

# DESIGN REVIEW

EARLY DESIGN GUIDANCE



23 DEC 2011

## Design Review: Early Design Guidance

MUP Application Number: 3012797  
(Prior Application Number 3003307)

### **SENECA APARTMENT COMMUNITY** at 802 Seneca Street

Property Owner and Project Applicant

#### **Laconia Development, LLC**

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Submittal prepared by

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Project Address: 802 Seneca Street

Existing Uses: Surface parking lot. Two demolished residential structures.

Assessor Parcel Numbers

197820-0025-03 - Alfaretta Apartments (demolished) with address 802 Seneca Street

197820-0027-01 - Parking Lot with address 812 - 820 Seneca Street

197820-0020-08 - Jensonia (demolished) with address 1214 8th Avenue

Zoning: High Rise Residential--First Hill Neighborhood

## Development Objectives

Residential

**323 Residential Units** in a single tower with 31 residential floors. Over parking base with podium/street level Commercial and Public Open Space. 11 units per typical floor and 322,500 Gross Residential Floor Area. Level 32 is Amenity/ Mechanical level. Overall structure height is 300' with a 30' Amenity/Mechanical Level.

Bonus FAR achieved via Open Space and purchase of Affordable Housing Credits.

**See letter from Applicant.**

Lot Size

Commercial

Amenity Space

Open Space

Parking

**3,521 GSF**

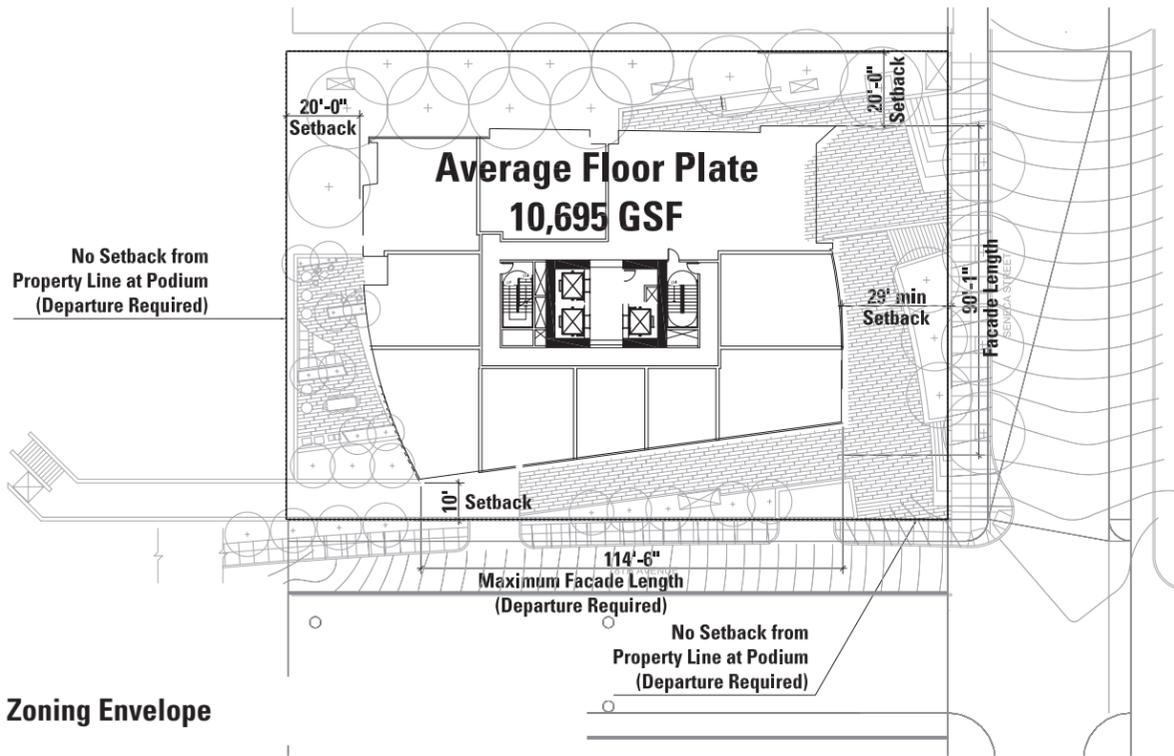
**4,959 GSF** Indoors and **14,690 GSF** Outdoors

**8,501 GSF** Neighborhood (Public) Open Space

**324** Parking Spaces at a ratio of 1:1 per unit.

Not counted towards FAR

Not counted towards FAR



## FAR Attributable Area Summary

	Floor Area	3.5% Allowance	Proposed FAR Area			
Level P7	Not Applicable			Level 15	11,184 GSF	(391 GSF)
Level P6	Not Applicable			Level 16	11,184 GSF	(391 GSF)
Level P5	Not Applicable			Level 17	11,184 GSF	(391 GSF)
Level P4	Not Applicable			Level 18	11,184 GSF	(391 GSF)
Level P3	296 GSF	(10 GSF)	286 GSF	Level 19	11,184 GSF	(391 GSF)
Level P2	2,543 GSF	(89 GSF)	2,454 GSF	Level 20	11,184 GSF	(391 GSF)
Level P1	601 GSF	(21 GSF)	580 GSF	Level 21	11,184 GSF	(391 GSF)
Level 1	Not Applicable			Level 22	11,184 GSF	(391 GSF)
Level 2	9,825 GSF	(344 GSF)	9,481 GSF	Level 23	11,184 GSF	(391 GSF)
Level 3	10,716 GSF	(375 GSF)	10,341 GSF	Level 24	11,184 GSF	(391 GSF)
Level 4	11,149 GSF	(390 GSF)	10,759 GSF	Level 25	11,184 GSF	(391 GSF)
Level 5	11,272 GSF	(395 GSF)	10,877 GSF	Level 26	11,184 GSF	(391 GSF)
Level 6	11,272 GSF	(395 GSF)	10,877 GSF	Level 27	10,957 GSF	(383 GSF)
Level 7	11,272 GSF	(395 GSF)	10,877 GSF	Level 28	10,957 GSF	(383 GSF)
Level 8	11,272 GSF	(395 GSF)	10,877 GSF	Level 29	10,957 GSF	(383 GSF)
Level 9	11,184 GSF	(391 GSF)	10,793 GSF	Level 30	10,080 GSF	(353 GSF)
Level 10	11,184 GSF	(391 GSF)	10,793 GSF	Level 31	10,080 GSF	(353 GSF)
Level 11	11,184 GSF	(391 GSF)	10,793 GSF	Level 32	Not Applicable	
Level 12	11,184 GSF	(391 GSF)	10,793 GSF	<b>Floor Area</b>	334,561 GSF	Total Floor Area
Level 13	11,184 GSF	(391 GSF)	10,793 GSF		(11,602 GSF)	Total 3.5% Allowance
Level 14	11,184 GSF	(391 GSF)	10,793 GSF		<b>322,859 GSF</b>	<b>Total Proposed FAR Area</b>

## Residential Parking Summary

	Total Spaces	Standard Spaces	Compact Spaces
Level P7	43	26	17
Level P6	53	29	24
Level P5	53	29	24
Level P4	48	27	21
Level P3	45	23	22
Level P2	48	26	22
Level P1	34	17	17

<b>Parking</b>	177 Spaces	Standard (Medium: 8' by 16' Minimum)
	147 Spaces	Compact (7.5' by 15' Minimum)

### 324 Total Parking Spaces

## Development Standards

Zone	<b>High Rise Residential, First Hill Neighborhood</b> Residential and Ground Floor Commercial uses permitted as of right. Parking Garage permitted as an Accessory Use.	Table A for 23.45.504: Permitted and Prohibited Uses
FAR limit in HR Zone	23,111 SF (calculated from survey) 161,777 @ 7:1 base FAR, 323,554 @ 14:1 Max. FAR with bonus <b>322,859 GSF proposed.</b> <b>See FAR Attributable Area Summary.</b>	Code Section 23.45.510 D: Table for FAR limit for HR Zone for lots exceeding 15,000 SF. 7:1 base, 14:1 max.
FAR limit in HR Zone	4c) floor area less than 4' above adjacent grade, balconies and decks. See A2.03 for FAR Attributable Area Above Sloping Grade Plane. 6) enclosed common residential amenity space in Highrise Zone. 7) an allowance of 3.5% for mechanical space. 8) ground floor commercial with min. 13' floor to floor and min. 15' depth provided.	Code Section 23.45.510 E. Floor area exemptions:
Structure Height	240' or 300'	Table B for 23.45.514
Structure Height	<b>300' Residential Tower proposed.</b> <b>Bonus amenity and mechanical level above 300' totaling 6,500 GSF included in Proposal.</b>	23.45.514 J 11b. Rooftop Features. Exempt from height limit if less than 30' tall and no more than 6,500 GSF.
Additional height and extra residential floor area HR zone	This HR zoned lot is eligible for additional height up to 300'	23.45.516 A2. Additional height and extra residential floor area in Midrise and Highrise zone
Extra Residential Floor Area	<b>161,082 FAR Bonus sought per Proposal.</b> 161,777 Max. Bonus FAR possible. <u>      x.40</u> <b>64,711 Max. achievable via Open Space.</b> <i>Actual of 59,507 GSF (8,501 GSF Proposed @ 7:1 ratio) exceeds max. allowed.</i>	23.45.516 C 1b. Up to 40% of bonus can be achieved by providing Neighborhood Open Space.
Additional Height	<b>Proposed Average Floor Plate is 10,695 GSF. DEPARTURE REQUIRED.</b>	23.45.516.2b(1) Allowable if average residential floor plate size is limited to 9,500 GSF for floors above 45' from grade.
Additional Height	<b>DEPARTURE REQUIRED.</b>	23.45.516.2b(2) No Parking is exposed at or above street grade.
Additional Height	Proposed landscape open space (8,501 SF) and ground level amenity outdoor space (1,547 SF) combined total of 10,048 SF exceeds 25% of site area (5,778 SF).	23.45.516.2b(3) At least 25% of site area is landscaped or 20% residential landscape amenity space with min. dimension of 10'.
HR Setbacks	Tower above complies with setback. <b>DEPARTURE REQUIRED</b> to eliminate the setback requirement for a lot line abutting a street, allowing the podium to extend to the West property line along 8th Avenue.	23.45.518 Table C. Lot line abutting a street: For portions of a structure 45 feet or less in height; 7 foot average setback; 5 foot minimum setback
HR Setbacks	Tower above complies with setback. <b>DEPARTURE REQUIRED</b> to eliminate the setback requirement for the rear yard lot line, allowing the podium to extend to the North property lot line (abutting lands of Horizon House).	23.45.518 Table C. Lot line that abuts neither a street nor alley: 45 feet or less in height: 7 foot average setback; 5 foot minimum setback.

