



# City of Seattle

Department of Planning & Development  
D. M. Sugimura, Director



## FINAL RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number: 3016095

Address: 1007 Stewart Street (at Terry Ave)

Applicant: Jeremy Schoenfeld, of LMN Architects, for Trammel Crow Co.

Date of Meeting: Tuesday, May 06, 2014

Board Members Present: Gabe Grant (Acting Chair)  
Anjali Grant  
Peter Krech (substitute)

Board Members Absent: Mathew Albores  
Murphy McCullough  
Alan McWain  
Gundala Proksch

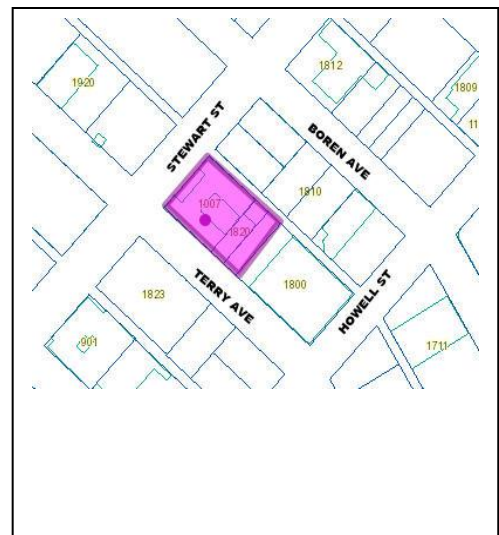
DPD Staff Present: Garry Papers, Senior Land Use Planner

### SITE & VICINITY

Site Zone: DMC 340/290-400

Nearby Zones: (North) DMC 340/290-400  
(South) DMC 340/290-400  
(East) DMC 340/290-400  
(West) DMC 340/290-400

Lot Area: 20,760 sf rectangle; flat



**Current Development:** 3 story apartment building, circa 1912 and a 1 story commercial structure. The apartment building was evaluated and denied nomination by the Landmarks Preservation Board in May 2010 (status effective for 5 years).

**Access:** Corner lot fronting onto Stewart street and Terry Avenue. Service and parking access from alley along east side of site. Pedestrian access from two street sides.

**Surrounding Development:** The site is bordered by a 37 story residential tower across Terry avenue to the southwest, a 5 story office/storage block to the southeast, and surface parking lots across Stewart to the north. The adjacent half block to the northeast across the alley is the Hill 7 office/hotel project, an 11 story block under construction (MUP#3013130). Terry Avenue is a designated green street.

**ECAs:** None

**Neighborhood Character:** The vicinity contains a mix of commercial and residential structures of various styles and eras, but they generate a consistently pedestrian friendly public realm. The area to the south and west is characterized by more recent, very high density towers, while to the north and northeast is mostly parking lots and low commercial buildings. A potential expansion of the convention center might be 2 blocks to the south.

## **PROJECT DESCRIPTION**

The applicant is proposing a 21 story office tower of approximately 348,000 sf, including building amenity spaces and ground floor public lobby, and approximately 4,000 sf of ground level retail. Approximately 310 underground parking spaces are proposed, with parking and loading access off the alley. This 21 story structure depends on an FAR transfer from the adjacent building to the south, both contained on the same half block.

**EARLY DESIGN GUIDANCE (EDG) MEETING: November 5, 2013**

## **DESIGN PRESENTATION**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:  
[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).  
or contacting the Public Resource Center at DPD:

**Address:** **Public Resource Center**  
700 Fifth Ave., Suite 2000  
Seattle, WA 98124

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## **PUBLIC COMMENT**

The following comments and concerns were raised at this Early Design Guidance meeting:

- Stated the proposed building design is acceptable, but looks too much like all others in the vicinity.
- Encouraged the design to avoid ugly metal wall finishes similar to the existing building opposite on Terry Avenue.
- Cautioned any above-grade parking to fully screen car noise, headlights and fumes, especially from existing and future residents/guests in adjacent buildings.
- Lamented the loss of affordable, downtown apartments in the existing building to be demolished.

## **FINAL RECOMMENDATION MEETING: May 6, 2014**

### **DESIGN PRESENTATION**

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

or contacting the Public Resource Center at DPD:

**Address:** Public Resource Center  
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Seattle, WA 98124

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

### **PUBLIC COMMENT**

There were no public comments provided at this Recommendation meeting.

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members (the Board) provided the following siting and design guidance. The Board identified the following Downtown Design Guidelines of **highest priority for this project**.

The Priority Downtown guidelines are summarized below, while all guidelines remain applicable. For the full text of all guidelines please visit the [Design Review website](#).

