



2301 7th Avenue  
DRB Response - REC Meeting #2  
Date: February 11, 2020  
SDCI Project Number: 3034280-LU



## Contents

2	Table of Contents
3	Project Information
4	Summary: DRB Guidance and Applicant Response
7	DRB Response:#2- Ground Plane and Pedestrian Experience: Guidance Summary Site Plan Comparison Design Guidelines Summary
11	DRB Response:#3- Podium Massing and Expression: Guidance Summary 3 a.b. Applicant Response Details and Diagram 3 c. Applicant Response Details and Diagram s, M, L Concept and Diagram Studies Design Guidelines Summary
18	DRB Response:#5- Context: Guidance Summary Neighborhood Context Site Plan Neighborhood Context 3D Full Block Context Comparison Full Block Program Comparison Full Block Material Comparison Context Renderings
25	Updated Design - Comparison Renderings:
37	Departures: Departure Summary Departure #1 - <b>23.49.058B</b> <i>Upper Level Development Standards</i> Departure #2 - <b>23.49.056</b> <i>Street Facade, Landscaping, and Street Setbacks B. Facade Setback Limit</i> Departure #3 - <b>23.49.056</b> <i>Street Facade, Landscaping, and Street Setbacks A. Minimum Facade Heights</i> Departure #4 - <b>23.49.056</b> <i>Street Facade, Landscaping, and Street Setbacks A. Minimum Facade Heights</i> Departure #5 - <b>23.49.018</b> <i>Continuous Overhead Weather Protection</i>

## Package Overview:

This package is in response to DRB comments from the September 24th, 2019 REC meeting with the goal of addressing all the comments and concerns from that meeting. The specific DRB comments and applicant responses are summarized on pages 4 and 5. Subsequently, each specific DRB comment has a response through graphics and text.





**Project Information**

**Property Address** 2301 7th Avenue  
Seattle, WA 98121

**SDCI Project Number** 3034280-LU

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**Development Summary** This applicant proposes to build a 42-story structure with 1,361,641 square feet of total construction, including approximately 315,823 SF of Office use, 9,521 SF of Retail use, and approximately 661 Residential Units. Parking for 544 cars will be provided below grade for 7 levels. Primary pedestrian entries for the project will be along Bell Street and Battery Street for Residential use and along 7th Avenue for Office use. Automobile entries will be from the alley bordering Bell Street and Battery Street. Four loading berths and trash and recycling facilities will also be accessible from the alley.

## DRB Guidance - SDCI notes of 09/24/2019 Rec. Meeting

### 1. The Revised Design:

The Board noted that there were many aspects of the design that continued to meet criteria in the Design Guidelines identified at the previous meeting when the Board first recommended approval of the design. The Board agreed that there were additional elements that required further development and directed the applicant to return for a second recommendation meeting.

### 2. Ground Plane and Pedestrian Experience:

- a. The Board agreed that minor revisions to the ground floor were consistent with the previously approved design and that the elimination of the above grade parking was a positive improvement. (C-1, D-1, E-1)
- b. The Board directed the applicant to demonstrate the **alignments of paving patterns** with ground floor programming and entries. (C-4)

### 3. Podium Massing and Expression:

- a. The Board agreed that the increase in the height and mass of the podium in combination with the loss of the **differently expressed programmatic elements** resulted in a composition that was less successful in breaking down the scale of the podium and had negatively impacted its relationship to the tower in terms of proportion and coherence and overall composition. (B-2, B-4)
- b. The Board noted that one of the successful aspects of the previously approved design was the **relationship between the 'block' towers and the podium**, and the scale-mitigating effect of the towers 'stepping' into the podium. They noted that the larger base block and changed proportions had weakened this effect and that further development and articulation of the composition would be needed. (B-4, C-2)
- c. On the Alley side, the board agreed that the **reduction in the number of distinct expressions** had similarly diminished the degree of recognizable modulation and coherence of the larger composition. The Board noted in particular the strength of the distinctive floor-to-ceiling glazing (p.7), now replaced with a continuous field of horizontal glass and spandrels. The Board recognized the underlying programmatic changes and agreed that their identification of this issue isn't a request to restore the previous articulation, but rather to **recompose the elements** in a manner that would create a coherent and well-proportioned composition, **comparable in quality to the previous design**. (B-4, C-2, C-6)
- d. The Board stated that **support for the departure request** on modulation would be **contingent on the successful resolution** of the issues identified above, noting that the number, scale and composition of notches should be carefully considered. (B-1, B-2)

### 4. Tower Articulation:

- a. The Board had a wide-ranging discussion of the changes to the towers but agreed that the revised design continued to be well proportioned and unified and noted that the change in roof form was a well resolved response to the change in tower expression. (A-2, B-4)
- b. The Board agreed that the additional texture and detail provided by the change in cladding system and additional balconies was a positive improvement. (C-2, B-4)

### 5. Context:

- a. The Board agreed that they required design related **information about the neighboring project** in order to fully evaluate the revised design. The Board directed the applicant to include that information for the next meeting. (A-1, B-2, B-3, C-6)

## Summary of Applicant Response to DRB Guidelines

### **1. The Revised Design:**

No specific action required.

### **2. Ground Plane and Pedestrian Experience: (C-1, D-1, E-1, C-4)**

- a. Paving patterns and planter locations have been aligned with ground floor programming and entries, while taking into consideration street trees, lighting, and furnishing locations.

### **3. Podium Massing and Expression: (B-1, B-2, B-4, C-2, C-6)**

- a. b. In order to 1.) breakdown the scale of the podium into more “differently expressed elements” and 2.) build a better relationship between said podium and “block” towers similar to the MUP Approved Design, the applicant did the following:

1. **Re-Proportioned the 7th Avenue podium blocks/cubes** keeping with the Approved MUP design strategies- helping the podium blocks/cubes read less “stretched”.
2. **Increased terracotta detailing in amount and relief** on the Bell and Battery Street sides, better defining these lower podium bookends.
3. **Added darker glazing and shadow box detailing** in podium recesses to provide more contrast between the block/cube edges.
4. **Added metal panel details** on the alley-side breaking the podium composition into 5 distinct elements.
5. **Added vertical scoring detail** on upper podium to reiterate the separation between the lower and upper podiums.

- c. On alley-side, to continue the break down of the podium, reestablish more **distinct expressions** and create a **better composition** comparable to the previous **MUP Approved Design (April 11, 2017 SDCI #3019371)**, the applicant did the following:

6. **Stepped back building** at levels 10 and 11 by 4’ (removing approximately 1,900 s.f.) reducing Block-V’s massing impact to the adjacent property.
2. **Increased terracotta detailing in amount and relief** on the Bell and Battery Street sides, better defining these lower podium bookends.
4. **Added metal panel details** on the alley-side breaking the podium composition into 5 distinct elements.
5. **Added vertical scoring detail** on upper podium to reiterate the separation between the lower and upper podiums.

- d. To gain board support for the modulation departure request, the applicant did the following:

The combination of the responses above directly addresses the concerns/guidance given by the board by reducing the overall impact of Block-V’s podium to the 2326 6th Avenue project and continuing the **s, M, L** design concept shepherded through the SDCI design review process from EDG through to a **MUP Approved Design (April 11, 2017 #3019371)**.

### **4. Tower Articulation: (A-2, B-4, C-2)**

- a. b. No specific action required.

### **5. Context: (A-1, B-2, B-3, C-6)**

- a. Additional exhibits like renderings, and sections will be incorporated into the DRB response packet.

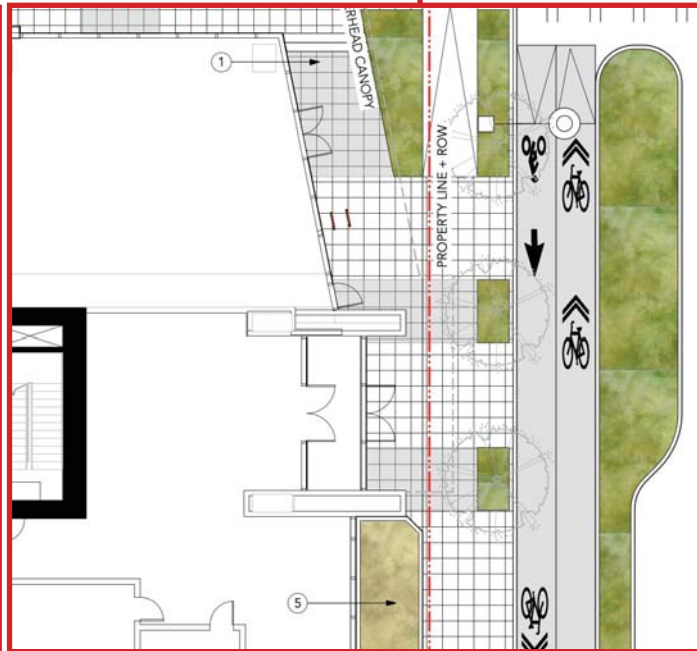
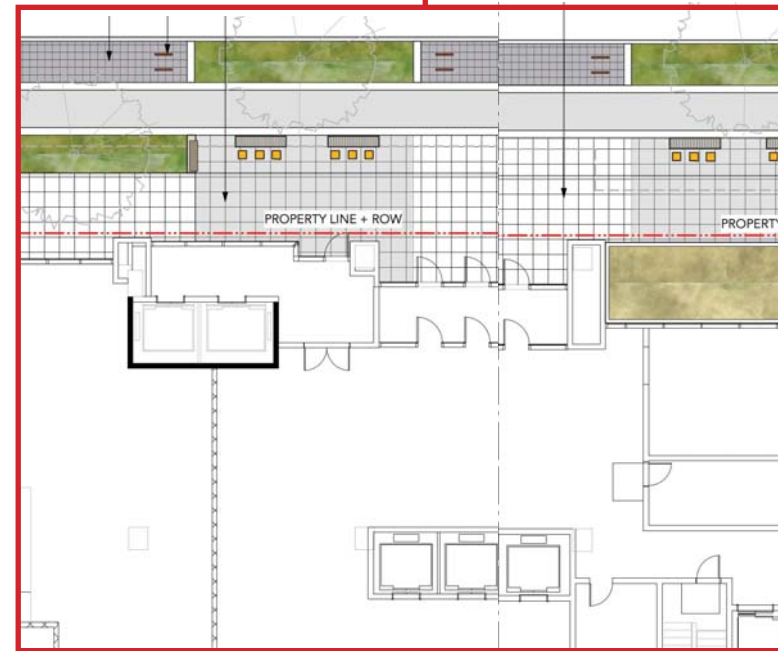
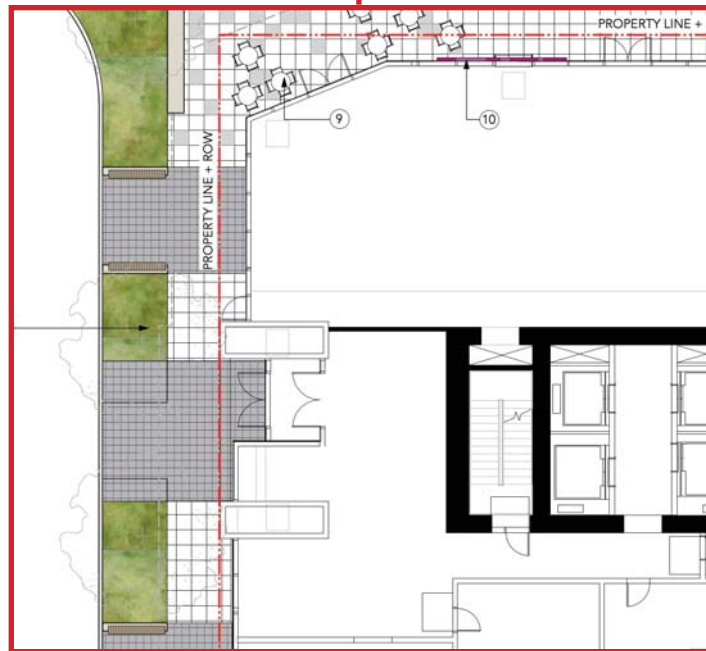
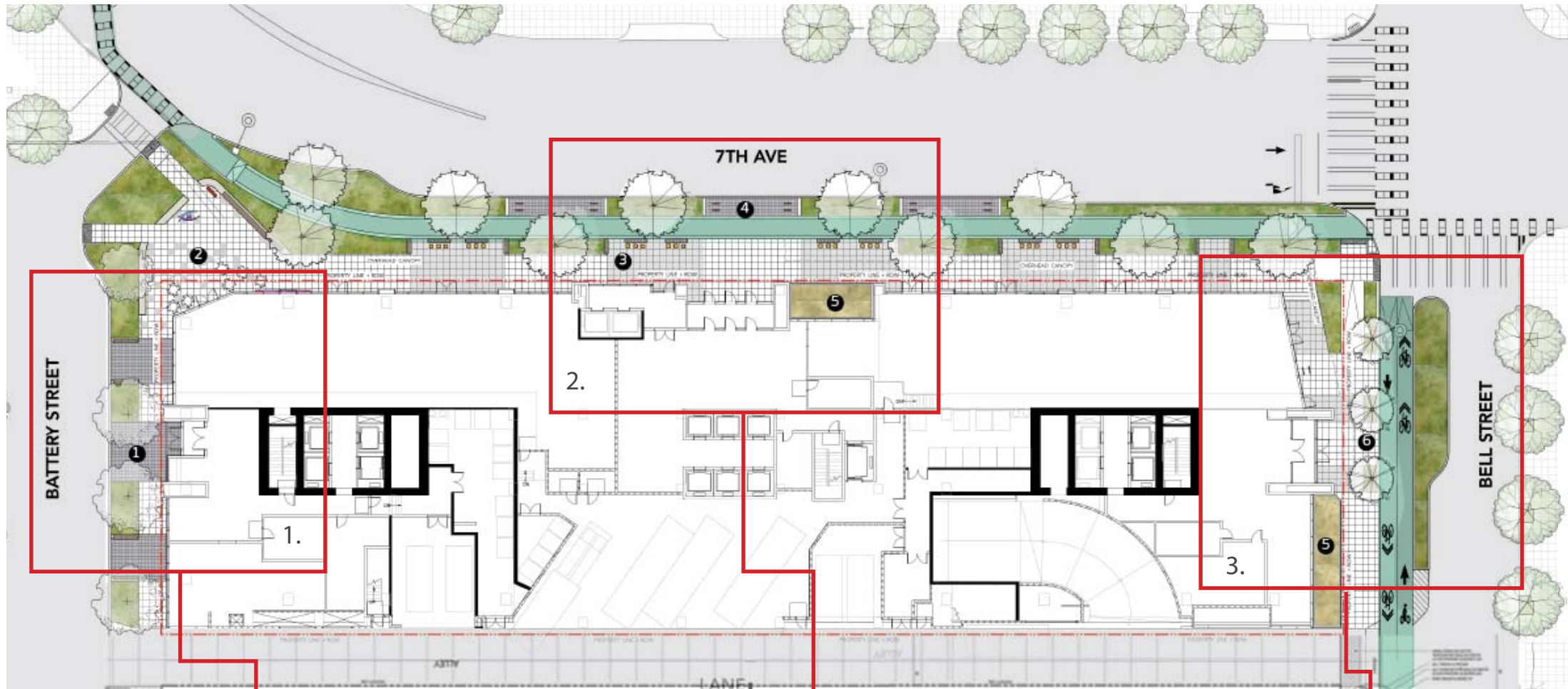
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# DRB Response: 2. Ground Plane and Pedestrian Experience

(C-1, D-1, E-1, C-4)

- a. Paving patterns and planter locations have been aligned with ground floor programming and entries, while taking into consideration street tree, lighting and furnishing locations.