Highrise Zone Width and Floor Size Limits	<b>DEPARTURE REQUIRED</b> to allow the maximum façade width for portions of the structure above a height of 45 feet to be 114.5' feet (an increase of 4.5' feet).	23.45.520A. In HR zones, portions of structures above a height of 45 feet are limited to a maximum facade width of 110 feet.
	<b>DEPARTURE REQUIRED</b> for maximum proposed to allow average residential gross floor area per story above a height of 45 feet to be 10,695 square feet.	SMC 23.45.520.A.1.(A) Average gross floor area of all stories above 45 feet in height does not exceed 10,000 square feet.
Residential Amenity Space Sustainable Development Standards	<b>See Table below</b> LEED Silver is proposed.	23.45.522 23.45.526 A LEED, Built Green, and Evergreen Sustainable Development Standard
Design standards	Design Review required	23.45.529 B. Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41
Ground Floor Commercial	Limited to a max. of 4,000SF. 3,521SF proposed. (No loading berths provided.)	23.45.532 A2. Standards for ground floor commercial uses in MR and HR zones
Parking	Parking is located above and below grade in a structure that extends to the property line.	23.45.536 B3 Parking location.
Parking	Parking access from lower 8 <sup>th</sup> Avenue provided.	23.45.536 C2 Parking access.
Parking	Parking is screened behind walls that form the face of the podium.	23.45.536 D1 Parking screening.
Parking	Residential parking provided at 1 space per unit. No parking provided for ground floor commercial space.	23.54.015 Table B: Required parking Multifamily residential uses, except as provided in Sections B or C of this Table B for 23.54.015.(1)
Bicycle Parking	Bicycle Parking is provided at 1 space per 4 residential units.	23.54.015 Table E
Loading	Director shall determine the loading berth requirements. None provided on-site. Loading zones at curb along Seneca recommended by traffic report.	23.45.035 A2. Loading Berth Requirements
Bonus Height and Residential Floor Area	Proposal uses housing bonus residential floor area to achieve at least 60% of the total extra residential floor area. 161,082 SF Bonus residential Area proposed. <u>        </u> x.60	23.58A.012 B Achieving bonus floor area via housing bonus.
Bonus Height and Residential Floor Area	<b>96,649 SF Min. Required via Housing Bonus</b> 101,175 SF Proposed FAR Bonus achieved via Affordable Housing Payment option	23.58A.014 C. Bonus Residential Floor Area for Affordable Housing—Payment Option
Bonus Height and Residential Floor Area	59,907 SF FAR Bonus achieved via Open Space Amenity Performance Option. Neighborhood Open Space of 8,501 SF provided on the subject lot and new elevated pedestrian walkway connection to Freeway Park.	23.58A.016 C1a Bonus Residential via Open Space Amenity Performance Option
Bonus Height and Residential Floor Area	59,907 SF Requested open space bonus is less than max allowable of 15,000/.014=105,000 SF	23.58A.016 C2 Max Bonus Residential via Open Space Amenity Performance Option
Bonus Height and Residential Floor Area	Proposal complies with public access requirements.	23.58A.016.C4a Standards for open space amenities.
Bonus Height and Residential Floor Area	a) 8,501 SF of continuous area of open space exceeds 3,000 SF min. Min. dim of 10' is maintained. b) Proposed softscape exceeds 35% min. c) Proposed seating for open space exceeds min. requirement of 1LF/200SF. d) Open space is south facing and abuts Seneca for 127', exceeding 30' min. requirement. Open space is visible from Seneca and the street corner. e) Open space is provided at 2 stepped ground levels, visually connected, and physically connected by steps and a handicap lift. f) Structure above overhanging open space = 836 SF, which is less than 8,501 SF X 20% = 1,700 SF Max.	23.58A.016.C4b2 Standards for Neighborhood Open Space.
Established Grade Elevation	Base elevation established at 233.25 using option to base formula.	23.86.006.A.1

## Residential Amenity Space

Amount of Amenity Space Required	322,859 GSF Residential <u>x 5%</u> <b>16,143 GSF Required Total</b>
<b>Indoor</b> Amenity Space Provided	<b>16,143 GSF Required Total</b> <u>x50%</u> <b>8,027 GSF Min. Outdoor/Maximum Indoor Countable towards Requirement</b>
	<b>Indoor</b> 1,574 GSF Lower Podium <u>3,385 GSF Roof Level</u> <b>4,959 GSF Total Provided</b> (less than 8,027)
<b>Outdoor</b> Amenity Space Provided	<b>Outdoor</b> 1,547 GSF Lower Podium 9,166 GSF Private Balconies <u>3,977 GSF Roof Amenity</u> <b>14,690 GSF Total Provided</b> (exceeds 8,027)

23.45.522 C. required Amenity Area is 5% of the total gross floor area of a structure in residential use.  
23.45.522 D2b. No more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.

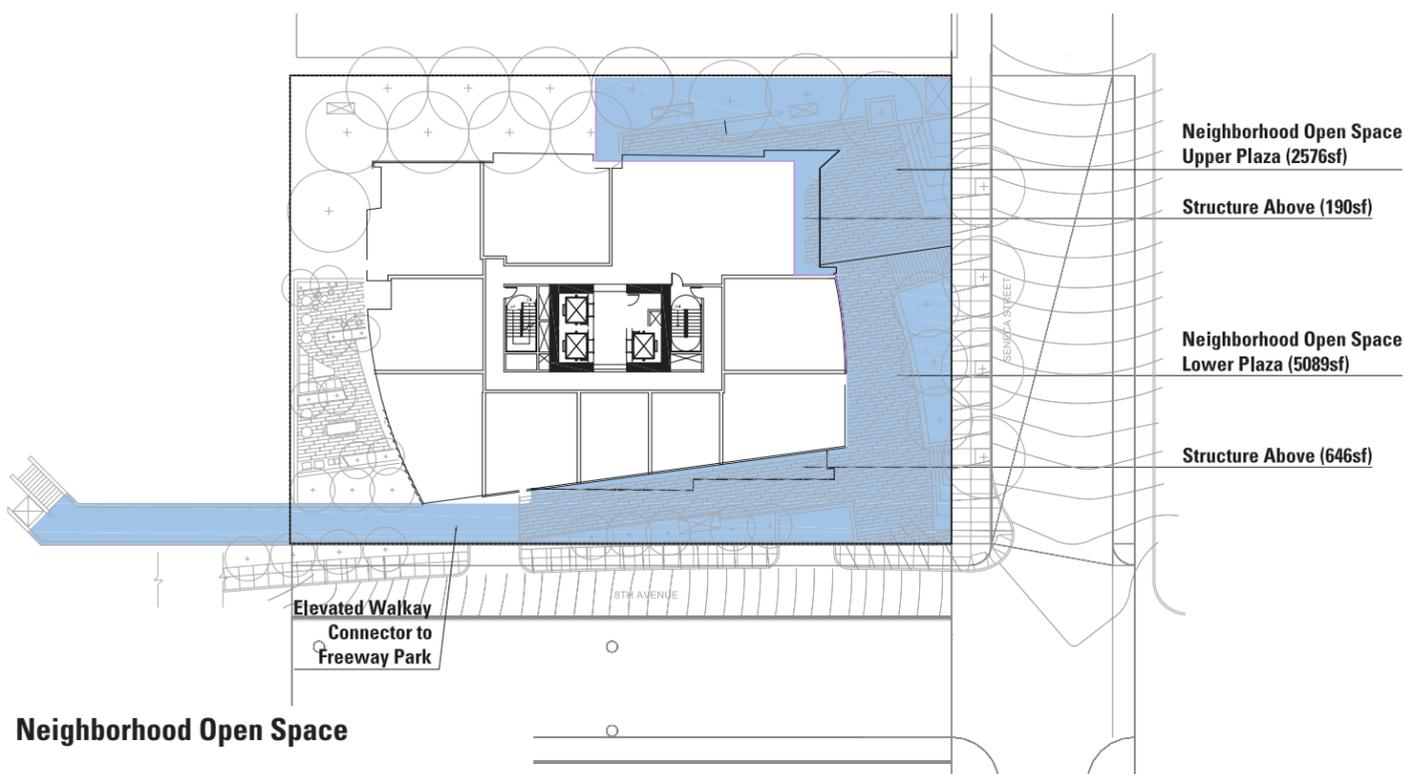
Complies with Code Section 23.45.522

## Neighborhood Open Space

All Open Space will be publicly accessible 24 hours a day.

**8,501 GSF Upper and Lower Plazas and Elevated Path to Freeway Park.**  
x20% (Max allowed with bldg. above.)  
1,700  
**836 Actual plan area with building above.**

23.58A.016.C4b2 Standards for Neighborhood Open Space.



#### **A-1 Responding to Site Characteristics**

- The site slopes steeply with a diagonal cross-slope of 50' from a southeast highpoint along Seneca to a northwest low point along 8<sup>th</sup> Avenue. Podium-top plazas terrace down this steeply sloping hillside site.
- Podium levels at residential building lobby is set to correspond to adjacent street level along Seneca.
- Elevated walkway access to Freeway Park provides gradual grade transition from neighborhood to park.-
- Outdoor amenity space faces Freeway Park.

#### **A-2 Streetscape Compatibility**

- Tower is set back from Seneca Street. While residential entry plazas are more prevalent east of Boren, the plaza at this location creates a gateway from this edge of the First Hill neighborhood to Freeway Park. This setback from Seneca preserves views of Exeter House when looking west down Seneca Street.
- Open space at this corner lot visually links with modest streetwall setbacks and landscaping at Town Hall.
- Apartments are accessed from a single double height entry lobby formally facing Seneca Street.

#### **A-4 Human Activity**

- Street level activity is enhanced with retail storefronts and animated public open space with seating and gathering areas.
- Wind and weather protection will be provided via landscaping and building overhangs.

##### *Walkability*

- New elevated walk to Freeway Park enhances pedestrian connection from First Hill to downtown and improves pedestrian safety by by-passing lower 8<sup>th</sup> Avenue.
- Neighborhood open space along Seneca creates transition from First Hill to Freeway Park—visual extension of greenery and open space, and generous terminus of new elevated walk to Freeway Park. Lower Plaza level is set at street-corner grade. Upper and lower plazas interconnect. Plaza aids visibility of ground level retail entry at the street-corner.
- Project residents can access Freeway Park via new elevated walkway.
- Bike access to the building is from Plaza level on 8<sup>th</sup> Ave frontage.

#### **A-7 Residential Open Space**

- Open space plazas terrace down this steeply sloping hillside site. Upper and lower open spaces are linked by stairs and a handicap lift integrated into the building façade for weather protection. Significant landscaping in structured forms visually links to character of Freeway park. This similarity continues into the linear paving pattern of the plaza.
- Stepped podium configuration creates an outdoor residential amenity space facing the park to enhance “eyes on the park” and relate project uses to adjacent neighborhood patterns of use.
- Additional outdoor amenity space is provided on the rooftop for resident’s enjoyment of views and climate.