**All page references below are to the Recommendation booklet dated May 06, 2014.**

## A. Site Planning & Massing

### *Responding to the Larger Context*

- A-1 Respond to the Physical Environment.** Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

**At the Early Design Guidance Meeting,** the Board discussed how the ground plan response to this specific corner site and the green street requirement, as shown on pg 42, was very sound, but the massing and character of the tower above was too generic. The Board suggested more careful analysis of context and environmental cues that could inform the upper tower form (also see B-4).

The Board was generally supportive of a 22 story scheme, if all the guidance herein is followed, but cautioned that 8 more stories creates different proportions (compare pg 41 and 54). Additional Board feedback at future meetings might be substantial if a taller than 14 story massing emerges. See B-1 for additional comments on tower expression, and departure #1 comments regarding the upper west façade, facing Terry. The essential positive elements on the ground floor are described under B-3.

**At the Final Recommendation Meeting, the Board supported the 21 story scheme presented, but with refinements to the top described under A-2. The Board supported the 3 façade types shown as a suitable response to context and climate, but with comments about material expression and details of the west curtain wall under C-2. The Board endorsed the proposed refinement of the ground level uses as consistent with previous guidance.**

- A-2 Enhance the Skyline.** Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

**At the Final Recommendation Meeting, the Board strongly supported the darker alley façade that wraps up and over the roof, and recommended that roof element more gracefully transition into the metal panel roof screening. That screening also should be 6-10 ft taller on the south, west and north sides to better conceal the elevator over-run box from incidental street and building views in the vicinity. The Board agreed the current elevator over-run is too prominent and appears as a design afterthought (page 32), rather than an integrated building top design.**

## **B. Architectural Expression**

### ***Relating to the Neighborhood Context***

- B-1 Respond to the Neighborhood Context.** Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

**At the Early Design Guidance Meeting,** the Board agreed the stepped boxes or lower floor ‘drawers’ shown in option C were very promising, as long as the ground floor remains tall and transparent and the multiple exposed soffits receive a distinctive treatment (as shown on pg 41 and 43) to reinforce the staggered reading. The two levels of amenity deck shown on pg 44 are also an important activating presence to relieve the lower facades, with distinctive railings and exposed columns. These elements create spatial and sectional interest to both street frontages, which is valuable in a district composed of largely flat, cubic masses.

The Board cautioned the west façade to not reflect glare into residential uses on the opposite side of Terry, and did not support any above grade parking, and none was shown in option C.

**At the Final Recommendation Meeting, the Board supported the exposed round columns and distinct expression of the floor two ‘drawer’, and considered the new dark stone cladding of the ground floor as a way to set off the highly transparent second floor ‘drawer’ (page 22 and 31). The Board agreed the thin proportion of the dark stone framing is the maximum amount which retains adequate ground floor transparency. The Board agreed the warm, wood tone soffits are a crucial contrasting material, and they should provide texture and scale and be well up-lit, but those soffits do not require a wood grain look.**

**All detailing of these soffits – highly visible 6<sup>th</sup> elevations – must be superior and not generic/minimal, especially at edges and transitions to other materials. The soffit edges should appear to properly carry the weight of 16-19 floors of precast or curtain wall surface above.**

- 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.

**At the Early Design Guidance Meeting,** the Board strongly supported the continuous 9 ft setback along Terry Avenue, and the following specifics:

- \* the largely paved landscape treatment, flush with the sidewalk;

- \* the adjacent activating uses, essentially flush with the sidewalk (eg no steps or moat);
- \* the transparency and operable door/walls, as shown on pg 43 and 49.

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

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

**At the Final Recommendation Meeting, the Board reiterated its support for the continuous 7 foot deep setback/colonnade along Terry Avenue, flush with the sidewalk for maximum flexibility (page 17), and for permeability into the adjacent commercial spaces.**

**To ensure this long-term permeability regardless of tenant variations, the Board recommended at least one, approximately 12 foot wide operable section (either sliding glass walls, folding glass doors, overhead glass doors, or glass windows with a 30" maximum sill) be located in each of the two Terry Avenue bays shown on page 17, as well as the glass double doors shown adjacent to each. All doors/windows should maintain the thin rail/stile dimensions and transparent glass amounts and sidelights as shown on pg 22 (ie the transparency shown should NOT be reduced). The two stone wall panels 'bookending' the corner entrance should not increase from that shown on pg 22 (also see departures).**

- B-4 Design a Well-Proportioned & Unified Building.** Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

**At the Early Design Guidance Meeting,** in addition to comments under A-1 and B-1, the Board discussed how the upper tower expression should distinguish the two or four sides, responding to solar orientations, neighbors and/or program. They suggested the north and south walls have a different facade expression from the east/west, or the facades acknowledge the compressed alley and the adjacent uses under construction 20 ft away. The proportions, materials and color palette should not echo the treatment of the adjacent half-block, otherwise ¾ of an entire block could appear too uniform. See departure discussion for more comments unique to the west façade.

