

1916 BOREN

SEATTLE, 98101
SDCI# 3038257-LU

DOWNTOWN DESIGN REVIEW BOARD:
RECOMMENDATION MEETING #2:
ADDITIONAL DEPARTURE REQUEST
08/16/2022

WOLLINS
WERMANN

Trammell Crow Company
WEISMAN DESIGN GROUP

RECOMMENDATION MEETING #2

Additional Departure Request

Project Information

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ADDRESS	1916 Boren Ave Seattle, WA 98101
PARCELS	066000-2155-00 066000-2170-01
SDCI PROJECT #	3038257-LU
OWNER	SBOB, LLC 600 University St, Suite 2912 Seattle, WA 98101 Michael Nelson 206.708.6152 mnelson@trammellcrow.com
ARCHITECT	CollinsWoerman 710 2nd Ave, Unit 1400 Seattle, WA 98104 Joe Workman 206.245.2057 jworkman@collinswoerman.com
LANDSCAPE DESIGN	Weisman Design Group 2329 E Madison St Seattle, WA 98112 Peter Nelson ASLA, PLA Principal 206.322.1732 ext 214 peter@wdginc.com

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RECOMMENDATION MEETING #1 - APPROVED DESIGN

Notch and Façade Renderings

Reason for Departure Request

A facade length departure was requested at EDG for the preferred option, and was supported by the Board. The departure request was withdrawn at the Recommendation Meeting, due to the revised design, which was thought to be code-compliant in terms of facade length. The MUP zoning review has since indicated that a facade length departure is needed.

Comments from Design Recommendation Meeting on 4/19/2022

“The Board appreciated the applicant’s response to EDG guidance, shifting the vertical notch to be aligned with the main building entry. The Board noted that this shift successfully mitigated the length of the building while also serving as a large-scale identifier of the main entry, making the 2-story entry more prominent, inviting, and welcoming.”

The board recommended unanimous approval of the design on April 19th, 2022.



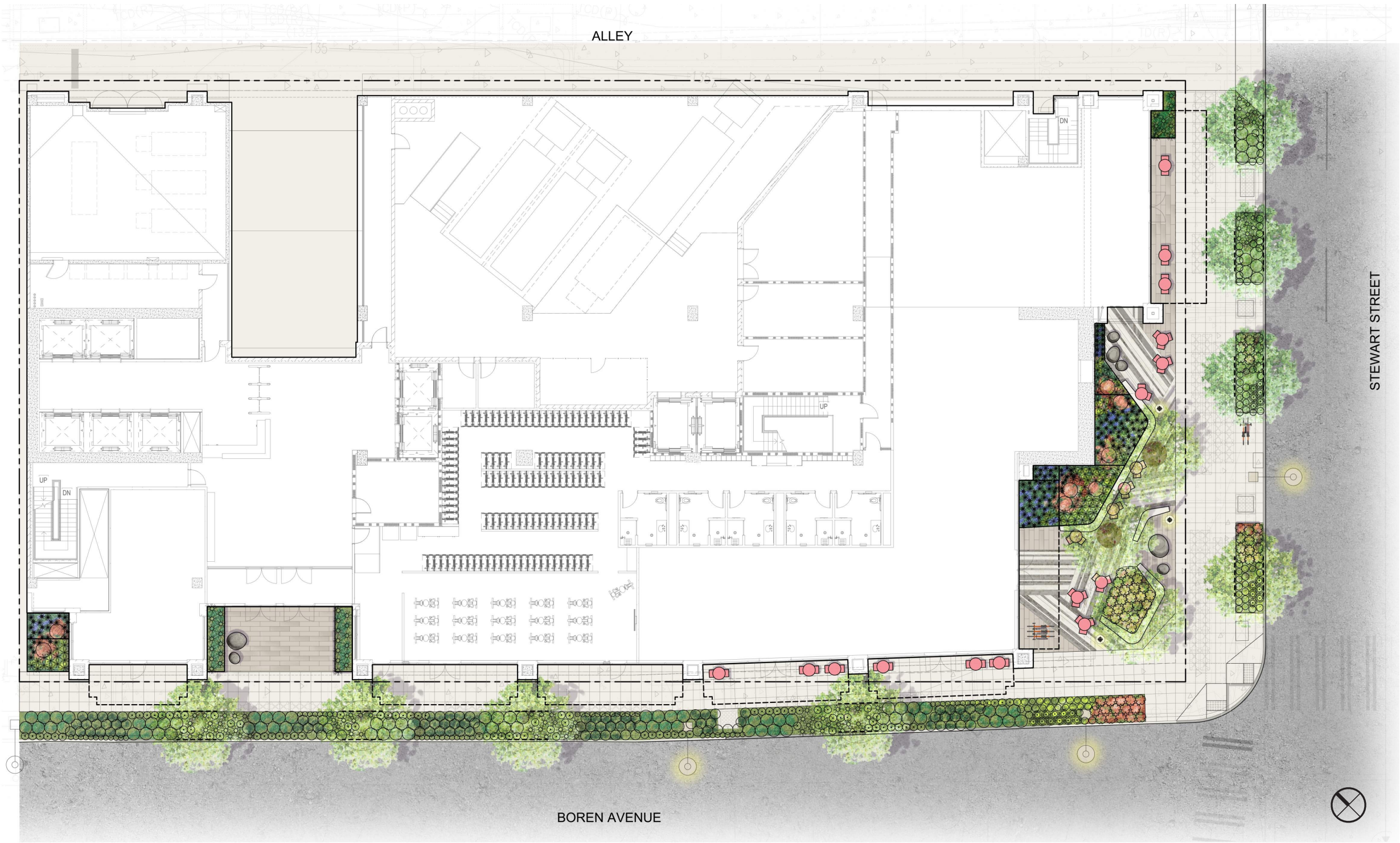
Street View of Entrance Facing Southeast (Above)



