

1916 BOREN

SEATTLE, 98101
SDCI# 3038290-EG

DOWNTOWN DESIGN REVIEW BOARD:
EARLY DESIGN GUIDANCE
10/19/21

WOLLINS
C
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M
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N

Trammell Crow Company
WEISMANDESIGNGROUP

DESIGN PROPOSAL

Project Information

ADDRESS	1916 Boren Ave Seattle, WA 98101
PARCELS	066000-2155-00 066000-2170-01
SDCI PROJECT #	3038290-EG
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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Reviewed by: _____

What We Heard from the Community

Design-Related Comments

- 80 percent of survey respondents noted that environmentally friendly features were most important about the design of a new building. 60 percent mentioned an interesting and unique design. 40 percent said relationship to neighborhood character and/or parking. 20 percent mentioned attractive materials
- 100 percent of survey respondents said landscaping was the most important consideration for the exterior space of the property. 80 percent said seating options and places to congregate. 60 percent mentioned lighting and safety features
- One respondent noted that the neighborhood lacks green spaces
- Another suggested having open, creative spaces where non-employees can congregate for free and including interesting art for passersby to see

Non-Design Related Comments

- When asked what retail components survey respondents were most interested in for this location, 100 percent said new restaurants or bars; 50 percent said new places for coffee or breakfast; and 25 percent said new stores for shopping
- When asked what most inspires them to return when visiting a building, office, restaurant or retailer, 100 percent of survey respondents said great people and service; 100 percent said thoughtful design that is open and welcoming; 80 percent said a sense of openness and natural light; 60 percent said local businesses and small businesses; 20 percent said bustling, exciting energy; 20 percent said color and materials used in design; and 20 percent said calm, restful places to rest and relax

- One respondent encouraged considering the whole community when planning and having a local, economically inclusive place for food and beverages since not everyone in the area is making six figures. Another respondent noted the neighborhood needs more vegan restaurants.
- Other respondents encouraged having small, local, interesting businesses at ground level such as a grocery collective / co-op or art gallery and offering retail that serves a real need.
- One respondent encouraged the project team to consider appropriate hours for construction, as noise pollution is a real thing, and it is not possible to sleep in past 7:30 a.m. without disruption.
- One respondent noted that affordable housing is needed instead of offices.
- One respondent encouraged the removal of cars and growth of pedestrian-only streets and bike lane

Miscellaneous Comments

- A few respondents suggested that building downtown be stopped, as the history of what makes the city unique is being torn down and there are plenty of empty buildings that can be reused as offices
- One respondent expressed support for the project and tearing down the existing building as they have witnessed many criminal acts on the property, and a new office building would be a welcome sight.
- Another respondent thanked the project team for asking the community for input.

Conclusions

- Based on the survey **Landscaping and Greenspace** are important to the community, and the project will consider open space at grade to allow people to congregate. This space will incorporate a variety of landscaping and seating options.
- The community also would like to see **interesting and unique design** that is **environmentally friendly**, and responds appropriately to the **neighborhood context**

Opportunity to Provide Online Input on the 1910 & 1916 Boren Ave Project

ABOUT THE PROJECT

This project proposes construction of a new ten-to-eleven-story office building with ground-level retail and below-grade parking.

What: Let us know what you think! Visit our website at www.BorenAveProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at BorenAveProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1910 & 1916 Boren Ave, Seattle, WA 98101
Contact: Natalie Quick
Applicant: TC Northwest Development Inc

Additional Project Information on Seattle Services Portal via the Project Number:
003819-21PA

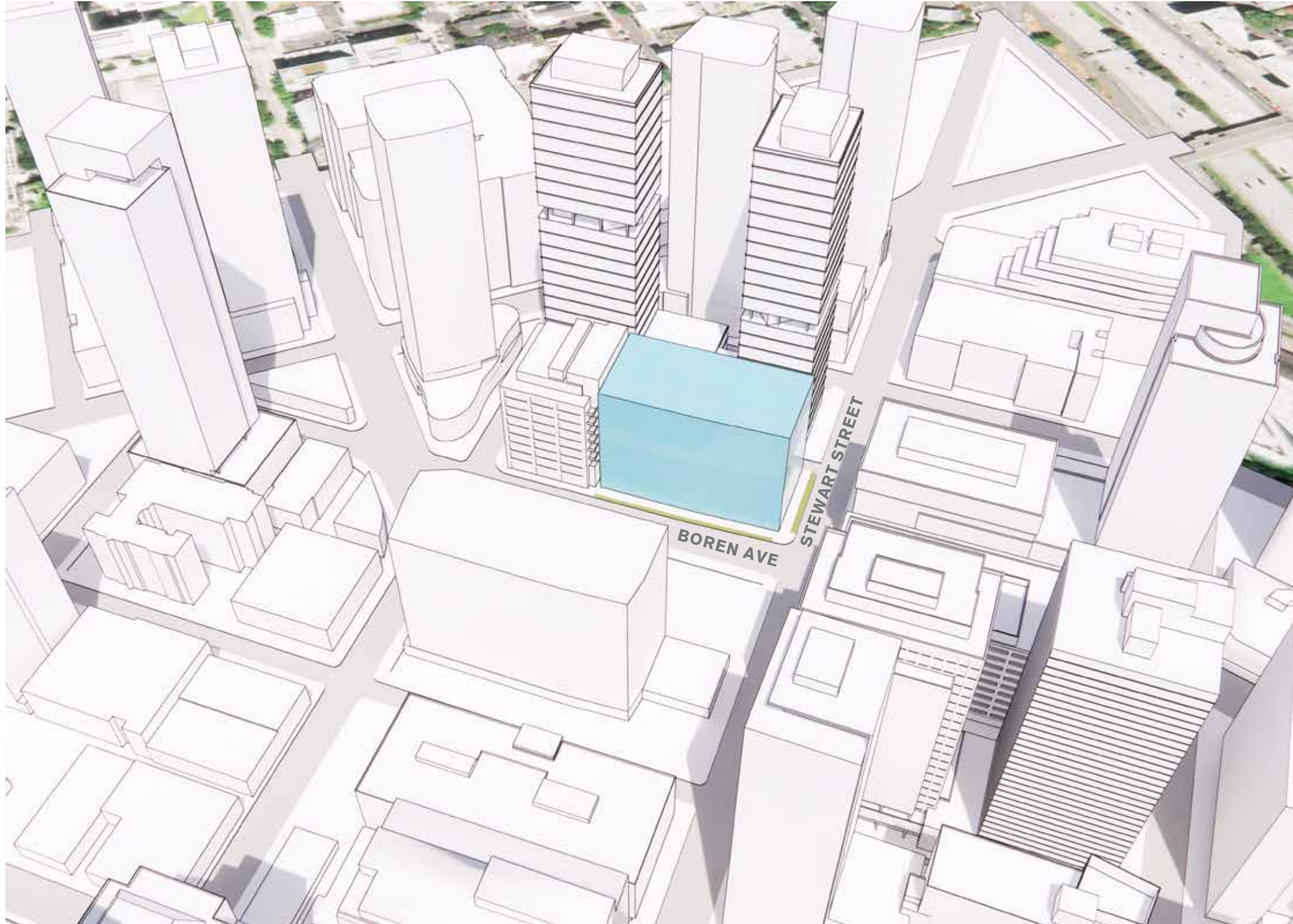
Project Email:
BorenAveProject@earlyDRoutreach.com
Note that emails are generally returned within 2-3 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

DESIGN PROPOSAL

Development Goals

Project Site



Development Goals

- Provide flexible office space for innovative users
- Contribute in a positive way to the rapidly developing neighborhood by providing an appropriately scaled, well-proportioned building
- Provide well designed, usable outdoor space for both the building tenants and the public
- Replace existing single level parking lot with spaces that activate the street frontage

Community Input

- Based on the community survey, the public would like the project to consider:
 - An interesting and unique design
 - Being environmentally friendly
 - Fit the neighborhood
 - Landscaping and Greenspace

1916 Boren - Metrics

Site Area	27,969 SF
Office	235,000 SF
Retail	7,800 SF
Parking	222 Stalls

Map Key

- SM-SLU 175/85-280**
Seattle Mixed South Lake Union 175/85-280
- SM-SLU/R 65/95**
Seattle Mixed South Lake Union 65/95
- SM-SLU 100/95**
Seattle Mixed South Lake Union 100/95
- SM-SLU 240/125-440**
Seattle Mixed South Lake Union 240/125-440
- DMC 240/290-440**
Downtown Mixed Commercial 240/290-440
- DMC 340/290-440**
Downtown Mixed Commercial 340/290-440
- DOC 500/300-550**
Downtown Office Core 500/300-550
- District Boundary
- Urban Center Village Boundary

Observations

- The site is located in the DMC 240/290-440
- This area is undergoing a high amount of redevelopment, with several of the adjacent sites in permitting or new buildings constructed within the last 5 years
- This area serves as a transition point between the downtown and South Lake Union neighborhoods

Zoning + Overlay Designations



CONTEXT ANALYSIS

Surrounding Uses

Surrounding Uses



Map Key

- Surface + Garage Parking
- Residential/Mixed Use
- Office/Commercial
- Hotel/Hospitality
- Public Services/Infrastructure
- Cultural/Arts/Entertainment
- Schools/Colleges

Observations

- The surrounding uses balance residential / mixed use with office / life science, and other commercial uses.
- A residential / mixed use building is proposed across the alley from the project site.
- Across Stewart Street is an existing office / commercial building.
- Recently completed projects include 2 office / lab buildings, one located on the same block north of the project site and the other one block to the west on Stewart St.



Map Key

- Principal Arterial
- Minor Arterial
- Green Street
- Bus Stop / Streetcar Stop
- Protected Bike Lane
- In-Street Bike Lane
- Sharrows with Uphill Bicycle Lane
- 5 Minute Walk Radius
- Open Space

Adjacent Street Classifications

Boren Avenue

- Class II pedestrian
- Principal Arterial

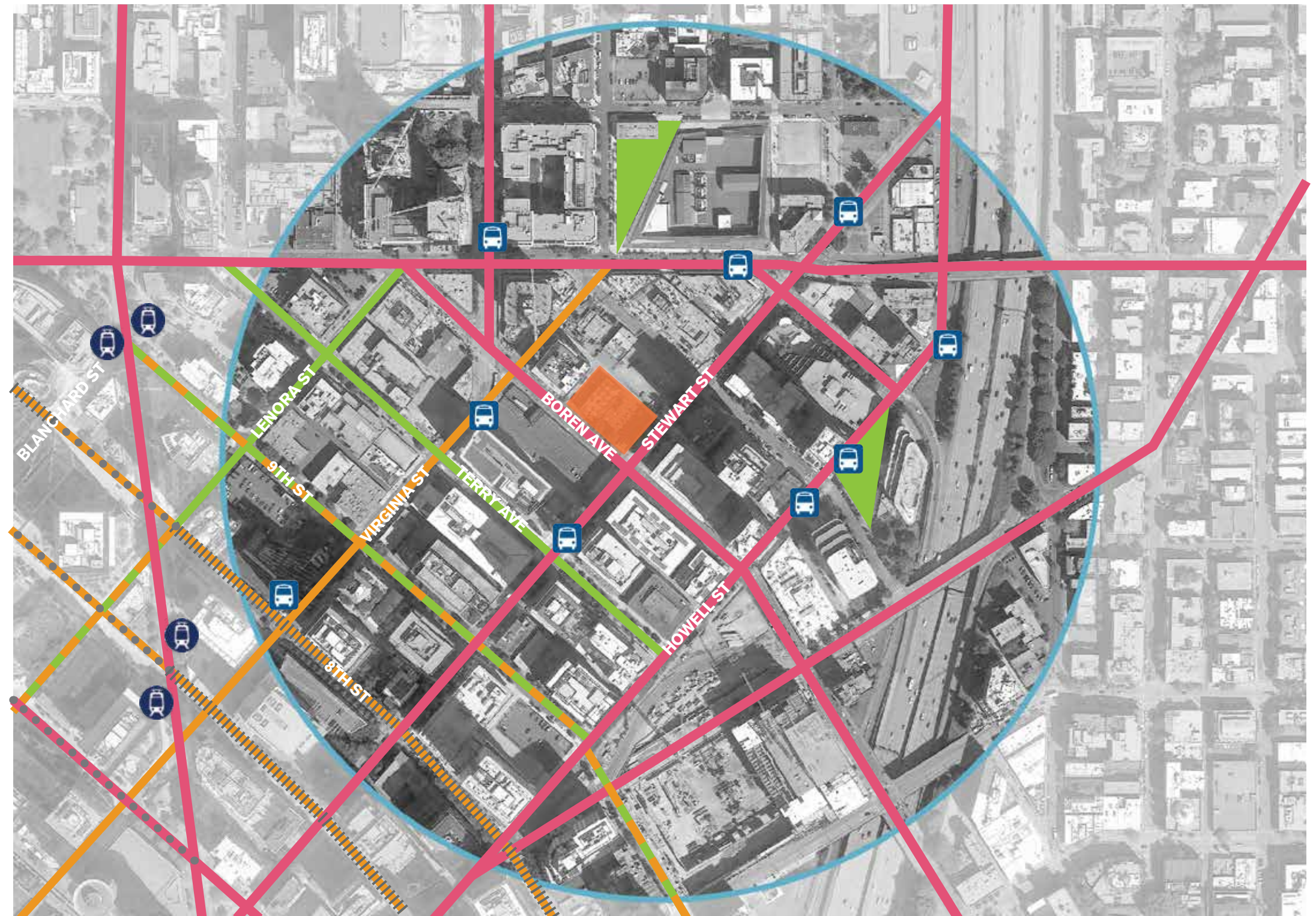
Stewart Street

- Class I pedestrian
- Principal Transit Street

Observations

- The site is situated on 2 principal arterials, Boren Avenue and Stewart Street. One of these, Stewart Street, is a principal transit street.
- Stewart Street is a one-way street traveling southwest, and is a primary route into the downtown core for both automobiles and transit.
- Boren Avenue is a heavily used two-way street that connects the Denny Triangle to First Hill crossing over Interstate 5 two blocks south of the site.

Traffic Flow + Siting Patterns



CONTEXT ANALYSIS

Prominent Surrounding Buildings

Important Locations

● Existing Buildings ● Proposed Buildings



- 1 1920 Terry Ave/Seattle Children's Research Institute
- 2 1823 Minor Ave/Kinects
- 3 1099 Stewart St/Hill7
- 4 1930 Boren Ave/Boren Office Lofts
- 5 1808 Minor Ave/Nexus
- 6 1800 Boren Ave/Tilt 49
- 7 1007 Stewart St/Midtown 21
- 1 1901 Minor Ave
- 2 1200 Stewart St
- 3 2014 Fairview Ave
- 4 2019 Boren Ave
- 5 1600 9th Ave/Washington State Convention Center
- 6 1800 Terry Ave



CONTEXT ANALYSIS

Existing Prominent Surrounding Buildings

1 Seattle Children's Research Institute



Completed 2019 / Research & Lab
Height: 210'-0" / 13 Floors

2 Kinects



Completed 2017 / Residential
Height: 440'-0" / 40 Floors

3 Hill7



Completed 2015 / Office
Height: 160'-0" / 11 Floors

4 Boren Office Lofts



Completed 2020 / Office
Height: 170'-0" / 10 Floors

5 Nexus



Completed 2020 / Residential
Height: 440'-0" / 41 Floors

6 Tilt 49



Completed 2017 / Office & Residential
Height: 440'-0" / 40 Floors

7 Midtown21



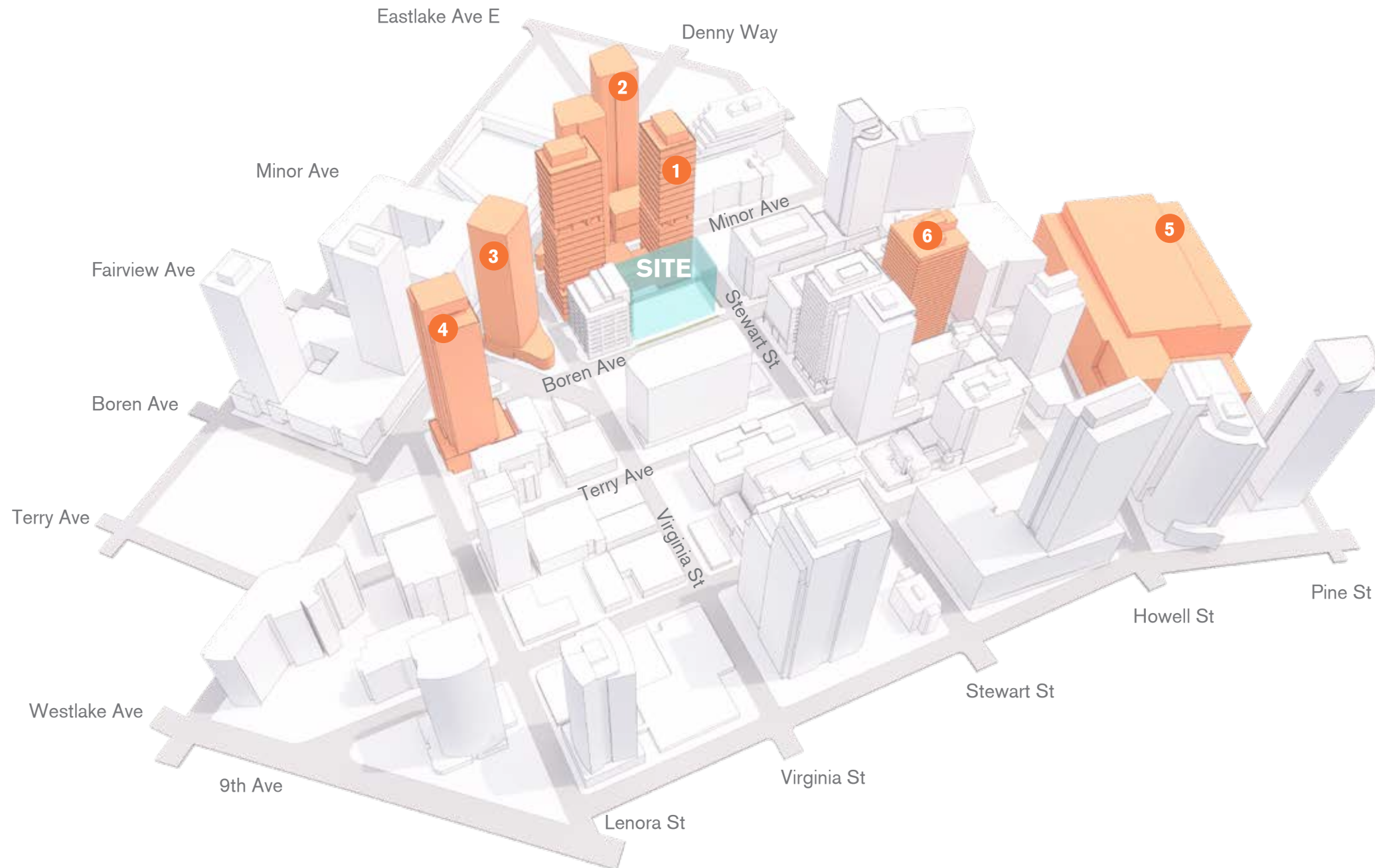
Completed 2016 / Office
Height: 320'-7" / 21 Floors



CONTEXT ANALYSIS

Future Prominent Surrounding Buildings

Aerial View Facing Southwest



Legend

- 1 1901 Minor Ave
- 2 1200 Stewart St
- 3 2014 Fairview Ave
- 4 2019 Boren Ave
- 5 1600 9th Ave/Washington State Convention Center
- 6 1800 Terry Ave

Observations

- Nearly all of the planned and in-progress development around the site consists of residential towers built to the allowable height of 440'-0"