Site Plan



1. Battery Street Entry

2. 7th Avenue Entry

3. Bell Street Entry

Previous Design - September 24, 2019



Site Plan

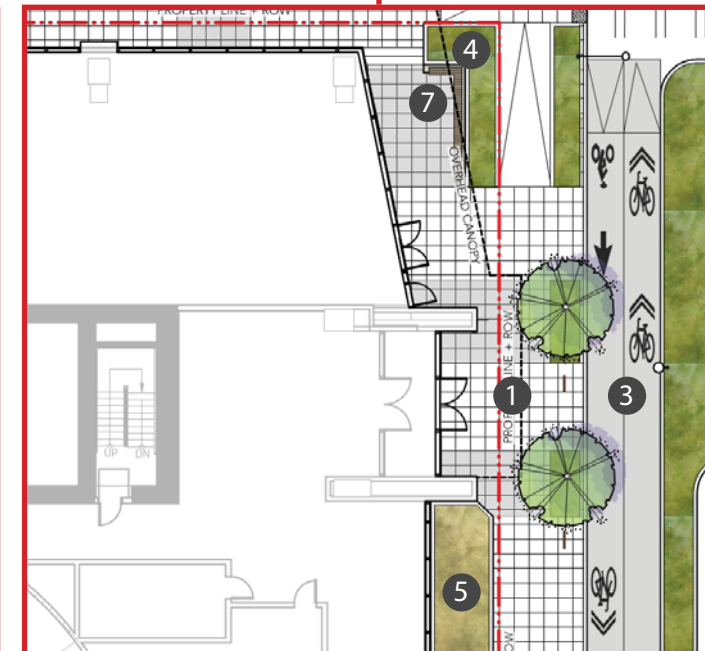
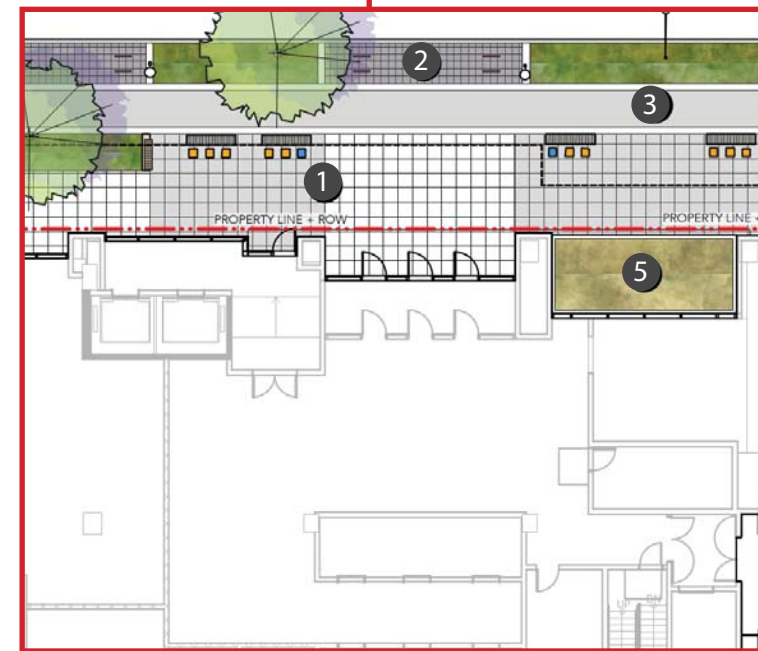
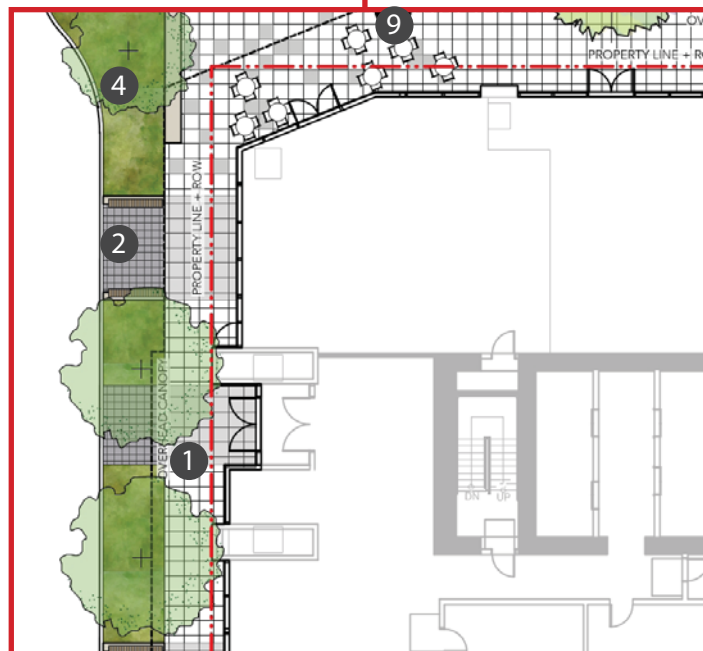
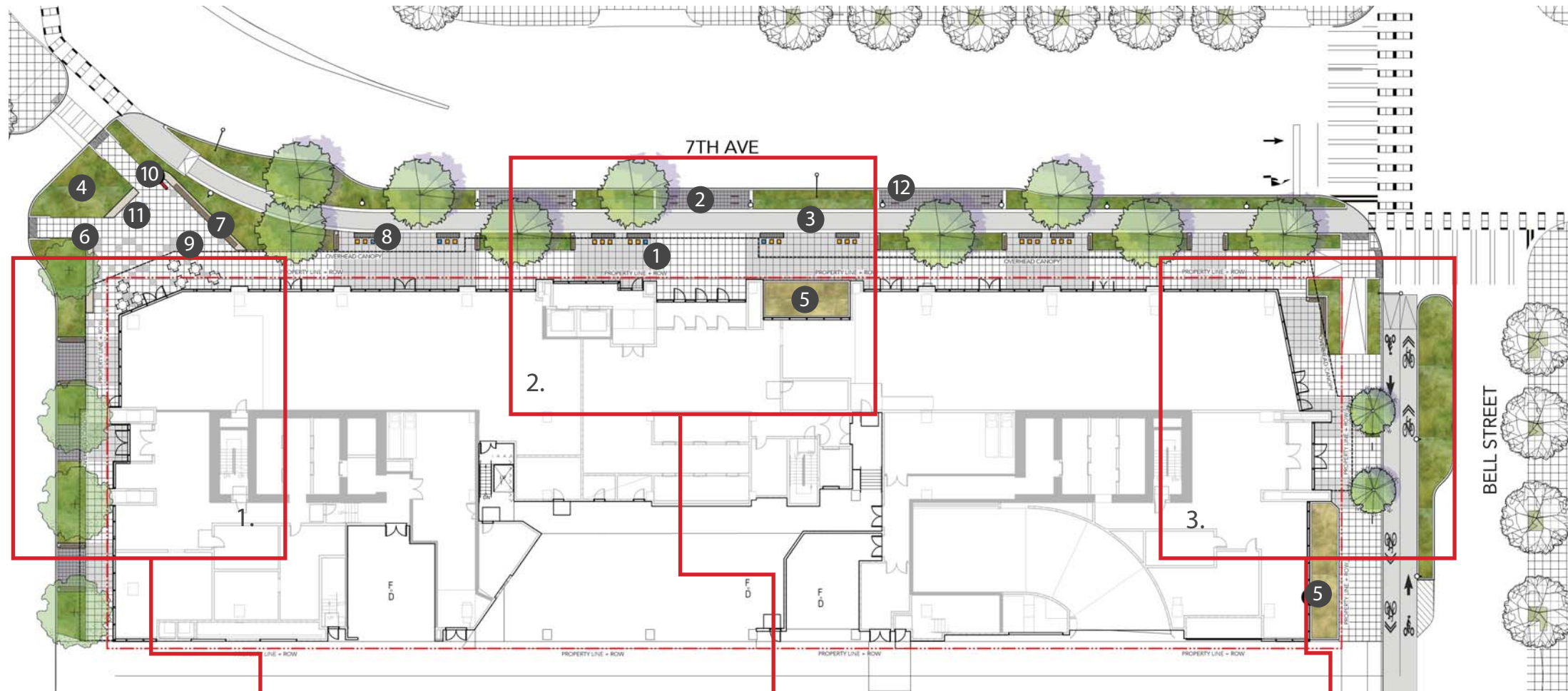
2. Ground Plane and Pedestrian Experience:  
(C-1, D-1, E-1, C-4)

Summary of DRB Guidance:

b. The Board directed the applicant to demonstrate the **alignments of paving patterns** with ground floor programming and entries. (C-4)

Applicant Response:

• Paving patterns and planter locations have been aligned with ground floor programming and entries, while taking into consideration street tree, lighting and furnishing locations, as well as Architectural building columns/forms.



1. Battery Street Entry

2. 7th Avenue Entry

3. Bell Street Entry

GROUND LEVEL LAYOUT + MATERIALS LEGEND

SYMBOL	DESCRIPTION
1	PAVING TYPE 1: ONSITE/OFFSITE PAVING 2' x 2' CIP Concrete per SDOT Standards. Color varies: Natural + Charcoal as shown
2	PAVING TYPE 2: ACCENT PAVING (OFFSITE) CIP Concrete per SDOT Standards with Integral color 1' x 1' non-standard scoring / finish
3	PAVING TYPE 3 - BIKE PATH Asphalt with 6" thick, broom finish concrete retaining curbs, flush with asphalt, refer to civil drawings
4	IN-GROUND LANDSCAPE BED Min. soil depth 24" for shrubs, 36" for trees on scarified sub-grade
5	IN-GROUND BIOFILTRATION SWALE Non-infiltrating bioretention facility with exposed concrete walls, 18" min. bioretention soil as per CoS Standards
6	SEATING TYPE 1: CONCRETE SEAT WALL 18" HT. CIP concrete seat wall, architectural finish
7	SEATING TYPE 2: 18" HT. Concrete Seat wall, architectural finish with thermally modified wood top
8	SEATING TYPE 3: Streetscape cube lit seating and custom metal table; select cubicles - wheelchair accessible
9	SEATING TYPE 3: Cafe Style Seating, By Owner
10	DIGITAL MEDIA SIGN Material, HT., TBD
11	PUBLIC ART - "PROPOSED PUBLIC ART" TBD
12	BIKE RACK MultiCITY Bike Rack by Landscape Forms
(Dashed Box)	ARCHITECTURAL CANOPY Above - Refer to architecture
(Tree Symbol)	PROPOSED TREES

Proposed Design - February 11, 2020

**Ground Plane and Pedestrian Experience Design Guidelines Summary**



**C-1 Promote Pedestrian Interaction:**

Spaces for street levels uses should engage pedestrian with activities. Sidewalk-related spaces appear safe, welcoming, and open to the general public.

*– Seating opportunities, signage, bike racks and potential public art encourage pedestrian use and streetscape activation. Year-round texture and colour provide welcoming public spaces for all users.*



**C-4 Reinforce Building Entries:**

To promote pedestrian comfort, safety and orientation, reinforce building entries.

*– Adjusting the hardscape paving patterns to align with the ground floor building program helps clearly define the projects building entries for the pedestrian.  
– The project intends to emphasize the 3 main building entries clearly with reoccurring design elements of large stone pilasters/walls flanking glass entry vestibules with metal canopy above.*



**D-1 Provide Inviting and Usable Open Space:**

Design public open spaces to promote please, 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. ....

*– Realigned planter, hardscape and furnishing layout along perimeter streets and at building entries, combined with appropriate lighting levels, provides overall pedestrian comfort and safety through unobstructed view angles.*

# DRB Response: 3. Podium Massing and Expression

(B-1, B-2, B-4, C-2, C-6)

- a. b. In order to 1.) breakdown the scale of the podium into more “**differently expressed elements**” and 2.) build a better relationship between said podium and “block” towers similar to the MUP Approved Design, the applicant did the following:
1. **Re-Proportioned the 7th Avenue podium blocks/cubes** keeping with the Approved MUP design strategies- helping the podium blocks/cubes read less “stretched”.
  2. **Increased terracotta detailing in amount and relief** on the Bell and Battery Street sides, better defining these lower podium bookends.
  3. **Added darker glazing and shadow box detailing** in podium recesses to provide more contrast between the block/cube edges.
  4. **Added metal panel details** on the alley-side breaking the podium composition into 5 distinct elements.
  5. **Added vertical scoring detail** on upper podium to reiterate the separation between the lower and upper podiums.
- c. On alley-side, to reestablish more **distinct expressions** and create a **better composition** comparable to the previous **MUP Approved Design (April 11, 2017 #3019371)**, the applicant did the following:
6. **Stepped back building** at levels 10 and 11 by 4’ (removing approximately 1,900 s.f.) reducing Block-V’s massing impact to the adjacent property.
  2. **Increased terracotta detailing in amount and relief** on the Bell and Battery Street sides, better defining these lower podium bookends.
  4. **Added metal panel details** on the alley-side breaking the podium composition into 5 distinct elements.
  5. **Added vertical scoring detail** on upper podium to reiterate the separation between the lower and upper podiums.
- d. To gain board support for the modulation departure request, the applicant did the following:
- The combination of the responses above directly addresses the concerns/guidance given by the board by reducing the overall impact of Block-V’s podium to the 2326 6th Avenue project and continuing the **s, M, L** design concept shepherded through the SDCI design review process from EDG through to a **MUP Approved Design (April 11, 2017 #3019371)**.

**DRB Guidance - 3. Podium Massing and Expression  
7th Avenue Design Comparison**

**3.a.b. Podium Massing and Expression:  
(B-1,B-2, B-4, C-2, C-6)**

**Summary of DRB Guidance:**

**a.** Loss of the **differently expressed programmatic elements** not successful in breaking down the scale of the podium. Need better **relationship between podium and tower** in terms of proportion and coherence, and overall composition. (B-2, B-4)

**b.** Successful aspects of the previously approved design was the **relationship between the 'block' towers and the podium**, and the **scale-mitigating** effect of the towers 'stepping' into the podium. Further development and articulation of the composition would be needed. (B-4, C-2)

**Applicant Response:**

**a.b.** In order to 1.) breakdown the scale of the podium into more **"differently expressed elements"** and 2.) build a better relationship between said podium and "block" towers comparable with the MUP Approved Design, the applicant did the following:

- ① • Better proportioned and recognizable "cubes/squares" in the upper and lower podium.
- ② • Increase terracotta detail at lower podium book ends and wrap around to alley-side.
- ③ • Add Darker glass in the recessed portions of podium. Utilize shadow box detail for spandrels to add additional visual depth.
- ⑤ • Add vertical scoring to upper podium to further separate the upper from the lower podium- similar to the Approved MUP.