**At the Final Recommendation Meeting, the Board supported the 3 façade types shown (page 35-37) and material richness (page 38) as a suitable response to context and climate, but with comments about material expression and details of the west curtain wall (page 37) under C-2.**

## C. The Streetscape

### *Creating the Pedestrian Environment*

- C-1 Promote Pedestrian Interaction.** Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

**At the Early Design Guidance Meeting,** the Board supported the interaction shown on pg 42-44; also see comments under B-3. The Board also encouraged the lobby to be open and welcoming, and for the spatial design and clear way-finding to encourage visitors up the stair/escalators to the ‘great room’ and terrace above. The applicants described these as semi-public places; they should act as interior extensions of the public realm, even if privately monitored and not accessible at certain times.

**At the Final Recommendation Meeting, the Board agreed the Terry Avenue /Green Street ground level requires the extra permeability described under B-3 above. The Board strongly supported low iron glass for maximum transparency at all ground and second floor locations, and stated the Stewart Street retail works well with one double glass door. The corner lobby entrance succeeds because of the continuous glass at the vestibule and corner (with only a small stone sill and header) and the stair and escalators are easily visible within. The Board strongly supported the two story volumes, openness and semi-public character of the second floor great rooms, and public access to the Stewart Street terrace; these should not change substantially from what is shown on pages 18 and 22.**

- 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.

**At the Early Design Guidance Meeting,** the Board supported the staggered lower floors and terraces as a key scaling attribute, and encouraged the projecting ‘great room’ to take on an even more distinctive – yet light – character. Whether a glass ‘fishbowl’ or strongly contrasting color/ material, that mid-scale element is crucial to off-setting the tower extrusion above. The Board agreed the expression shown on pg 41 and 44 has the ‘great room’ too similar to the tower above. The Board also agreed the slight notch in the tower west façade shown in plan and on pg 41 is a useful scaling device, and similar might occur elsewhere on the large tower walls. Also see B-4 comments.

**At the Final Recommendation Meeting, the Board supported the staggered and projecting glass fins on the west projection (page 37), as preferable to a notch, and**

recommended those fins be no shallower than 12 inches, or less frequent than shown on the page 20 elevation; which is the minimum degree of façade articulation. The spandrel panels on that west projection should maintain a darker contrast to break up the tall reflective wall plane (as shown on page 37), and exhibit a green rather than gray cast, per the material sample shown to the Board.

## D. Public Amenities

### *Enhancing the Streetscape & Open Space*

**D-1 Provide Inviting & Usable Open Space.** Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

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

**At the Final Recommendation Meeting, the Board reiterated how the second floor should be accessible and welcoming to the public, for functions and programs that expand beyond the building tenants. To support this, the Board cautioned against any inhibiting elements such as security gates or similar in the lobby or second floor.**

**D-3 Provide Elements that Define the Place.** Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

**At the Early Design Guidance Meeting,** the Board agreed the Terry setback provides valuable public space, and encouraged a link between this space and the terraces above along both streets. The terraces should display greenery visible to the street below (per pg 43), and a strong naturalistic theme might invite and carry through the lobby and up, assisting with way-finding.

**At the Final Recommendation Meeting, the Board supported the glass guardrails and landscape treatment for the west terrace, and the overall landscape design along the setback. The Board focused on the canopy details shown and recommended the canopy frames and struts be as light profile as possible, the lighting emphasize the warm soffits above, and the canopy glass be reduced under the soffits to maximize pedestrian visibility of the warm soffits above (see page 29, where the glass is too obscuring).**



## E. Vehicular Access & Parking

### *Minimizing the Adverse Impacts*

**E-3 Minimize the Presence of Service Areas.** Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

**At the Early Design Guidance Meeting,** the Board agreed the parking, loading and primary service elements appeared to be located in the best location along the alley (pg 42), but they requested detailed alley elevations at the next meeting, and advised a high quality treatment of the alley composition and materials; the same holds for the south ground floor façade which may be visible for some time.