CONTEXT ANALYSIS

Future Prominent Surrounding Buildings

1 1901 Minor Ave



Completion in 2023 / Residential
Height: 425'-0" / 40 Floors

2 1200 Stewart St



Completion in 2022 / Residential
Height: 484'-0" / 48 Floors

3 2014 Fairview Ave



Completion in 2022 / Residential
Height: 440'-0" / 41 Floors

4 2019 Boren Ave



Completion in 2022 / Residential
Height: 440'-0" / 44 Floors

5 Washington State Convention Center Addition



Completion in 2022 / Retail & Convention Center
200'-0" / 11 Floors

6 1800 Terry Ave



Completion in 2022 / Residential
Height: 440'-0" / 40 Floors



CONTEXT ANALYSIS

Neighborhood Character

1 Seattle Children's Hospital - Boren & Stewart



2 Cornish - Lenora & Terry



3 Marriot - Terry & Howell



4 Met Park North - Stewart & Yale



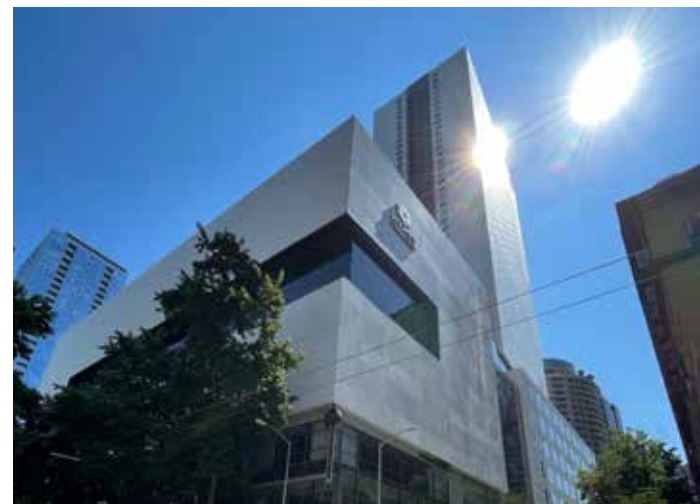
5 Met Park East - Howell & Minor



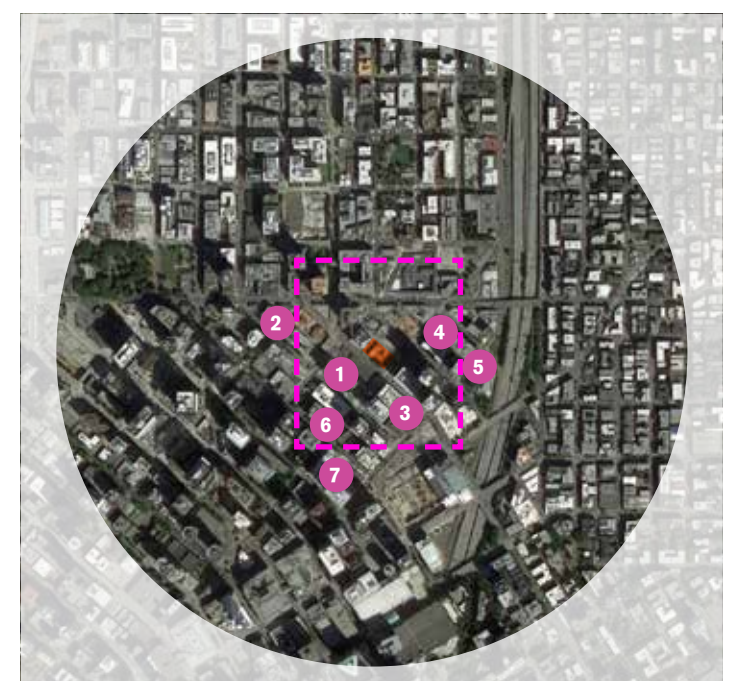
6 Seattle Children's- Stewart & 9th



7 Hyatt - Howell & 9th



Key Map



CONTEXT ANALYSIS

Active Neighborhood Spaces

1 WSCC Expansion



2 Seattle Times Park



3 Amzn Ruby/Dawson Throughblock



4 MetPark East



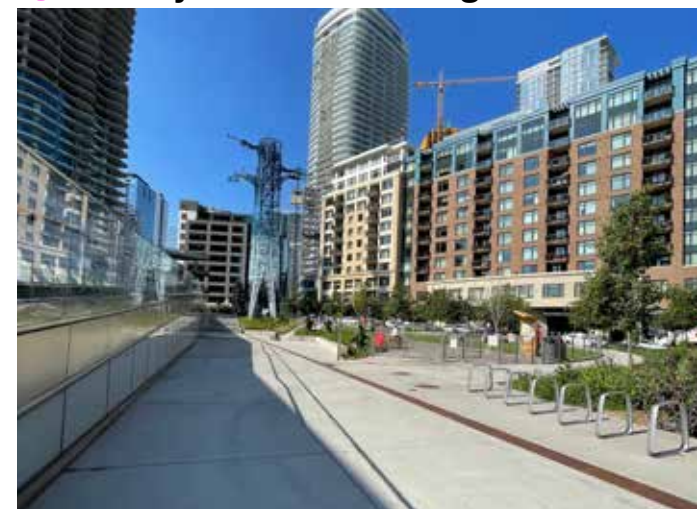
5 US District Court



6 Seattle Children's Research Institute



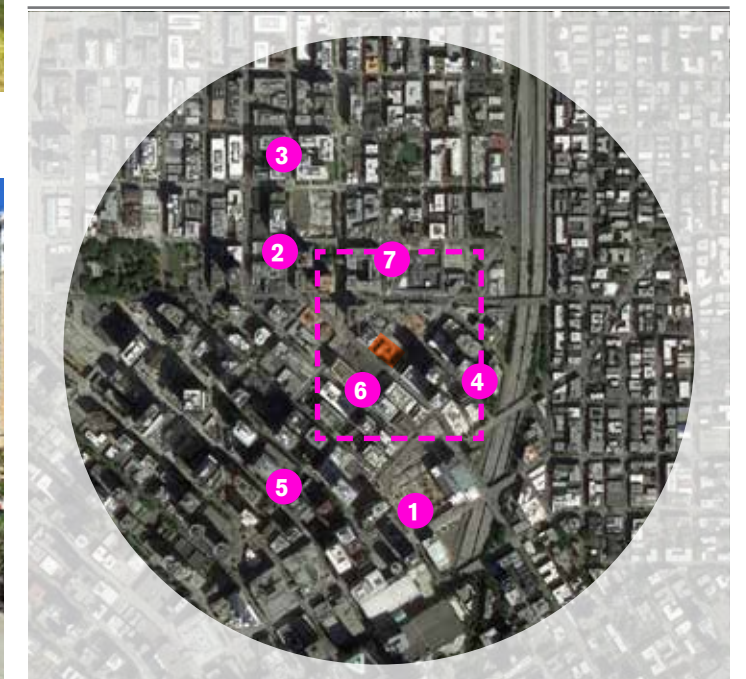
7 Denny Substation Dog Park



Observations

- The neighborhood contains a variety of active open spaces, ranging from through-block connections and high-tech campus plazas to parks accommodating workers, residents, children, and pets. All provide areas of respite in the dense urban environment.
- Open space is scattered throughout the Denny Triangle and the adjacent neighborhoods, but there is little connection between them.
- With the rebuild of the Denny Triangle neighborhood, and increase of density, new open space areas provide much needed nodes of respite.
- 1916 Boren intends to add to these existing and proposed open spaces by providing an urban plaza at the corner of Boren Avenue and Stewart Street.

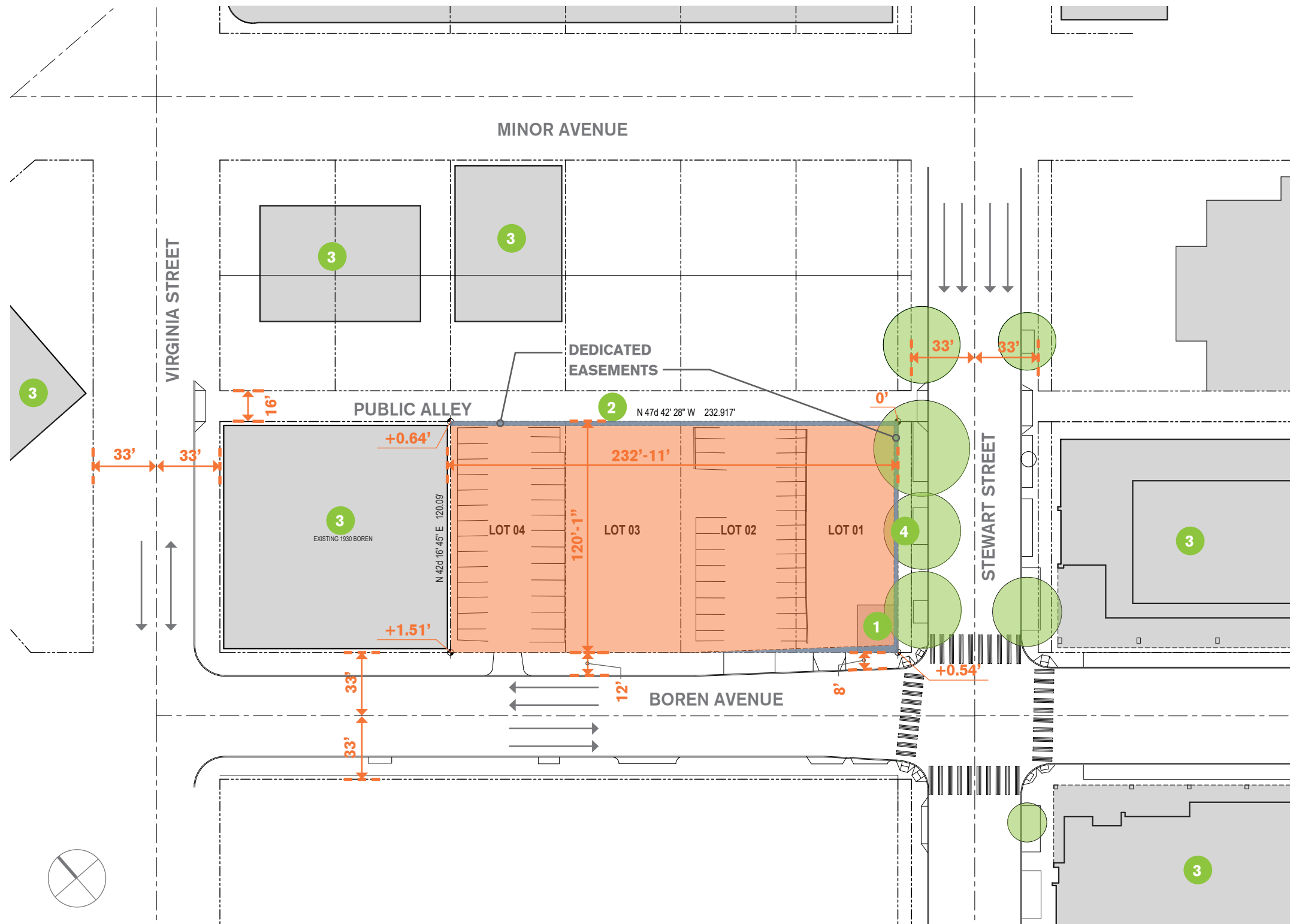
Key Map



SITE CONDITIONS

Site Survey

Site Plan/Survey



Project Information

BUILDING

Address: 1916 Boren Ave, Seattle, WA 98101
Parcel: 066000-2155-00 (Lot 1) & 066000-2170-01 (Lots 2-4)

Legal Description: LOTS 1, 2, 3, AND 4, BLOCK 52, SECOND ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A/ BELL'S 2ND ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE SOUTHEASTERLY 7 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 58229 FOR STEWART STREET, AS PROVIDED BY ORDINANCE NO. 14881 OF THE CITY OF SEATTLE.

SDCI Project #: 3038258-LU
3038290-EG

Keynotes

- 1 Existing Building
- 2 Current alley width is 16' wide
- 3 Existing building not in scope
- 4 7' setback as provided by ordinance no. 14881

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SITE CONDITIONS

Site Photography

1 Looking Northwest



2 Looking North



3 Looking Northeast



4 Aerial View Facing Northwest



5 Looking Northeast



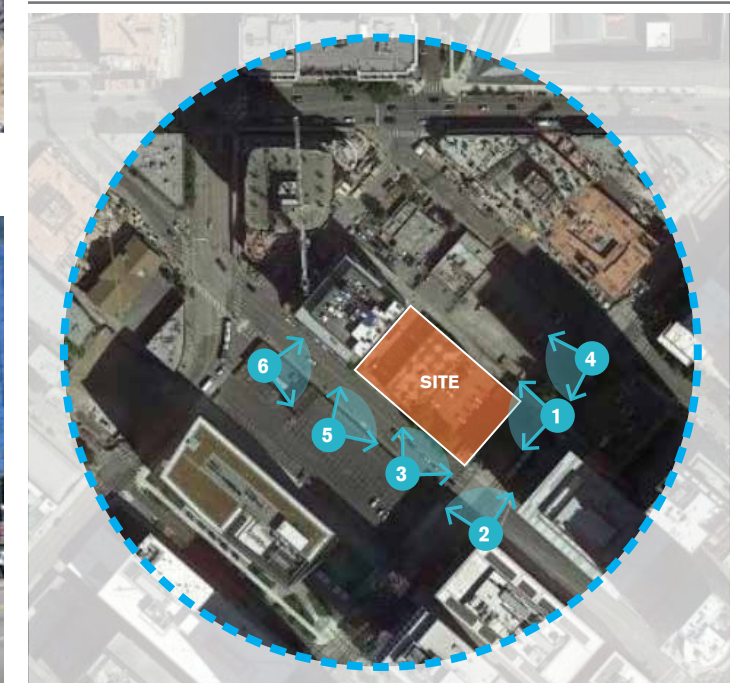
6 Looking East



Observations

- The site contains a small structure belonging to a previous car rental business that has not been in operation for several years. The demolition of an additional office building on the site has already been completed in anticipation of the project.
- The 1930 Boren building is visible directly north of the site, and the Seattle Children's Research Institute (Cure) building is to the west, across Boren Avenue.
- Directly across the alley, the proposed 1901 Minor project will contain two residential towers.
- East of that project, the rapidly transforming neighborhood context will include several new high rise residential projects.

Key Map



SITE CONDITIONS

Potential Views

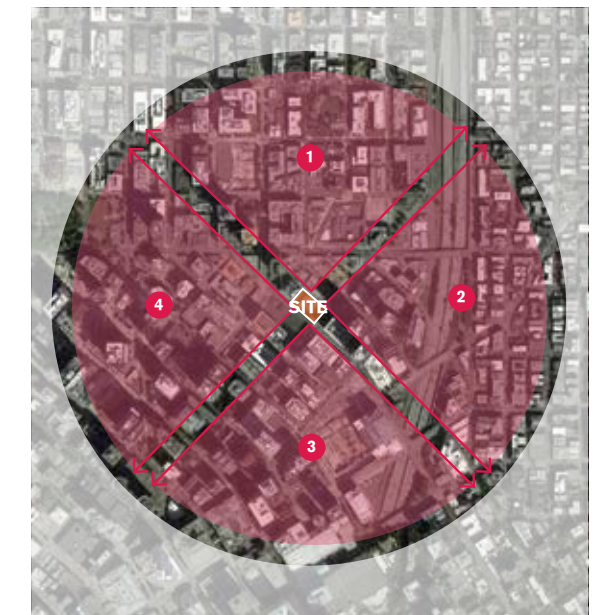
Potential Outward View Apertures



View Analysis

- 1 Direct North**
 - Looking towards Lake Union
- 2 Direct East**
 - Looking towards Capitol Hill
- 3 Direct South**
 - Looking towards downtown urban center
- 4 Direct West**
 - Looking towards Seattle Center

Key Map



SITE CONDITIONS

Streetscape Photomontage - Boren Avenue

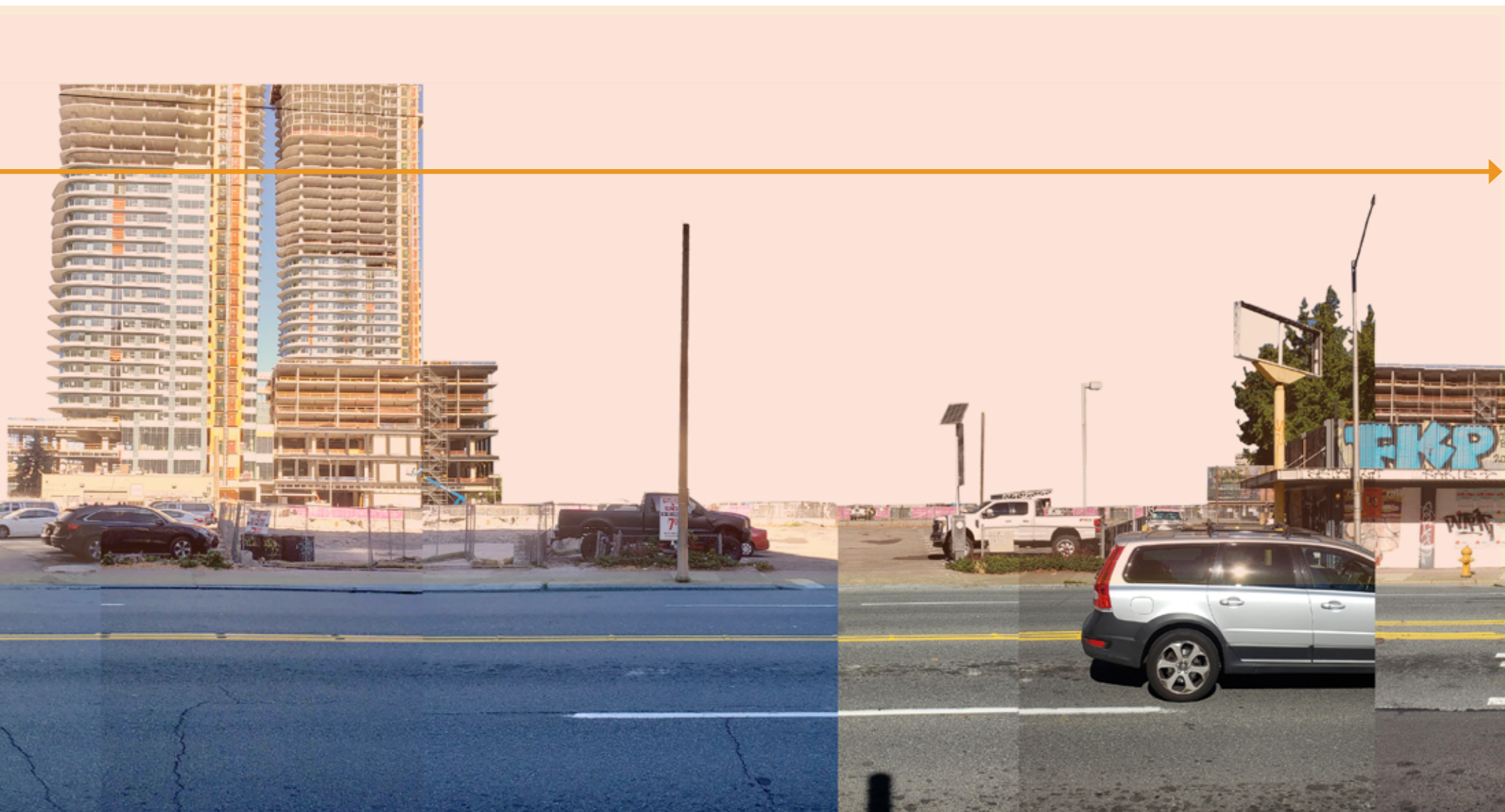
Virginia St



3 2014 Fairview Ave

4 1930 Boren Ave | Boren Office Lofts

SITE CONDITIONS



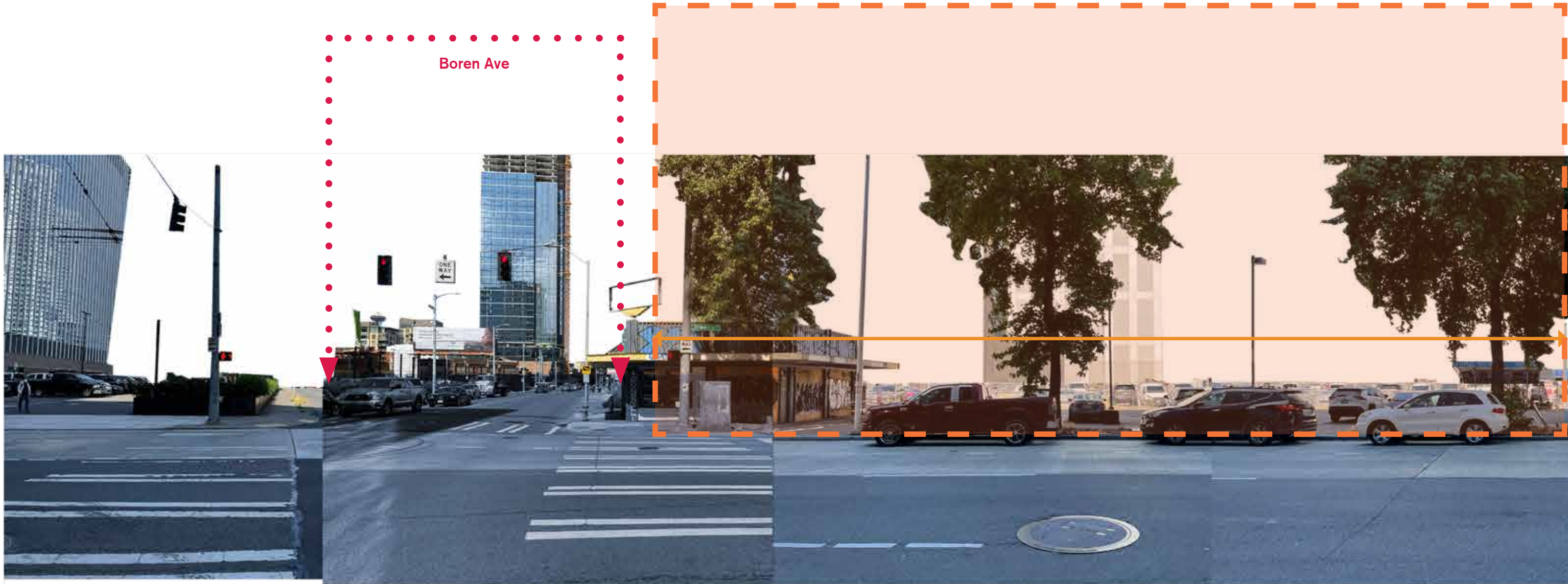
00 1916 Boren (Proposed)