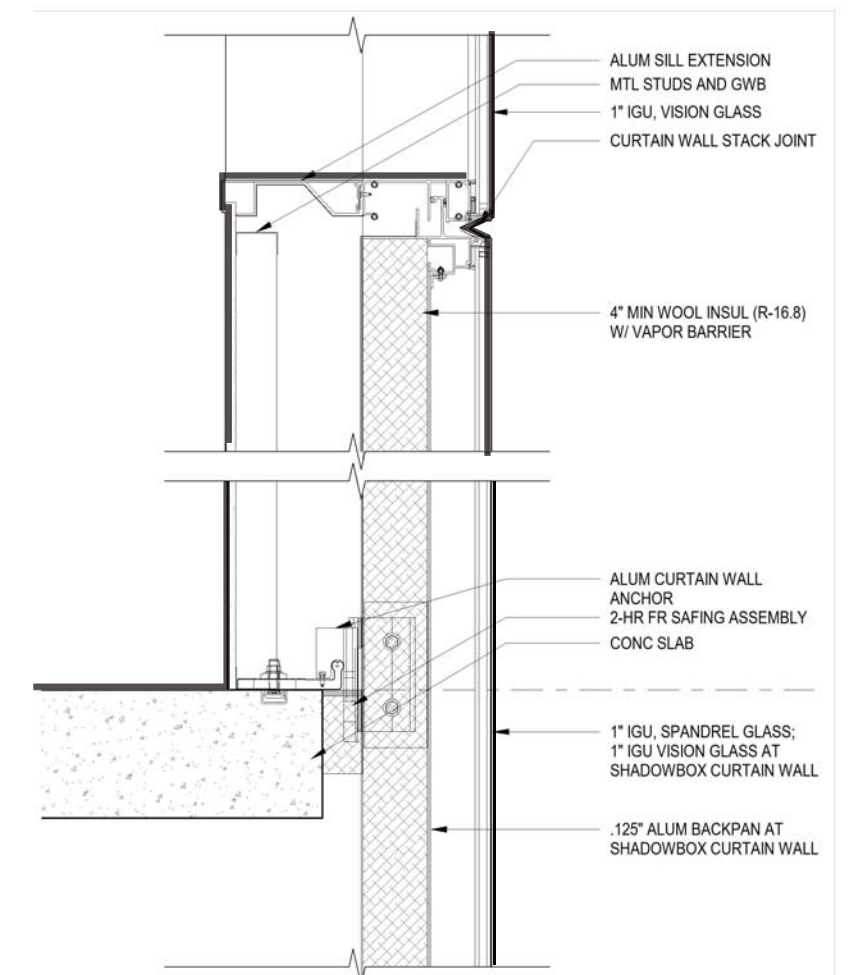
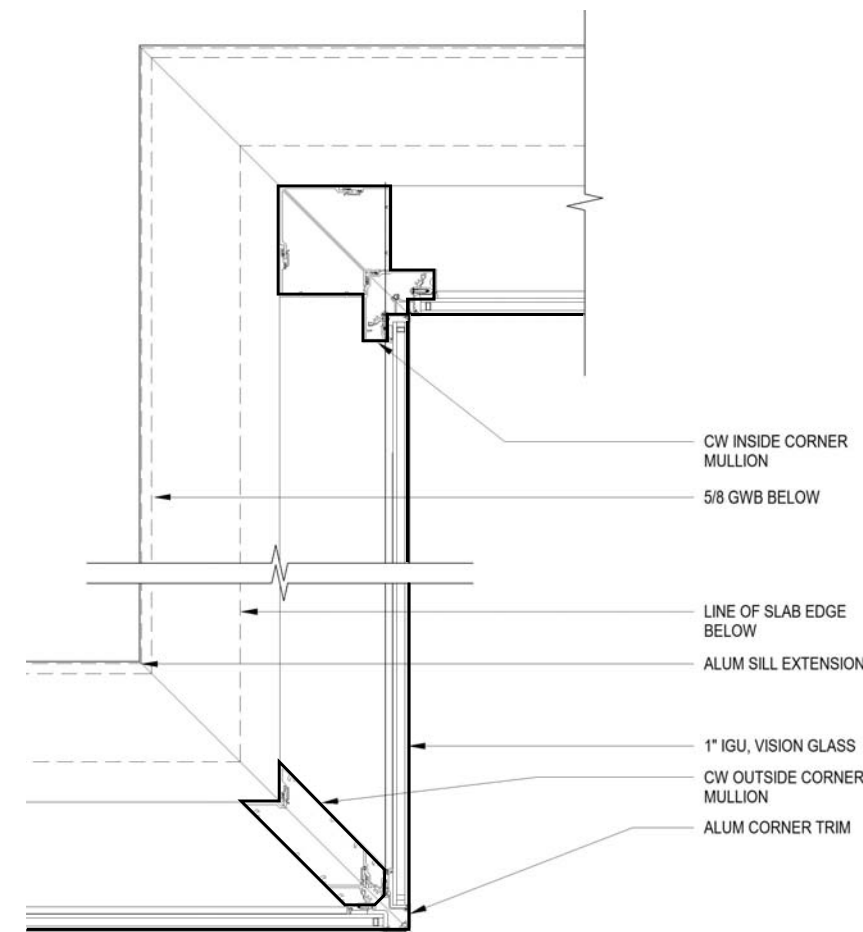
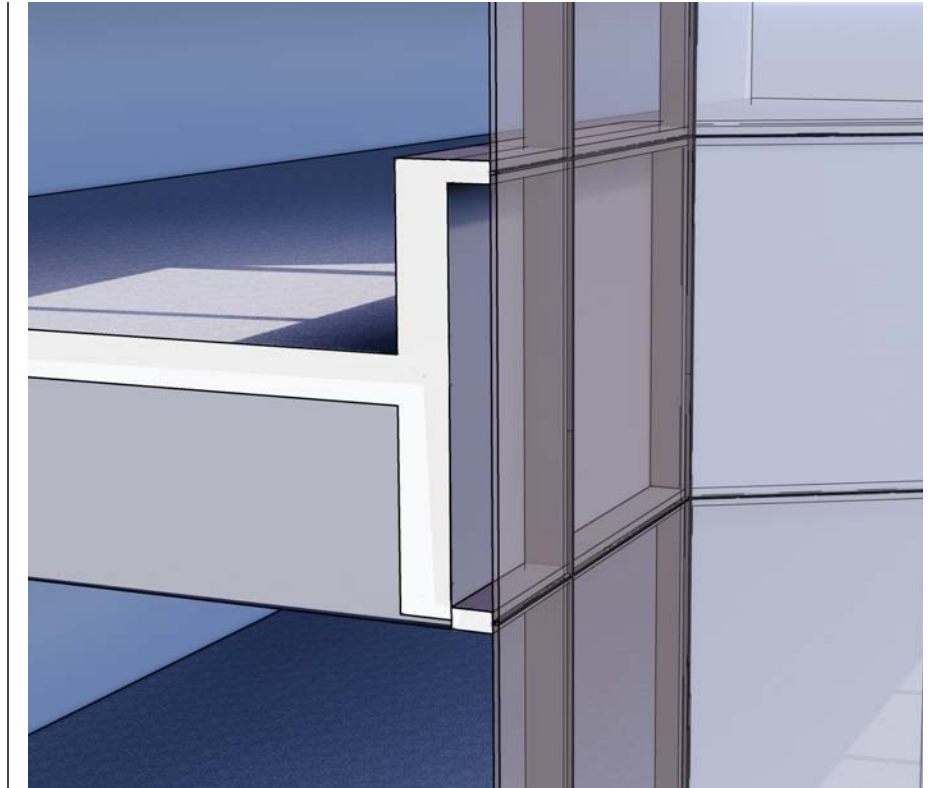
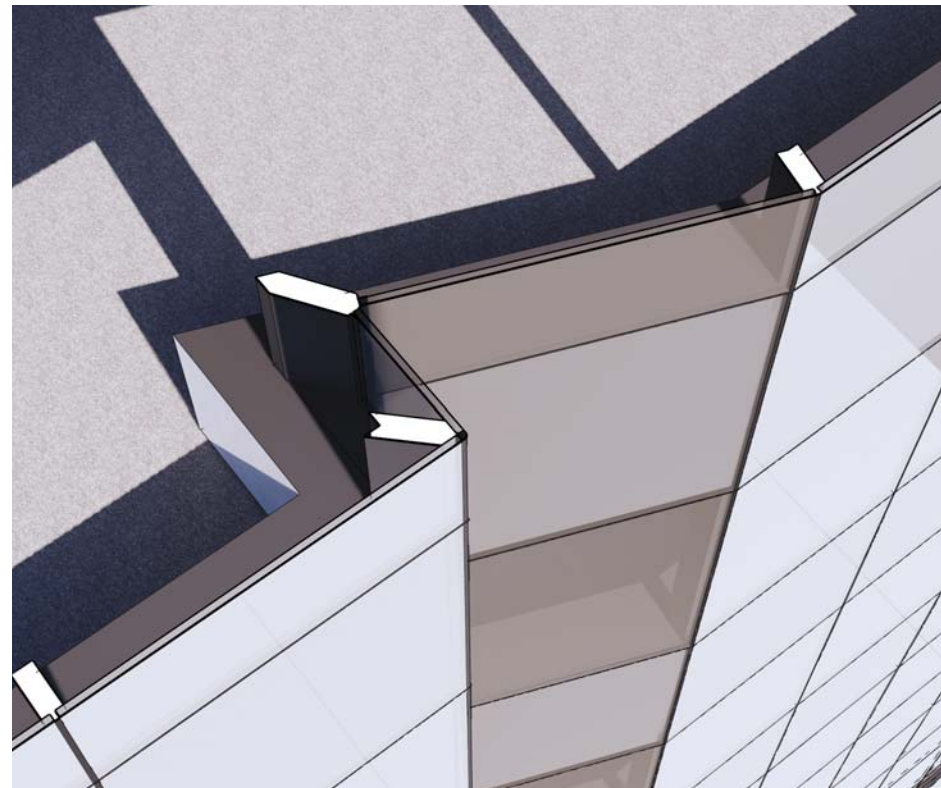
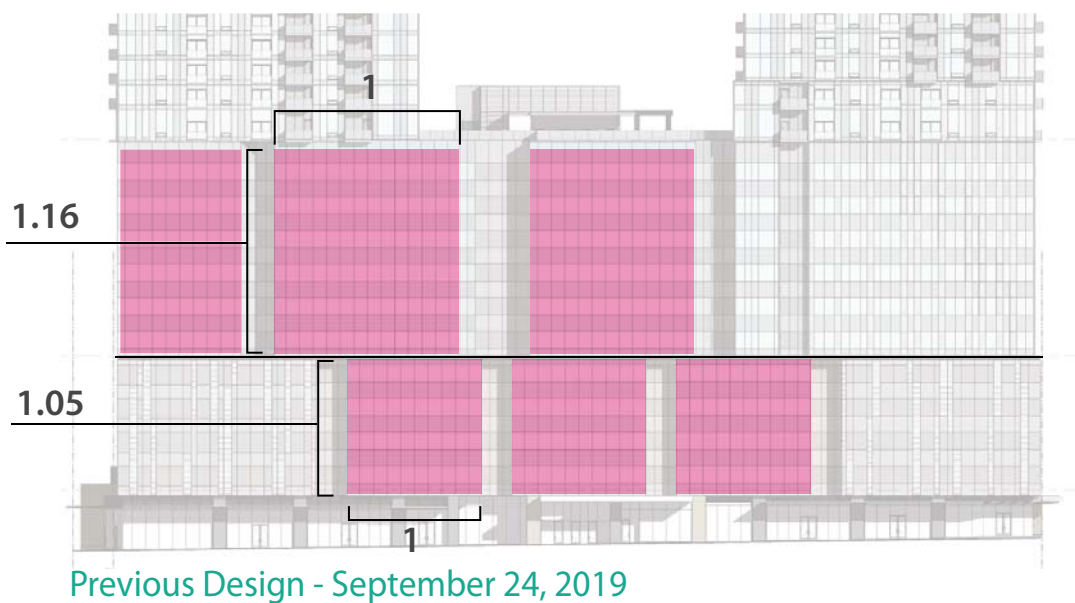
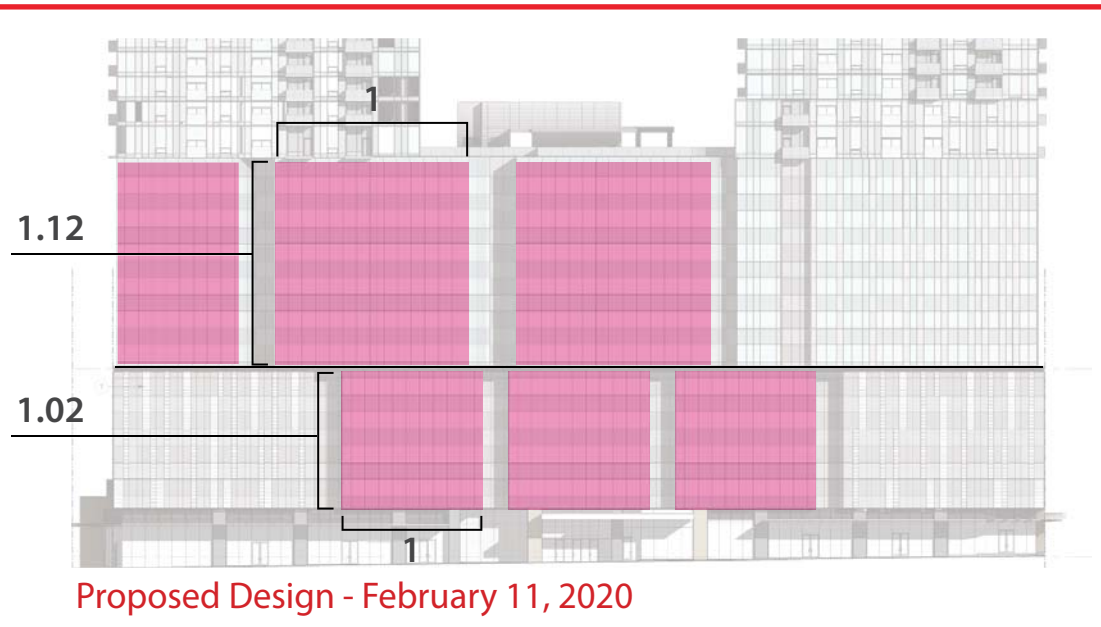
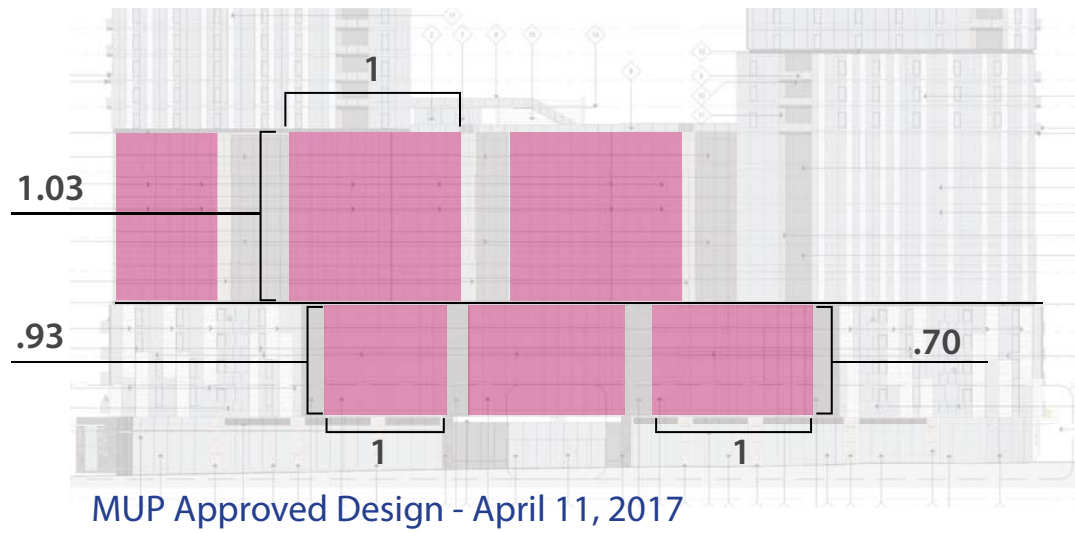
**7th Avenue**  
MUP Approved Design - April 11, 2017



**7th Avenue**  
Previous Design - September 24, 2019



**7th Avenue**  
Proposed Design - February 11, 2020



1 Podium Proportions

5 Vertical scoring

3 Recessed glazing and shadow box detail

**DRB Guidance - 3. Podium Massing and Expression  
Alley Side Design Comparison**

**3.c. Podium Massing and Expression: Alley-Side  
(B-1,B-2, B-4, C-2, C-6)**

**Summary of DRB Guidance:**

c. On the **Alley-Side**, reduction in number of **distinct expressions** diminished recognizable modulation. The Board recognized the unique character of **floor-to-ceiling glazing** from previously approved DRB design. Given program change, the applicant does not need to restore previous articulation but rather consider recomposing the alley facade to read as a collection of distinct element similar to the DRB approved design but not exactly. (B-4, C-2, C-6)

**Applicant Response:**

To reestablish more distinct expressions and create a better composition comparable to the previous MUP Approved Design, the applicant did the following:

- 6 • Mitigate podium impact by stepping podium in 4' at alley-side above 125'. (Removes approx. 1,900 s.f.)
- 2 • Increase terracotta detail at lower podium bookends and wrap around to alley-side. In addition, wrap stone from Bell Street residential entry to create garage entry portal.
- 4 • Add metal panel detailing between terracotta book ends to further break up the alley-side facade by adding an additional visual element to the composition.
- 7 • Break up alley facade into 5 distinct compositional elements, similar to Approved MUP design. (See pg. 16 for more detail)



**Alley**  
MUP Approved Design - April 11, 2017



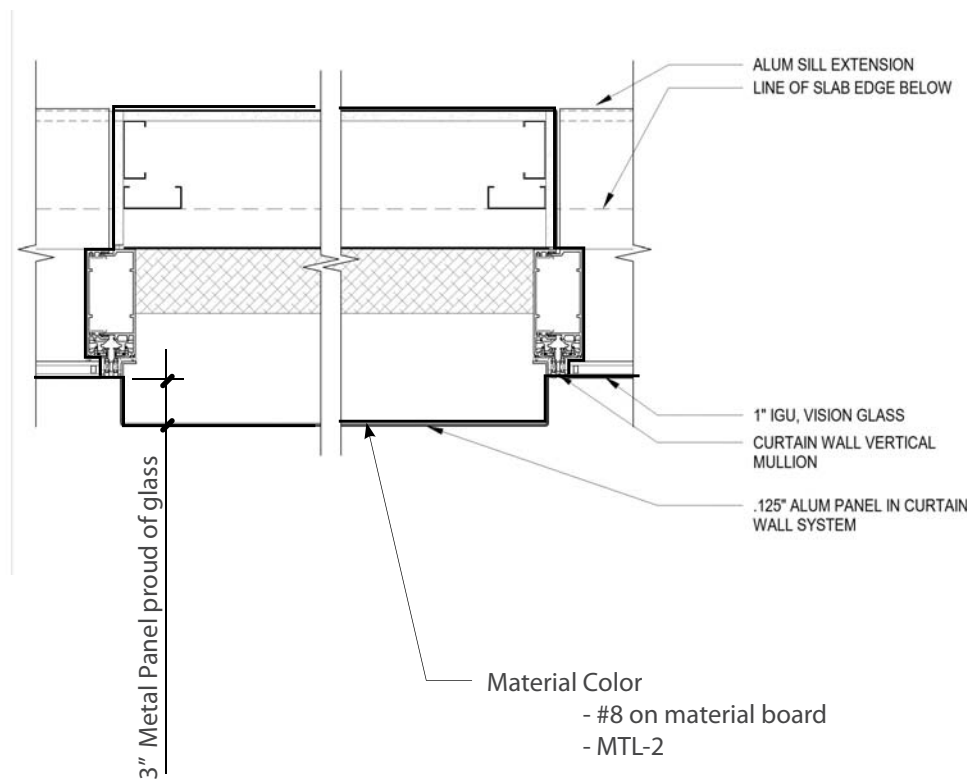
**Alley**  
Previous Design - September 24, 2019