#### **A-8 Parking and Vehicle Access**

- Vehicular access to parking (located on lower 8<sup>th</sup> Avenue) is not visible from primary pedestrian viewpoints. Separate entry and exit ramps conform to steep street grade.
- Trash/recycling and service access is well below Upper 8th Ave street level and adjacent to Exeter House service access.
- All parking is located effectively below grade as seen from primary pedestrian viewpoints along Seneca, Upper 8<sup>th</sup> Ave and Freeway Park.

#### **B-1 Height, Bulk and Scale Compatibility**

- Building form and materials relate to the pattern of the neighborhood: a strong base formed by the concrete parking podium with sculpted tower base on podium level; framed entry archway creates an intermediate scale at the streetscape to step up to adjacent Benaroya. Terracotta metal panels relate to adjacent masonry structures like Exeter House.
- Free-standing tower form minimizes lower-level footprint to maximize light and air around structure and preserve streetscape openness and enhance visibility to Freeway Park.
- Taller than adjacent neighbors, the tower presents a significantly more articulated form articulated with curved facades facing the park and Seneca and stepped facades east and west.

#### **C-1 Architectural Context**

- The podium-top open-space steps in three distinct levels following the site slope. Tower conforms to all setback requirements.
- Building setback from Seneca increases distance from residences at Royal Manor for enhanced privacy.
  - Open space replaces a low-rise podium for enhanced views from lower levels of Exeter House and Benaroya. Landscaping along east property line helps increase privacy and screen views of residences from Benaroya.

#### **C-2 Architectural Concept and Consistency**

- Tower form is strongly sculpted at top and base with slight diagonal emphasis as a gesture of welcome to/from Freeway Park.
- Sculpting at the base also maximizes podium open-space and enhances pedestrian experience with greater light and air.
- Curving glass facades facing north and south further articulate the building mass with a shifting pattern of sun and shade over the course of the day while minimizing reflective glare in any one direction. The façade is modulated with mullion spacing compatible with the scale and pattern of adjacent First Hill buildings.
- East and west facades of glass and terra cotta colored metal panels echo the materiality of adjacent First Hill residential structures and mark vertical steps in the tower massing.
- Projecting and inset balconies emphasize the residential nature of the tower while providing relief and detail on the facades.

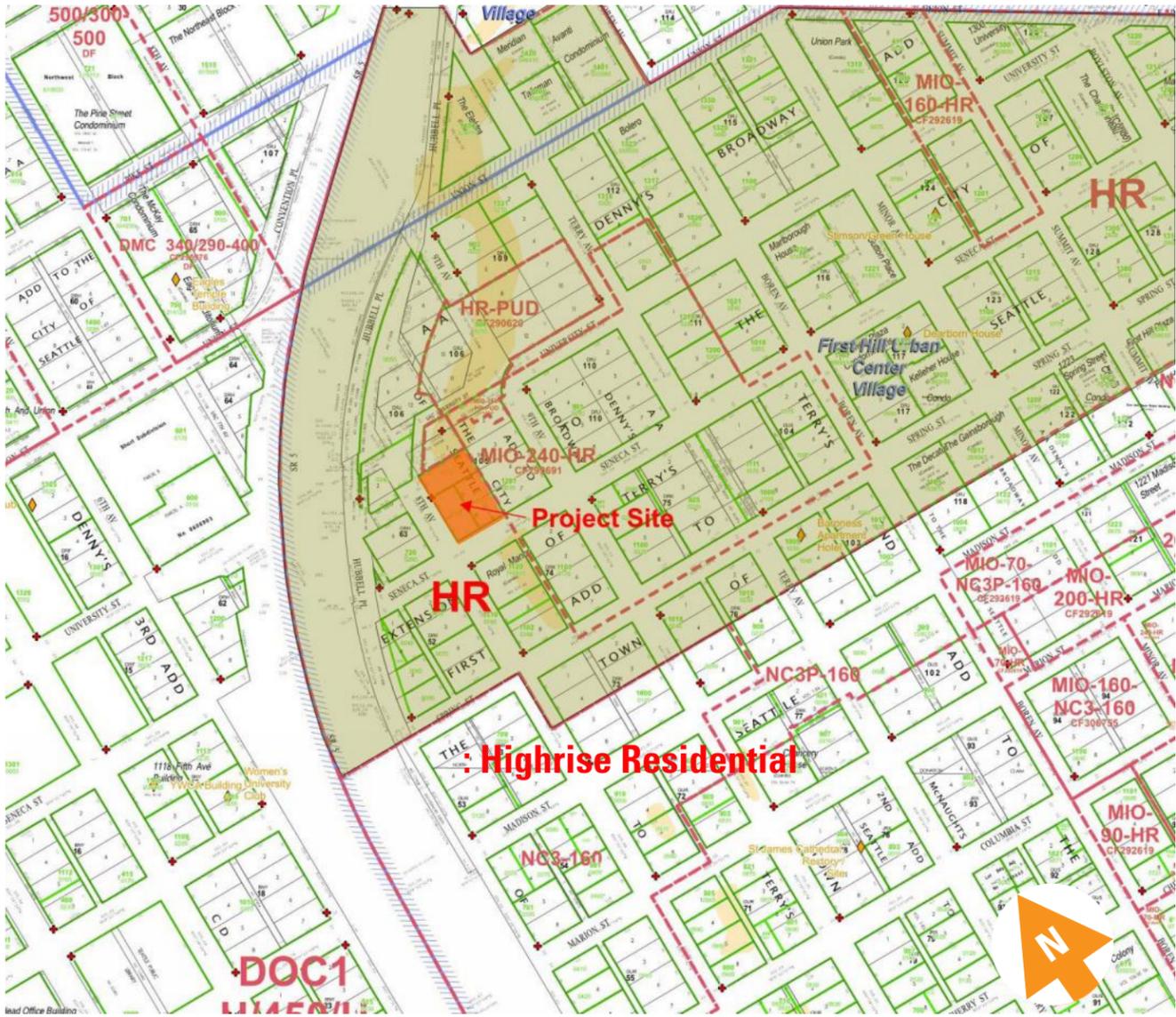
#### **D-1 Pedestrian Open Spaces and Entrances**