6 Tilt 47

SITE CONDITIONS

Streetscape Photomontage - Stewart Street

COLLINSWOERMAN | TRAMMELL CROW COMPANY | 1916 BOREN AVE, SEATTLE, WA 98101 | OCTOBER 19, 2021



1 Seattle Children's | Building Cure

00 1916 Boren Ave (Proposed)

SITE CONDITIONS



1 1901 Minor Ave (Proposed)

2 1200 Stewart St

ZONING SUMMARY

Relevant Development Standards

Land Use Code Summary

Zone: DMC 240/290-440
Denny Triangle Overlay (Map A 23.49.056)

SMC 23.49.042 - Uses Permitted

- Office, lab, and retail uses permitted

SMC 23.49.008 - Structure Height

- Max non-residential height: 240' Podium: 160' effective height limit for portions of buildings not subject to tower separation requirements
 - Applicable Rooftop Features - Unlimited Coverage:
 - 4' above height limit: Open railings, clerestories, skylights, parapets and firewalls
 - 2' above height limit: insulation, decks, landscaping, soil
 - Applicable Rooftop Features - 35% Coverage:
 - 15' above height limit: solar collectors, stair penthouses, open mesh fence (15' from edge), covered or enclosed common recreation area or eating / drinking establishment, mechanical equipment
 - 25' above height limit: Elevator Penthouses for cabs more than 8' high
 - 35' above height limit: Elevator penthouses for cabs that access usable rooftop open space
 - Screening of rooftop features: limited to 15' in height or 10 percent of the applicable height limit (whichever is greater), the amount of rooftop area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of all rooftop features as provided in subsection 23.49.008.D.2

SMC 23.49.009 - Street-level Use Requirements

- Street level uses not required along Stewart Street or Boren Avenue per map 1G

SMC 23.49.011 - Floor Area Ratio

- Site Area: 27,969 SF
- FAR Allowed:
 - Base: 5.0 (139,845 SF)
 - Max: 8.0 (223,752 SF)
- FAR Exemptions:
 - Underground stories
 - 3.5% reduction for mechanical uses
 - Rooftop mechanical equipment
 - Above grade short term parking
 - Street level uses as defined per SMC 23.49.011 if provided with the following: 13 ft min floor to floor height, 15' min depth from street facade, overhead weather protection required. Applicable uses include:
 - Retail
 - Bicycle parking not exceeding 30% of the frontage or 50', whichever is less
 - Public restrooms
 - Shower facilities for bicycle commuters

SMC 23.49.016 - Open Space Requirements

- Office Use:
 - Private: 20 SF for each 1,000 SF of gross office floor area of 85,000 SF or more
 - At a max FAR of 8.0:
 - 223,752 SF x 20 / 1,000 = 4,476 SF of open space
- Open space can be provided on site, off site, or by payment in lieu

SMC 23.49.018 - Overhead Weather Protection

- 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:

- Are located farther than 5' from the street property line or widened sidewalk on private property; or
- Abut a bonus open space amenity feature; or
- Are separated from the street property line or widened sidewalk on private property by a landscaped area at least 2' in width; or
- Are driveways into structures or loading docks
- Overhead weather protection shall have a minimum dimension of 8' measured horizontally from the buildings wall or must extend to 2' from the curb line, whichever is less
- The lower edge of overhead weather protection must be a minimum of 10' and a maximum of 15' above the sidewalk
- Adequate lighting for pedestrians shall be provided

SMC 23.49.019 - Parking

- Minimum: No minimum requirement
- Maximum: 1/1000 SF, unless additional allowed by special exception for non-residential
- Location
 - If site abuts an alley, then ally access is required unless waived
 - All proposed parking to be located below grade
 - Transit Ride Sharing and Transit Incentive Program Requirements: when a proposed development is expected to generate 50 or more employees single-occupant vehicle trips in any one p.m. hour, the development shall prepare and implement a Transportation Management Program

SMC 23.54.015 - Bicycle Parking

- Office / Lab:
 - Short Term: 1 per 10,000 SF
 - Long Term: 1 per 2,000 SF

- Sales and Services (General)
 - Short Term: 1 per 2,000 SF
 - Long Term: 1 per 4,000 SF

SMC 23.54.030 - Loading

- Size: each berth not less than 10' wide x 35' long x 14' high clearance. Length may be 25' if demonstrated that the vehicles would not extend beyond the property line.
- Quantity: based on aggregate SF of specific uses classified as low, medium, or high demand:
 - Low Demand: Offices, Lab
 - Medium Demand: Retail

SMC 23.49.022 - Sidewalk Widths / Alley Widths

- Stewart Street: 18'
- Boren Avenue: 12'

SMC 23.49.024 - View Corridor Requirements

- No requirements per map 1D

SMC 23.49.056 - Landscaping

- Street trees are required on all streets that have a pedestrian classification and abut a lot.
- All new development in DMC zones in the Denny Triangle, as shown on Map A for 23.49.056, shall provide landscaping in the sidewalk area of the street right-of-way, except on streets with a green street plan approved by Director's Rule.
- The square footage of landscaped area provided shall
 - Be at least 1.5 times the length of the street lot line
 - 18" wide and located in the public right of way the entire length of the street lot line except for entrances,
 - In the sidewalk area within 5' of the curb line,

Land Use Code Summary (cont.)

d. Be in the ground or in planters if planting in ground is not feasible, and shall be perennial

23. At least 20 percent of the total SF of all areas abutting the street lot line that are not covered by a structure, have a depth of 10' or more from the street lot line, and are larger than 300 SF shall be landscaped per 23.49.056 Map A

SMC 23.49.056 - Street Facade & Setbacks

24. Minimum Facade Height

- a. Class I pedestrian streets (Stewart St): 25'
- b. Class II pedestrian streets (Boren Ave): 15'

25. Facade Setback Limits

- a. Property line facade setback limits not applicable per map 1H

26. General Setback Limits

- a. Apply on streets not requiring property line facades (Boren and Stewart)
- b. Any exterior public open space that meets the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of a setback.

c. Applicable portion of facades subject to setbacks:

- Boren Ave: setback limits apply to façade less than 15' in height
- Stewart St: setback limits apply to façade between 15' and 25' in height.

d. Maximum area of setbacks:

- Boren Ave: Class II pedestrian street = 10 x lot width (232') = 2,320 sf
- Stewart Street: Class I pedestrian street = 5 x lot width (120') = 600 sf*

e. Maximum width of setbacks exceeding 15':

- Boren Ave: 30% x 232' = 69.6'
- Stewart St: 30% x 120' = 36' *

f. Maximum setback from intersections

= 10' for a distance of 20' along each street.

- g. If a sidewalk is widened into the lot as a condition to development, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

27. Facade Transparency Requirements

- a. Class I pedestrian streets and designated green streets (Stewart St): A minimum of 60% of the street level street-facing facade shall be transparent.

- b. Class II pedestrian streets (Boren Ave) : A minimum of 30% of the street level street-facing facade shall be transparent.

- c. Blank facade limits for Class I pedestrian streets and designated green streets (Stewart St)

- Blank facades shall be no more than 15' wide except segments with garage doors may exceed a width of 15' and may be as wide as the driveway plus 5'. Blank facade segment width may be increased to 30' if the Director in a Type I decision determines that the facade segment is enhanced by features with visual interest such as architectural detailing, artwork, landscaping, or similar features.

- Any blank segments of the facade shall be separated by transparent areas at least 2' wide.
- The total width of all blank facade segments, including garage doors, shall not exceed 40% of the street-facing facade of the structure on each street frontage

- d. Blank facade limits for Class II pedestrian street (Boren Ave).

- Blank facade segments shall be no more than 30' wide, except for garage doors, which may exceed 30'. Blank facade segment width may be increased to 60' if the Director in a Type I decision determines that the facade segment is enhanced by

architectural detailing, artwork, landscaping, or similar features that have visual interest.

- Any blank segments of the facade shall be separated by transparent areas at least 2' wide
- The total of all blank facade segments, including garage doors, shall not exceed 70% of the street facade of the structure on each street frontage

SMC 23.49.058 - Upper Level Development Standards

28. Tower Definition:

- a. Portion of building above 85' with any non-residential use above 65' (or does not have residential use above 160')

29. Facade Modulation:

- a. Applies to
 - All structures 160' in height or less
 - Portions of structures in non-residential use above a height of 160'
- b. Required above 85' for portions within 15' of the of street lot lines
- c. Length of façade without modulation:
 - Up to 85'elevation: No limit
 - 85' to 160'elevation: 155'
 - 160'- 240' elevation: 125'

30. Tower Floor Area Limits:

- a. Apply only to structures that include portions in residential use above a height of 160'.

31. Tower Spacing: (Applicable for buildings above 160' in height)

- 60' spacing for portions above 125' in height from any other "existing" tower that is over 160' in height.
- Except as otherwise provided in this subsection 23.49.058.D, in a DMC zone with a mapped height limit of more than 170'

located in the Denny Triangle, as shown on Map A for 23.49.056, if any part of a tower exceeds 160' in height, then all portions of the tower that are above 125' in height must be separated from any other existing tower that is above 160' in height, and the minimum separation required between towers from all points above the height of 125' in each tower is 60'.

ZONING SUMMARY

Zoning Envelope

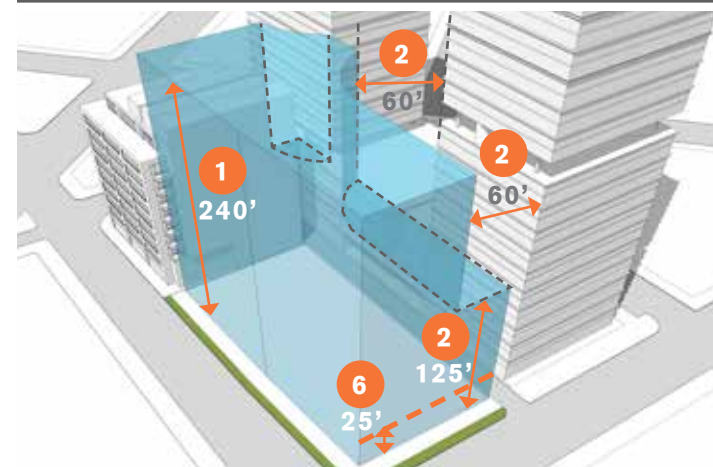
Keynotes

- 1 Non-Residential height limit - 240'
- 2 160' is the effective height limit for project if not subject to tower separation requirements (If tower is taller than 160', all levels above 125' must be set back 60' from existing or proposed towers on the same block)
- 3 Adjacent Tower(s)
- 4 Maximum facade length for required modulation:
 - Up to 85' = No Limit
 - 85' - 160' = 155'
 - 160' - 240' = 125'
- 5 15' minimum facade height on Boren Ave (Class II pedestrian street)
- 6 25' minimum facade height on Stewart St (Class I pedestrian street)

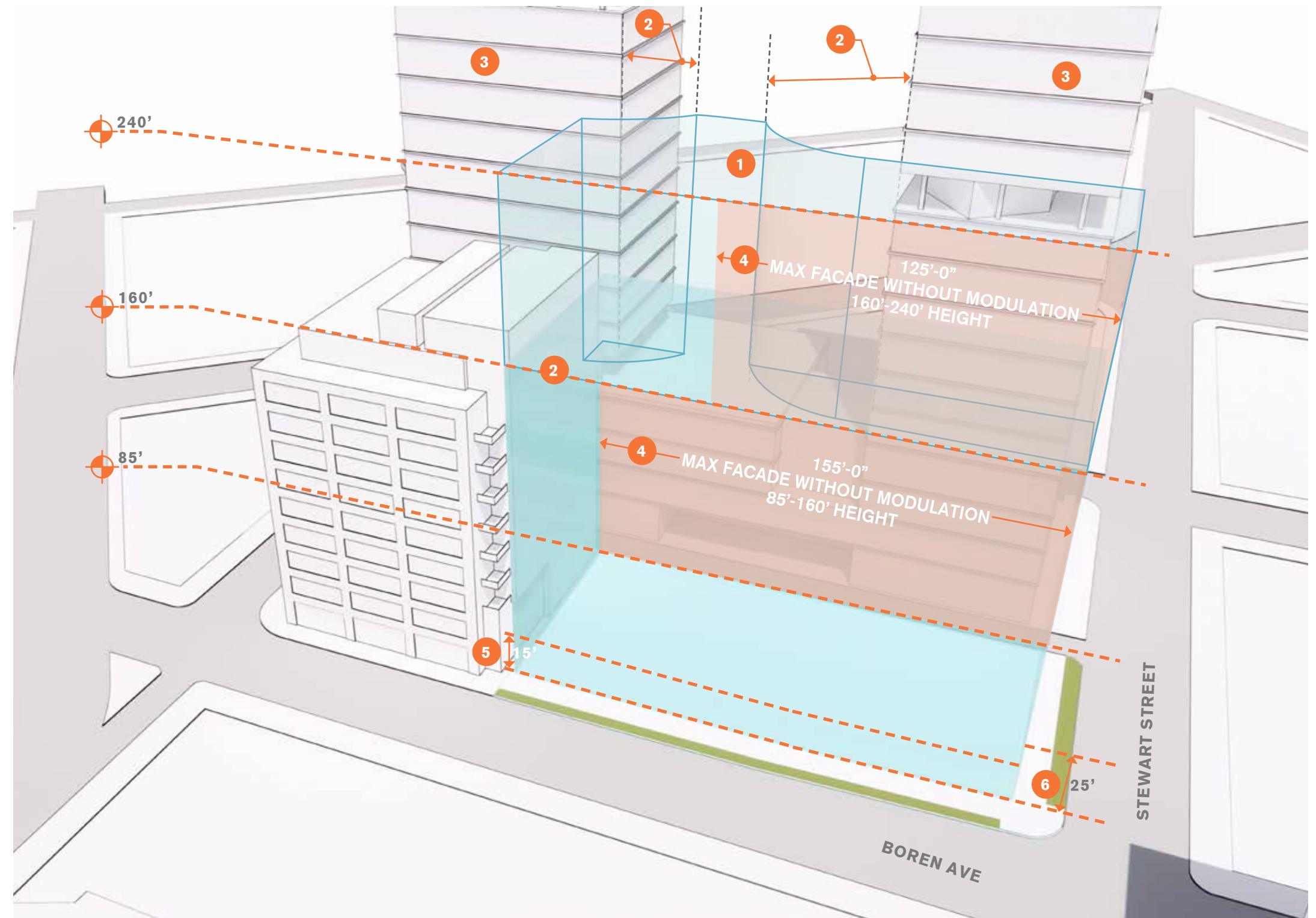
MAXIMUM FAR - DMC 240/290-440

Base	Maximum
5.0	8.0

Tower Spacing Alternate Aerial View



Aerial View Facing North East



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DESIGN GUIDELINES

High Priority Guidelines

Site Planning & Massing



Respond to the Larger Context

A-1 Respond to the Physical Environment

Develop a concept that is reactionary to the existing geographic conditions and patterns of the immediate and surrounding area

Design Response

Much of the new (and existing) development in the blocks surrounding the site consists of high-rise residential towers built to the maximum zoning height of 440 feet. The 1901 Minor project directly across the alley will place two 440 foot towers on the same block as the subject property, while the adjacent 1930 Boren Life Sciences building is 160 feet in height.

1916 Boren will continue the scale of the 1930 Boren project, with a height limit of 160 feet, allowing visual and physical relief from the existing and proposed projects. The preferred option for the 1916 project will be set back on Stewart St and Boren Ave, providing open space at grade for the community.

Architectural Expression



Relating to Neighborhood Context

B-1 Respond to the Neighborhood Context

Develop a concept that highlights desirable urban features within the neighborhood

B-2 Create a Transition in Bulk & Scale

The building mass should compliment and transition to the scales of neighboring zones

B-3 Reinforce Positive Urban Form

Consider the surrounding predominate attributes and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics

Design Response

Newer development within the Denny Triangle will be creating a more pedestrian-friendly environment, with lower floor setbacks at the corners (Tilt 49 and Hill 7) and ground-level plazas (Seattle Children's Research Center). 1916 Boren will reinforce these attributes with additional open space and retail uses at Stewart street and Boren Ave. The project will relate to the existing 1930 Boren building by employing a similar scale and creating a building notch adjacent to the 1930 Boren decks. The building mass will create a transition from highrise residential to lower height office uses. A large roof terrace and additional upper-level decks on Boren Ave will relate to the decks and balconies of the surrounding residential context and the 1930 Boren project

Streetscape



Creating the Pedestrian Environment

C-1 Promote Pedestrian Interaction

Design street spaces to engage pedestrians. These spaces should appear safe and welcoming

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.