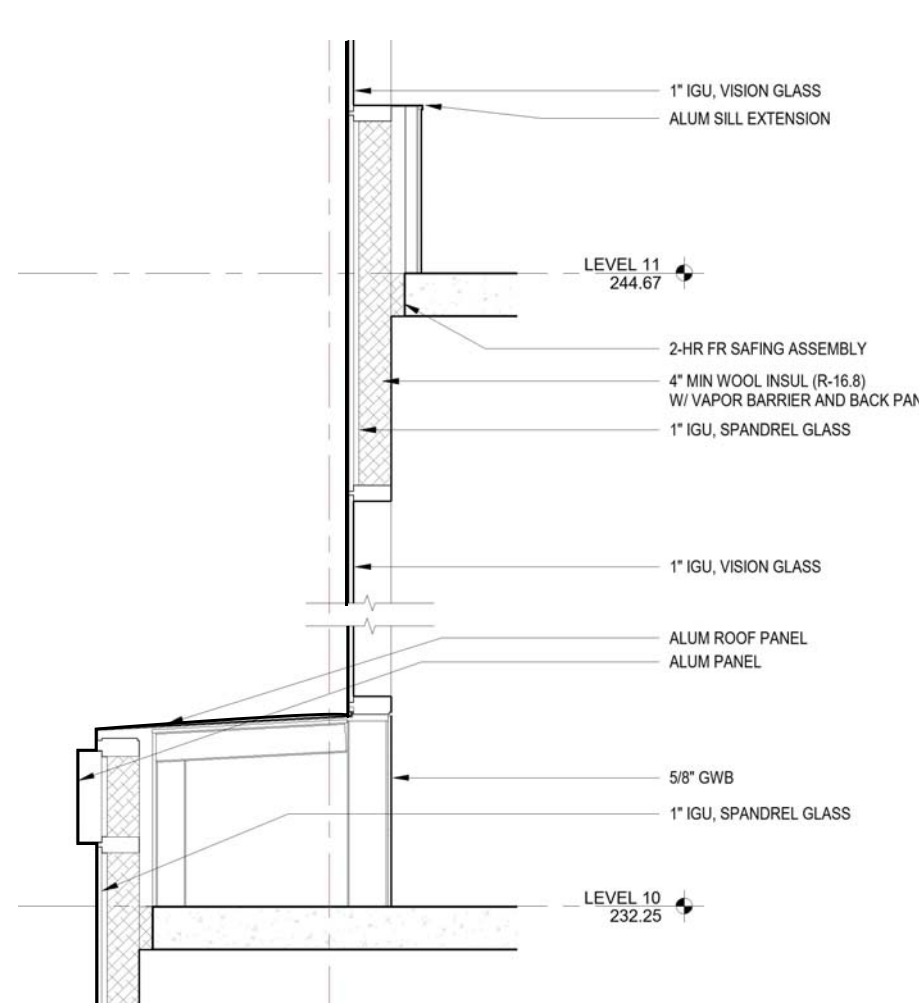
**Alley**  
Proposed Design - February 11, 2020



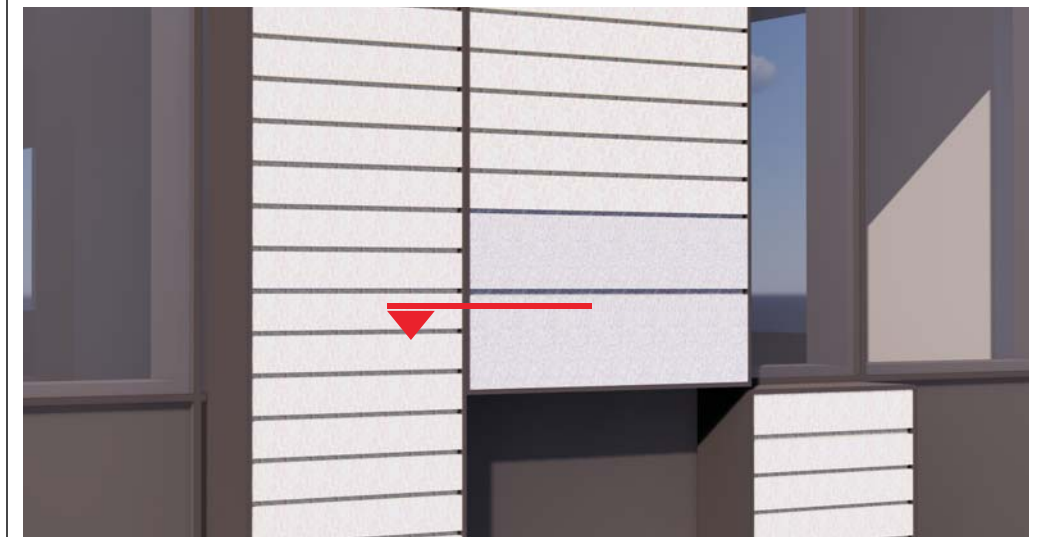
Terracotta and Stone wrap around to alley



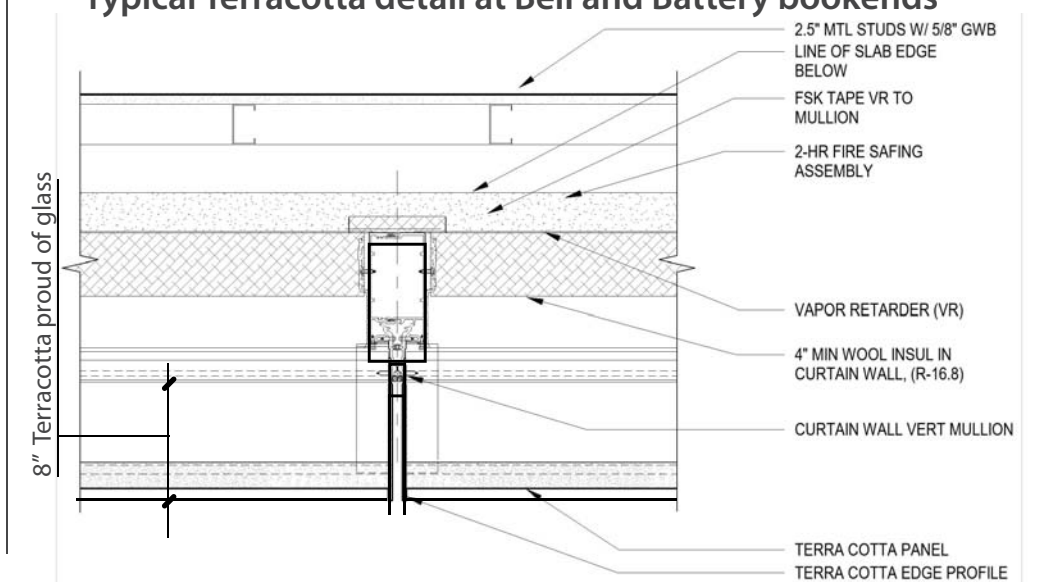
4 Metal panel



6 Building setback along alley



Typical Terracotta detail at Bell and Battery bookends



2 Terracotta detail - Stone wrap around to alley

**DRB Guidance - 3. Podium Massing and Expression**  
**Podium Break Down Study**

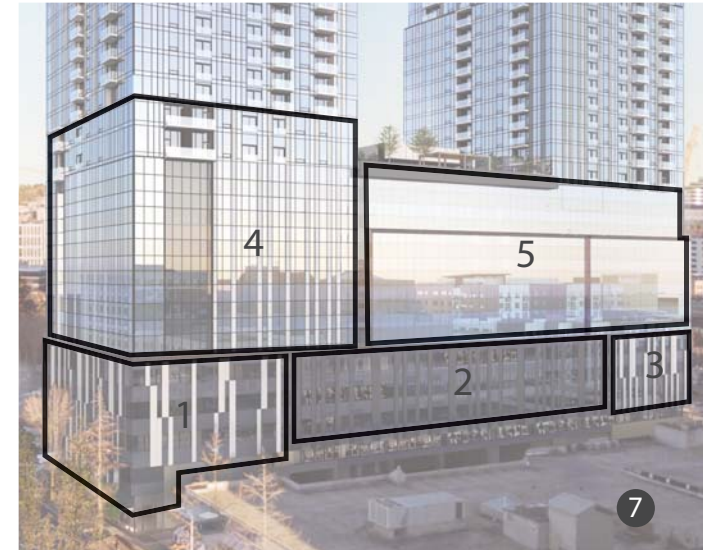
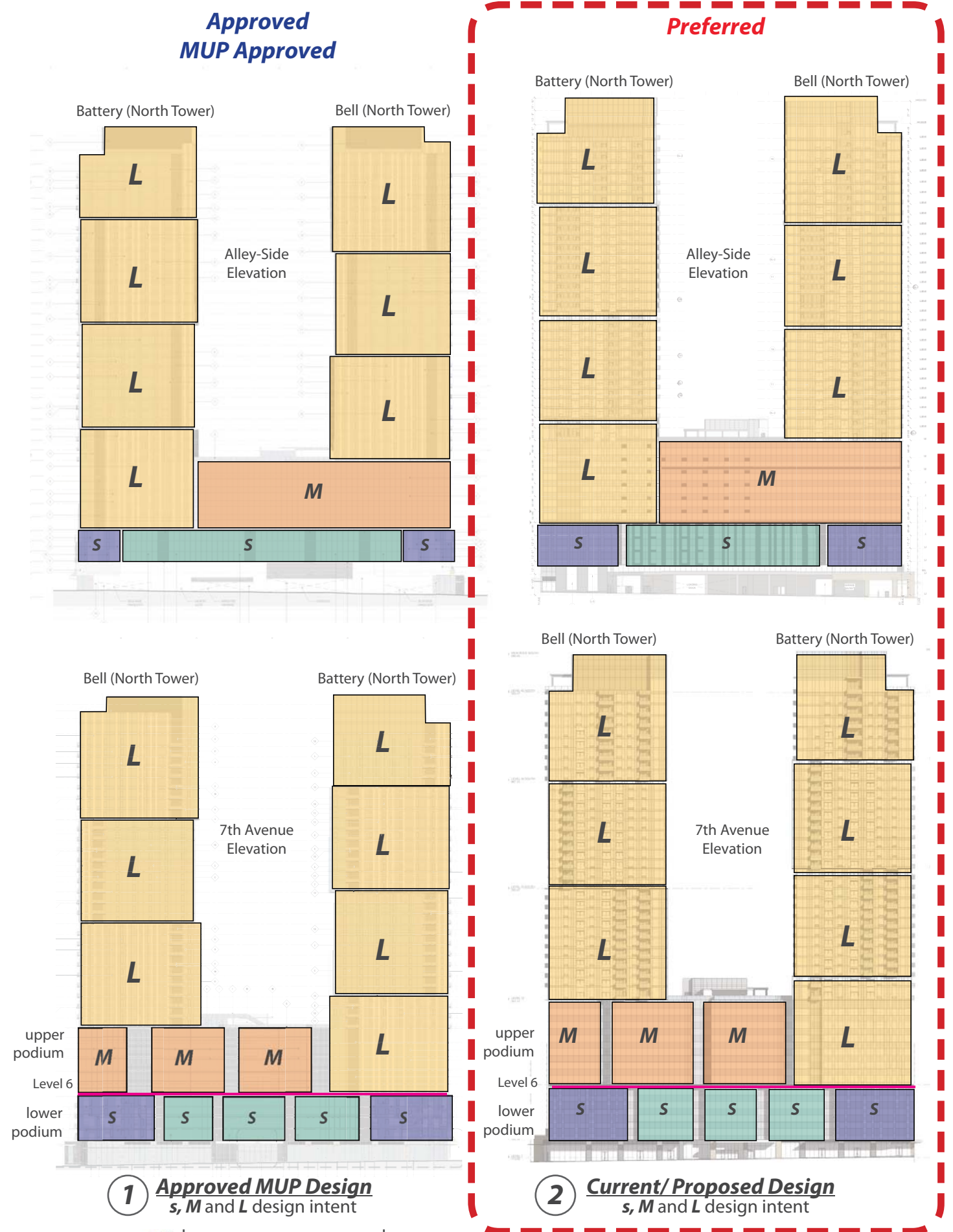
**3.b. Podium Massing and Expression:**  
 (B-1, B-2, B-4, C-2, C-6)

**Summary of DRB Guidance:**

b. Successful aspects of the previously approved design was the relationship between the 'block' towers and the podium, and the **scale-mitigating** effect of the towers 'stepping' into the podium. Further development and articulation of the composition would be needed. (B-4, C-2)

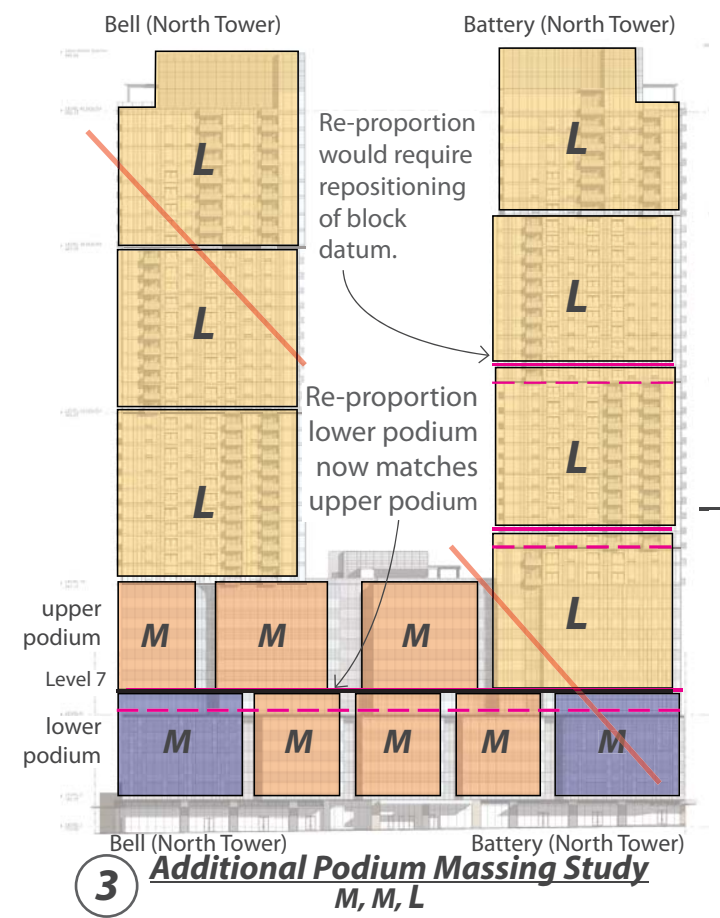
**Applicant Response:**

Studies were done evaluating the Block towers and podium relationship through the lens of the already established **s, M, L** design concept. This concept was conceived in EDG and solidified in an already Approved MUP. The applicant feels strongly that "**s, M, L**" should continue as the organizing theme for this project regardless of the increased podium height. The concept successfully breaks the overall project down through modulations that establish the edges of the blocks/cubes that lessen in size as they get closer to the pedestrian level.



The facades of both the MUP approved and Proposed Designs have comparable compositions.

**Not Preferred**



An additional study was done to determine whether raising the 85' datum line was beneficial to the project. It was determined that the elements used for the composition would be just **Medium** and **Large** blocks, not being consistent with the original conceptual design intent. In addition the overall blocks/cubes proportions for the lower podium become for vertical.