Aerial View Facing Northeast

RECOMMENDATION MEETING #1 - APPROVED DESIGN

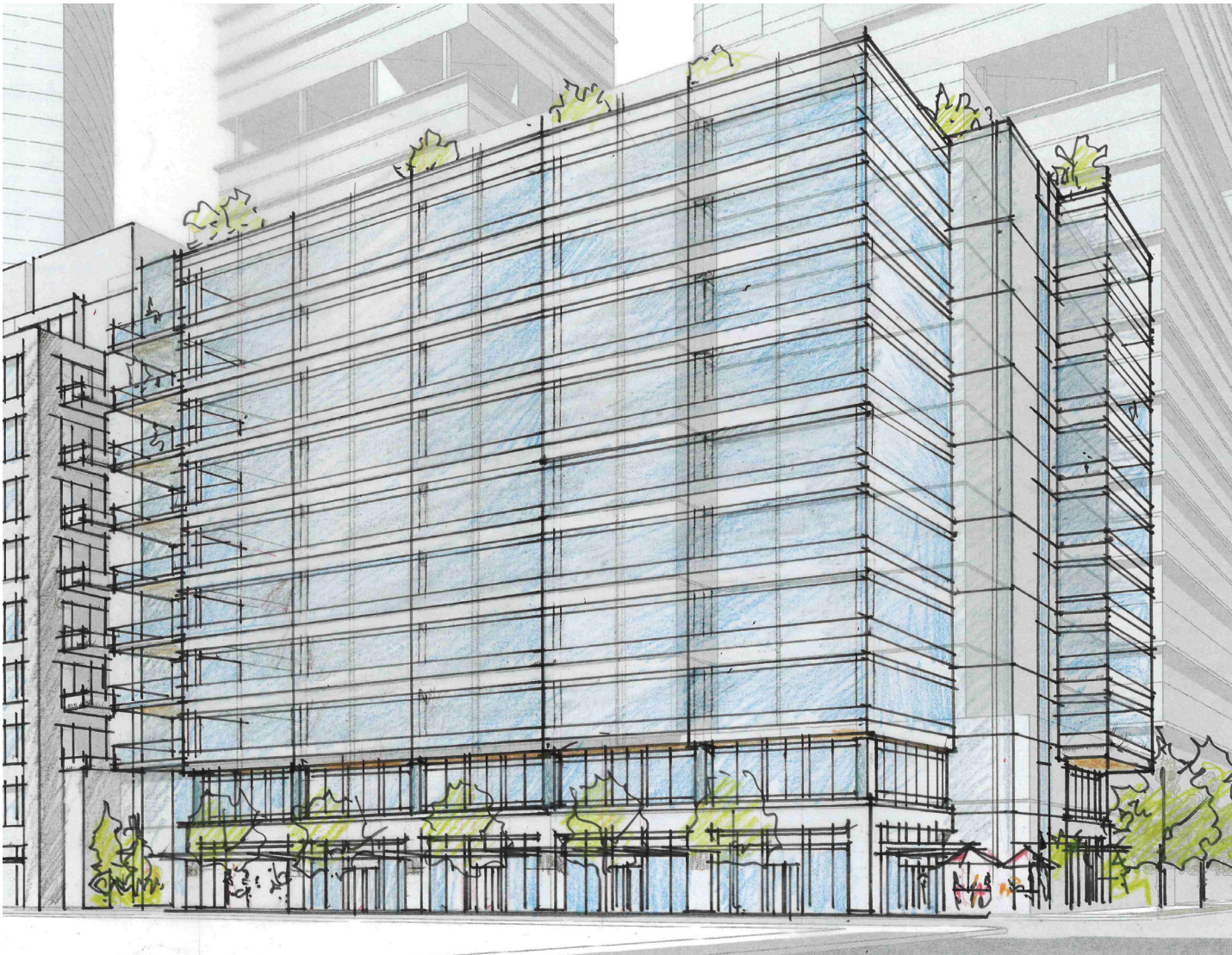
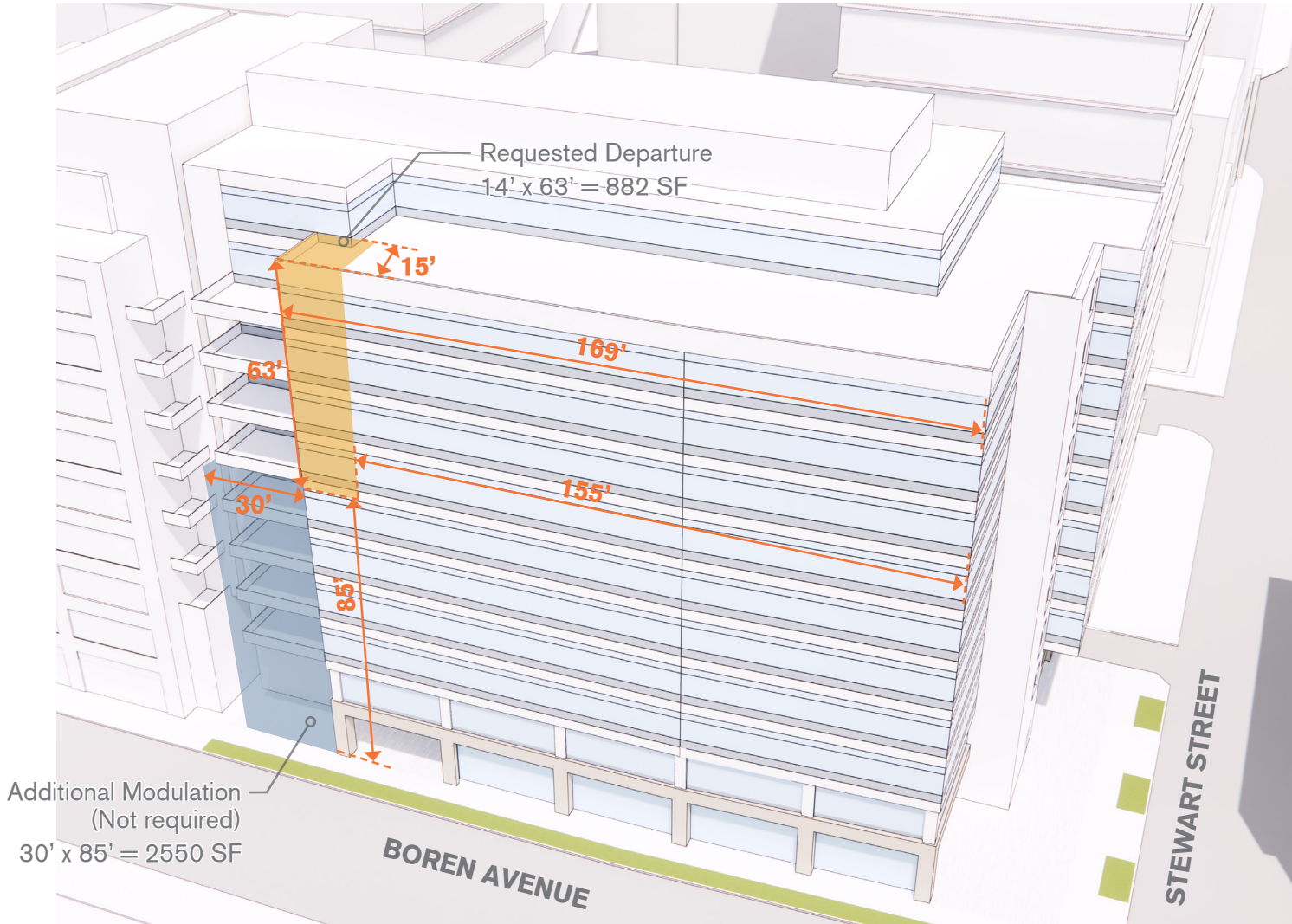
Site Plan



