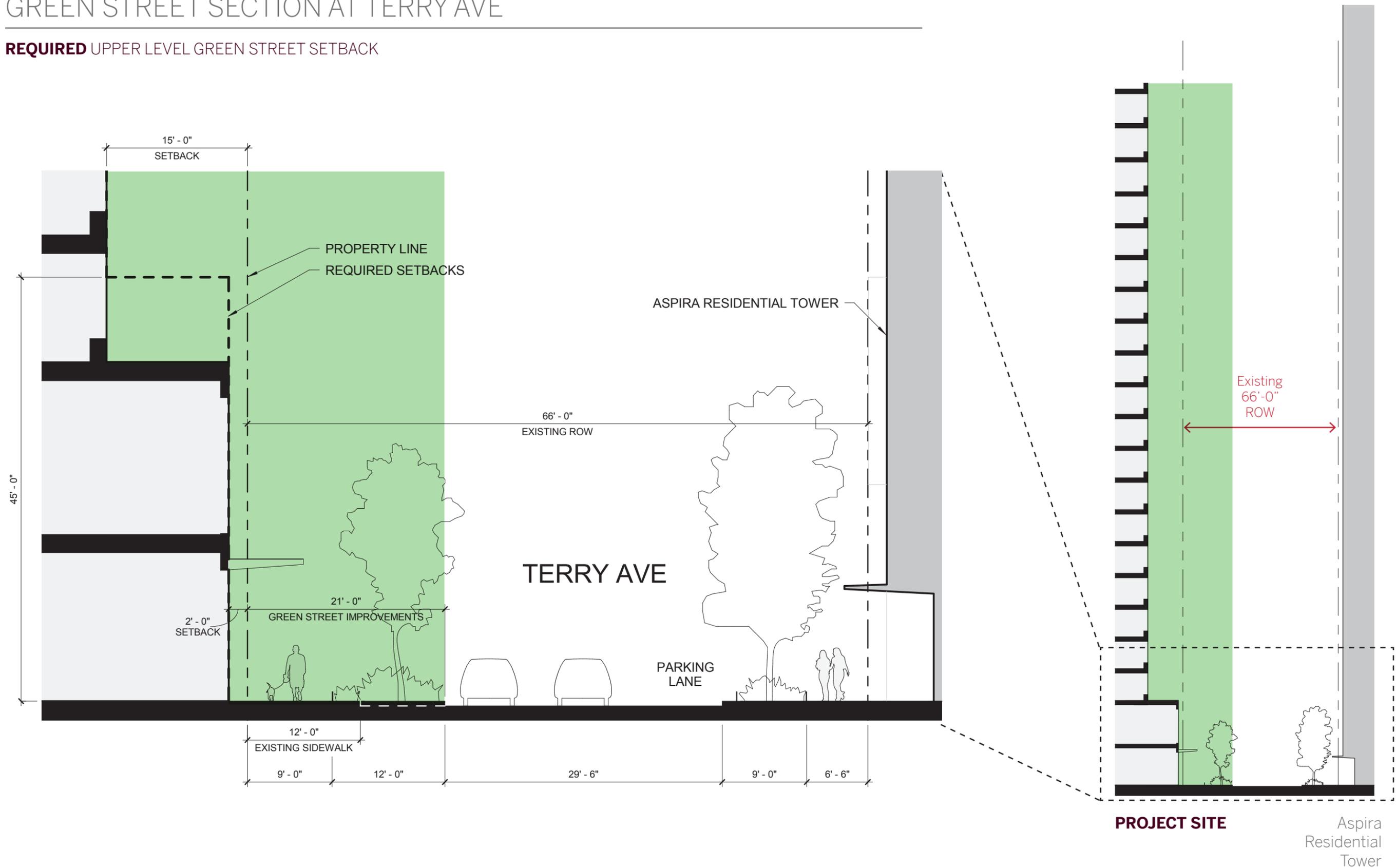


PROJECT SITE

Aspira Residential Tower

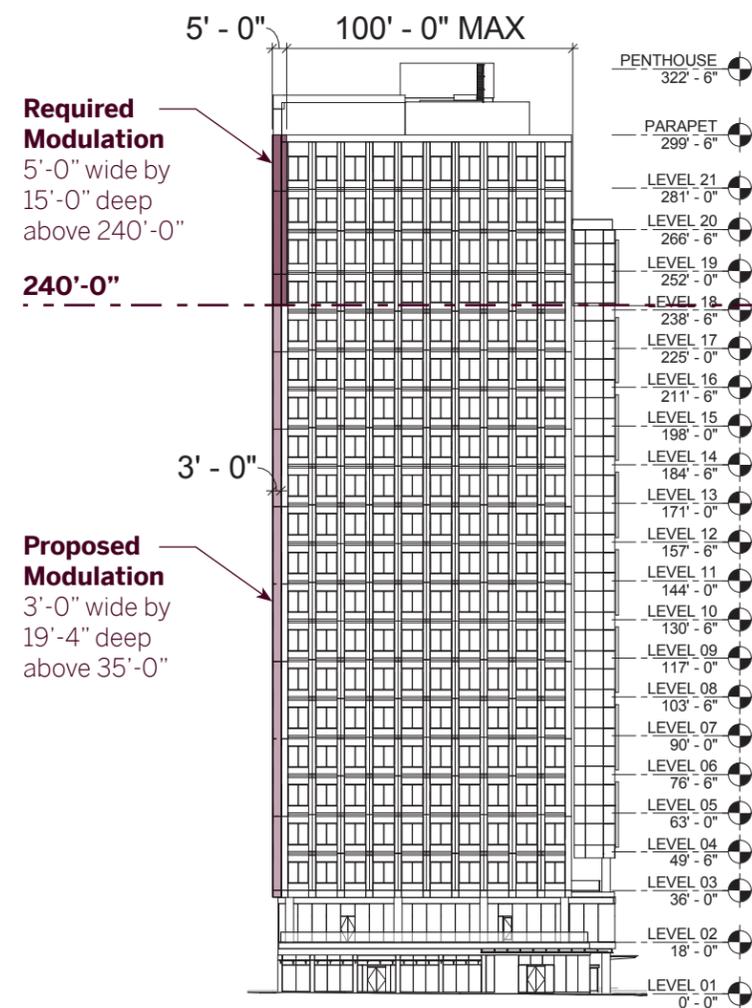
# GREEN STREET SECTION AT TERRY AVE

## REQUIRED UPPER LEVEL GREEN STREET SETBACK

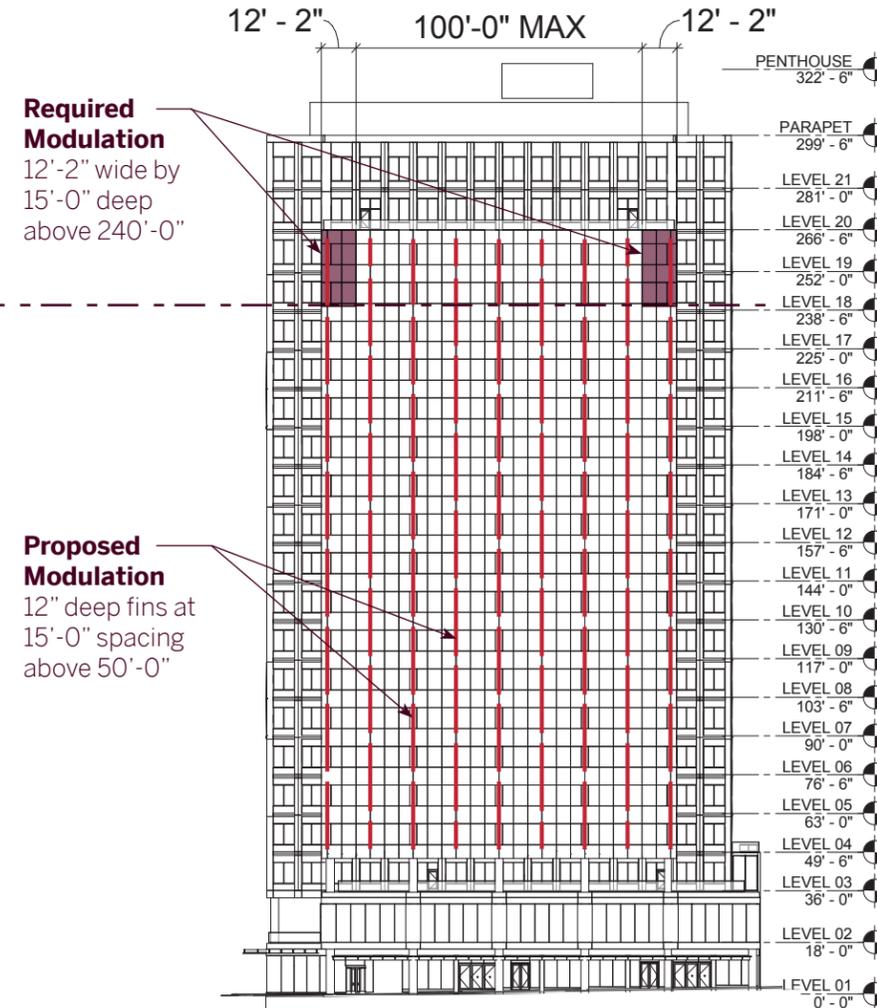


# DEPARTURE REQUEST #3

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
3	23.49.058.B Facade Modulation.	Maximum length of un-modulated facade within 15' of street property line: Elevation 241 to 500 feet = 100 feet max.	Relief from upper level modulation; allow façade length greater than 100 feet but less than 125 feet, without 15' deep modulation.	The intent of the design is to provide a significant architectural expression on Terry Avenue. The upper level modulation requirement erodes the impact of that gesture weakening the strength of the overall design. Inclusion of this modulation on Stewart Street is additionally challenged as this facade is significantly narrower and would detract from the strong geometry of the tower element. The proposed modulation narrows the entire north facade by 3 feet rather than carving out an upper corner notch.	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



North Elevation (Stewart St)



West Elevation (Terry Ave)