### Podium Massing and Expression Design Guidelines Summary

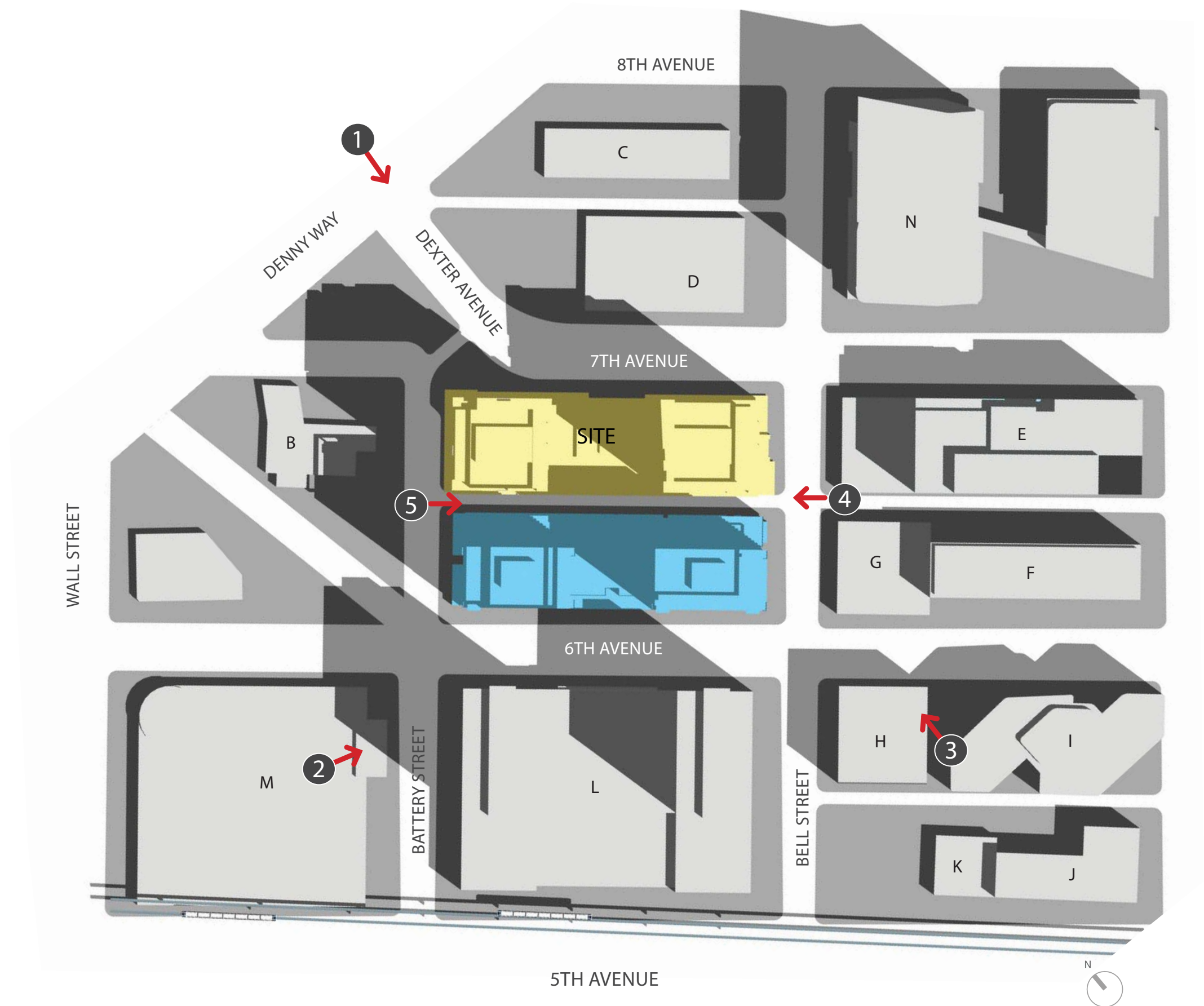
- ✓ **B-1 Respond to neighborhood context:**  
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.
- At ground level the facades angle back at building corners providing pedestrian plazas that continue the 7th Avenue Green Street and Bell Street Park pedestrian experiences like: enhanced sidewalks, trees, planters, seating and bike path.*  
*- The entire project springs from the **s, M, L** design concept explained on page 16. The concept organizes all of the project facades into an overall composition comparable to the changing neighborhoods increasing development scales.*
- ✓ **B-2 Create a Transition in Bulk and Scale:**  
Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less- intensive zones.
- The Denny Triangle development has significantly changed over the last 10 years. The once lower level development of warehouse, parking and low-rise lodging has been replaced with hi-rise towers of mixed-use programs with increasing residential presence being a primary catalyst of the new pedestrian ground level development.*  
*-The overall **s, M, L** design concept organizes the building into 2 towers that sit upon an upper and lower podium by way of an 85' design datum struck across the entire project.*  
*- In addition, the proposed design references the approved MUP design by composing more differently expressed facade elements.*  
*- This combined with a creative modulation approach, breaks the buildings mass down as the design guidelines and Board have directed. The overall project is consistent with the changing development intensity of the neighborhood.*
- ✓ **B-4 Design a Well-Proportioned & Unified Building:**  
Compose the massing and organize the 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.
- The overall **s, M, L** design concept organizes the building mass through creative modulation. Prescribed approach requires modulation only above 85'. Proposed approach disperses required modulation throughout the entire 7th Avenue facade creating 1.) different size blocks that transition into smaller building element as they get closer to the pedestrian level and 2.) a distinctive and recognizable organization to the projects composition. This modulation approach is similar to the neighboring project to the south, Block-18.*
- ✓ **C-2 Design Facades of Many Scales:**  
Design architectural features, fenestration patterns and material 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.
- The overall **s, M, L** design concept specifically addresses this design guideline by decreasing the size thus the impact of the elements of the composition as they get closer to the pedestrian at the ground level. Bell Street residential entry protrudes from the podium, has a large walk out deck at level 2 and is made of stone.*
- ✓ **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.
- With additional board guidance, the alley facade has multiple elements organized into a cohesive composition by use of a combination of materials like curtain wall, metal panel, terracotta and stone.*

# DRB Response: 5. Context

(A-1, B-2, B-3, C-6)

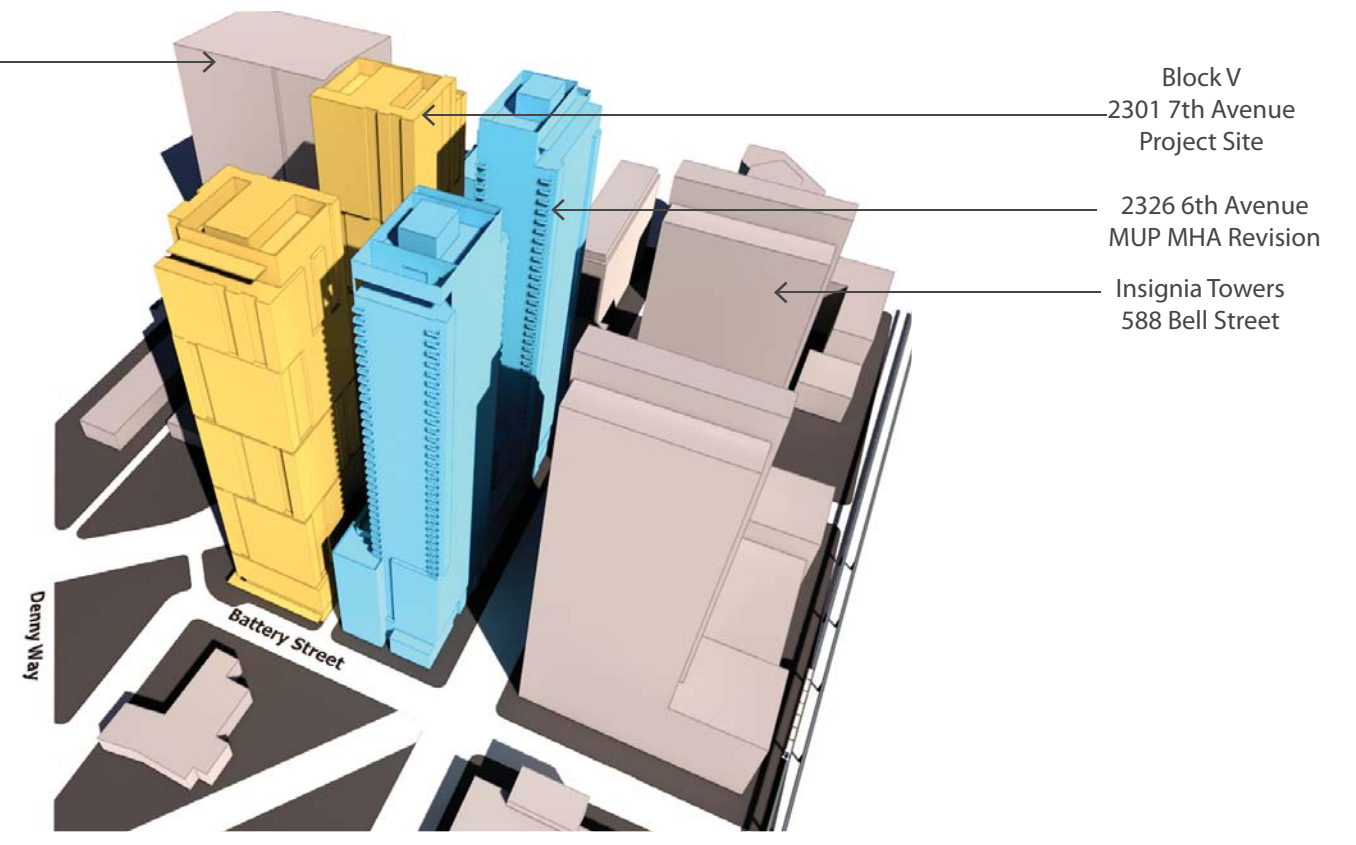
- a. Additional detail regarding neighbor's alley facade (which is currently undergoing MUP revision) has been included in the packet for context.

- A. Towers (Proposed)
- B. Elephant Car Wash
- C. Best Western Hotel
- D. School of Visual Concepts
- E. Amazon
- F. Denny Building
- G. Denny Building Parking Garage
- H. 6th and Bell Data Center (Proposed)
- I. Blanchard Plaza
- J. Hotel 5- Seattle
- K. Wexley School for Girls
- L. Insignia Towers
- M. City University
- N. Amazon Block 21 (Under Construction)

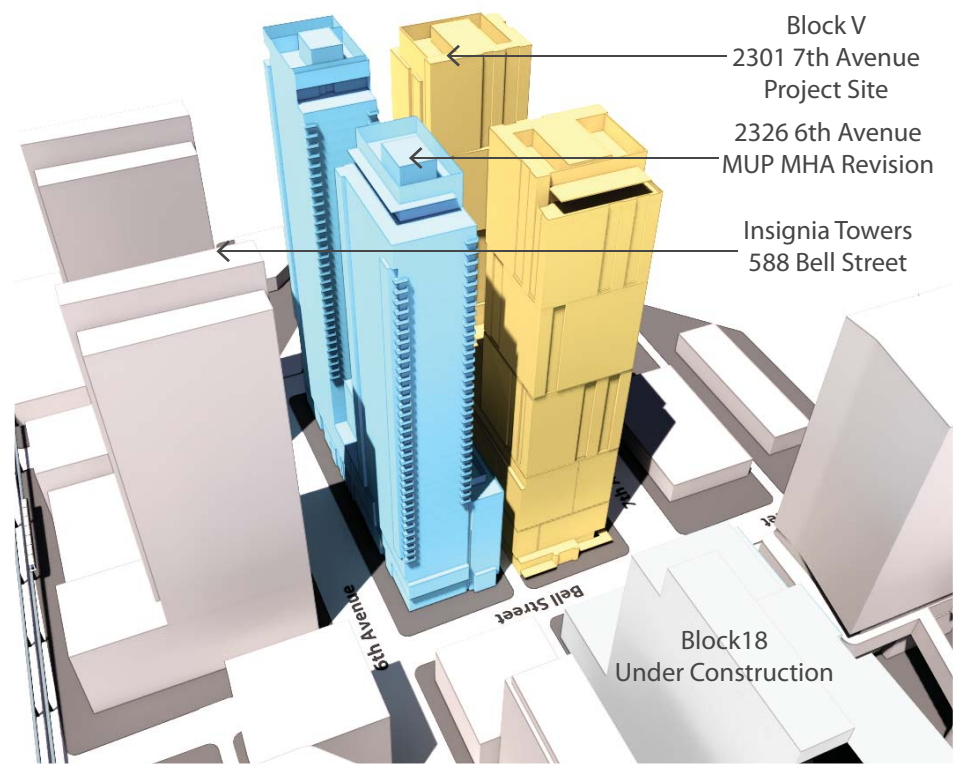




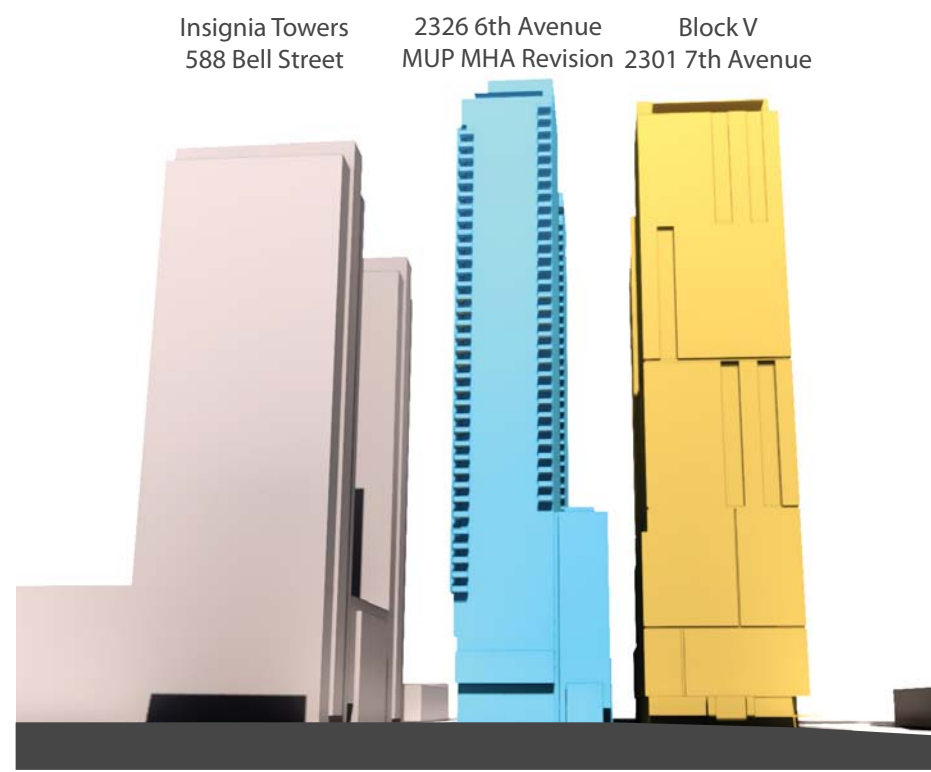
1 9 Block Adjacent Buildings Axon/Diagram (View from NW)



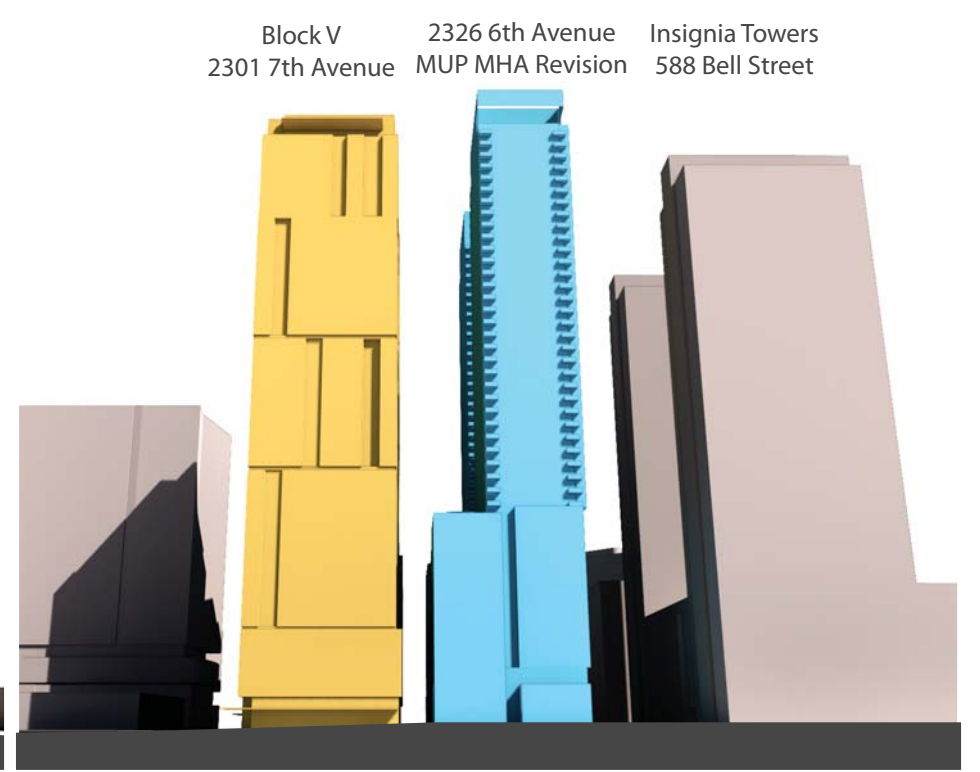
2 Adjacent Buildings Axon/Diagram (View from SW)