EARLY DESIGN GUIDANCE DEPARTURE REQUEST
(supported by the Design Review Board)

Departure #1

Departure #1 - Exceed Unmodulated Façade Length at Boren Ave



SMC 23.49.058 - Façade Modulation

Requirement
Facade modulation required above 85' for portions within 15' of the street lot lines. Length of facade without modulation:
Stories 85' - 160' of elevation: 155'

Request
Increase the maximum allowable length of unmodulated facade above 85' by approximately 9% to 169' from 155'. Affected floors are 5-10.

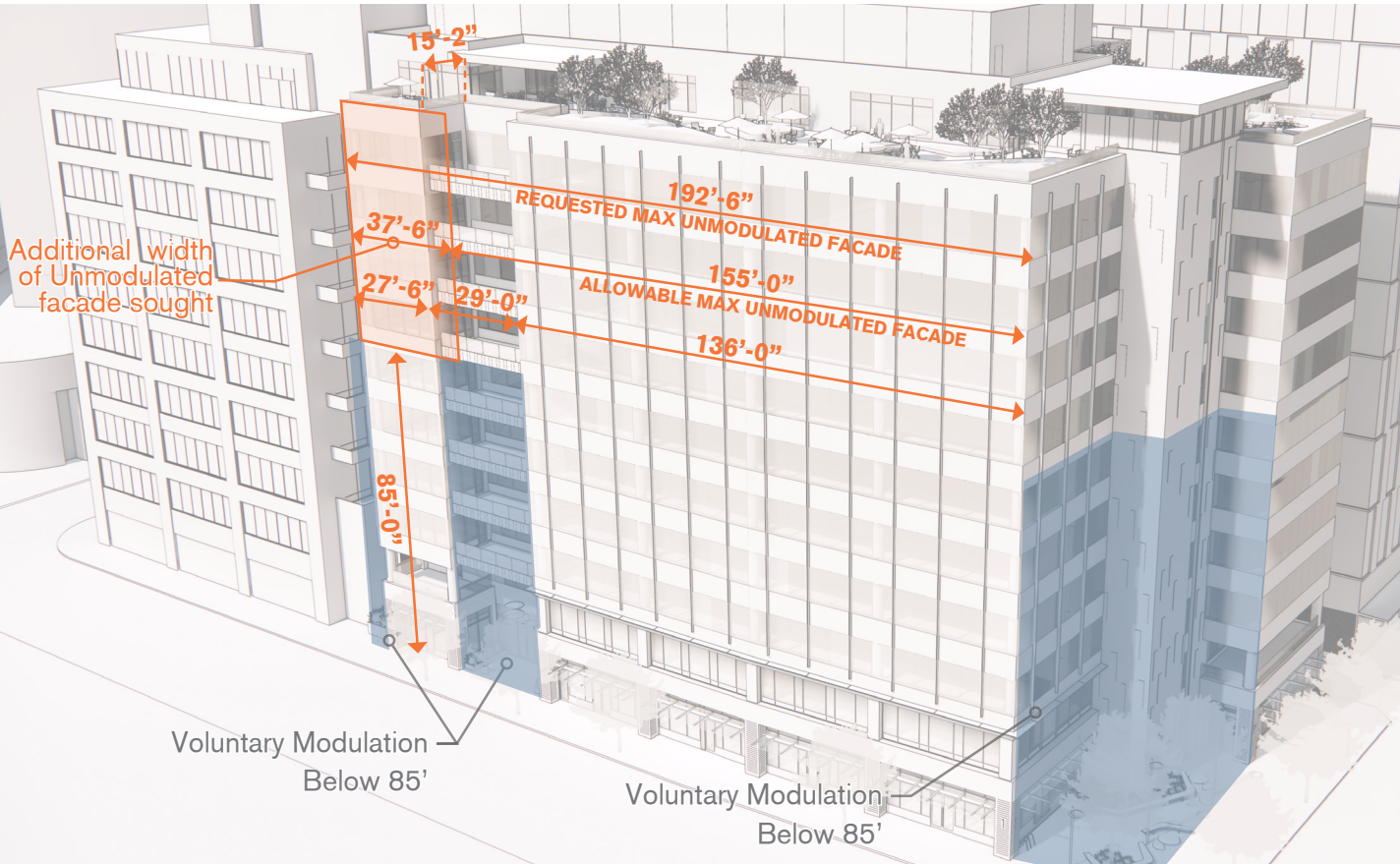
Rationale
The notch provided at the north end of the Boren facade extends to grade providing a cohesive building design that slightly exceeds the allowed facade length at the upper levels, but adds voluntary modulation to the lower 5 levels of the building. The area of the additional modulation is nearly three times the area of the requested departure and creates a significant entry plaza on Boren and a strong design element that emphasizes the main building entry for wayfinding. The area of requested departure represents a 3.4% departure when compared to the total allowed facade on Boren Ave (882 SF Departure / 25,990 SF of Facade Allowed). The design with the departure results in a superior overall building composition, transition to the adjacent building to the north, and pedestrian scale elements at the base of the building. The design with the departure better meets the intent of the following Downtown Design Guidelines compared to a code-compliant design:

- **It Responds to the Physical Environment (A-1)** by concentrating the building facade setbacks to both the adjacent Boren Lofts (1930 Boren) building, as well as the South end of the Site, creating a view aperture and open space along Stewart St and an additional open space on Boren Avenue. The combination of these two open spaces will **Enhance the Streetscape and Open Space (D-2)** significantly for the project and the neighborhood.
- **It Reinforces Positive Urban Form (B-3)** by keeping the rhythm of the bays along Boren Intact. The five 33'-0" bays result in an overall dimension of 169'-0" measured to the outside face of the building. The departure keeps the full bay dimensions for a more unified and coherent design expression.

RECOMMENDATION MEETING #2 - ADDITIONAL DEPARTURE REQUEST

Departure #6

Departure #6 - Exceed Unmodulated Façade Length at Boren Ave



SMC 23.49.058.B.2.a, c and d Façade Modulation

Requirement

Facade modulation is required above a height of 85 feet for portions located within 15 feet of a street lot line.

The maximum length of a facade without modulation is 155' for stories that are 85'-160' in height. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines. Any portion of a facade exceeding the maximum length of facade shall be set back a minimum of 15 feet from the street lot line for a minimum distance of 60 feet before any other portion may be within 15 feet of the street lot line.

Request

Request to increase the allowable facade length without modulation above 85 feet from 155 feet to 192 feet six inches in length, a 37 feet six inch increase, on the Boren Ave facade.

Rationale

The resultant design with the departure creates a cohesive façade with a high degree of modulation that highlights the building entry, creates a publicly accessible plaza, and respects the existing balconies at the 1930 Boren building. The treatment of the balconies further reinforces the modulation while providing a strong relationship to the shear element, tying the two features together with a common design language, and providing animation and usable outdoor space at the Boren façade. The design with the departure better meets the intent of the following Downtown Design Guidelines:

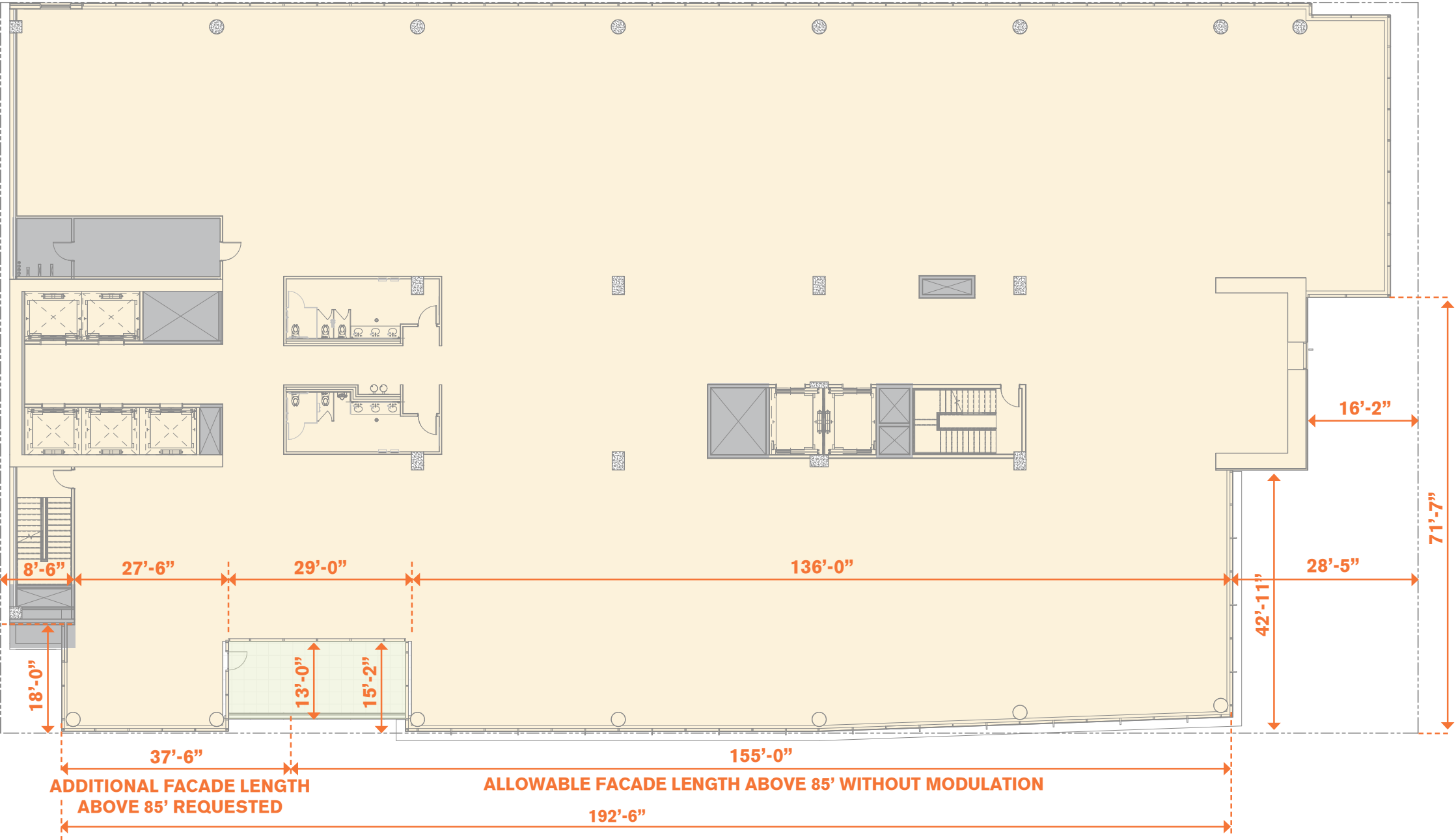
- **Responds to the Physical Environment (A-1)** by creating modulation that also provides ample outdoor decks at multiple levels, as well as a setback adjacent to the existing decks on the 1930 Boren building.
- **Enhances the Streetscape and Open Space (D-2)** by extending the modulation to ground level, creating a publicly accessible plaza with the southern setback and a well-defined entry at the central notch.
- **Reinforces Positive Urban Form (B-3)** by providing a well-composed façade that relates the Boren façade to the Stewart façade

FLOOR PLANS

Level 3-10

Recommendation Meeting #1 - Approved
Level 3-10

Scale: 1" = 40'-0"



ELEVATIONS

West Elevation

Recommendation Meeting #1 - Approved
West Elevation - Boren Avenue

Scale: 1" = 25'-0"