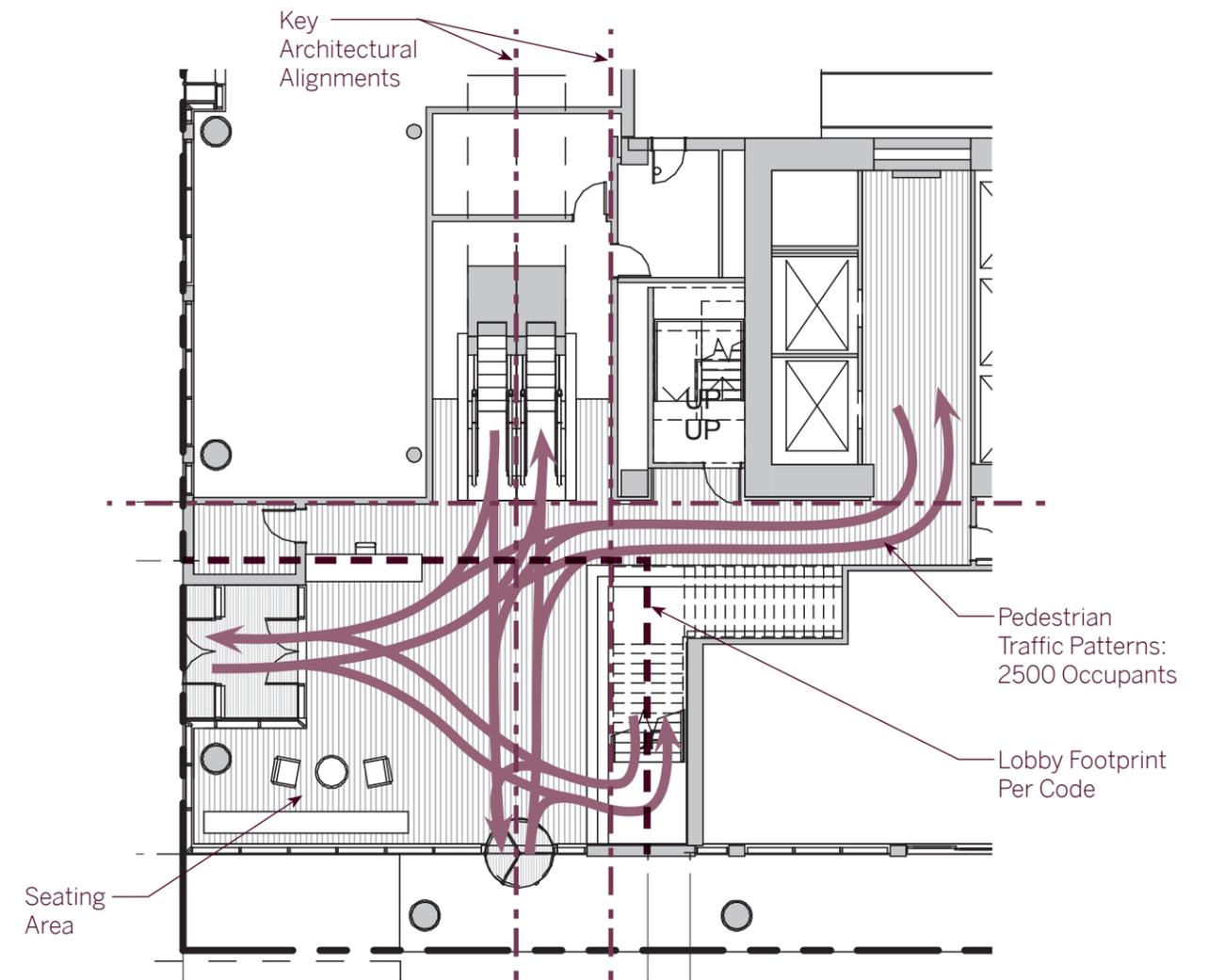
Perspective View

# DEPARTURE REQUEST #4

ITEM #	DEVELOPMENT STANDARD	REQUIREMENT	MODIFICATION REQUESTED	RATIONALE	DOWNTOWN DESIGN GUIDELINES REINFORCED
4	23.49.009.B.1 Street Level Use Requirements, General Standards	A minimum of seventy-five (75) percent of each street frontage at street-level where street level uses are required must be occupied by uses listed in subsection A. The remaining twenty-five (25) percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.	Relief from 75% street level use to an average of 70% street-level facade balanced between the Stewart St./Terry Avenue frontage	Relief from the street level use is based on the EDG review comments, design guidelines C-1, D-1 and D-3, requesting that the project strengthen the link between the ground level lobby and the flexible 'great room' space. Due to the modulation being provided at levels 1 and 2, and the green street development, there is less than the typical frontage available to meet the requirement. The intent of the design is to enhance the lobby entry experience and visibility to the pedestrian way by maintaining key alignments of architectural features and providing a gracious entry experience. Relief from this requirement would help us achieve this goal.	C-1 Promote Pedestrian Interaction C-4 Reinforce building entries D-1 Provide inviting & usable open space D-3 Provide elements that define the place



Level 1 Plan



Enlarged Lobby Plan