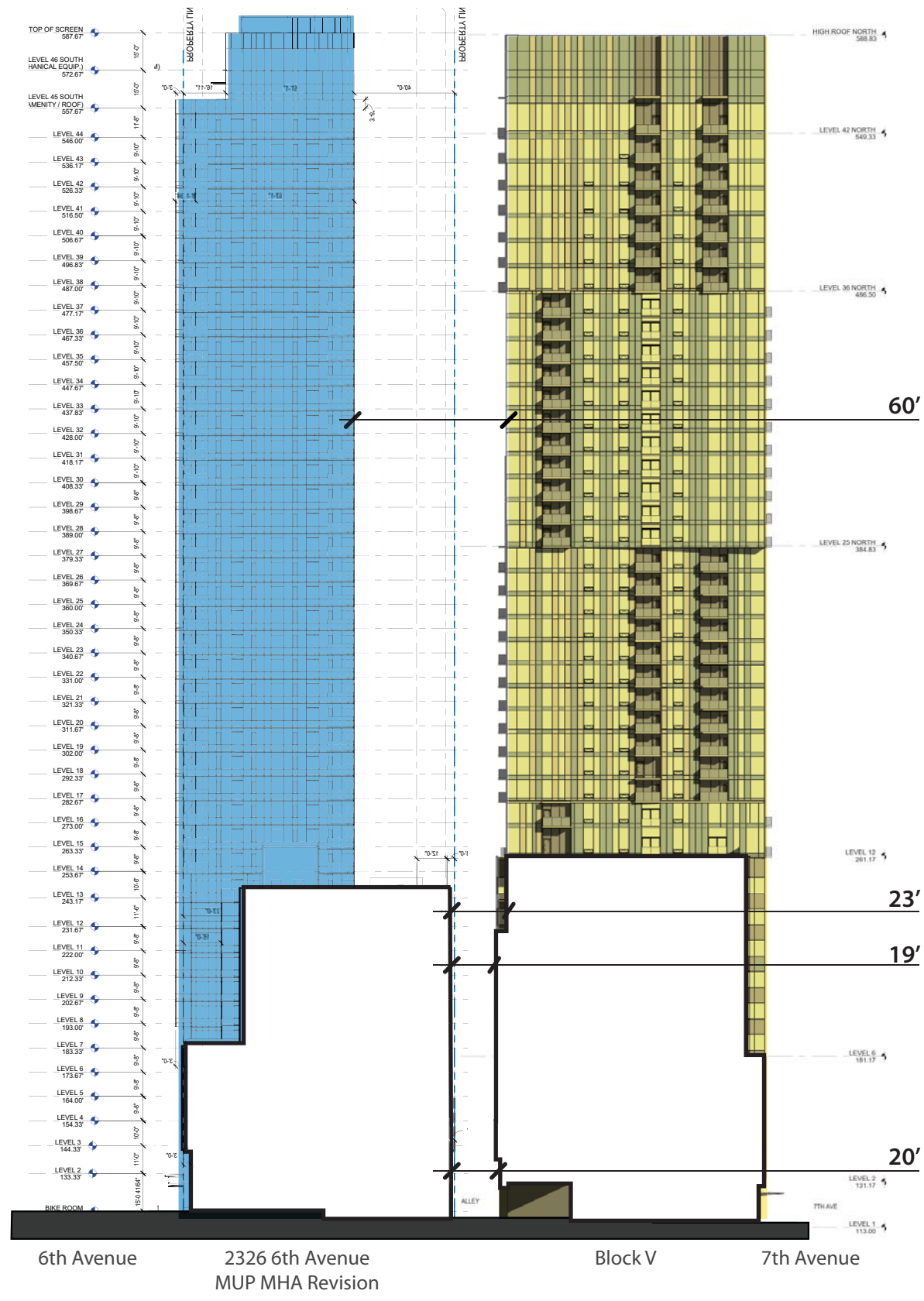
3 Adjacent Buildings Axon/Diagram (View from Bell)



4 Adjacent Buildings Axon/Diagram (View from Bell)



5 Adjacent Buildings Axon/Diagram (View from Battery)



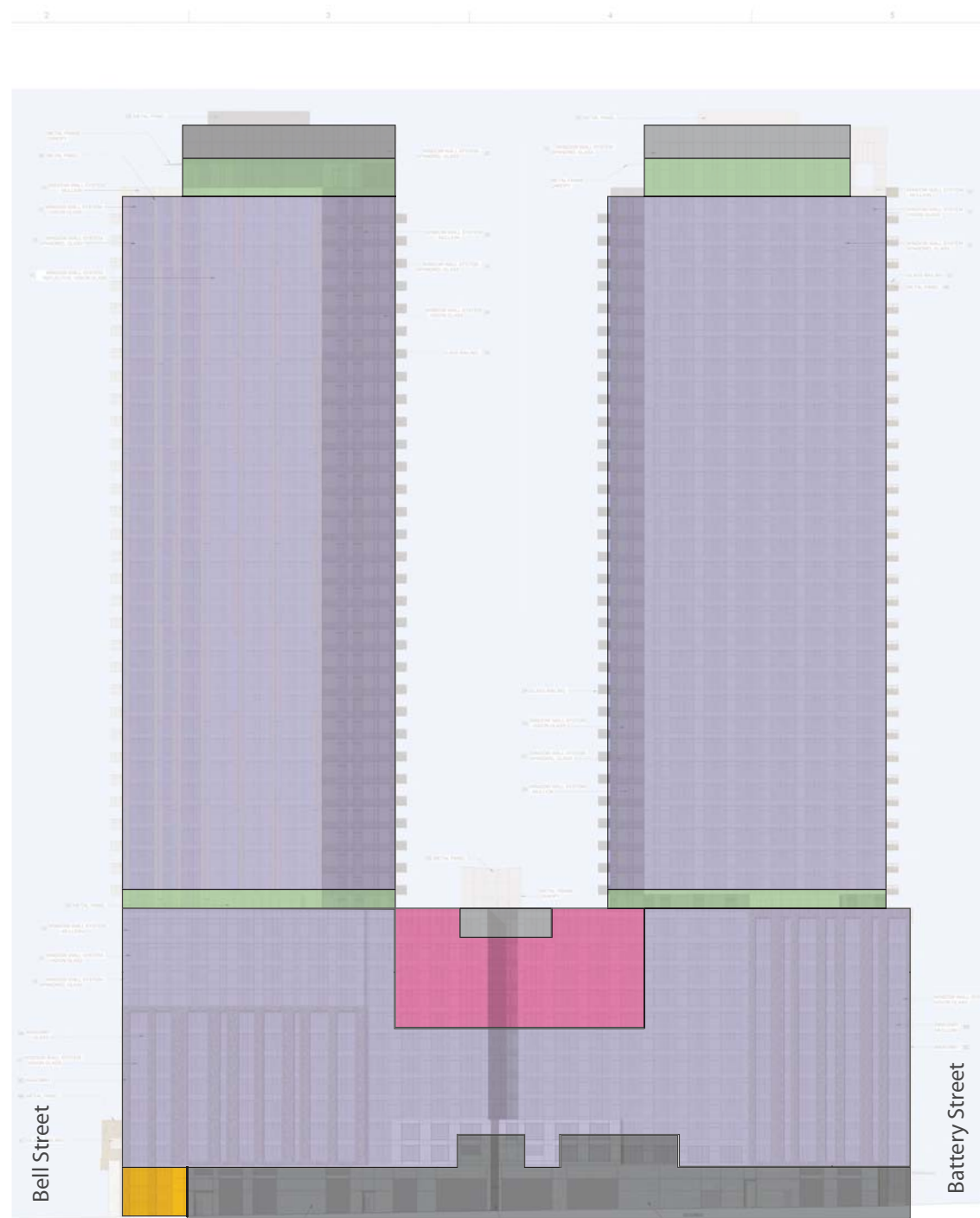
Podium/Tower Section - Comparison



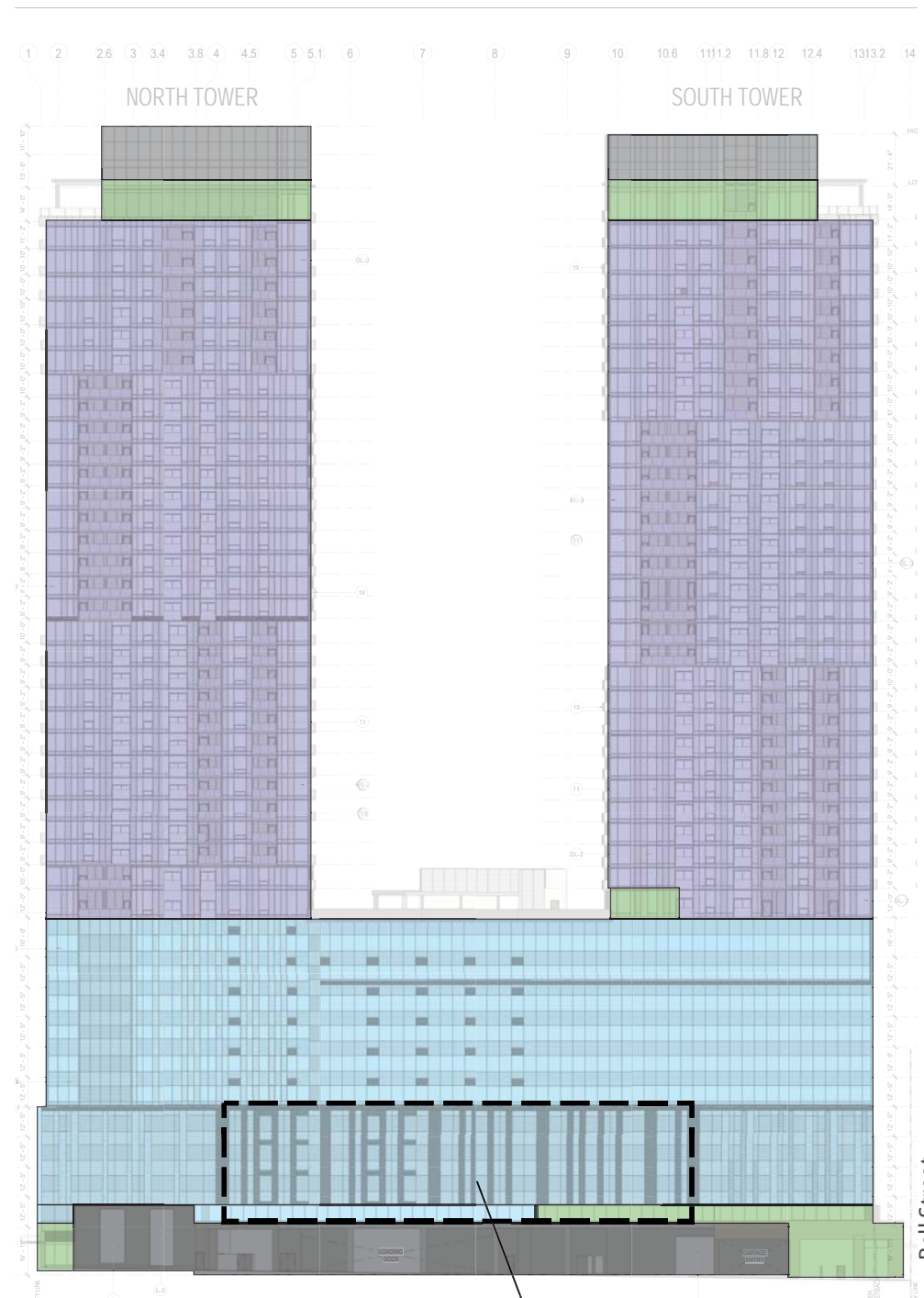
Bell Street Tower - Comparison

5. Context:  
 (A-1, B-2, B-3, C-6)

2326 6th Avenue  
 Alley-Side Elevation



Proposed Design - February 11, 2020  
 Block-V Alley-Side Elevation



**Applicant Response:**

Block-V has a true mixed-use program of office, residential and retail. The business hours of the office program partners well with the off-business hours program of the adjacent residential.

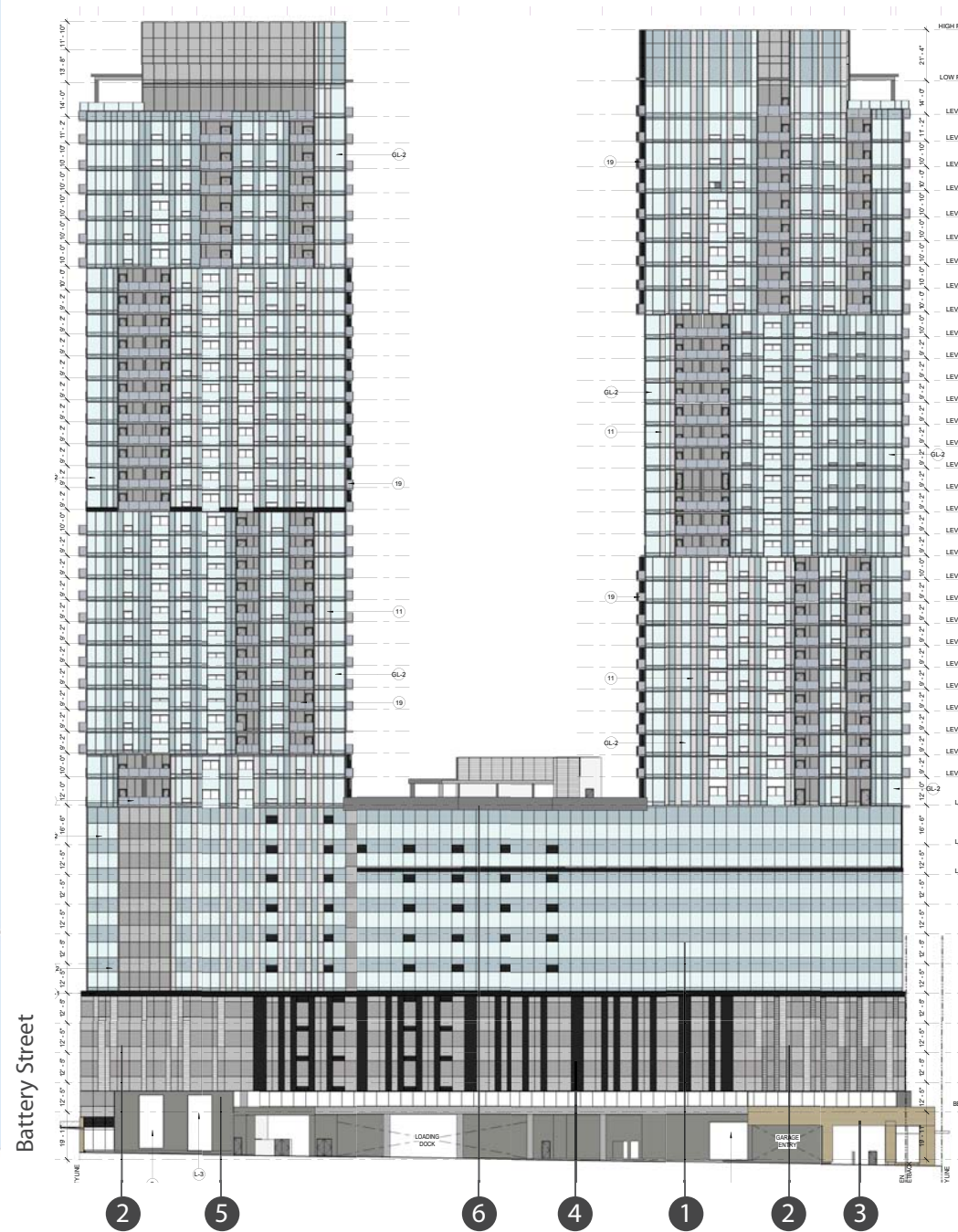
- Residential
- Amenity
- Lodging
- Office
- Retail
- BOH

Former location of MUP approved above grade parking garage.

2326 6th Avenue  
Alley-Side Elevation



Proposed Design - February 11, 2020  
Block-V Alley-Side Elevation



DRB Guidance - 5. Context  
Alley Side Podium Comparison (Materials)

5. Context:  
(A-1, B-2, B-3, C-6)

Summary of DRB Guidance:

a. The Board agreed that they required design related information about the neighboring project in order to fully evaluate the revised design. The Board directed the applicant to include that information for the next meeting. (A-1, B-2, B-3, C-6)

Applicant Response:

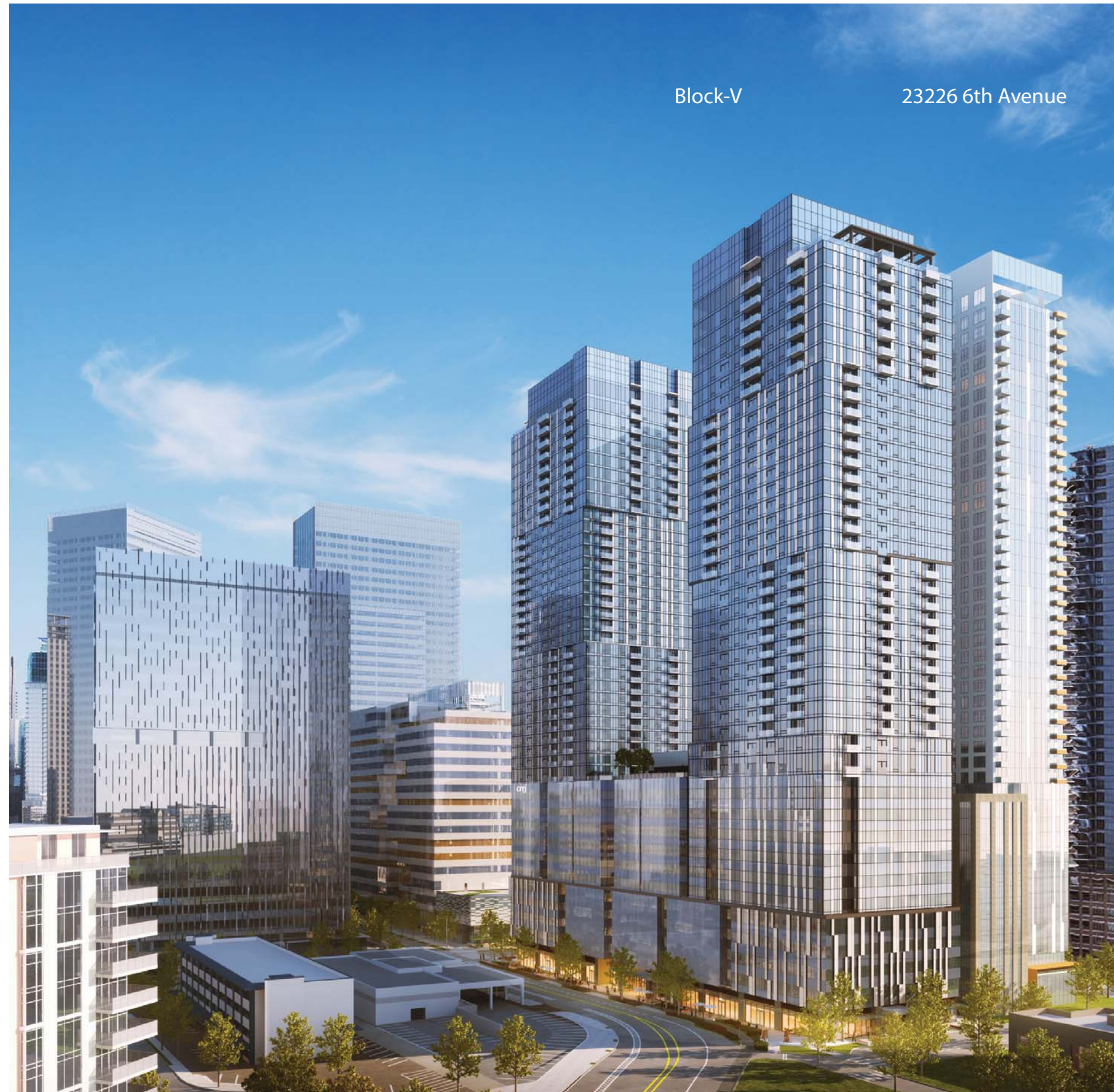
Material and program comparisons are shown here and on the previous page. Block-V's materials are comparable in quality to the adjacent property, are continued around from 7th avenue and fully support the overall design concept and composition of the project.