- See A-4 and A-7

#### **E-2 Landscape to Enhance the Building and/or Site**

- See A-7







H



D



G



C



I



J



K



A



F



L



M



B



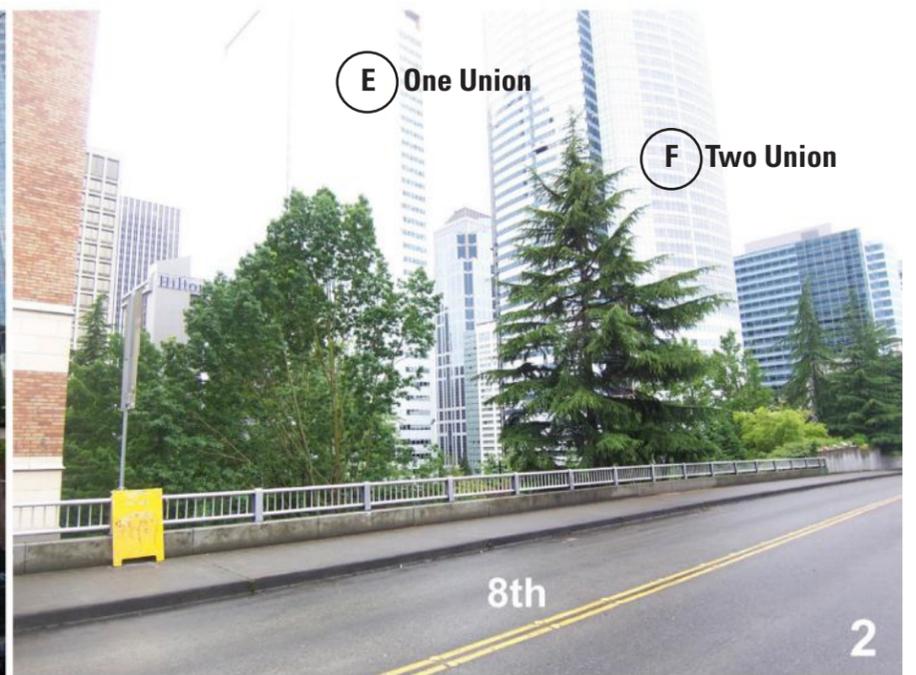
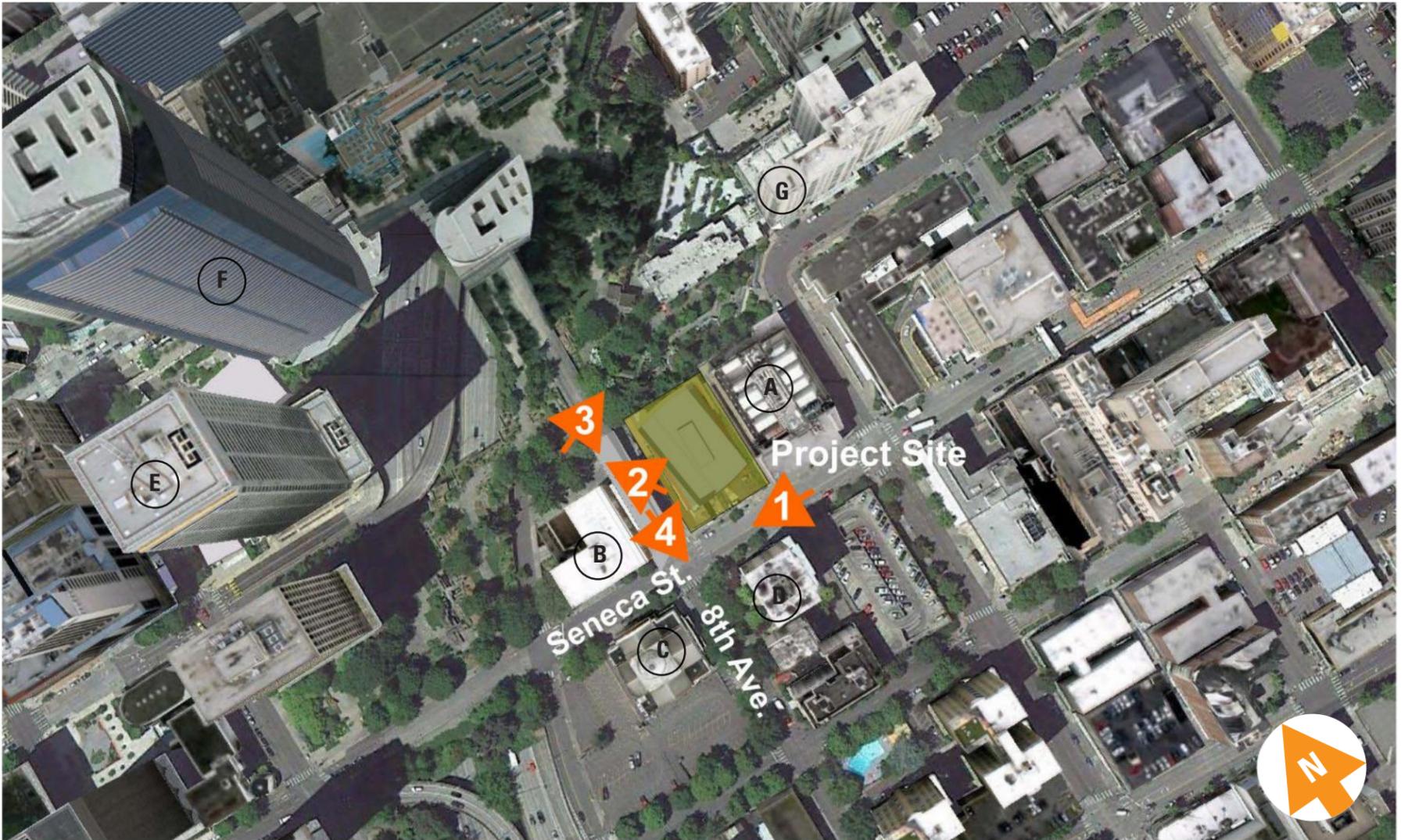
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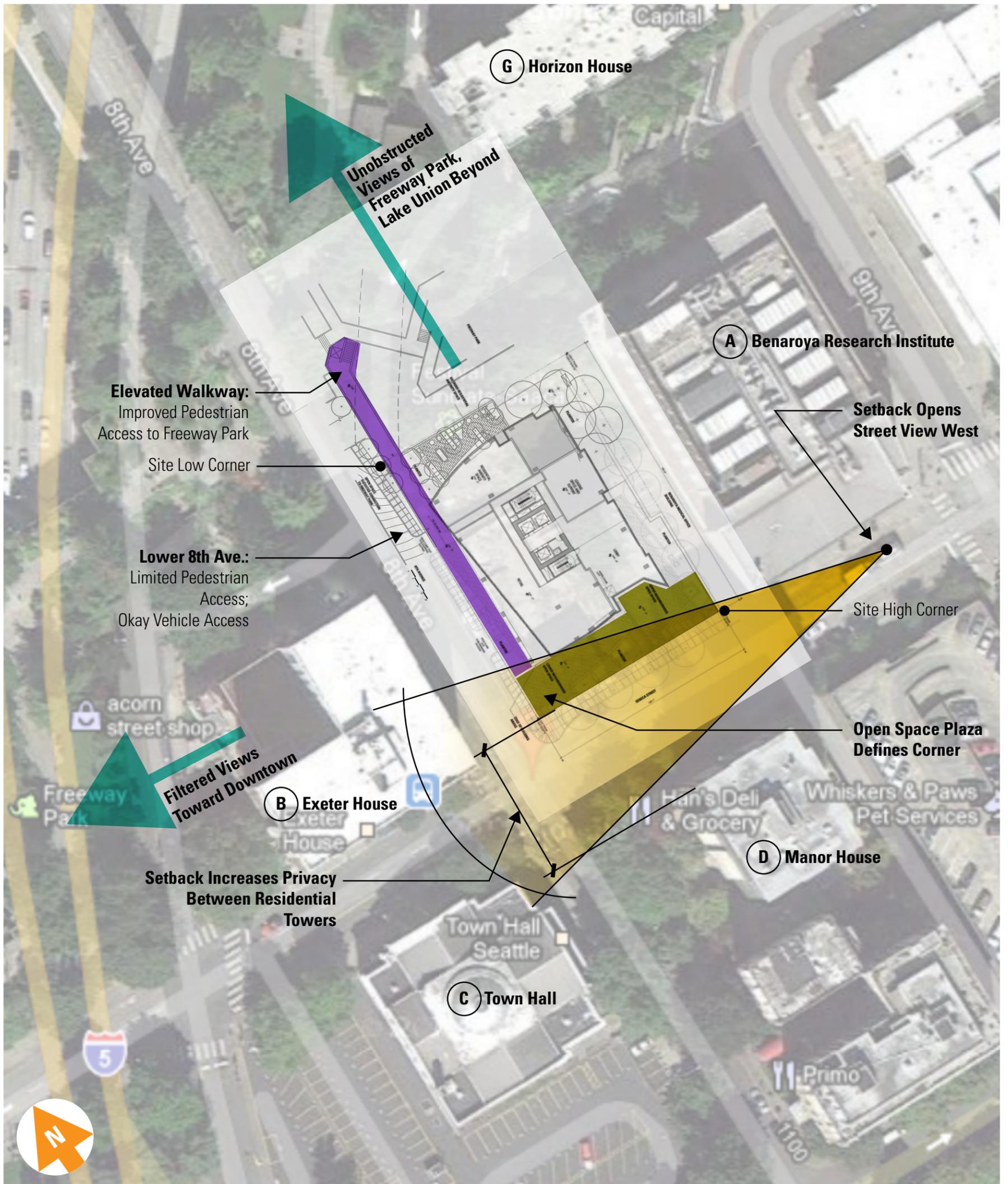


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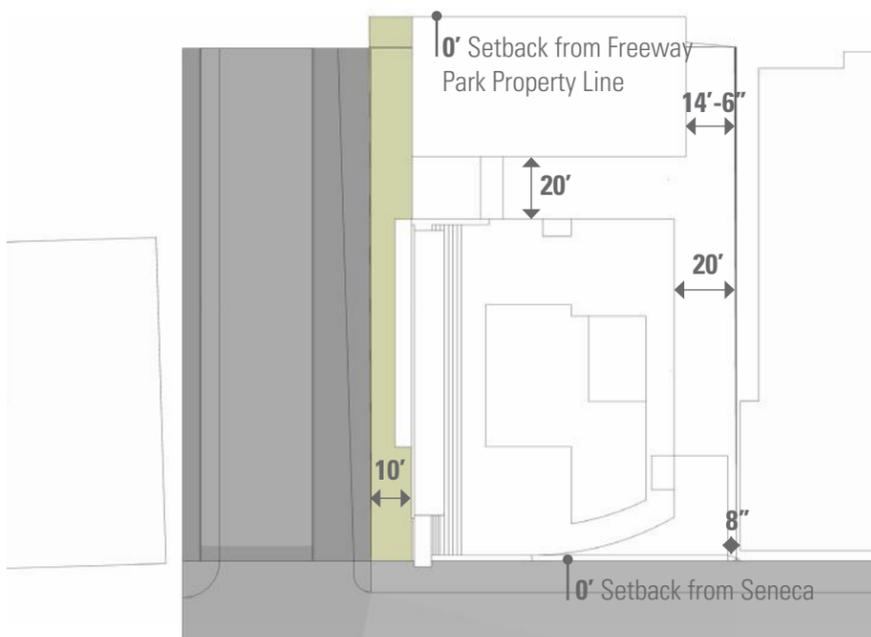
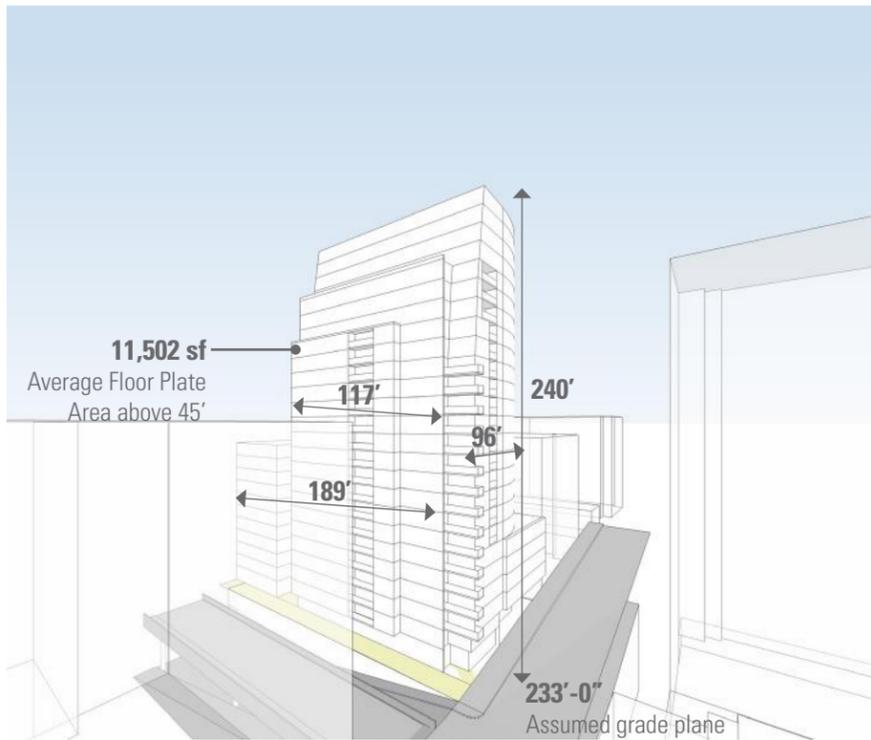
**Contextual Design Responses:**

1. Podium-top plazas step in three distinct levels following the steeply sloping site.
2. An elevated walkway connection to Freeway Park physically and visually connects the park to Seneca St., offering a safe, more convenient and enhanced pedestrian experience.
3. Building form and materials respond to the pattern of the neighborhood:
  - a strong base is formed by the concrete podium, with an articulated tower base at the plaza levels,
  - terra-cotta metal panels relate to nearby masonry structures like Exeter House, as well as frame the entry archway, creating an intermediate scale that transitions to adjacent Benaroya Research Institute.
  - lightly tinted vision glass with mullion spacing matching nearby buildings and colored spandrel glass adding a color reference from buildings in the area



## Entitled Project

Two Towers; Meets Street Wall at Seneca



### Entitled Project Analysis

Residential Area	265,580	SF*
Parking Area	5,720	SF
<b>Total FAR Atributable Area</b>	<b>271,300</b>	<b>SF</b>

<b>Total Residential Unit Count</b>	<b>310</b>	<b>Units</b>
<b>Total Parking Count</b>	<b>315</b>	<b>Spaces</b>

#### Pros

- Substantially conforms to street wall like many buildings in the area.
- Lower overall height.