C-5 Encourage Overhead Weather Protection

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

Design Response

The Boren and Stewart street frontages will both be designed with ample transparency, overhead weather protection, enhanced landscaping with portions set back to provide relief along the street edge. The preferred option creates a large plaza on Stewart street as well as a smaller entry plaza on Boren

Public Amenities



Enhancing Streetscape & Open Space

D-1 Provide Inviting & Usable Open Space

To promote pedestrian safety, comfort & orientation

D-2 Enhance the Building with Landscaping

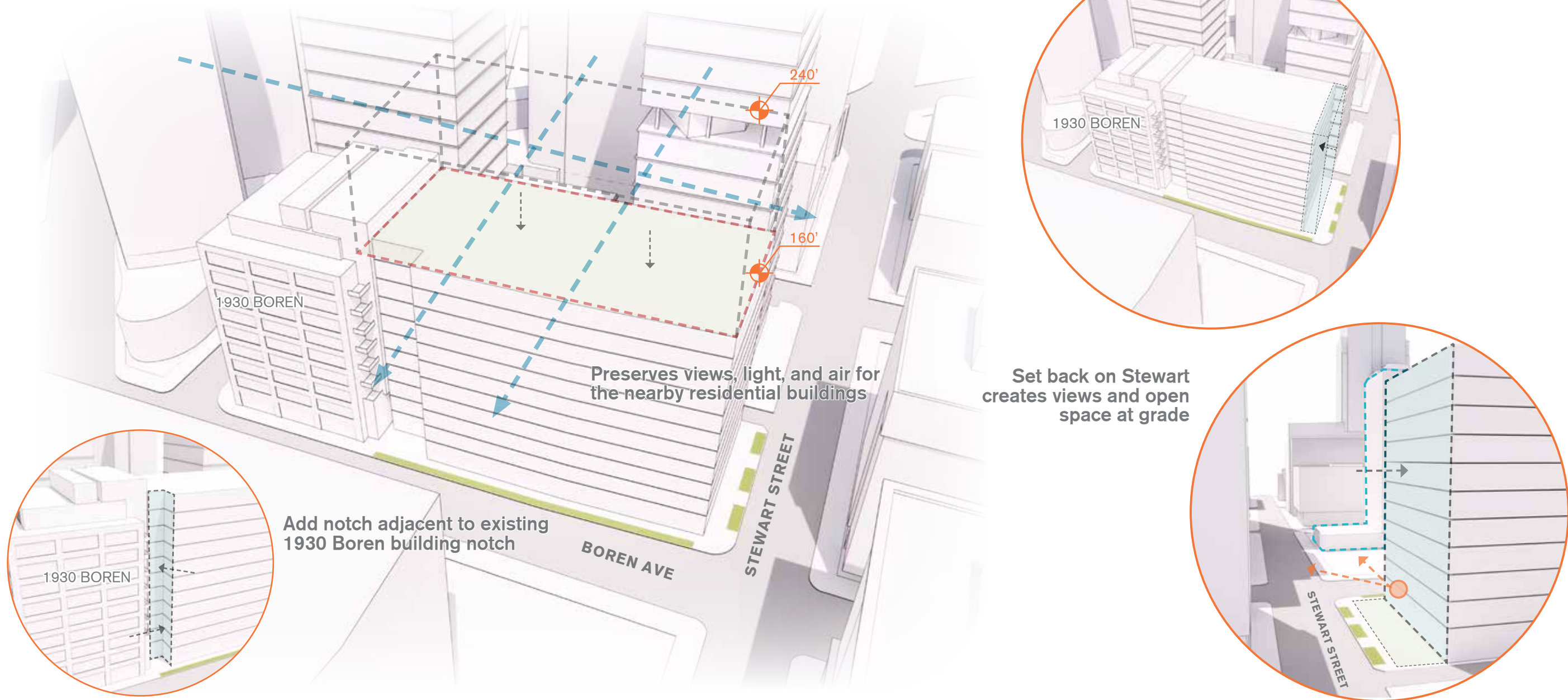
Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Design Response

The preferred option creates a plaza on Stewart Street that provides an eddy space along this busy frontage, allowing for pedestrian activity that is buffered from the traffic of the street.

Guiding Principles

- ✓ **Respect the Neighborhood** - preserve views, scale appropriately, consider the view of the roof plane
- ✓ **Enrich the Experience** - provide modulation, human scale and open space for the public and for the users
- ✓ **Plan for the Users and the Public** - design usable and flexible floor plates for office users with structure expressed appropriately. Enhance the pedestrian realm
- ✓ **Incorporate Design Cues** - from surrounding residential and commercial buildings.



Respect the Neighborhood

- Respond to the 1930 Boren notch by setting building back at NW corner
- Preserve views from adjacent buildings
- Limit the height to 160'
- Reinforce the Stewart Street view corridor created by the setback of the Seattle Children's building
- Incorporate Design Cues from surrounding residential and commercial buildings
- Match height of 1930 Boren Building

CONCEPT ALTERNATIVES

Summary of Alternatives

Option 1 - Code Compliant



Pro's:

- Central notch breaks down width of the Boren Facade
- Entry is articulated
- Large roof area for outdoor decks

Con's

- Building appears more vertical proportionally
- No exterior plaza on Stewart Street
- No view aperture on Stewart Street

Option 2 - Code Compliant



Pro's:

- Stewart facade pulled back at upper levels creating view aperture
- Level 3 decks overlooking Stewart Street
- Notch at south end of Boren facade reduces Stewart facade length

Con's

- Entry not articulated
- No exterior plaza on Stewart Street
- Small setback from neighboring 1930 Boren decks

Option 3 - Preferred



Pro's:

- Stewart facade pulled back at all levels creating view aperture
- Public plazas at grade on Stewart Street and Boren Avenue
- Larger notch against neighboring 1930 Boren building aligns with entry and assists with wayfinding

Con's

- Longer unmodulated Boren facade
- Plazas will require careful design
- Upper level decks close to 1930 Boren decks

CONCEPT ALTERNATIVES

Summary of Alternatives

Option 1 - Code Compliant



Option 2 - Code Compliant



Option 3 - Preferred



Project Data

OPTION 1 - CODE COMPLIANT

Gross Floor Area	252,000 GSF
Levels	10
Retail Area	9,900 SF
Office	
Gross Area	244,200 GSF
FAR Area	223,750 SF
Parking	225 Stalls

OPTION 2

Gross Floor Area	252,000 GSF
Levels	11
Retail Area	7,500 SF
Office	
Gross Area	244,200 GSF
FAR Area	223,750 SF
Parking	225 Stalls

OPTION 3 - PREFERRED

Gross Floor Area	252,000 GSF
Levels	11
Retail Area	6,700 SF
Office	
Gross Area	244,200 GSF
FAR Area	223,750 SF
Parking	225 Stalls

Concept Alternatives: Option 1 (Code-Compliant)

CONCEPT ALTERNATIVES

Massing Option: 1

Aerial View Facing Northeast



Street View - Close up from South



Observations

- **10 stories** with a typical office floor to floor height of 15'-0"
- **No set back** on Stewart Street
- **Entryway** on Boren Avenue
- Full height **center notch** on Boren Avenue
- **Shear element expressed** on south facade
- **Small notch at northwest corner** relates to neighboring 1930 Boren notch

Street View Facing North



Street View Facing West



Street View from Fairview

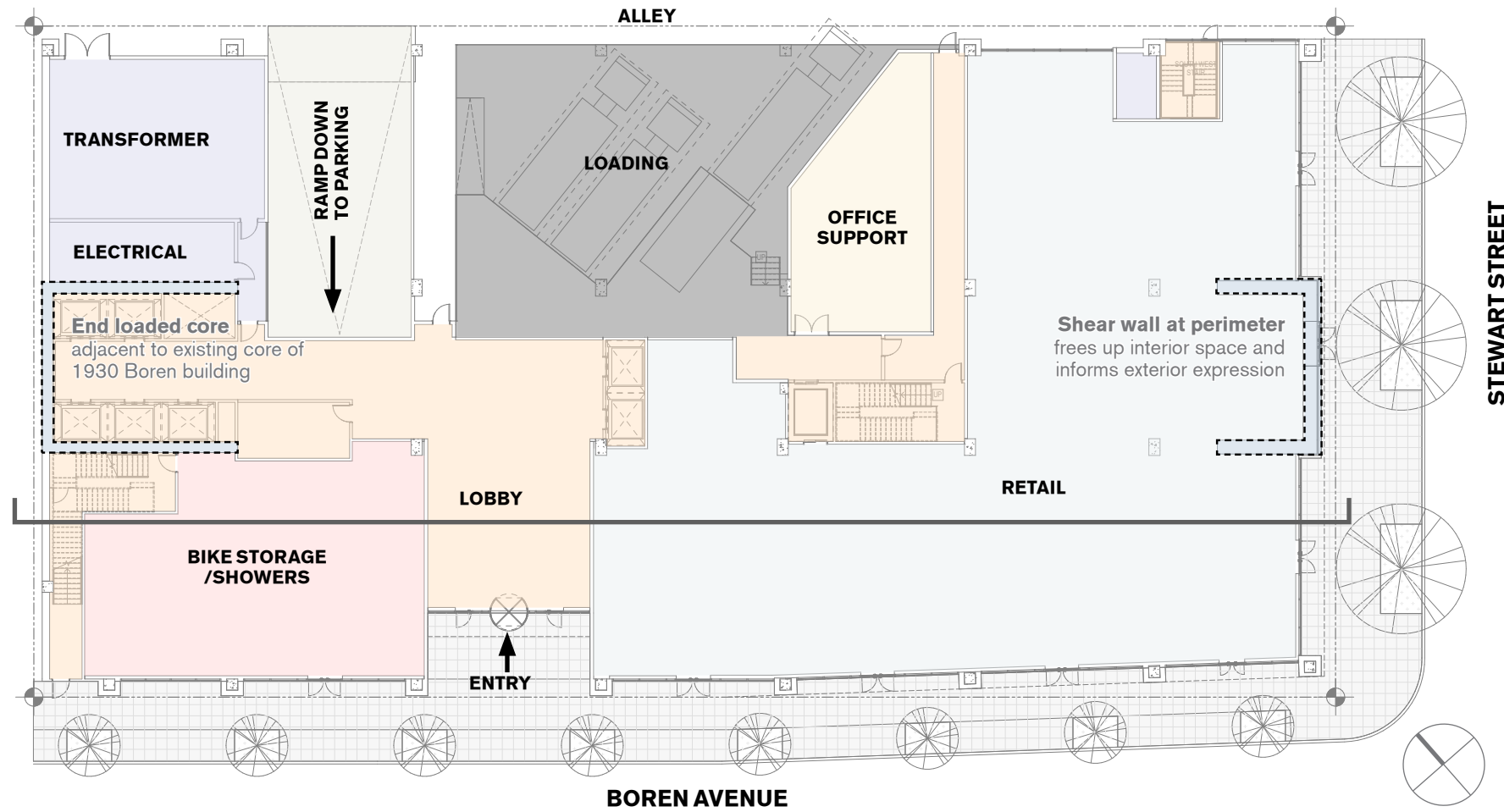


CONCEPT ALTERNATIVES

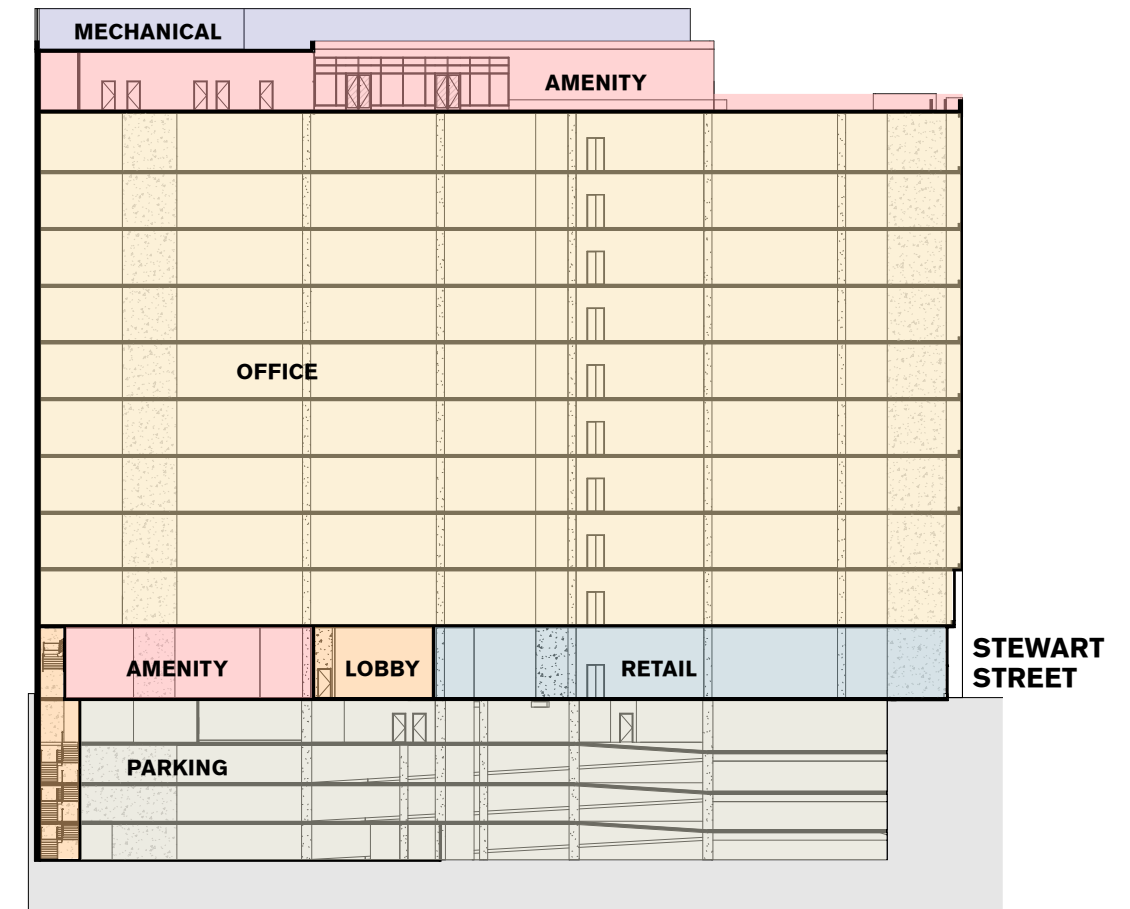
Massing Option 1

- Retail
- Circulation/
Lobby
- Office
- Loading
- Amenity
- MEP
- Outdoor
Space
- Garage

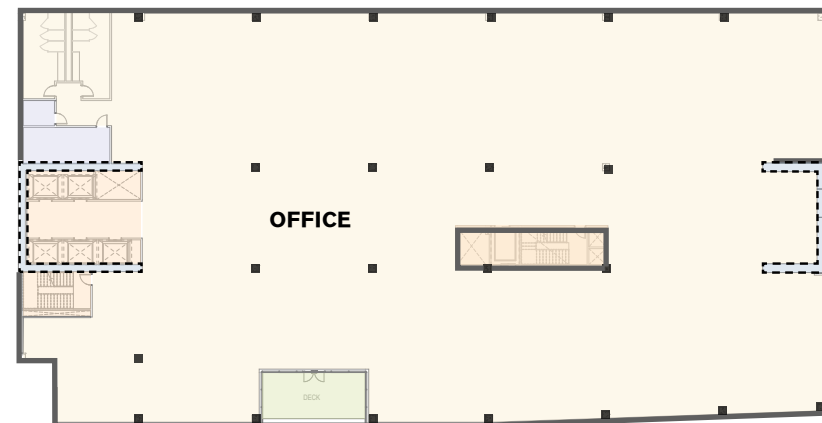
Level 1



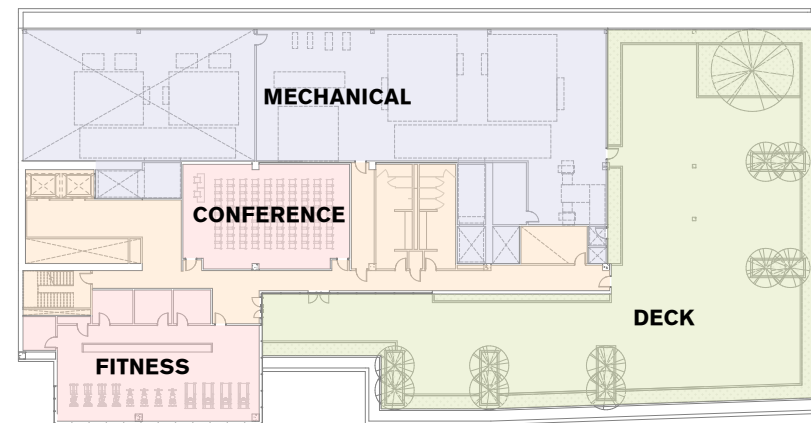
Building Section



Typical Office Plan



Level 10/Roof

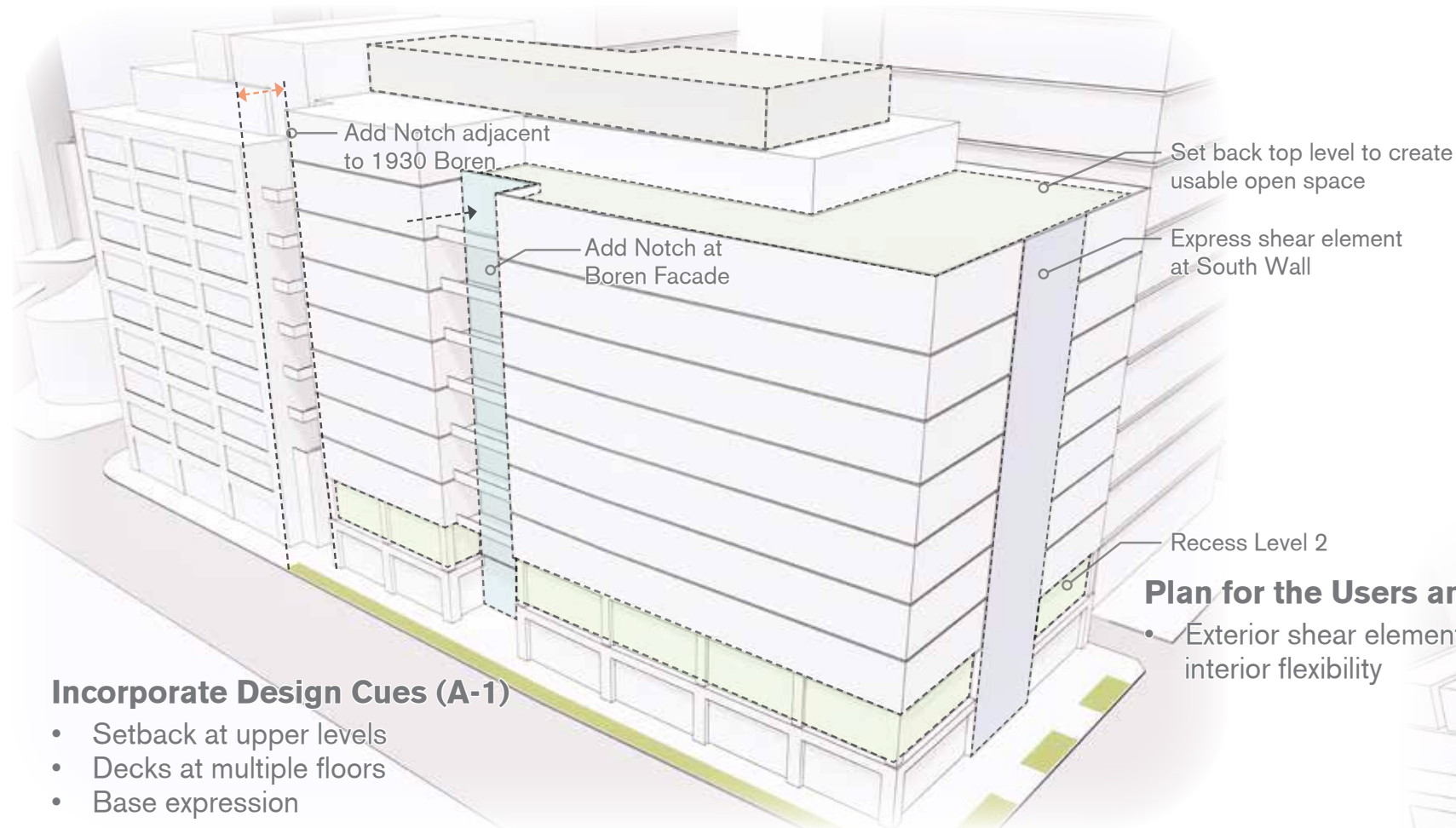


Street View - From South



Respect the Neighborhood (B-1)

- 160' height limit
- Notch at the 1930 Boren building



Incorporate Design Cues (A-1)