Block-V's alley side materials consist of the following:

- 1 4 sided IGU's (commercial grade curtain wall)
- 2 Terracotta
- 3 Stone
- 4 Metal Panel
- 5 Textured CMU
- 6 Metal bio-retention containers
- 7 Window Wall System with Vision/Spandrel Glazing
- 8 Angled Metal Panels







### Context Design Guidelines Summary

- ✓ **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 nearby or beyond the immediate context of the building site.

*– By applying the architectural design concept of s, M, L to the projects building blocks/cubes as they go up the building, the overall tower and podium massing breaks down the closer the cubes get to the ground level.*
- ✓ **B-2 Create a Transition in Bulk and Scale:**  
 Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

*– Emphasizing an 85' datum across the entire project establishes essentially a lower and upper podium design. This datum defines the transition of M to s blocks/cubes as a ledge for the blocks to sit upon.*
- ✓ **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.

*-The Denny Triangle development has significantly changed over the last 10 years. The once lower level development of warehouse, parking and low-rise lodging has been replaced with hi-rise towers of mixed-use programs with residential being primary catalyst of the new pedestrian ground level development. This development reflects the 2 tower residential trend predominate in the area. At ground level, the project continues the 7th Avenue and Bell Street Park pedestrian enhancements of setbacks, plantings, seating, and bike routes.*
- ✓ **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.

*-The podium's programming inherently works well with the "business hours" and "non-business hours" uses of the adjacent property across the street. (Block-V commercial and 2326 6th Avenue-residential).  
 -A combination of materials with quality detail of curtain wall with glazing and metal panel, terracotta, stone and landscape planters provide textural interest and composition to the alley-facade.*

## Previous and Proposed Design Comparisons







Battery Street

6th Avenue



Battery Street

6th Avenue



7th Avenue

Battery Street





7th Avenue

Battery Street



Bell Street

7th Avenue



Bell Street

7th Avenue



Previous Design - September 24, 2019



Proposed Design - February 11, 2020

## Departures

In the **Previous DRB Design**, the board was satisfied the rationale for 3 of the 4 requested departures. Departure Request #1's approval was contingent based on the applicants response to the DRB guidance related to podium massing and crating a better relationship of the podium to tower. Departure Request #5 was triggered due to SDCI zoning review.

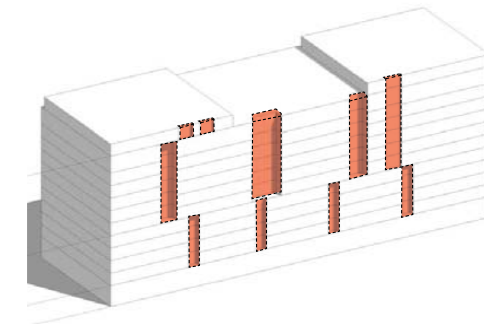
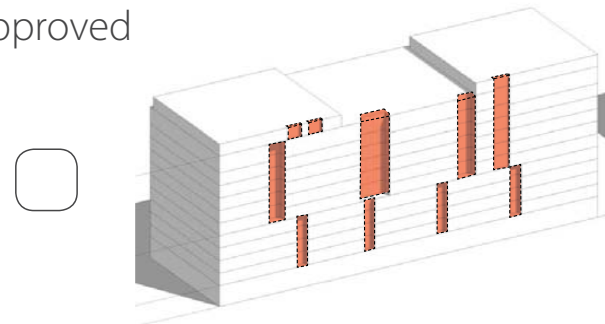
**Previous Design - September 24, 2019**  
**Requested Departures:**

**Proposed Design - February 11, 2020**  
**Requested Departures:**

Departures the Board recommended for approval.

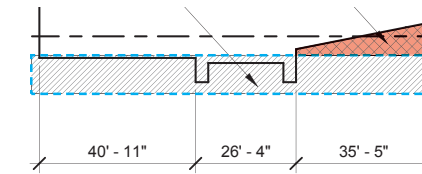
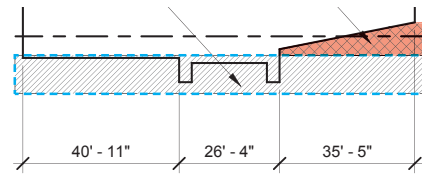
Approved

Approved



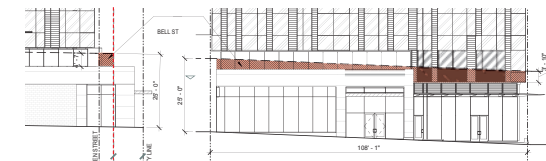
**Departure Request 1:**  
 23.49.058 Upper-Level Development Standards  
 B. Facade Modulation

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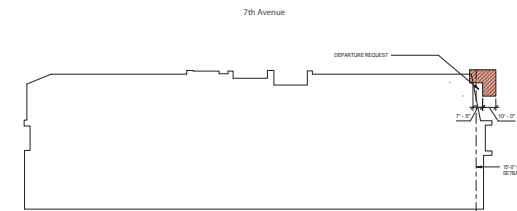
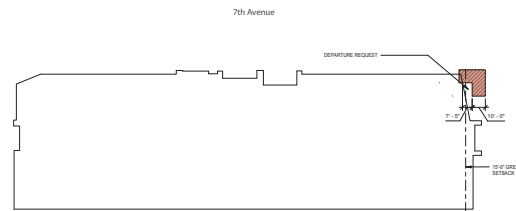
**Departure Request 2:**  
 23.49.056 Street Facade, Landscaping, and  
 Street Setbacks  
 B. Facade Setback Limits

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 23.49.056 Street Facade, Landscaping, and  
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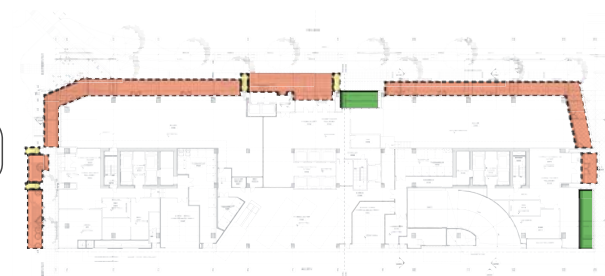
**Departure Request 3:**  
 23.49.056 Street Facade, Landscaping, and  
 Street Setbacks  
 A. Minimum Facade Heights

**Departure Request 3:**  
 23.49.056 Street Facade, Landscaping, and  
 Street Setbacks  
 A. Minimum Facade Heights



**Departure Request 4:**  
 23.49.056 Street Facade, Landscaping, and  
 Street Setbacks  
 A. Minimum Facade Heights

**Departure Request 4:**  
 23.49.056 Street Facade, Landscaping, and  
 Street Setbacks  
 A. Minimum Facade Heights



**Departure Request 5:**  
 23.49.018 Continuous Overhead Weather Protection

**Departure Request 1**

**23.49.058B Upper Level Development Standards**

Requirement:

**B. Facade Modulation**

2. The maximum length of a facade without modulation within 15'-0" of a property line is prescribed in Table 23.49.058A.

Elevation	Maximum Length:
86-160'	155'
161-240'	125'
241-500'	100'

We request a design departure for the podium level modulation due to the rare depth of the site. In code compliance the area along 7th Avenue will not be desirable leasing depth for office space. We propose splitting this modulation throughout the facade (Exhibit A) to provide better leasing depths for the office space adjacent to the core.

**Summary of DRB Guidance:**

d. The Board stated that support for the departure request on modulation would be contingent on the successful resolution of the issues identified above, noting that the number, scale and composition of notches should be carefully considered. (B-1, B-2)

**Applicant Response and Rationale:**

We request a design departure for the prescribed podium level modulation. The mixed-use program of Block V requires 3 large support cores. Given the reduced depth of the half block site, the prescribed modulation depth of 15' for 60' in length will result in compromised leasing depths along the main facade (7th Avenue). We propose splitting this modulation throughout the 7th Avenue facade reducing the overall mass in multiple locations, bringing it closer to the pedestrian level. The overall composition of the project is based on this modulation departure, has been present from Early Design Guidance and had been previously approved and documented in the Approved MUP design of April 11, 2017.

**Departure enhances the following Downtown Design Guidelines**

**B-2 Create Transition in Bulk and Scale:**

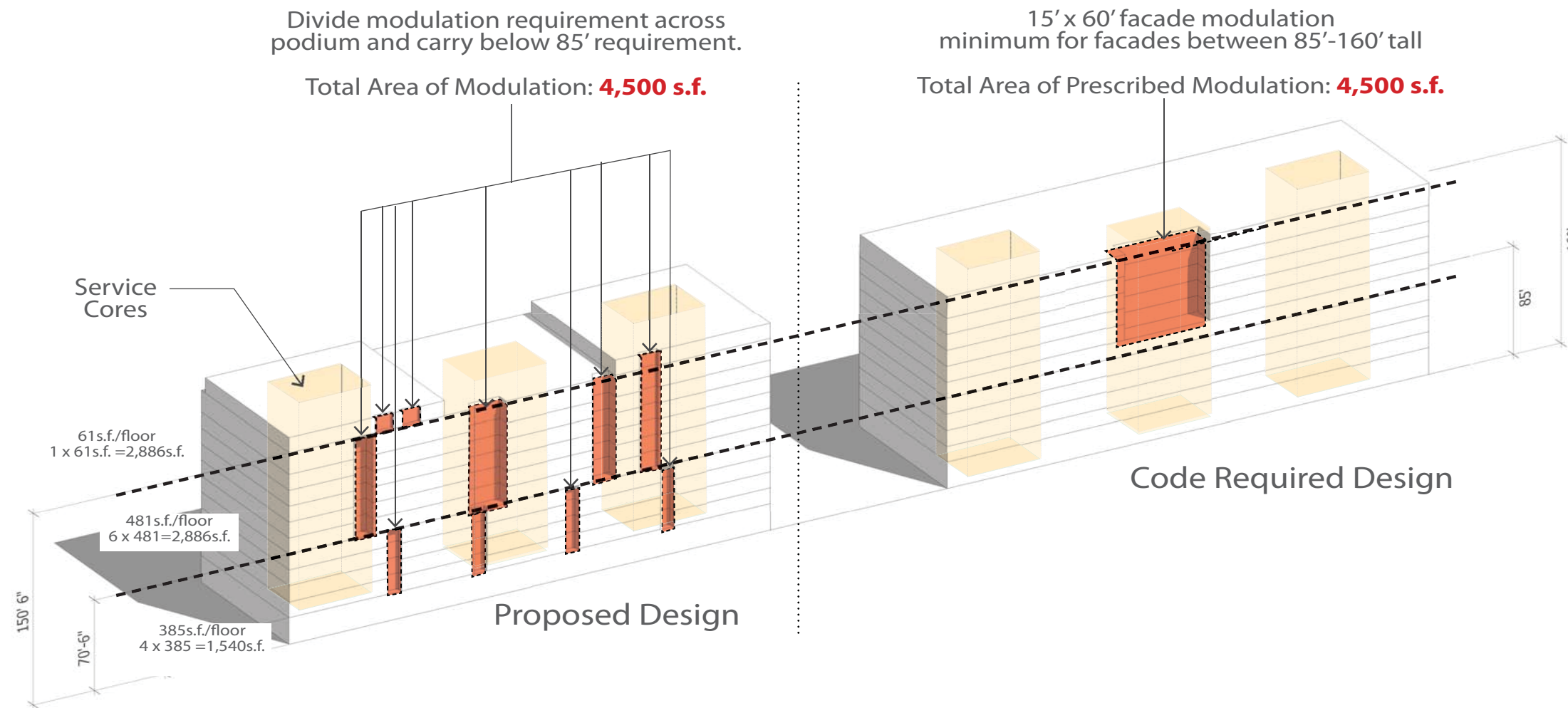
- The larger moves are broken up in a way to enhance the project's character & shape.
- Subtle, smaller moves enhance the facade at the pedestrian level and enhance the motion concept.

**B-4 Define a Well-Proportioned and Unified Building:**

- The project's overall design is organized around modulated surfaces running the entire facade.

**C-3 Provide Active - Not Blank - Facades:**

- The modulated surfaces on 7th Avenue provides break up to the massing, lessening the podiums scale impact.



**Departure Request 2**

23.49.056 Street Facade, Landscaping, and Street Setbacks.

**Requirement:**

**B. Facade Setback Limits**

**2. General Setback Limits.** The following setback limits apply on streets not requiring property line facades as shown in Map 1H:

b. The maximum area of all setbacks between the street lot line & facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street (see Exhibit D for 23.49.056). The averaging factor is five on Class I pedestrian streets and **ten on Class II pedestrian streets designated green streets.**

**Departure Amount Required**

See adjacent illustrative diagrams

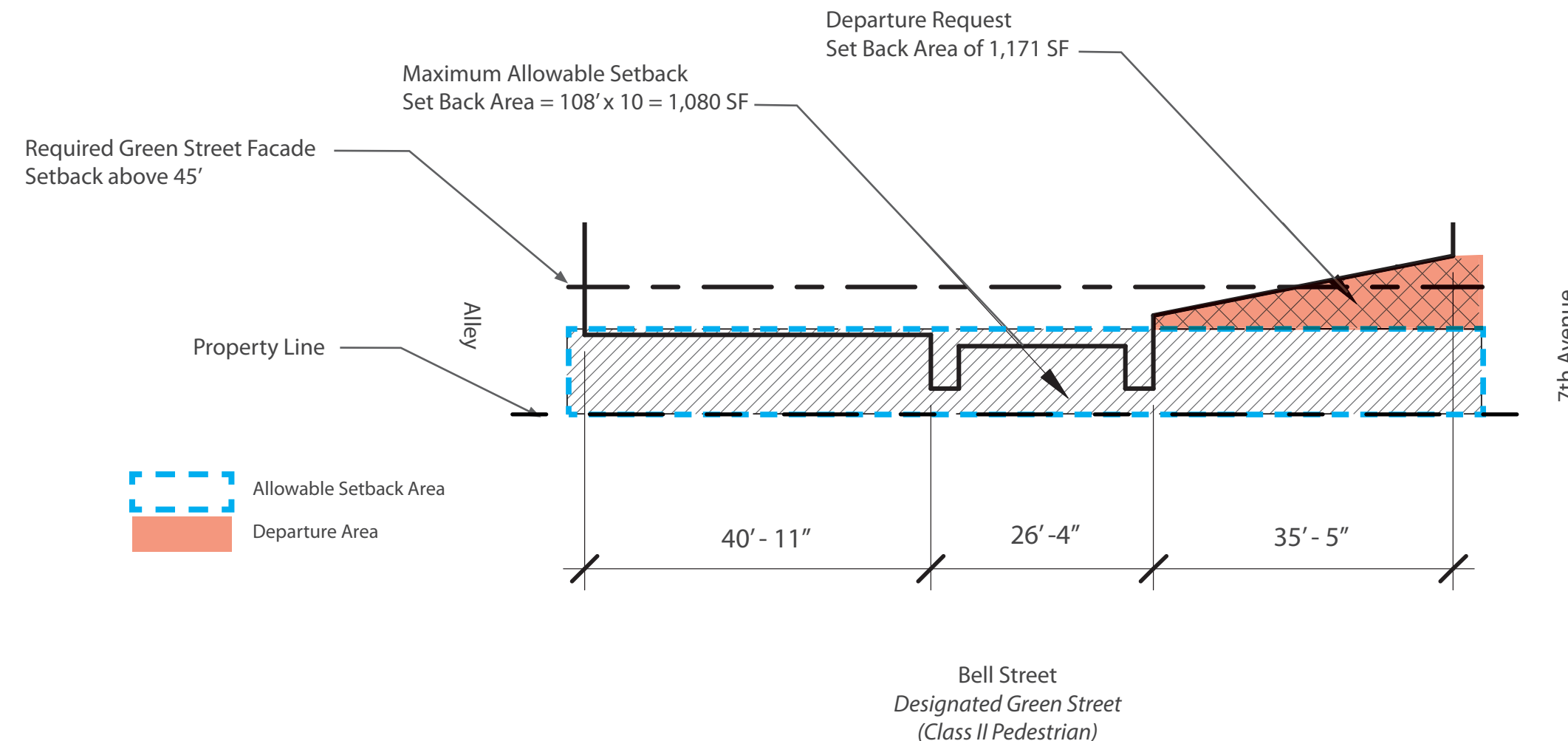
The facade setback along Bell Street varies from 9'-4" to 23'-1" for a distance of 34'-0". Maximum setback

**Applicant Response and Rationale:**

The building has been setback from the street to provide a more gracious zone between the public right-of-way and the building and continues the open character of Bell Street Park. The Setback also provides outdoor seating & corner entries into the retail, enhancing street level active use.