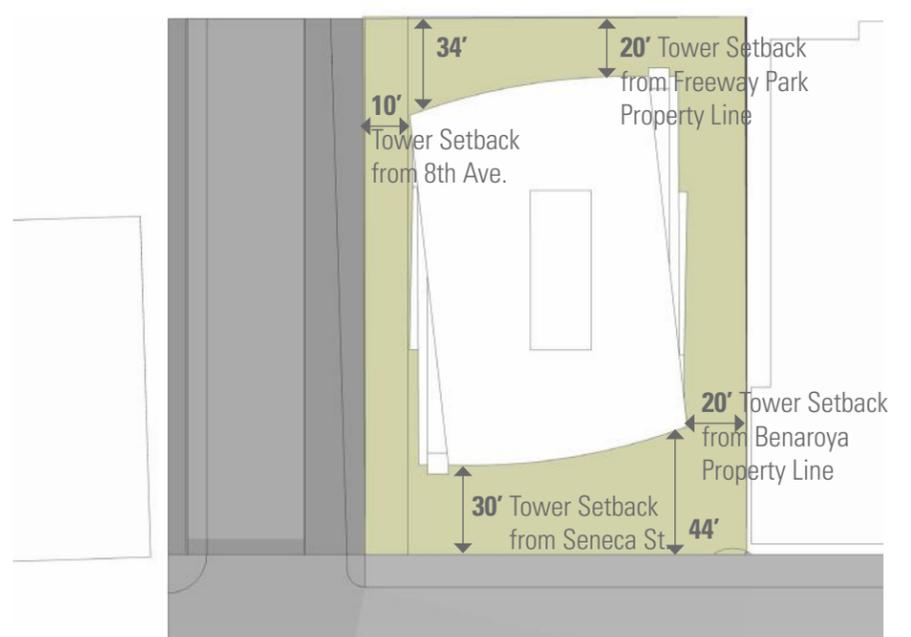
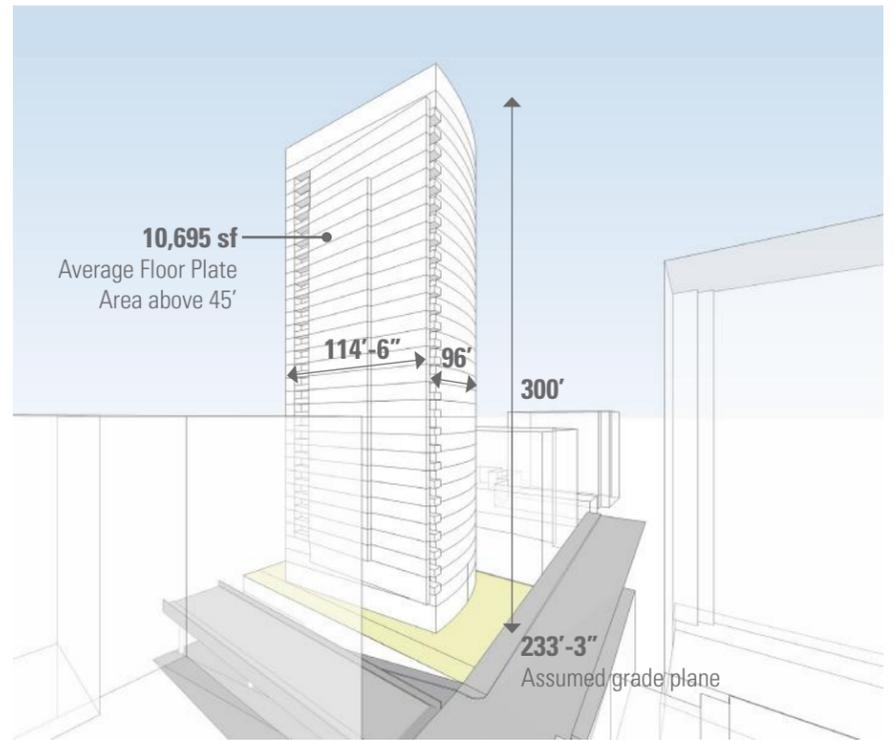
#### Cons

- Building footprint occupies 64% of site area: more squat and bulky building profile.
- Minimal publicly accessible open space: 10% of site area.
- Total open space (private + publicly accessible) is 36% of site area.
- The two building towers are only 20 feet apart.
- The two buildings crowd the site.
- Two buildings create a greater visual obstruction to neighbors; Exeter House, Benaroya, and Royal Manor.
- Visually and physically crowds Freeway Park.

\*Estimated values based on entitled document take-offs

## Alternative A

Single Tower with Plaza



### Alternative A Project Analysis

Residential Area	319,539	SF
Parking Area	3,320	SF
<b>Total FAR Atributable Area</b>	<b>322,859</b>	<b>SF</b>

<b>Total Residential Unit Count</b>	<b>323</b>	<b>Units</b>
<b>Total Parking Count</b>	<b>324</b>	<b>Spaces</b>

#### Pros

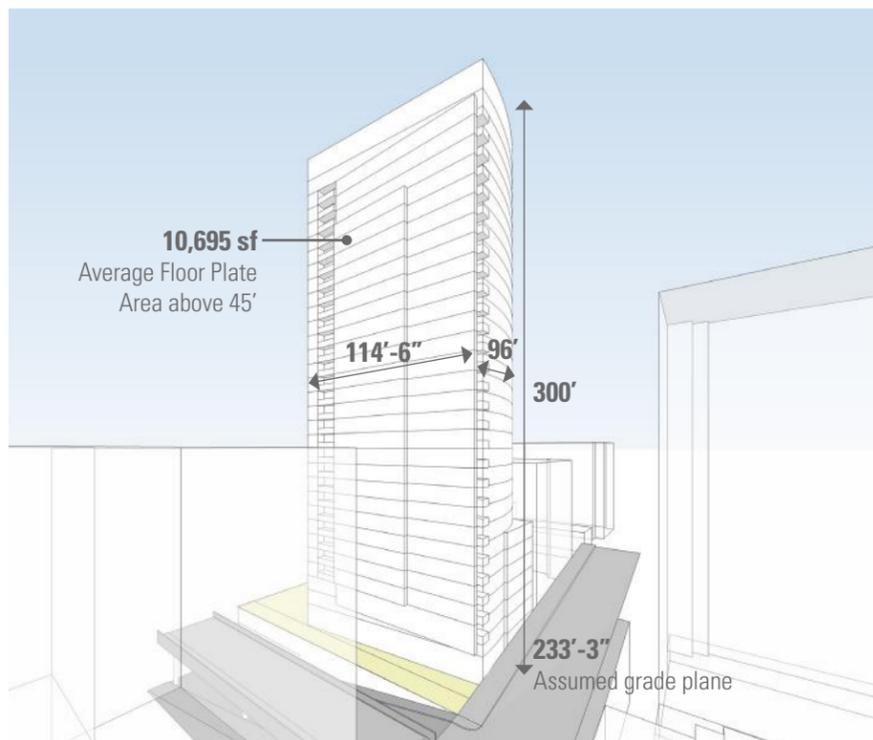
- Building footprint occupies 48% of site area.
- Maximizes publicly accessible open space around entire site: 37% of site area.
- Total open space (private + publicly accessible) is 52% of site area.
- Large public plaza on Seneca St. ties to Freeway Park.
- More slender building profile.
- Building setback on Seneca St. increases resident's privacy between Royal Manor and proposed tower, and opens vistas up and down Seneca St.
- Set-back from Freeway Park enhances light and air.
- Plaza provides more visibility for Retail.

#### Cons

- Does not build out to street wall like many buildings in the area.

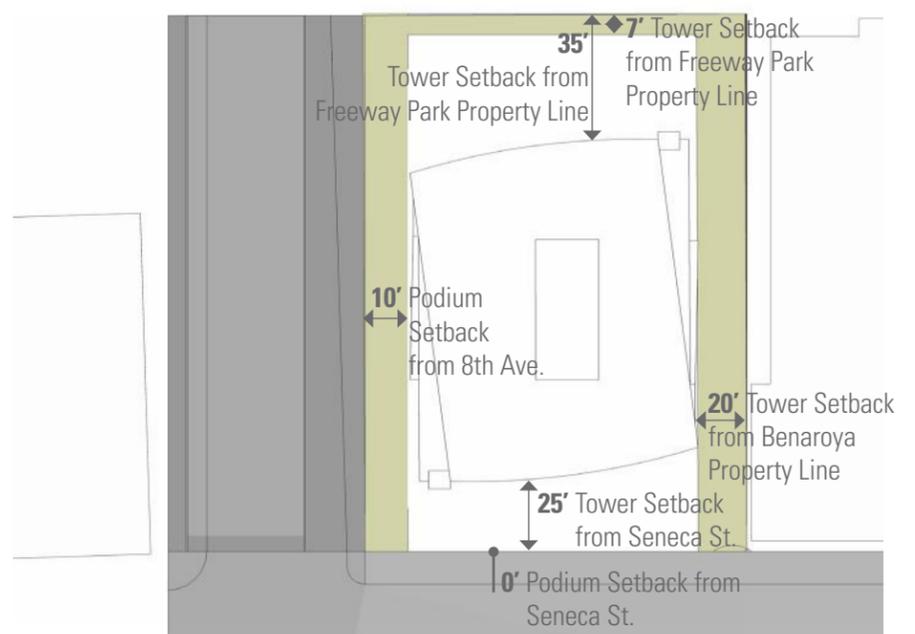
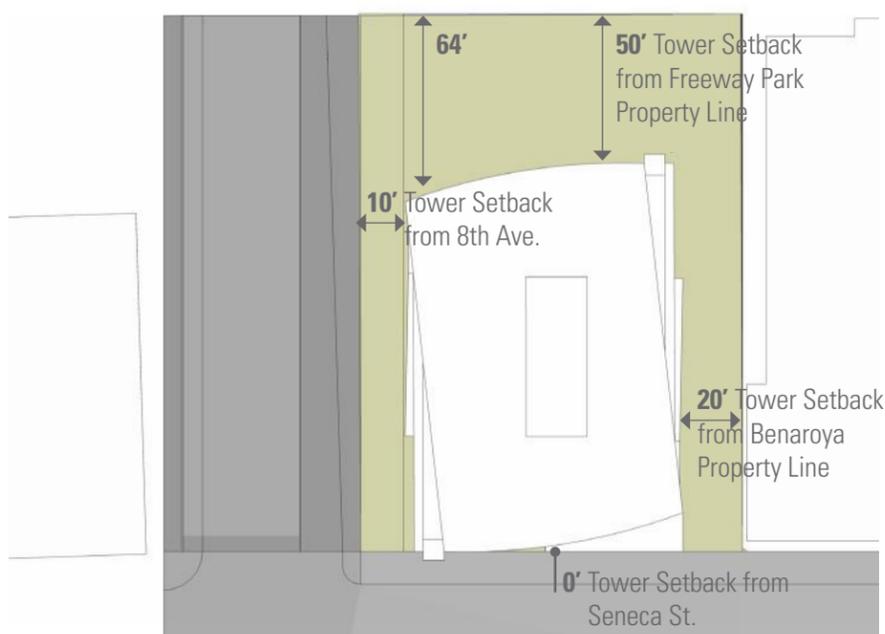
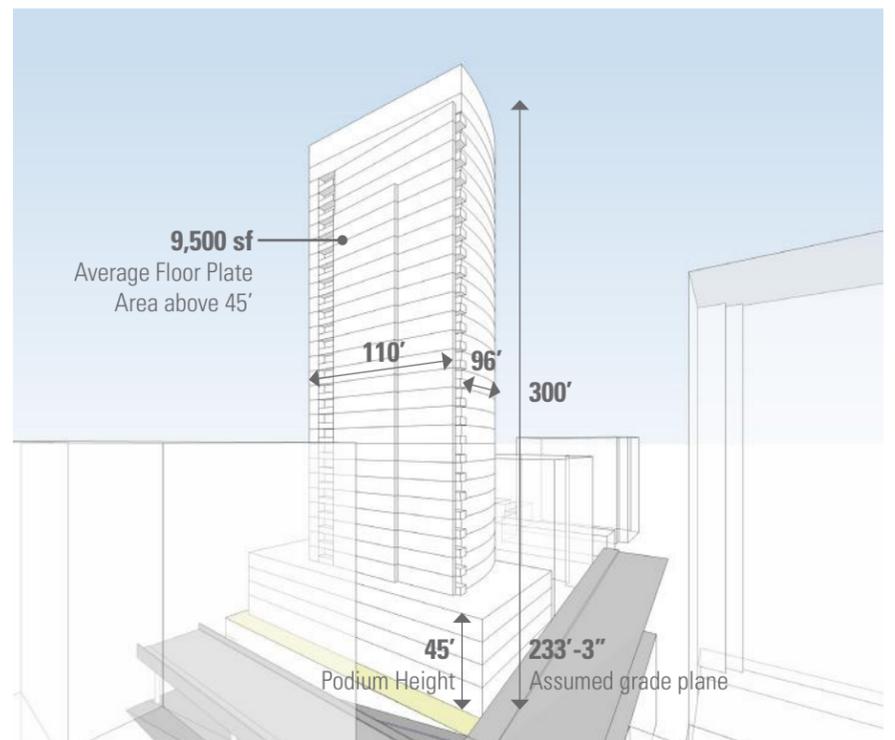
## Alternative B