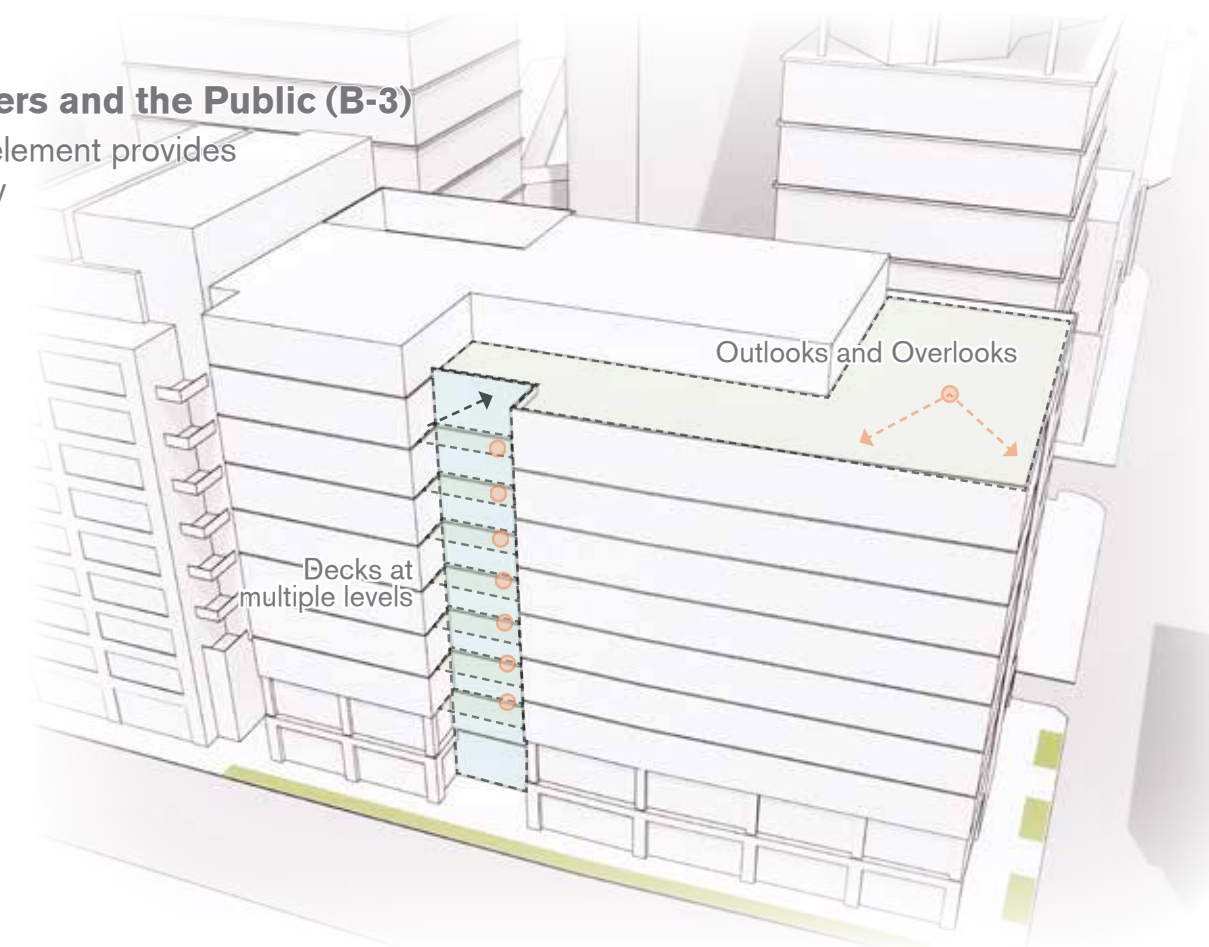
- Setback at upper levels
- Decks at multiple floors
- Base expression

Enrich the Experience (B-2)

- Modulated facade
- Upper level decks
- Recessed Level 2

Plan for the Users and the Public (B-3)

- Exterior shear element provides interior flexibility



Guiding Principals

- ✓ **Respect the Neighborhood** - preserve views, scale appropriately, consider the view of the roof plane
- ✓ **Enrich the Experience** - provide modulation, human scale and open space for the public and for the users
- ✓ **Plan for the Users and the Public** - design usable and flexible floor plates for office users with structure expressed appropriately. Enhance the pedestrian realm
- ✓ **Incorporate Design Cues** - from surrounding residential and commercial buildings.

Concept Alternatives: Option 2 (Code-Compliant)

CONCEPT ALTERNATIVES

Massing Option: 2

Aerial View Facing North



Street View - Close up from South



Observations

- **11 stories** with a typical office floor to floor height of 14'-0"
- **Upper floors set back** on Stewart Street
- Lower 2 floors extended to sidewalk
- **Small notch at northwest corner** related to neighboring 1930 Boren notch
- **Entry set back** on Boren Avenue
- **Upper level notch** in southwest corner on Boren Avenue

Street View Facing North



Street View Facing West



Street View from Fairview

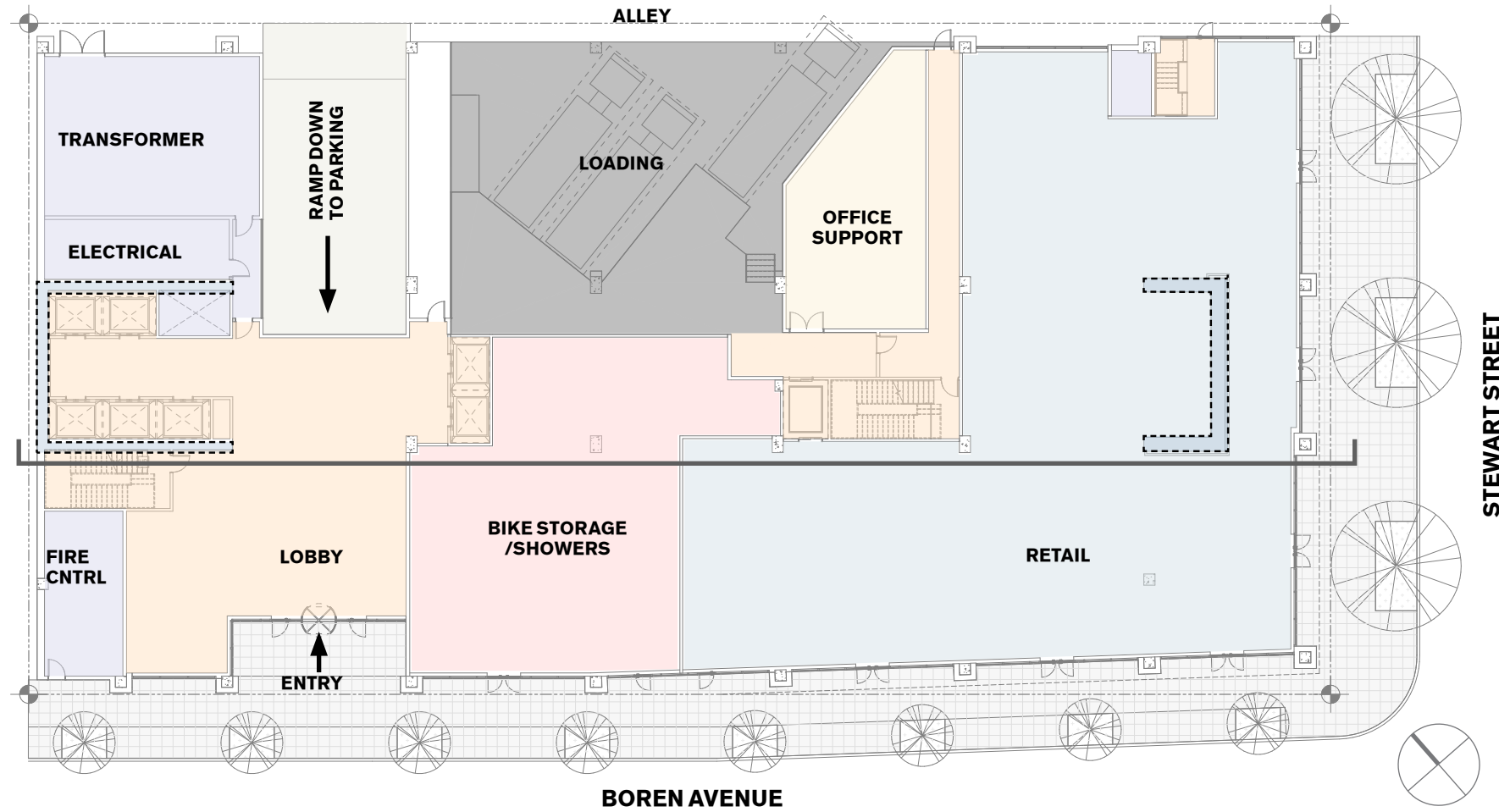


CONCEPT ALTERNATIVES

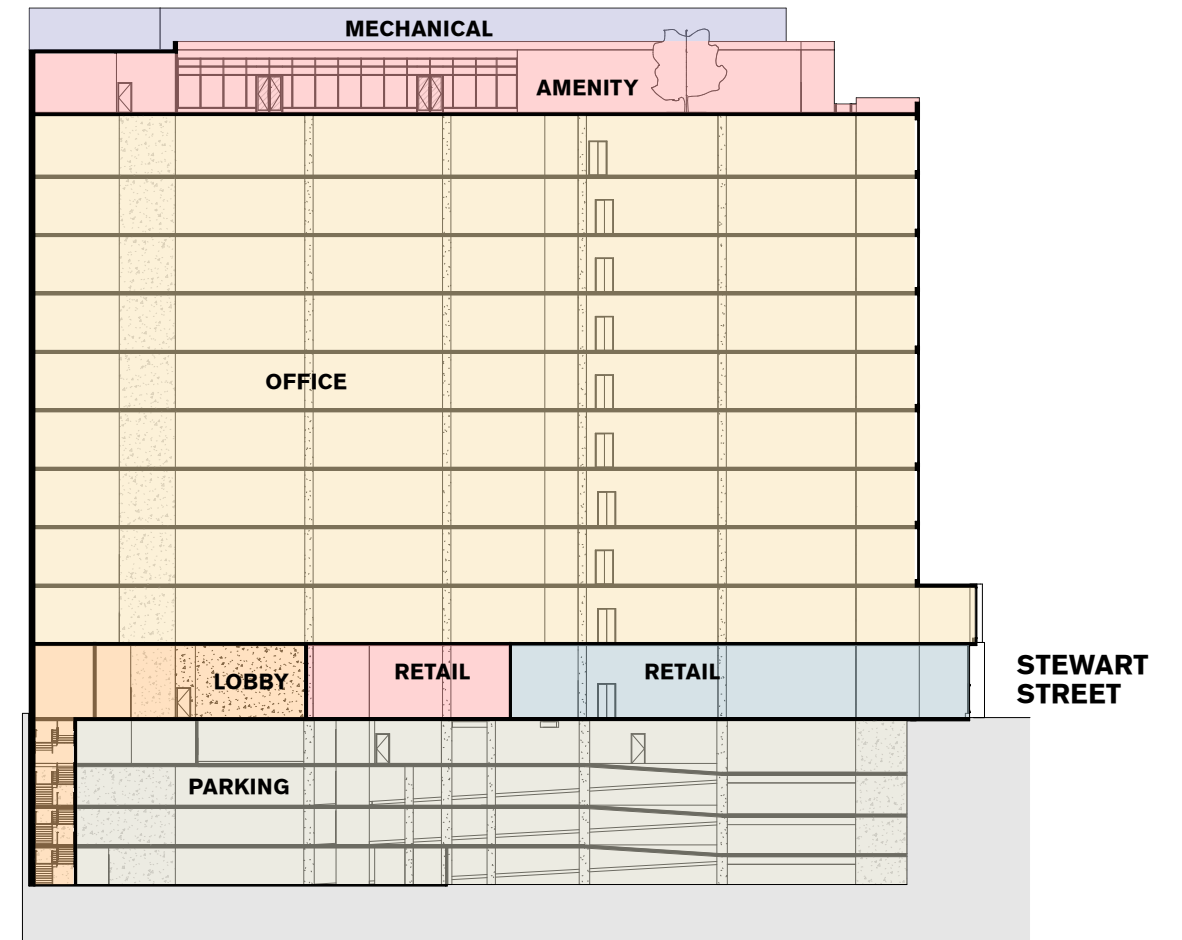
Massing Option 2

- Retail
- Amenity
- Circulation/
Lobby
- MEP
- Office
- Outdoor
Space
- Loading
- Garage

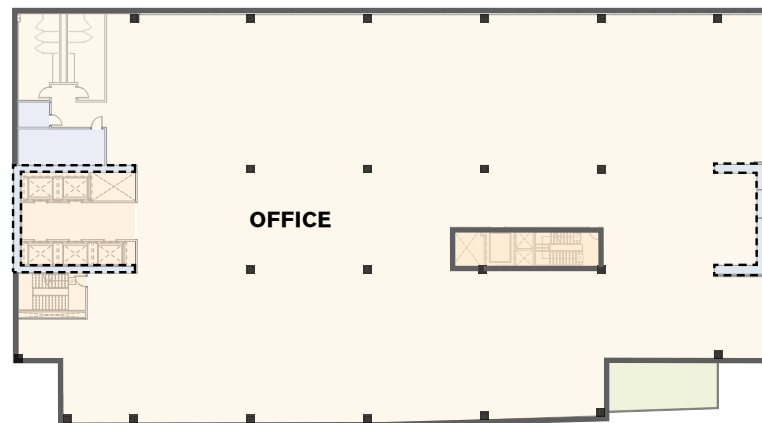
Level 1



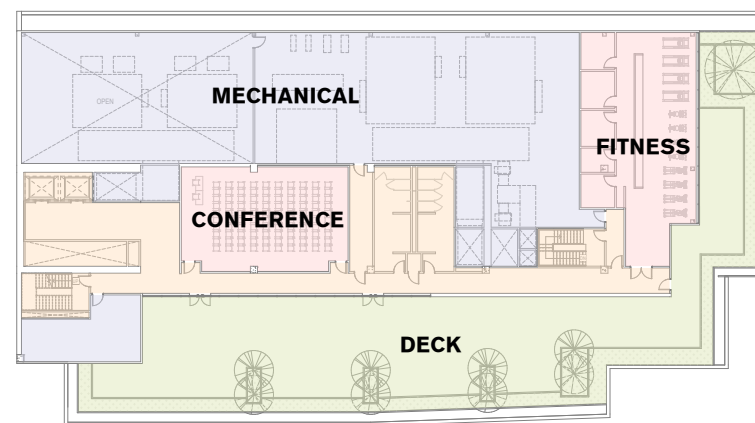
Building Section



Typical Office Plan



Level 11/Roof

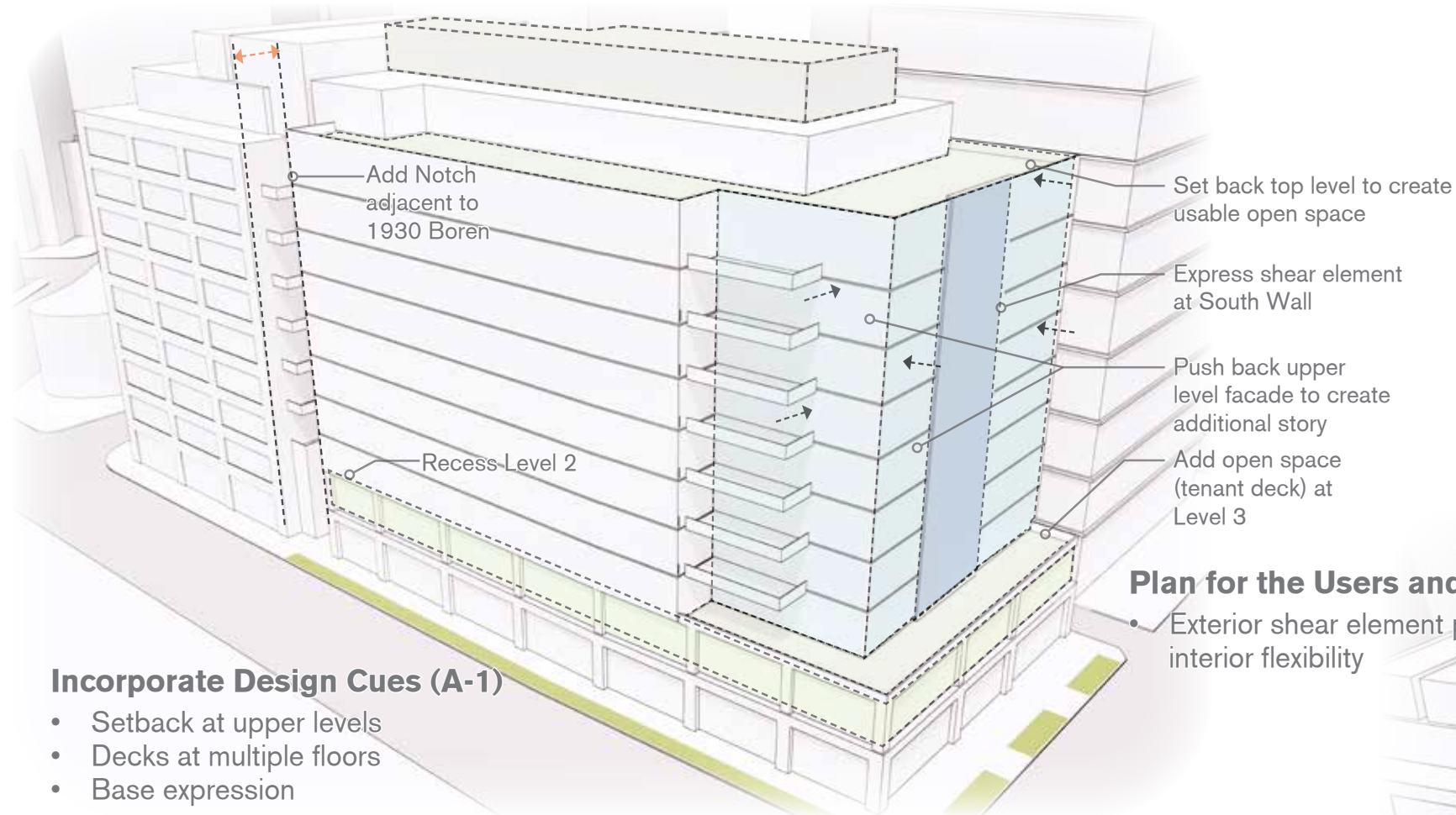


Street View - From South



Respect the Neighborhood (B-1)

- 160' height limit
- Notch at the 1930 Boren building



Incorporate Design Cues (A-1)

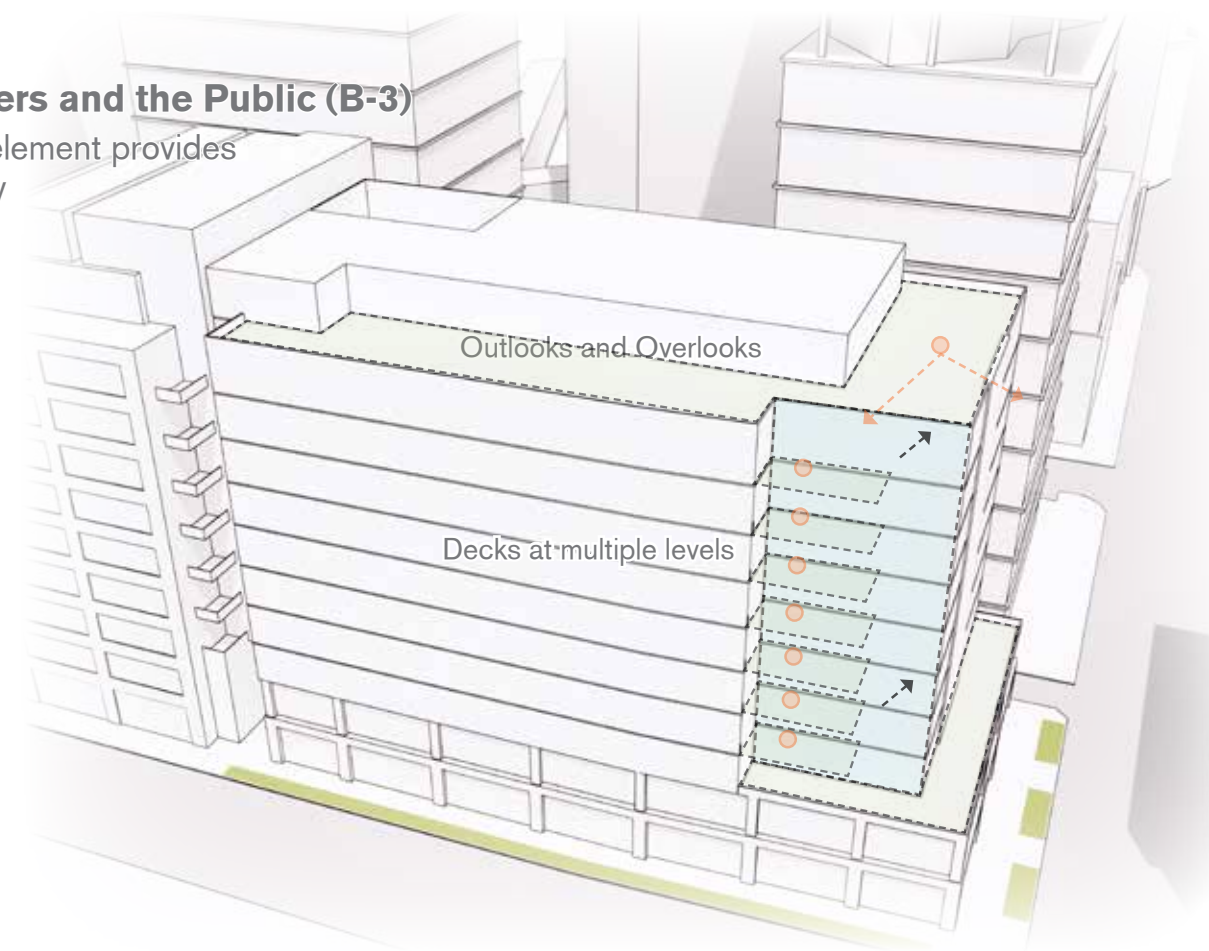
- Setback at upper levels
- Decks at multiple floors
- Base expression

Enrich the Experience (B-2)

- Modulated facade
- Upper level decks
- Recessed Level 2
- Preserve the view aperture on Stewart St

Plan for the Users and the Public (B-3)

- Exterior shear element provides interior flexibility



Guiding Principals

- ✓ **Respect the Neighborhood** - preserve views, scale appropriately, consider the view of the roof plane
- ✓ **Enrich the Experience** - provide modulation, human scale and open space for the public and for the users
- ✓ **Plan for the Users and the Public** - design usable and flexible floor plates for office users with structure expressed appropriately. Enhance the pedestrian realm
- ✓ **Incorporate Design Cues** - from surrounding residential and commercial buildings.