**Departure enhances the following Downtown Design Guidelines**

- B-1 Respond to the Neighborhood Context:**
- B-3 Reinforce the Positive Urban Form & Architectural attributes of the Immediate Area:**
- C-1 Promote Pedestrian Interaction:**
- C-4 Reinforce Building Entries:**  
-The Bell Street facade reinforces the pedestrian scale entries to both the residential tower and retail corner.
- D-1 Provide Inviting & Usable Open Space:**
- D-3 Provide Elements that Define the Place:**  
-The single level stone element provides a back drop to the Bell Street residential entry as well as an amenity platform for building patrons to visually interact with the Bell Street sidewalk/park.
- D-6 Design for Personal Safety & Security**





**Departure Request 3**

23.49.056 Street Facade, Landscaping, and Street Setbacks.

**Requirement:**

A. Minimum Facade Heights

1 Per Table A, minimum facade height is 25'-0" along Designated Green Streets.

**Departure Amount Required**

See adjacent illustrative diagrams

Allow for section of facade along Bell Street that is below the 25' minimum facade height.

**Applicant Response and Rationale:**

The building facade complies on the corner of 7th Avenue as you turn on to Bell Street. In order to keep a consistent design and elevation datum, the elevation remains consistent and requires a facade height below 25' as the grade increases towards 6th Avenue. This gives a distinct design character to the upper 15' building setback to gesture the open Bell Street Park and emphasizes the retail & residential entry level from the upper podium design.

**Departure enhances the following Downtown Design Guidelines**

**B-2 Create Transition in Bulk and Scale:**

-Subtle, smaller moves enhance the facade at the pedestrian level.

**C-1 Promote Pedestrian Interaction:**

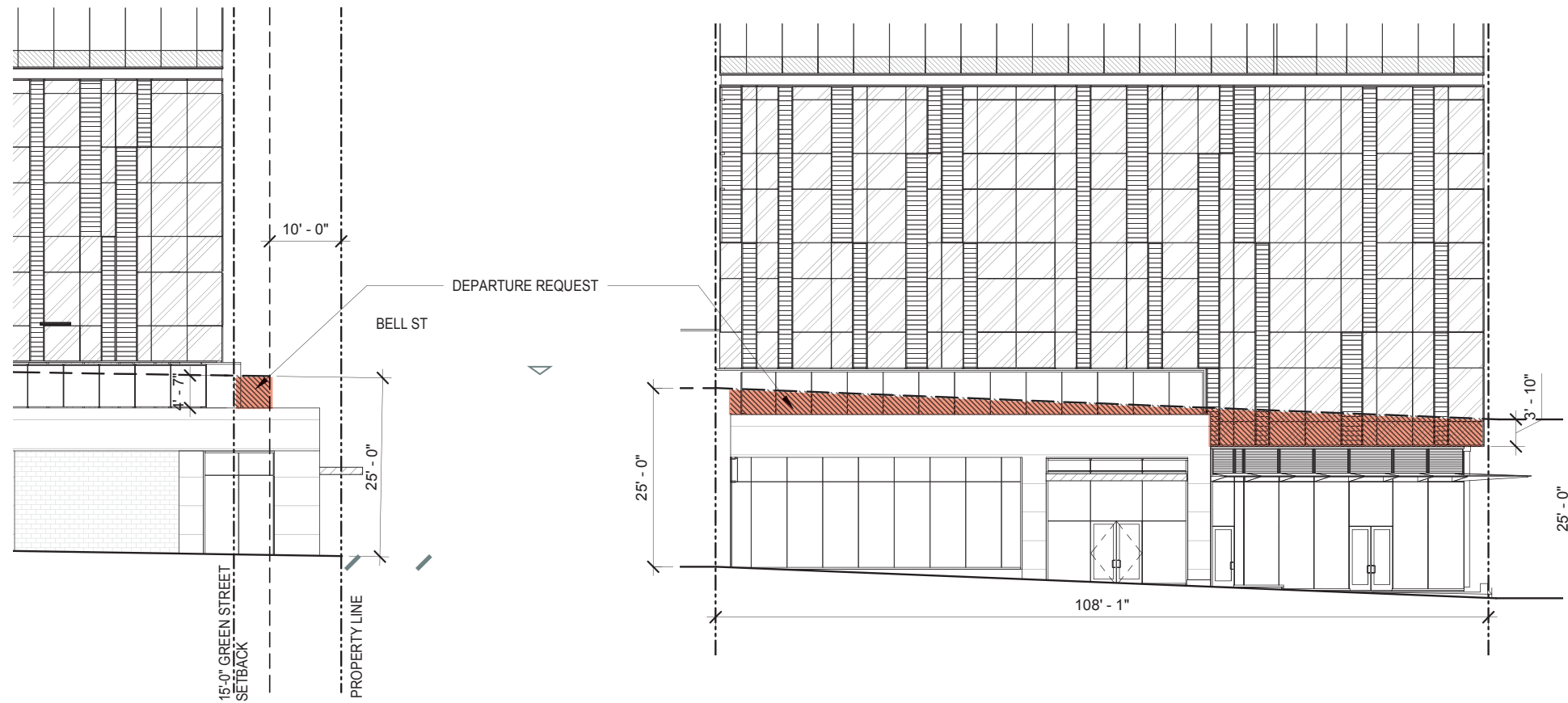
**C-2 Design Facades of Many Scales:**

**C-4 Reinforce Building Entries:**

-The Bell Street facade reinforces the pedestrian scale entries to both the residential tower and retail corner.

**D-3 Provide Elements that Define the Place:**

-The single level stone element provides a back drop to the Bell Street residential entry as well as an amenity platform for building patrons to visually interact with the Bell Street sidewalk/park.



**Departure Request 4**

23.49.056 Street Facade, Landscaping, and Street Setbacks.

**Requirement:**

B. Facade Setback Limits

2. General Setback Limits. The following setback limits apply on streets not requiring property line facades as shown in Map 1H:

d. The maximum setback of the facade from street lot lines at intersection is 10'. The minimum distance the facade must conform to this limit is 20' along each street.

**Departure Amount Required**

See adjacent illustrative diagram

4. The facade parallel to Bell street sets back 20'-2" from the property line.

**Applicant Response and Rationale:**

4. The Green Street corner is enhanced and supported by a more gracious zone between the public right-of-way and the building. The setback also provides for corner entries into the retail, enhancing street level active uses.

Departure enhances the following Downtown Design Guidelines

**B-1 Respond to the Neighborhood Context:**

**B-3 Reinforce the Positive Urban Form & Architectural attributes of the Immediate Area:**

**C-1 Promote Pedestrian Interaction:**

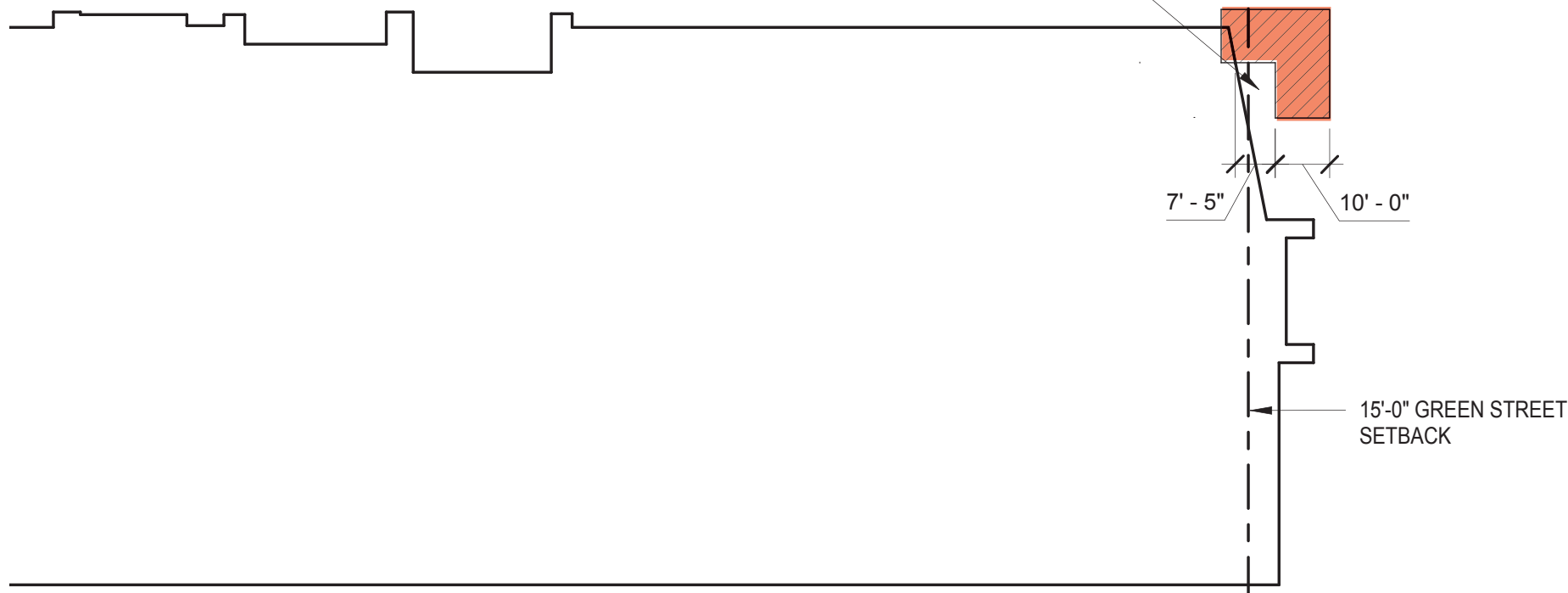
**D-1 Provide Inviting & Usable Open Space:**

**D-3 Provide Elements that Define the Place:**

-The single level stone element provides a back drop to the Bell Street residential entry as well as an amenity platform for building patrons to visually interact with the Bell Street sidewalk/park.

**D-6 Design for Personal Safety & Security**

DEPARTURE REQUEST



**DRB Guidance - Departures**

**Departure Request 5**

**Code Language:**

**23.49.018**

A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:

1. are located farther than five (5) feet from the street property line or widened sidewalk on private property; or
2. abut a bonused open space amenity feature; or
3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or
4. are driveways into structures or loading docks.

**Departure Amount Required**

See adjacent illustrative diagram

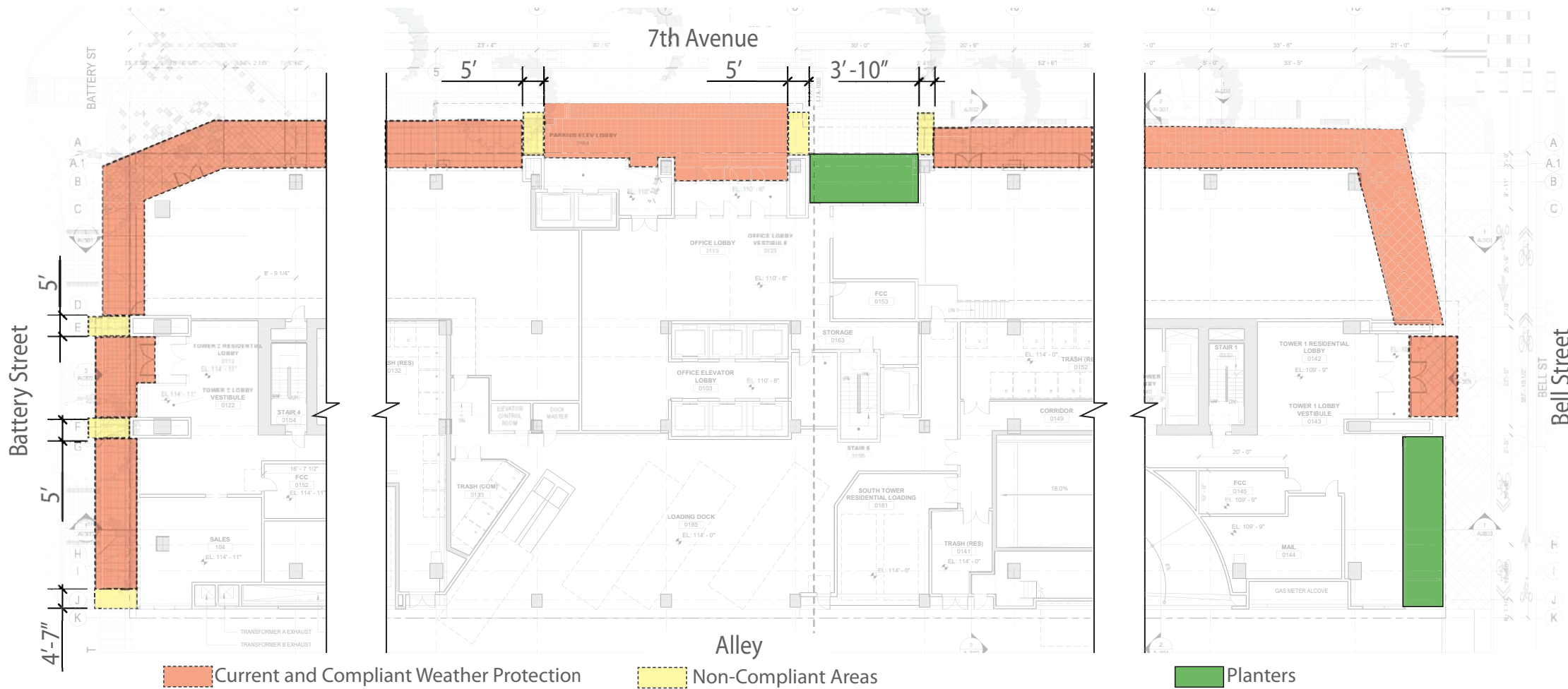
**SDCI Comment:**

**3. Overhead Weather Protection.**

Per SMC 23.49.018, continuous overhead weather protection with a minimal horizontal dimension of 8', shall be required for new development along the entire street frontage of a lot unless certain criteria are met. Weather protections of the facades along Battery street and 7th Avenue are not continuous and are less than 8 feet in some areas. Please revise the plans to comply with this code section. Also provide dimension verifying the overhead weather protection is between 10-15 feet above the side walk.

**Applicant Response and Rationale:**

We request a departure from the prescribed requirement of continuous overhead weather protection at the non-compliant locations shown. The project intends to emphasize the 3 main building entrances. (see Seattle Design Guideline C-4. "Reinforce Building Entries) To comply fully with the prescribed language noted in section 23.49.018, the clarity of the 3 main entries (Office, Bell Street and Battery Street Residential) will be compromised. The design strategy for these entries utilizes reoccurring components of large stone wall/pilasters, and flanking glass entry vestibules with solid metal canopies above. This is purposefully different than the typical retail canopy design of suspended glass from cut metal T's. Additionally, we request a departure setback at the Battery and alley corner as precaution against large vehicles entering and leaving the alley.



Battery Street Residential Entry



7th Avenue Office Entry



Bell Street Residential Entry

**Departure enhances the following Downtown Design Guidelines**

**B-2 Create Transition in Bulk and Scale:**

- The larger moves are broken up in a way to enhance the project's character & shape.
- Subtle, smaller moves enhance the facade at the pedestrian level and enhance the motion concept.

**B-3 Reinforce the positive urban form:**

- Clarity of type and hierarchy of entries provides intuitive understanding of the pedestrian and building interaction at the ground level.

**C-4 Reinforce Building Entries:**

- Allowing the flanking stone piers at major building entries to rise vertically w/o horizontal canopy disruption helps clearly define these entries from the retail and provides further break down of the building facades.

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**Thank You**