**At the Final Recommendation Meeting, the Board supported the alley design composition and the textured CIP concrete on the south wall and the southeast corner at the alley.**

## DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project **better meet** these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Final Recommendation meeting, the following departures were requested:

- 1. Upper Level Green Street Setback (SMC 23.49.058.F.2):** In brief, the Code requires the entire façade fronting on a designated green street, above 45 ft high to be setback 15 ft minimum. The applicant proposes the façade along the Terry Ave Green Street to be set back 15 ft x 20 -29 ft at the two corners, but the 124 ft long middle portion to be occupied floorplates to the property line (approximately 1800 sf/ floor in the setback zone). The 16 floors of volume above 45 ft, constitute 413,096 cubic feet or a 63% encroachment into the total setback zone volume.

**This departure would provide a west facade with corner modulations and materials differentiation, in support of design guidelines B-3 and B-4, as well as creating a 2 story step at the top of the façade which furthers A-2, enhancing the skyline. The upper level setback in this location is not influencing street end views; the decreased setback on the northeast side of a Green Street will not overly shadow the linear park of the green street;**

and the volumetric impact on the green street is negligible, when viewed from each block end.

**The Board unanimously recommended that DPD grant this departure.**

- 2. Terry and 9<sup>th</sup> Avenues Green Street Setback (SMC 23.49.056.F.4):** In brief, the Code requires a 2 foot wide setback from the green street property line, and that 50% of that area be landscaped. The applicant proposes a 9 foot wide setback at the building, 100% paved to maximize permeability to the proposed commercial ground floor uses, and also proposes to construct full green street improvements on both street sides between Howell Street and Stewart Street (as depicted on pg. 39, including the exact number and extent of green planters, trees, seating, etc), except the portion already complete. (This construction should be integrated into the project SIP submittal and be fully coordinated with SDOT and all its technical specifications).

**This departure would provide a fully permeable building to sidewalk edge, and a 7 foot wider than code-required sidewalk, both promoting design guidelines C-1 and C-4; and the green street improvements would complete a full block length with planters, seating areas, streetscape amenities and street trees, all of which promote guidelines D-1, D-3 and more pervious surfaces in a dense, urban context.**

**The Board unanimously recommended that DPD grant this departure.**

- 3. Façade Modulation (SMC 23.49.058.B):** In brief, the Code requires a 100ft maximum length of unmodulated façade above 241 foot height and within 15 feet of the street property line. The applicant proposes a 124 foot façade length along Terry Avenue for the two floors that are within the 15 feet and pop above 241 feet, and proposes a 102 foot facade length for the entire Stewart Street face, rather than a 5 foot notch in the top four floors to be code compliant.

**This departure maintains the rectangular forms and coherent composition of the west projection and Stewart facades, and increases the usable area of the terrace on level 20, thus supporting guidelines B-4 and D-1. The proposed 12 inch deep fins on the west elevation provide critical secondary modulation with respect to this departure.**

**The Board unanimously recommended that DPD grant this departure.**

- 4. Street Level Use Requirements (SMC 23.49.009.B.1):** In brief, the Code requires a minimum of 75% of each street level frontage to be occupied by certain ‘commercial-type’ uses listed in subsection A (office lobby is not on the list). The applicant proposes about 73% of the façade along Terry, and 70% of the façade along Stewart to comply.

Granting this departure helps identify the corner lobby entrance, and ensures that space is generous and welcoming for semi-public functions within, thus supporting guidelines C-4 and D-1.

The Board unanimously recommended that DPD grant this departure.

## BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated May 06, 2014, and the materials shown and verbally described by the applicant at the May 06, 2014 Design Recommendation meeting (unless a condition below, the design should not change, especially aspects explicitly noted in the above narrative, which the applicant should carefully read through). After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions: (Guidelines referenced)

- 1) **Roof Screen:** Transition the alley fold-over roof element more gracefully into the metal panel roof screening, and add 6-10 ft on the south, west and north sides to better conceal the elevator over-run box from incidental street and building views in the vicinity (see A-2).
- 2) **Terry Avenue Ground Floor Permeability:** Maintain at least one, approximately 12 foot wide operable section (either sliding glass walls, folding glass doors, overhead glass doors, or glass windows with a 30" maximum sill) be located in each of the two Terry Avenue bays shown on page 17, plus the glass double doors shown adjacent to each (see B-3).
- 3) **Reduce Canopy Glass and study Canopy Framing:** Revise the canopy frames and struts to be as light profile as possible, ensure the lighting emphasize the warm soffits above, and reduce the canopy glass depth to maximize pedestrian visibility of the warm soffits above (see page 29, where the glass is too obscuring) (see D-3).