Concept Alternatives: Option 3 (Preferred)

CONCEPT ALTERNATIVES

Massing Option: 3

Aerial View Facing North



Street View - Close up from South



Observations

- **11 stories** with a typical office floor to floor height of 14'-0"
- **All floors set back** on Stewart Street
- **Southwest plaza** on Stewart Street
- **Expanded entry plaza** on Boren Avenue
- **South Facade steps in plan** - shear element expressed
- **Large notch at northwest corner** relates to neighboring 1930 Boren notch

Street View Facing North



Street View Facing West



Street View from Fairview

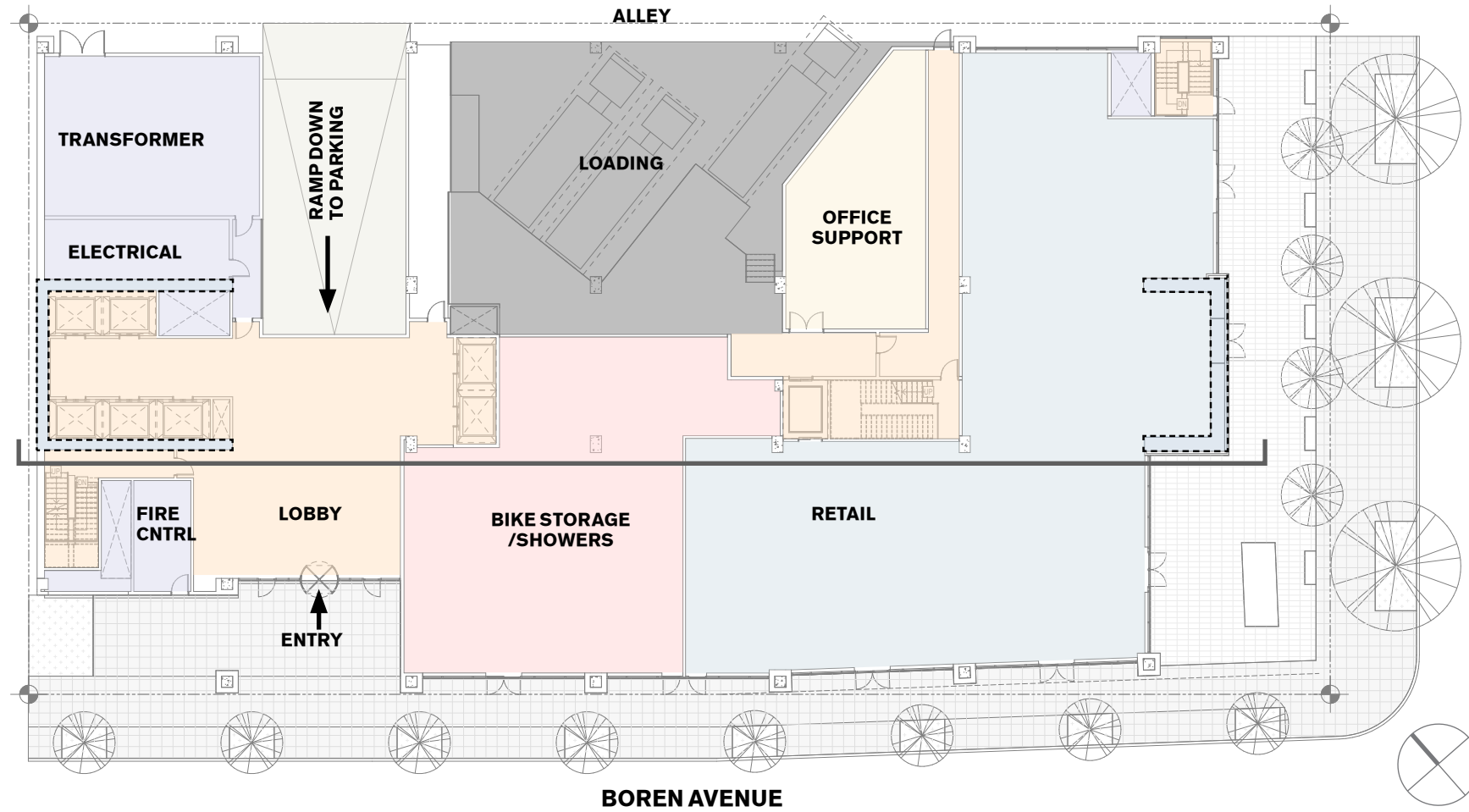


CONCEPT ALTERNATIVES

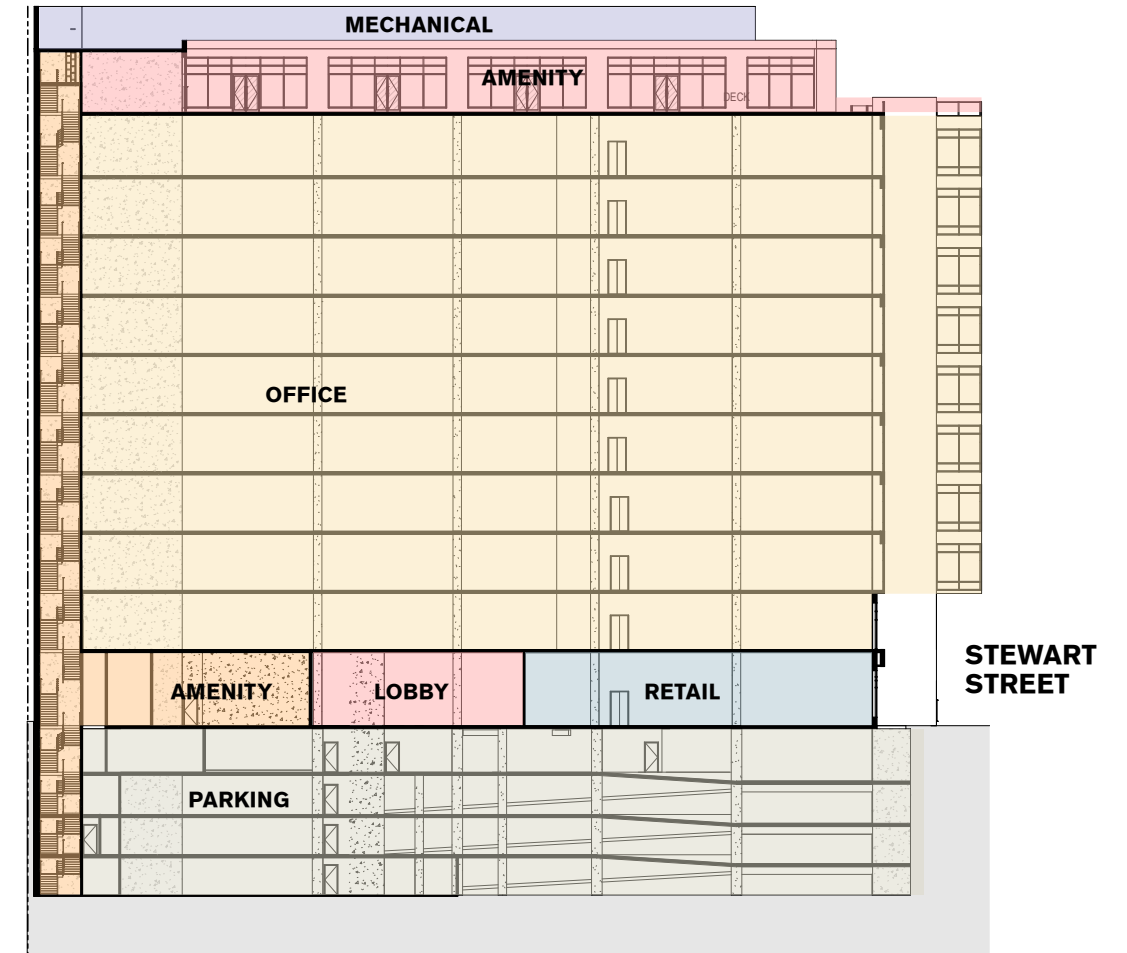
Massing Option 3

- Retail
- Amenity
- Circulation/
Lobby
- MEP
- Office
- Outdoor
Space
- Loading
- Garage

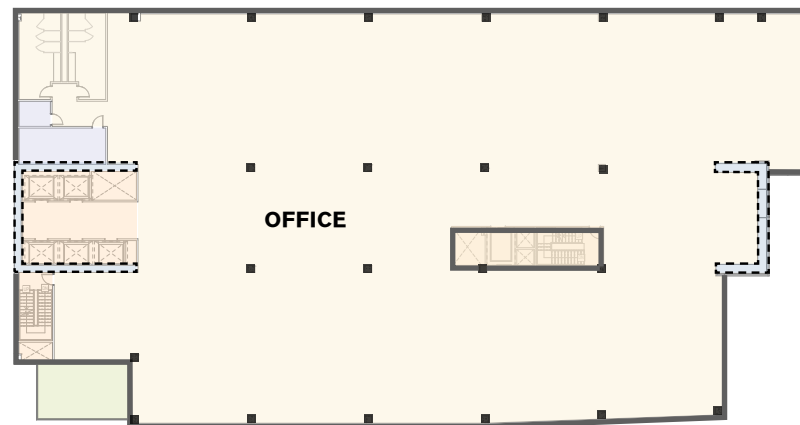
Level 1



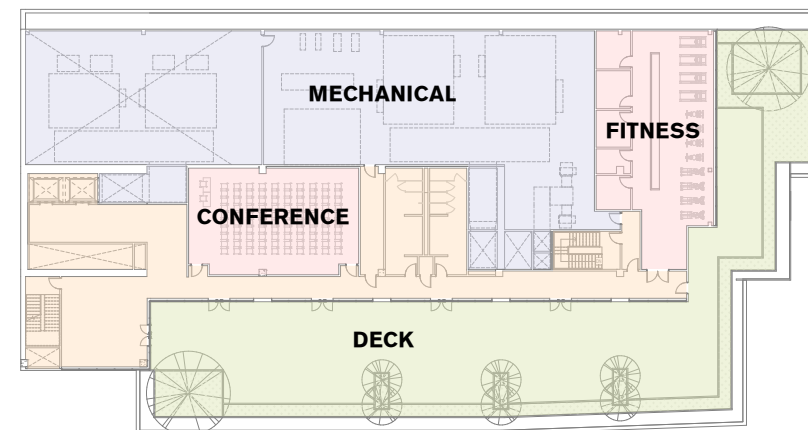
Building Section



Typical Office Plan



Level 11/Roof

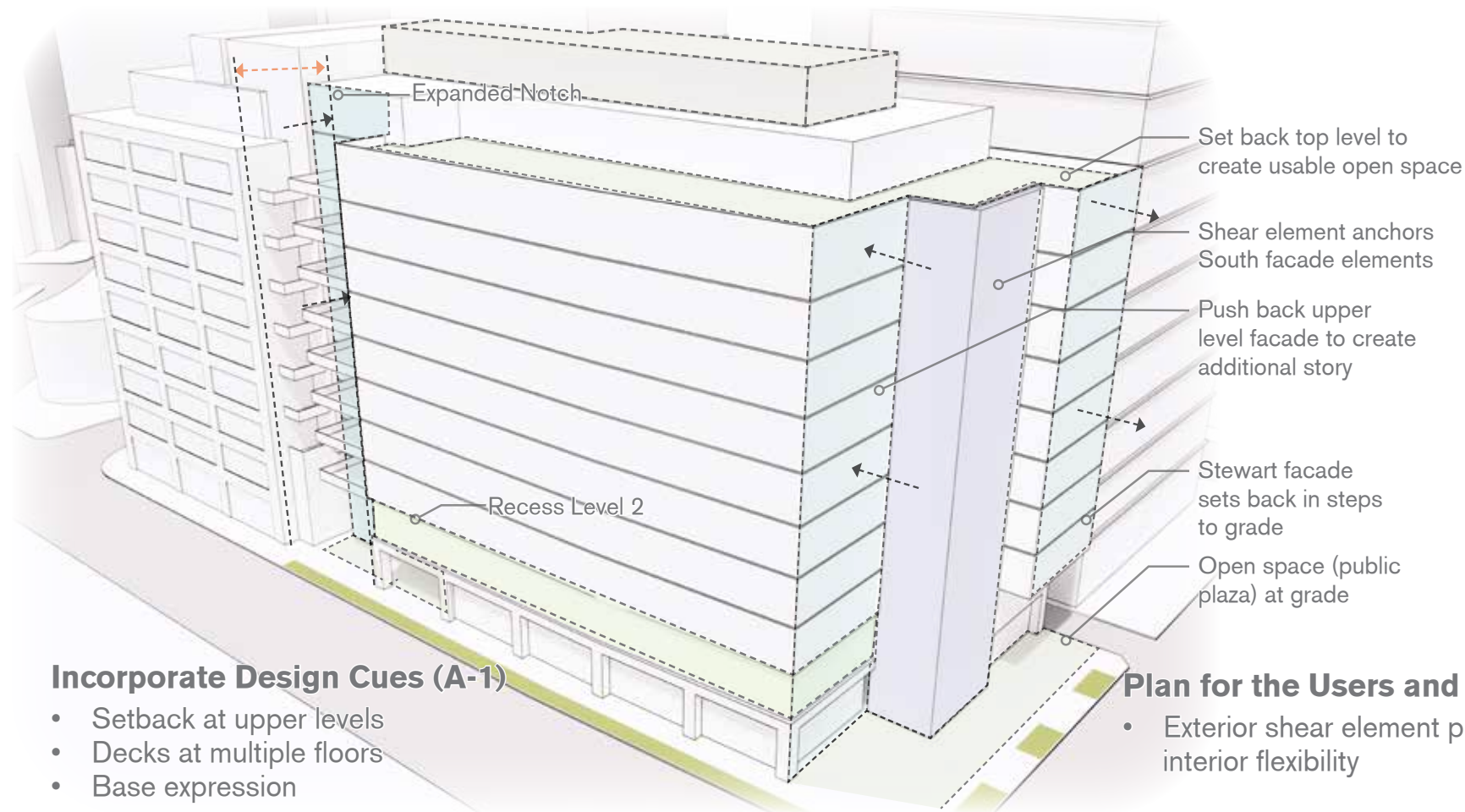


Street View - From South



Respect the Neighborhood (B-1)

- 160' height limit
- Notch at the 1930 Boren building



Incorporate Design Cues (A-1)

- Setback at upper levels
- Decks at multiple floors
- Base expression

Plan for the Users and the Public (B-3)

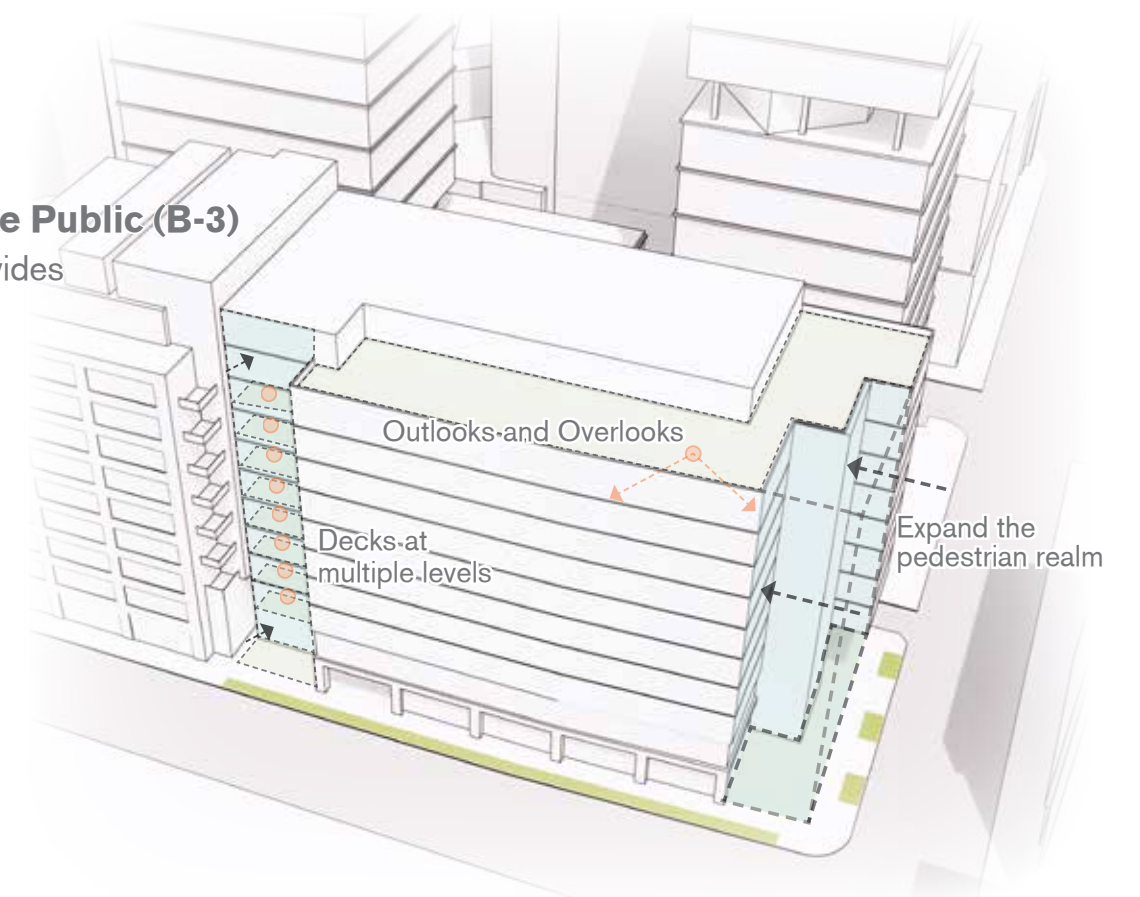
- Exterior shear element provides interior flexibility

Enrich the Experience (B-2)

- Modulated facade
- Upper level decks
- Recessed Level 2
- Preserve the view aperture on Stewart St

Guiding Principals

- ✓ **Respect the Neighborhood** - preserve views, scale appropriately, consider the view of the roof plane
- ✓ **Enrich the Experience** - provide modulation, human scale and open space for the public and for the users
- ✓ **Plan for the Users and the Public** - design usable and flexible floor plates for office users with structure expressed appropriately. Enhance the pedestrian realm
- ✓ **Incorporate Design Cues** - from surrounding residential and commercial buildings.