Single Tower; Tower Meets Street Wall at Seneca



## Alternative C

Single Tower Centered on Podium; Podium Meets Street Wall at Seneca



### Alternative B Project Analysis

Residential Area	319,539	SF
Parking Area	3,320	SF
<b>Total FAR Atributable Area</b>	<b>322,859</b>	<b>SF</b>

<b>Total Residential Unit Count</b>	<b>323</b>	<b>Units</b>
<b>Total Parking Count</b>	<b>324</b>	<b>Spaces</b>

#### Pros

- Aligns with street wall of many buildings in the area.
- Maximizes open space around entire site.
- Building footprint occupies 48% of site area.
- More slender building profile.
- Set-back from Freeway Park enhances light and air.

#### Cons

- Does not provide the amenity of the public plaza at Seneca St. to create a visual connection to Freeway Park.
- Limits open space to sides and back of building: reduction of public accessible open space.
- Tower at Seneca St. reduces resident's privacy between Royal Manor and proposed tower, and restricts vistas along Seneca St.

### Alternative C Project Analysis

Residential Area	312,654	SF
Parking Area	5,720	SF
<b>Total FAR Atributable Area</b>	<b>318,374</b>	<b>SF</b>

<b>Total Residential Unit Count</b>	<b>323</b>	<b>Units</b>
<b>Total Parking Count</b>	<b>334</b>	<b>Spaces</b>

#### Pros

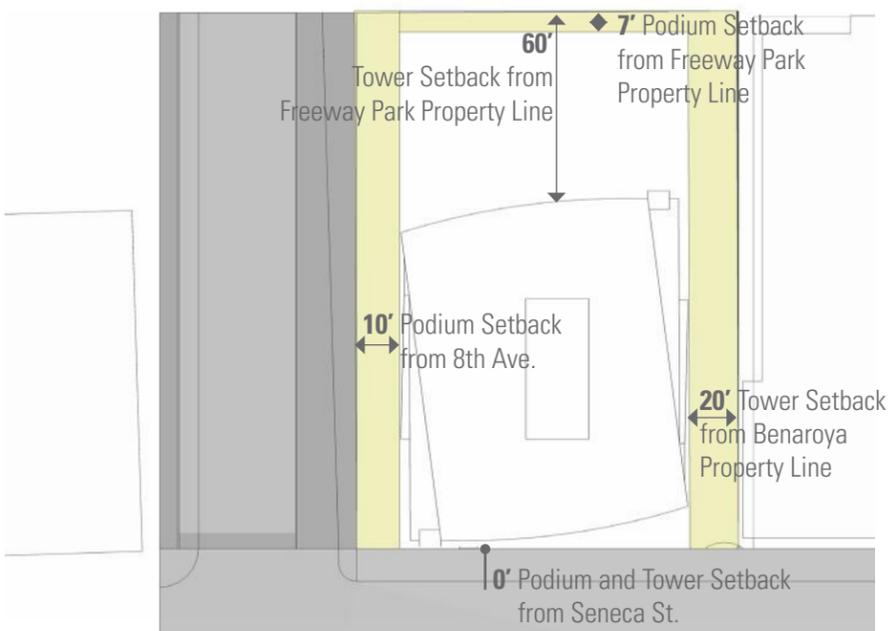
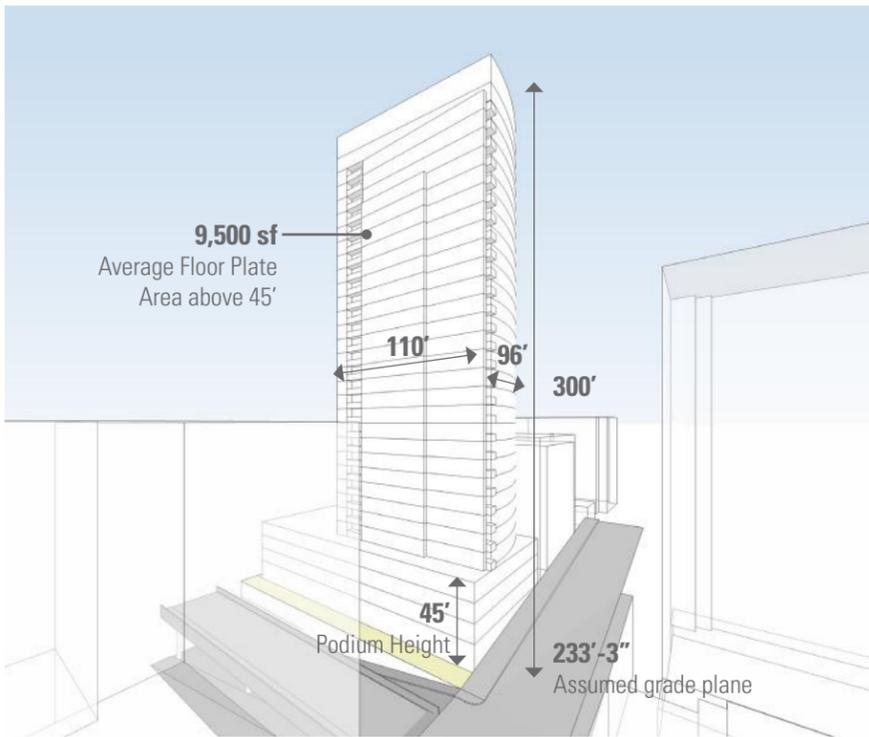
- Is completely code conforming.
- Podium aligns with street wall of many buildings in the area.

#### Cons

- Allows only minimal landscaping or open space at ground level.
- Tower rising out of the full podium is an unattractive design.

## Alternative D

Single Tower on Podium; Podium and Tower Meet Street Wall at Seneca



### Alternative D Project Analysis

Residential Area	312,654	SF
Parking Area	5,720	SF
<b>Total FAR Atributable Area</b>	<b>318,374</b>	<b>SF</b>

<b>Total Residential Unit Count</b>	<b>323</b>	<b>Units</b>
<b>Total Parking Count</b>	<b>334</b>	<b>Spaces</b>

#### Pros

- Is completely code conforming.
- Podium and tower align with street wall of many buildings in the area.

#### Cons

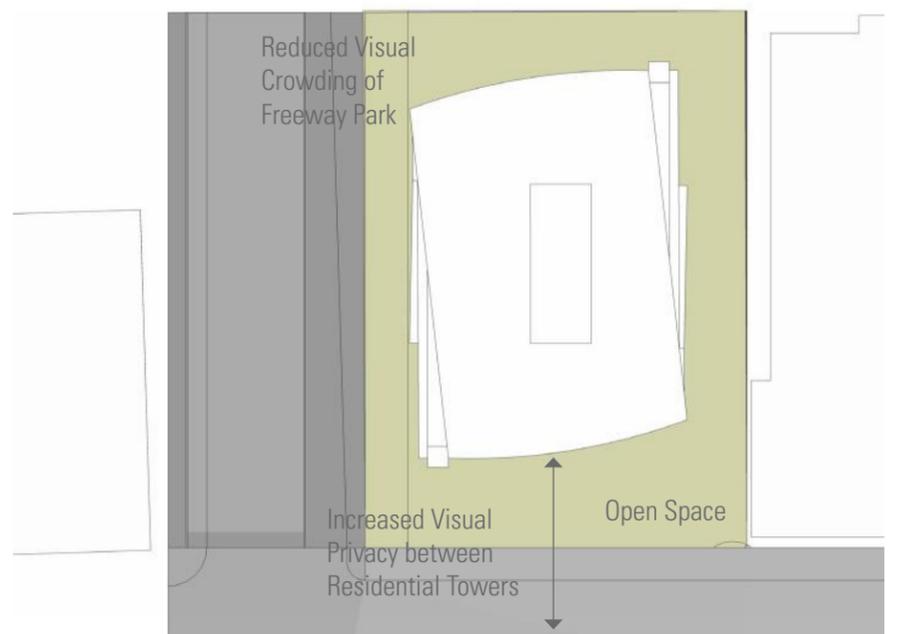
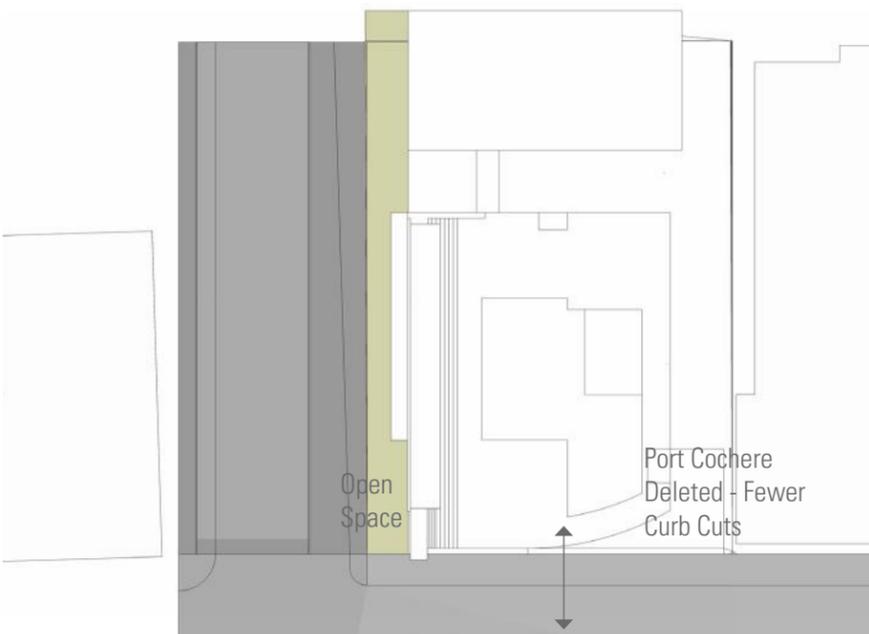
- Allows no landscaping or open space at ground level.
- Tower rising out of podium is an unattractive design.