CONCEPT ALTERNATIVES

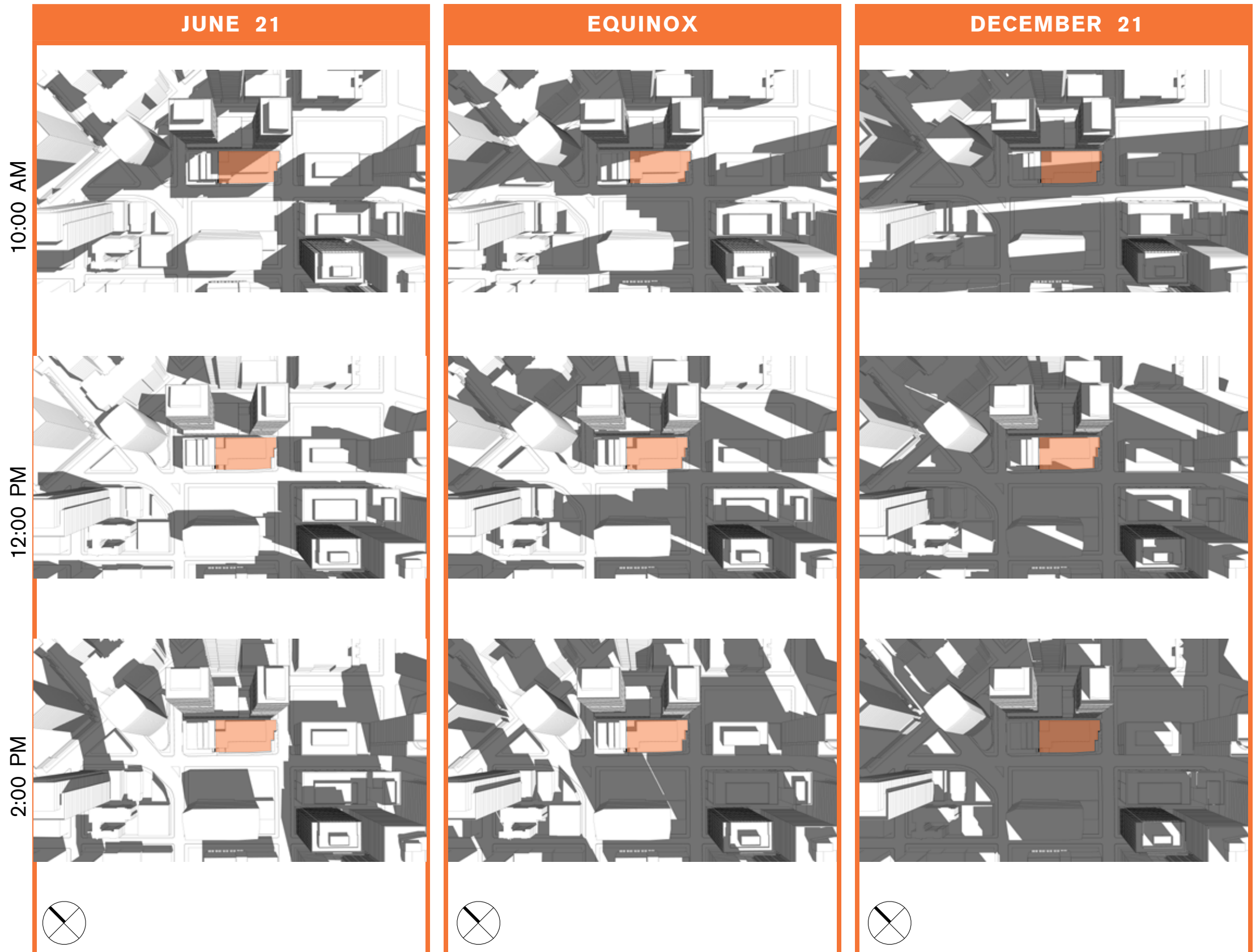
Preferred Option - Shadow Conditions

Legend

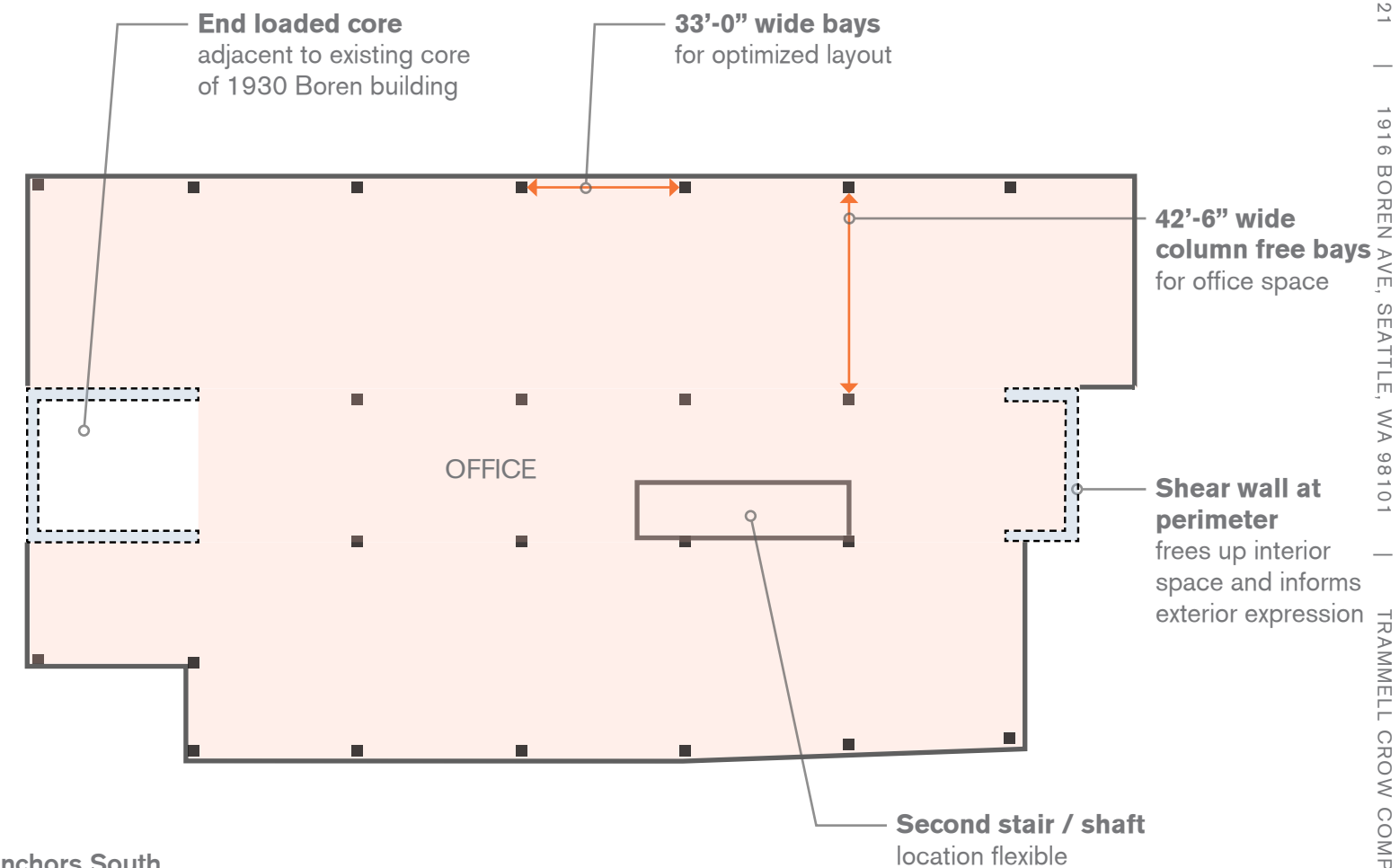
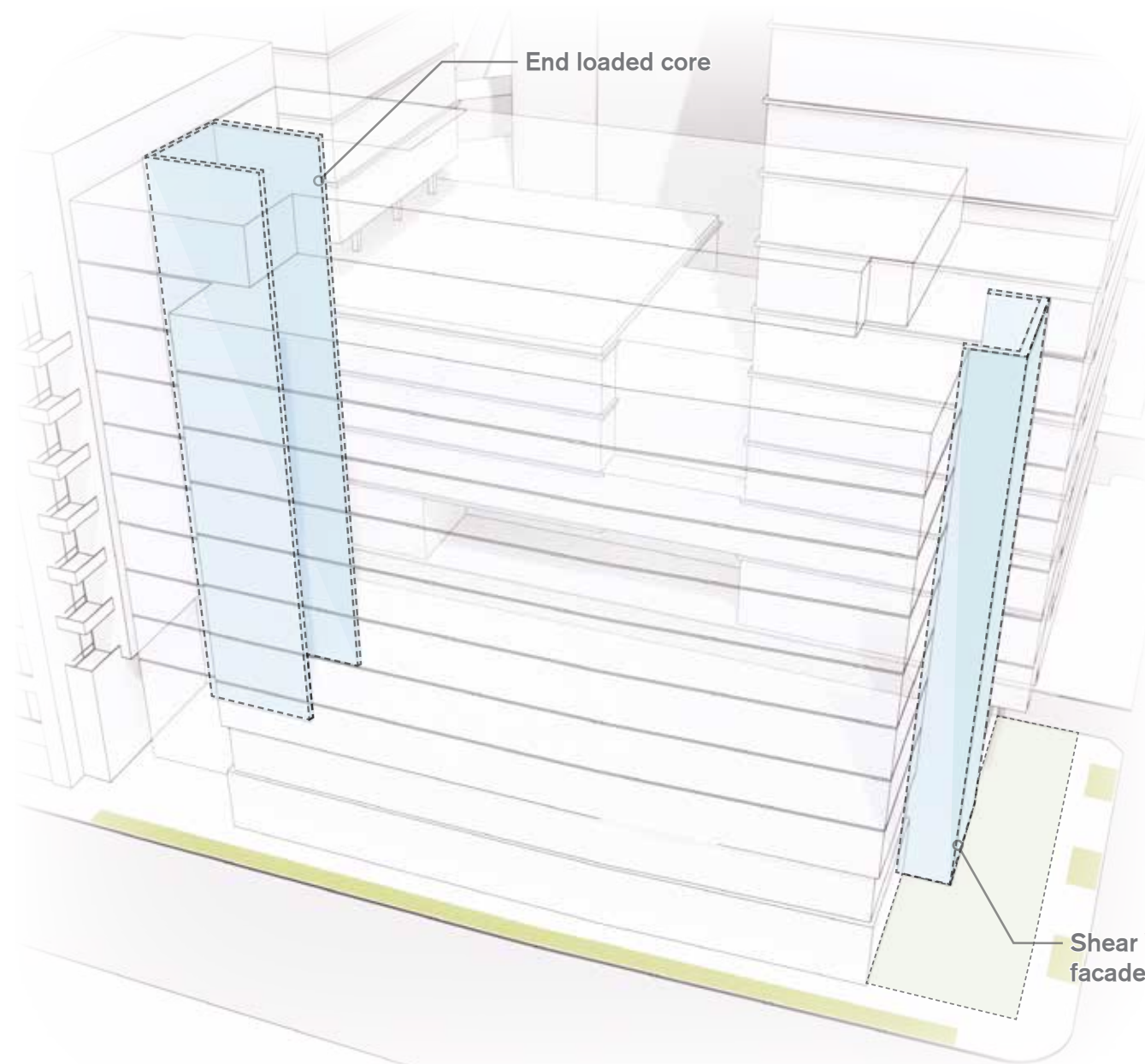
-  Preferred Design Option
-  Significant shadowing impact from neighboring structures

Observations

- Although several taller residential towers border the site, there are portions of the day in each season when the site will receive sunlight, especially the southwest corner
- The building height at 160'-0" will reduce the impact on adjacent buildings. There will be some impact on the lower sections of the planned 1901 Minor project across the alley



CONCEPT ALTERNATIVES
Preferred Option - Massing Option: 3



Structural and Planning Concepts

- The building is designed to optimize the experience for office users
- End Loaded Core
- Maximize the Floor Plate with End Wall Shear Element

CONCEPT ALTERNATIVES

Preferred Option - Renderings

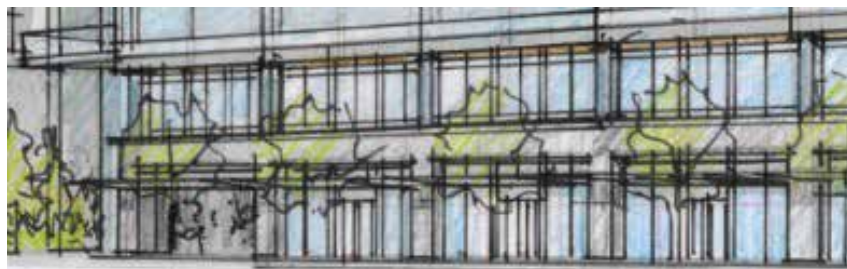
Whole Building View: Street Name or View Direction



Southwest Plaza



Curtainwall with exposed shear element



Boren street level facade



Precedent Imagery



Facade study showing division of building into articulated base, recessed second floor and upper store curtainwall expression

Precedent Imagery



Plaza

Precedent Imagery



Recessed Entry



Bike Room



Exposed Concrete Shear Wall



Curtainwall Expression at Tower

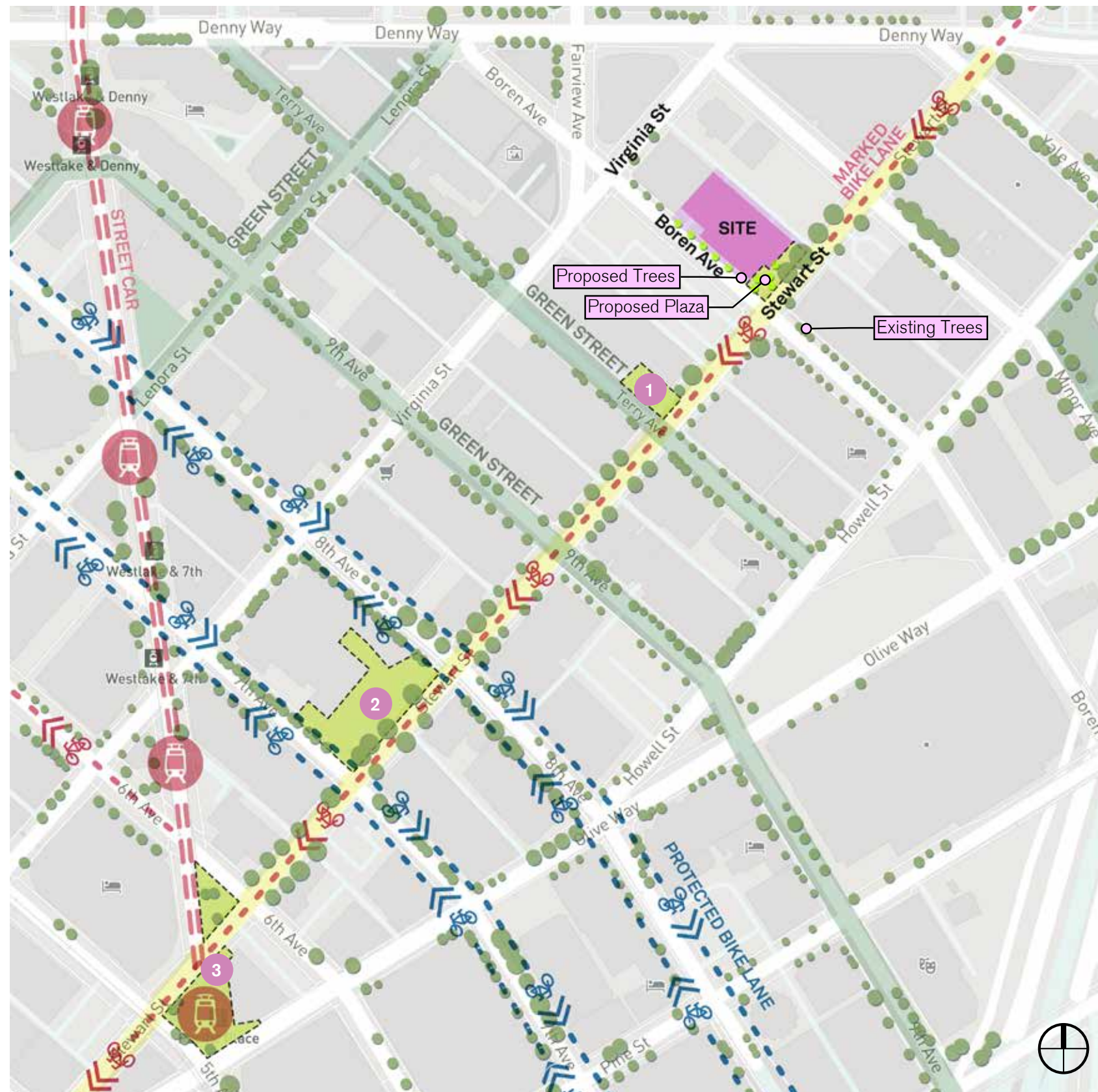
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SITE PLAN + LANDSCAPE CONCEPTS

Landscape Narrative

A cadence of green open spaces bisect Stewart Street, starting to the south with the 9th and Terry green streets. The Seattle Children's Cure Building has a corner plaza on Terry and Stewart that expands this green street and adds to the "string of pearls" along Stewart.

The intent of the 1916 Boren Office Building project is to continue that rhythm to the north and provide a small corner plaza for pedestrian respite along Stewart. Making connections to the existing bike lane, green streets, and public transit route along Stewart, the project seeks to enhance the multi-modal Denny Triangle neighborhood experience while integrating a vibrant streetscape activated by retail and a public corner plaza and lush plantings.



Building Cure Corner Plaza



US Federal Courthouse Plaza



McGraw Square

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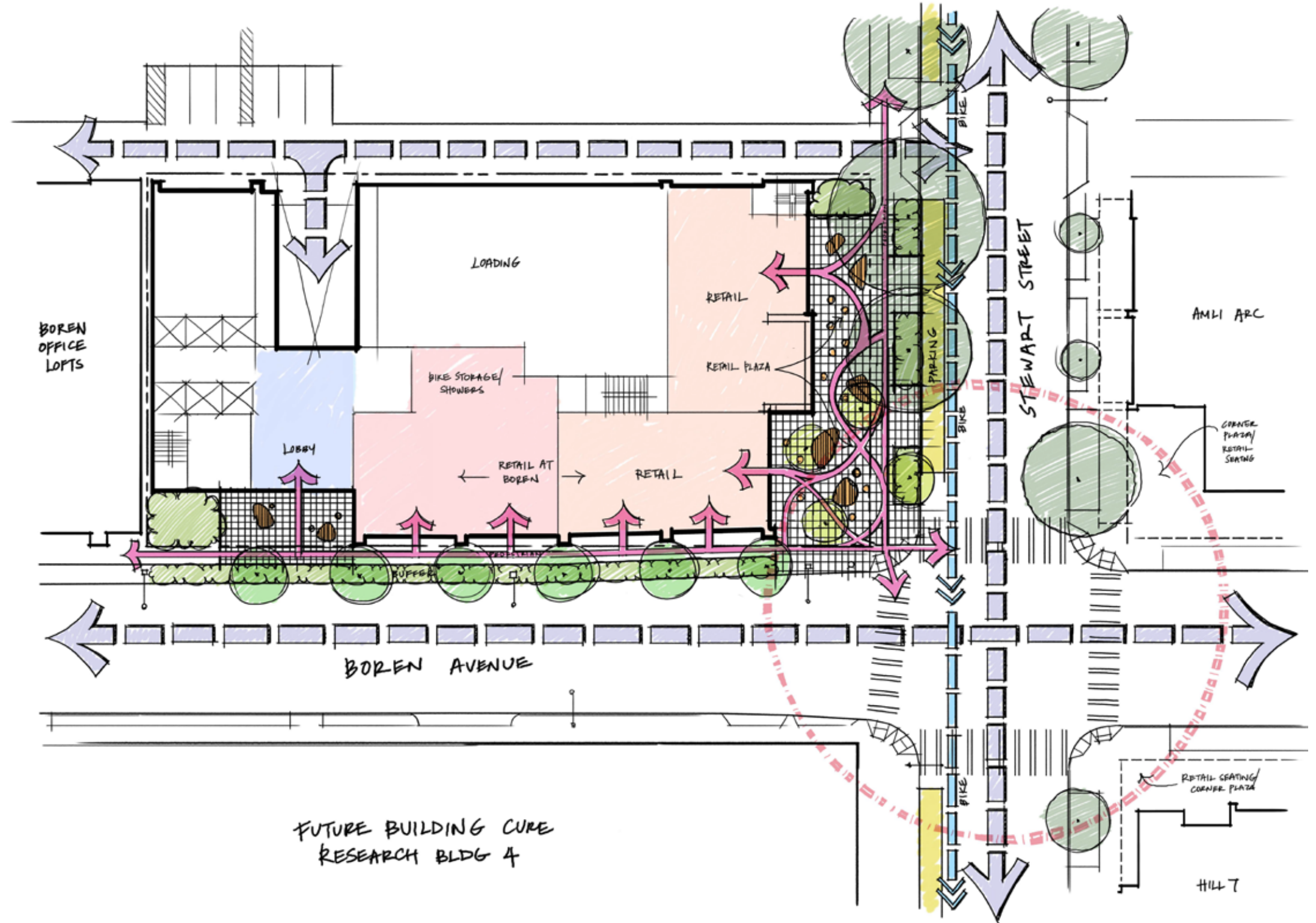
SITE PLAN + LANDSCAPE CONCEPTS

Overall Landscape Plan

PLAZA CONCEPT

With the building setback along Stewart there is an open space opportunity for pedestrians to gather outside the corner retail space. A mixture of open plaza space and green space are envisioned for this frontage.

Along Boren the goal is to create separation from traffic with a continuous planting strip. Accenting the building's entry lobby will also be a design opportunity for pedestrian amenity.



SITE PLAN + LANDSCAPE CONCEPTS

Character Images



Corner plaza seating, specialty paving and tree canopy



Cafe seating at retail frontages



Accent features to give the streetscape identity



Bike Parking



Continuous planting strip along Boren

SITE PLAN + LANDSCAPE CONCEPTS

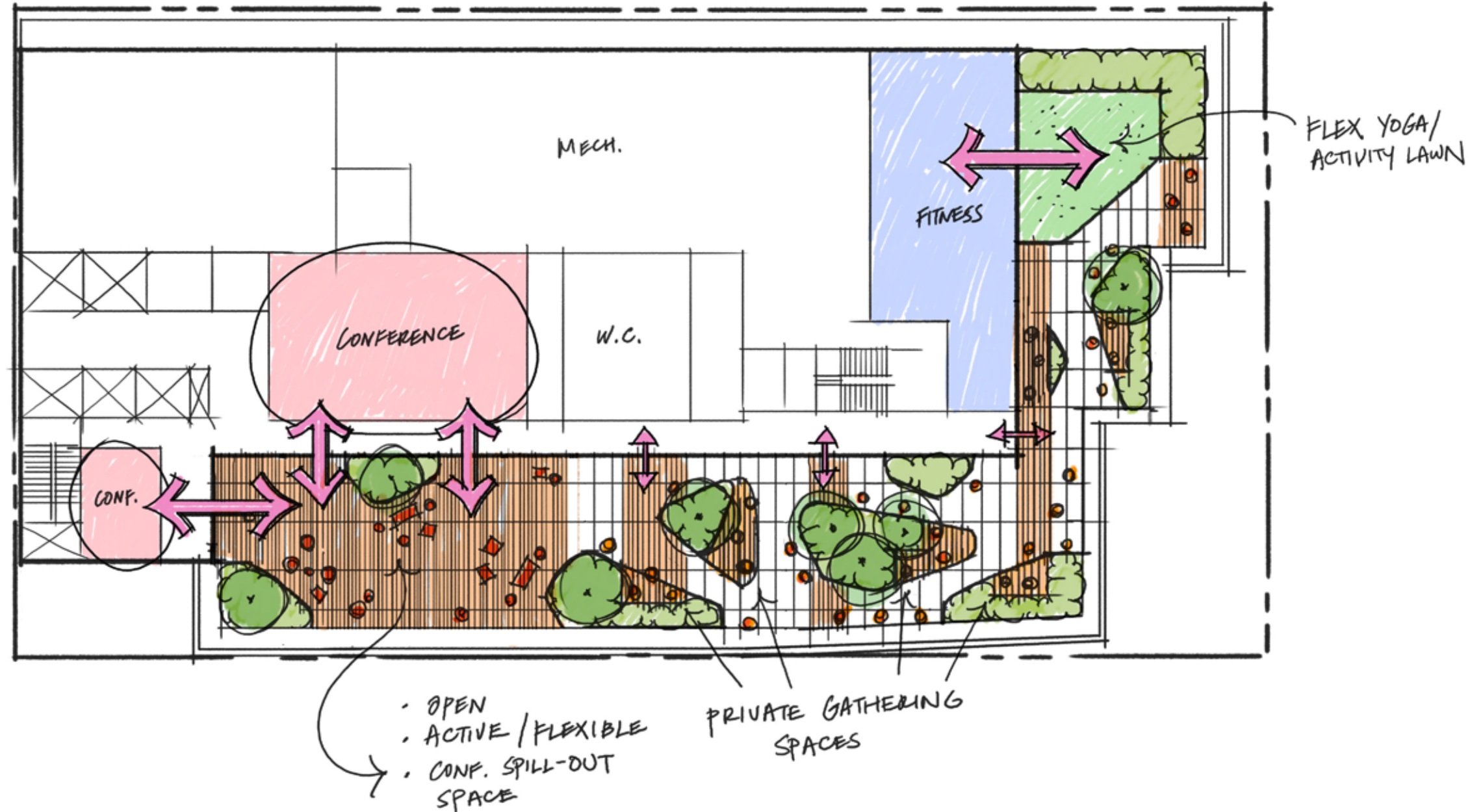
Roof Top Landscape Plan

ROOF AMENITY CONCEPT

The roof amenity terrace provides a larger terrace space to serve two conference rooms at the same level. The space will be open with flexible furniture for a variety of uses serving a larger group of users.

Adjacent to the larger space will be smaller private breakout spaces surrounded by lush vegetation in raised planters with irregular rounded forms that break up the linear terrace space and provide rooms for smaller groups of users. The raised planters will be planted with a mix of shrubs, groundcover, and smaller trees that are native or adaptive to the Pacific Northwest climate.

The fitness facility will spill out on to a flex yoga/activity synthetic turf lawn to provide a pleasant indoor/outdoor fitness space.



SITE PLAN + LANDSCAPE CONCEPTS

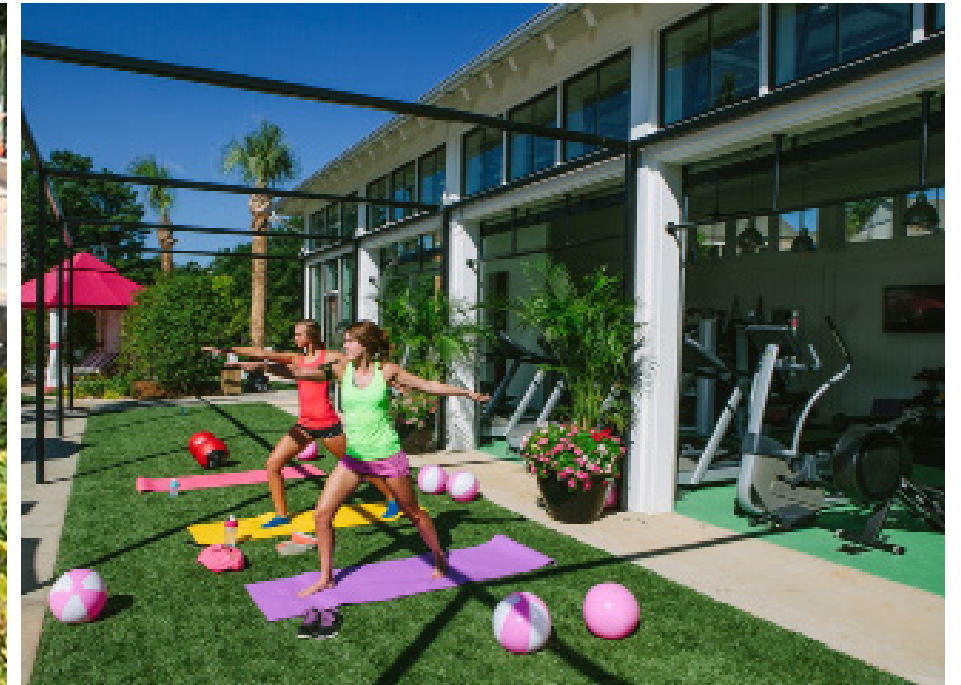
Character Images



Amenity spaces for seating and gathering



Lush vegetation in rounded planters



Activity lawn spillout space from fitness room



Lush planting islands provide buffer for private spaces

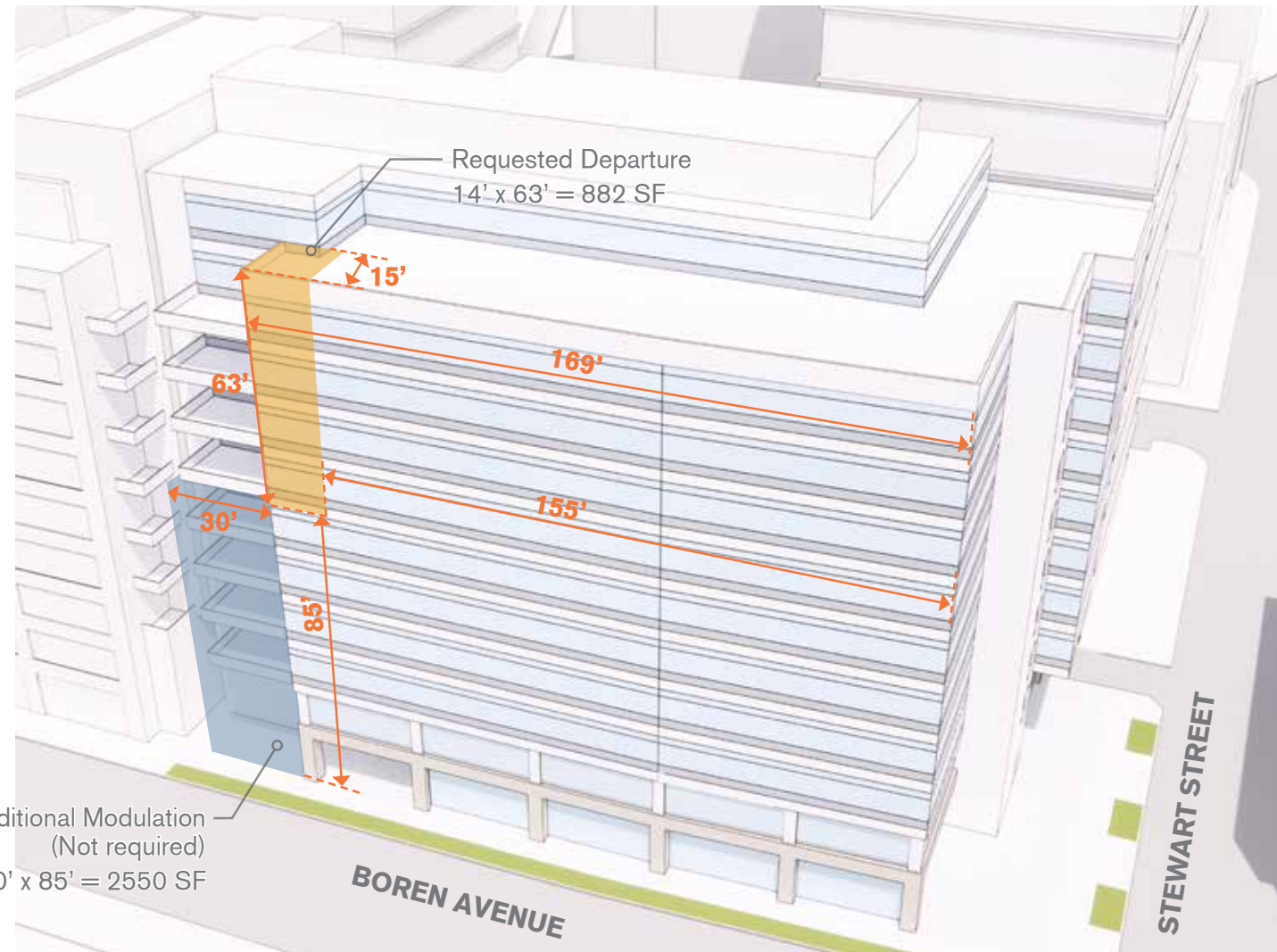


Larger terrace space with decking

DESIGN DEPARTURES

Departure #1

Departure #1 - Exceed Unmodulated Facade Length at Boren Ave



SMC 23.49.058 - Facade 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:

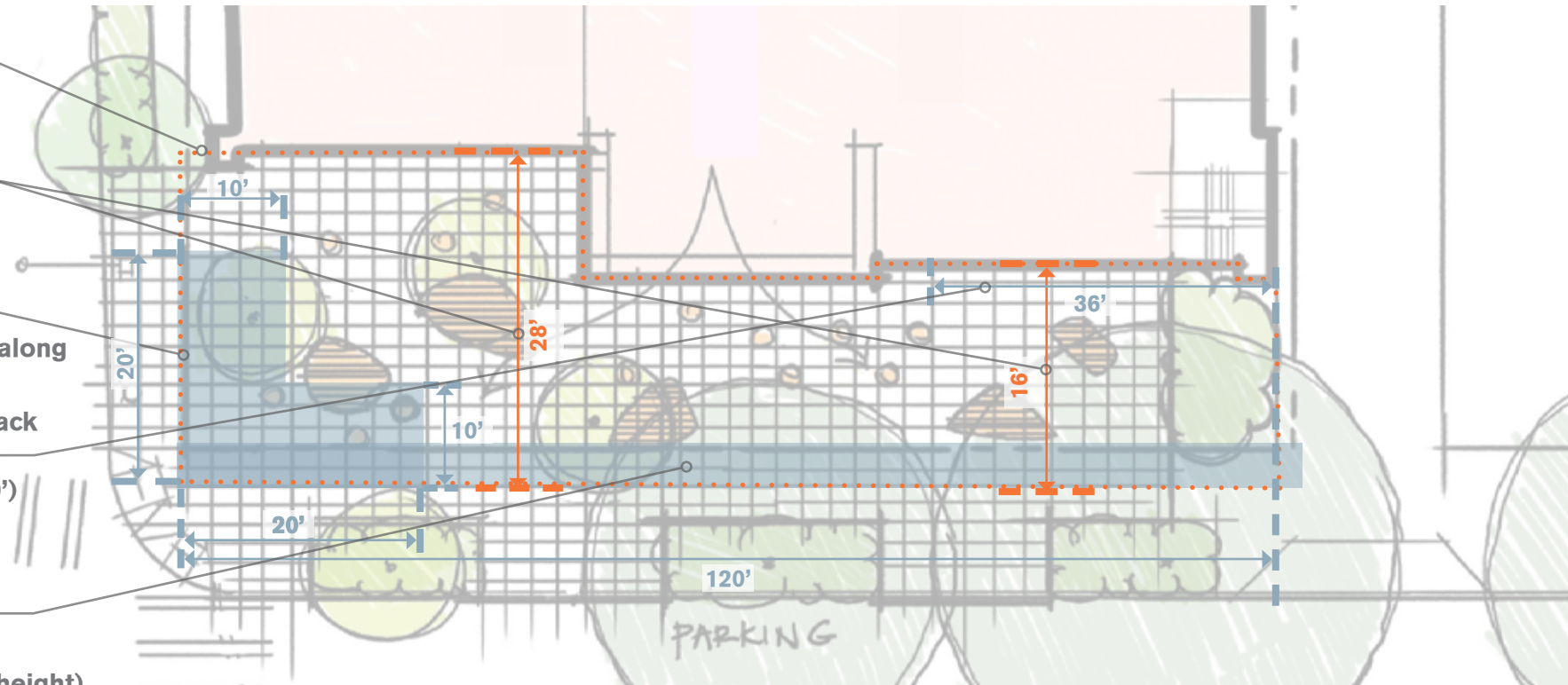
- **It Responds to the Physical Environment (A-1)** by concentrating the building facade setbacks to both the adjacent Boren Lofts (1930 Boren) building, as well as the South end of the Site, creating a view aperture and open space along Stewart St and an additional open space on Boren Avenue. The combination 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.

DESIGN DEPARTURES

Departure #2

Departure #2 - Exceed Street Facade Setback Limits on Boren Ave

- Proposed setback area
2400 SF
- Proposed street level facade setback
16'-0" to 28'-0"
- Maximum setback at intersection
10' for a distance of 20' along each street
- Maximum width of setback greater than 15'
30% x Lot Frontage (120')
36'
- Maximum street level facade setback
5' x 120' = 600 SF
(between 15' and 25' in height)



SMC 23.49.056.B.2 - Facade Setback Limits

- Requirement** General Facade Setback Limits:
1. Apply on streets not requiring property line facades.
 - Applicable portions:
 - Stewart St: Setback limits apply to facade between 15' - 25' in height
 2. Maximum area of setbacks
 - Stewart St: 5SF x lot width (120')
 - 600 SF
 3. Maximum width of setbacks greater than 15' deep measured along the street lot line:
 - Stewart St: 30% x lot width (120')
 - 36'-0"*
 4. Maximum setback at intersection
 - 10' for a distance of 20' along each street
 5. Any exterior public open space that meets the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, is not considered part of a setback.

Request *The request is to allow the street level facade at the Stewart Street frontage to set back from the back of sidewalk a horizontal distance ranging between 16'-0" and 28'-0" along all of the 120' Stewart Street frontage, in order to create a plaza at grade. The plaza will total approximately 2,400 sf. Although Public Open Space meeting the Downtown Amenity Standards is not subject to setback restriction, this space does not appear to meet all of the criteria, as it is smaller than 3000 sf (the minimum size to qualify for a Neighborhood Open Space) and does not appear to fit into another category.*

Rationale *The proposed setback creates a plaza that Reinforces Positive Urban Form (B-3) by adding an open space that relates to the building setbacks at grade across Stewart St, and adding to the "string of pearls" on Stewart St which include Building Cure's plaza and the 8th and Terry Avenue green streets. This plaza Promotes Pedestrian Interaction (C-1) by allowing more spaces for pedestrian activities which also Enhances the Streetscape and Open Space (D-1). The entire south facade will set back from the property line and allow light and air to the plaza while also providing a welcome amenity for pedestrians at the street level along this busy street.*