## Entitled Project

- Crowds site at lower levels
- Bulkier Building Form

## Alternative A

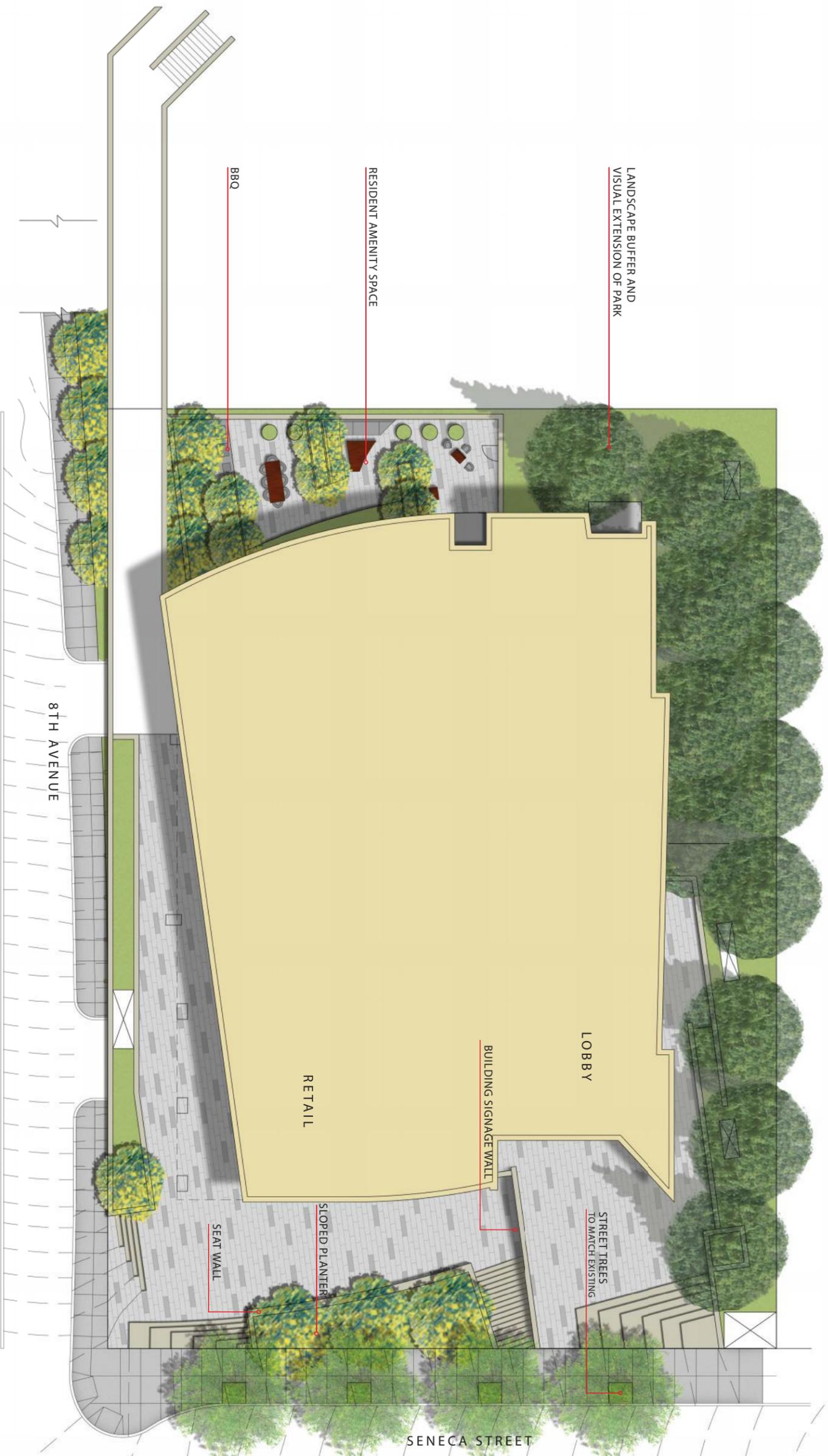
- Significantly more open at lower levels
- Visually more slender tower form



- Two Towers: 11 and 24 Stories
- 240' Height Limit
- Elevated Connection to Freeway Park

- One Tower
- 300' Height Limit
- Enhanced Light and Air Around Entire Perimeter of Project
- Elevated Connection to Freeway Park

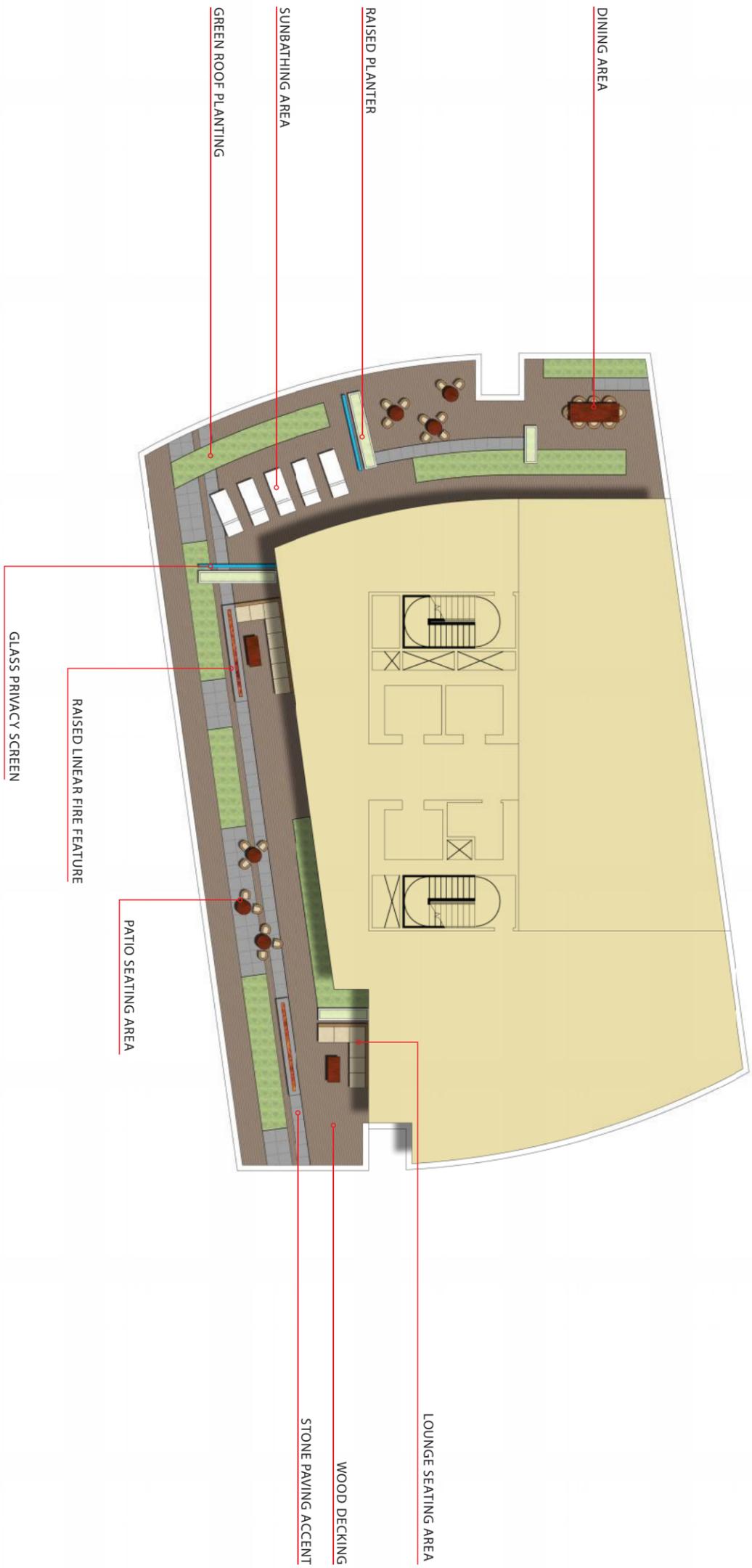


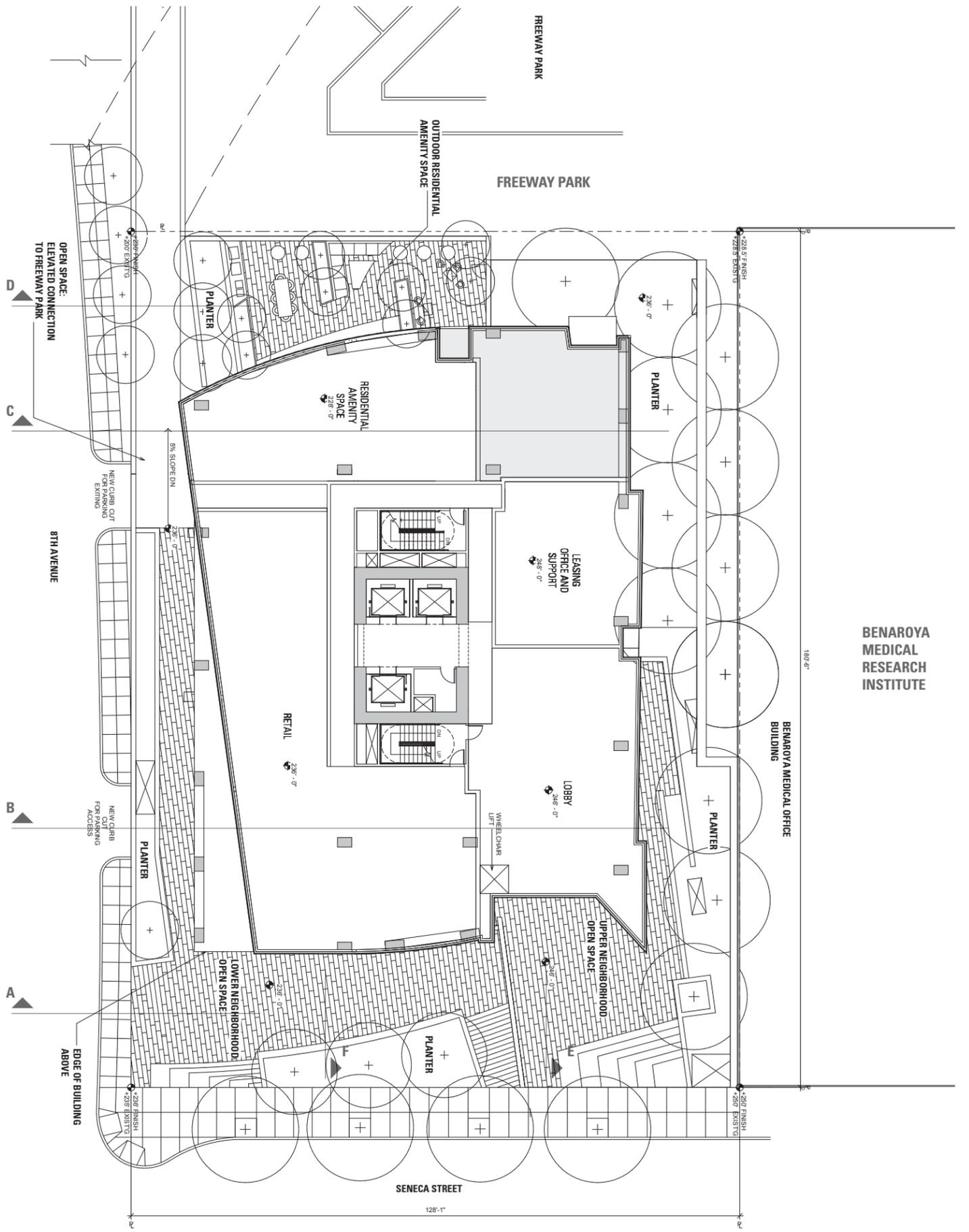


8th and Seneca: Landscape Concept- Ground Level 12.21.2011  
 CLIFF LOWE ASSOCIATES

0 2 4 8 16  
 SCALE: 1/8"=1'-0"



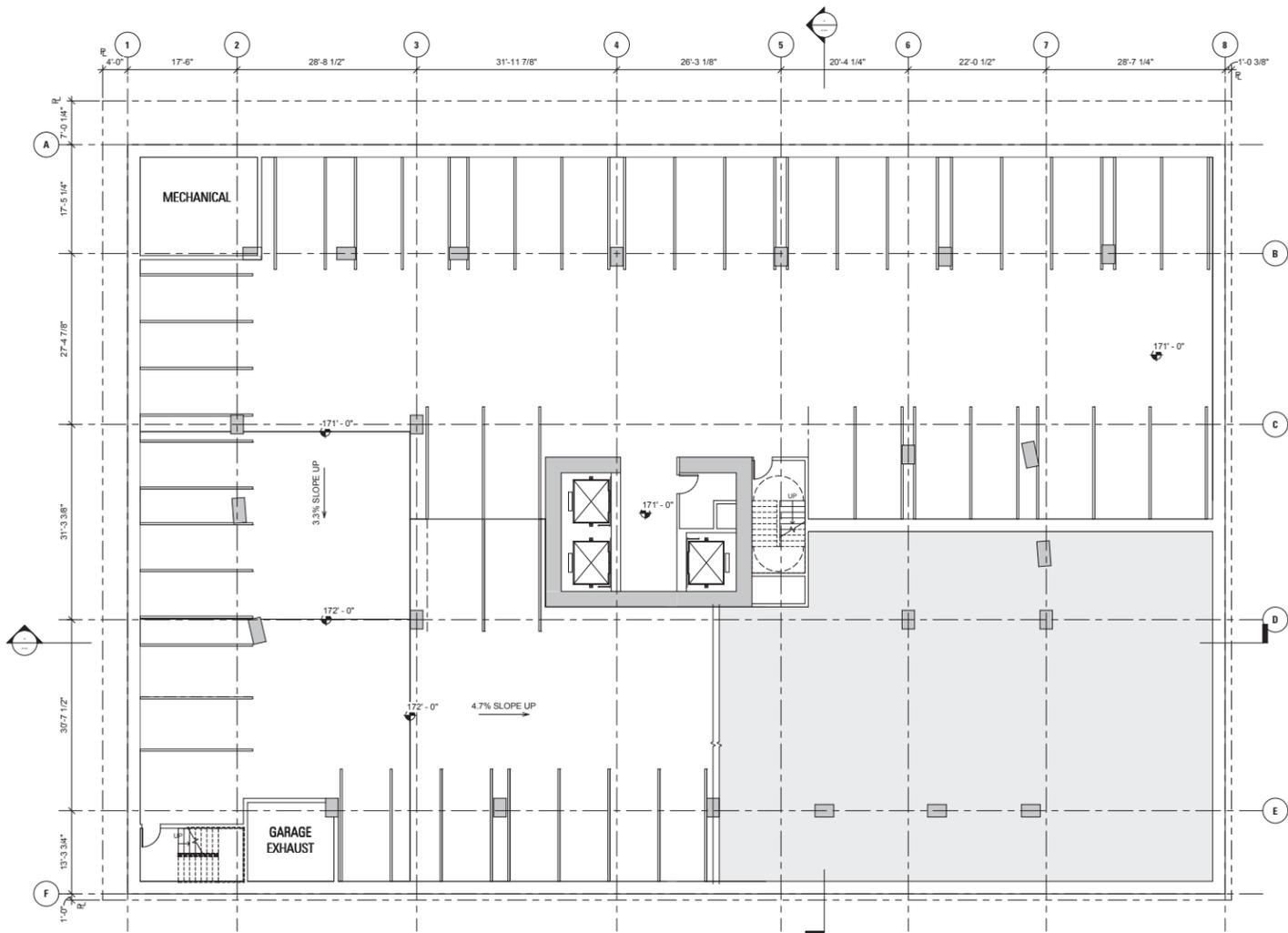




BENAROYA  
MEDICAL  
RESEARCH  
INSTITUTE

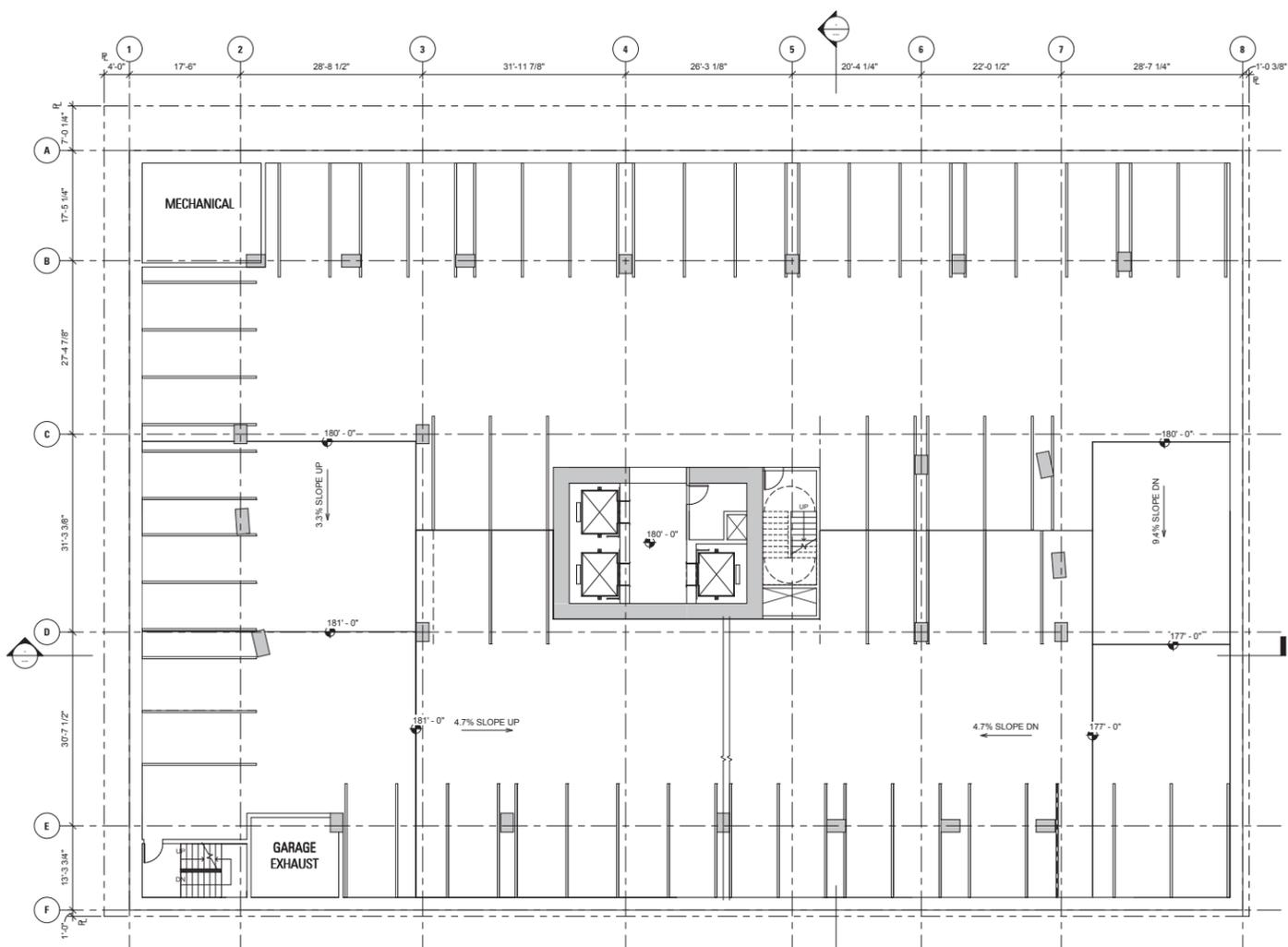
EXETER  
HOUSE

MANOR HOUSE



**Level P7: Residential Parking, 43 Spaces**

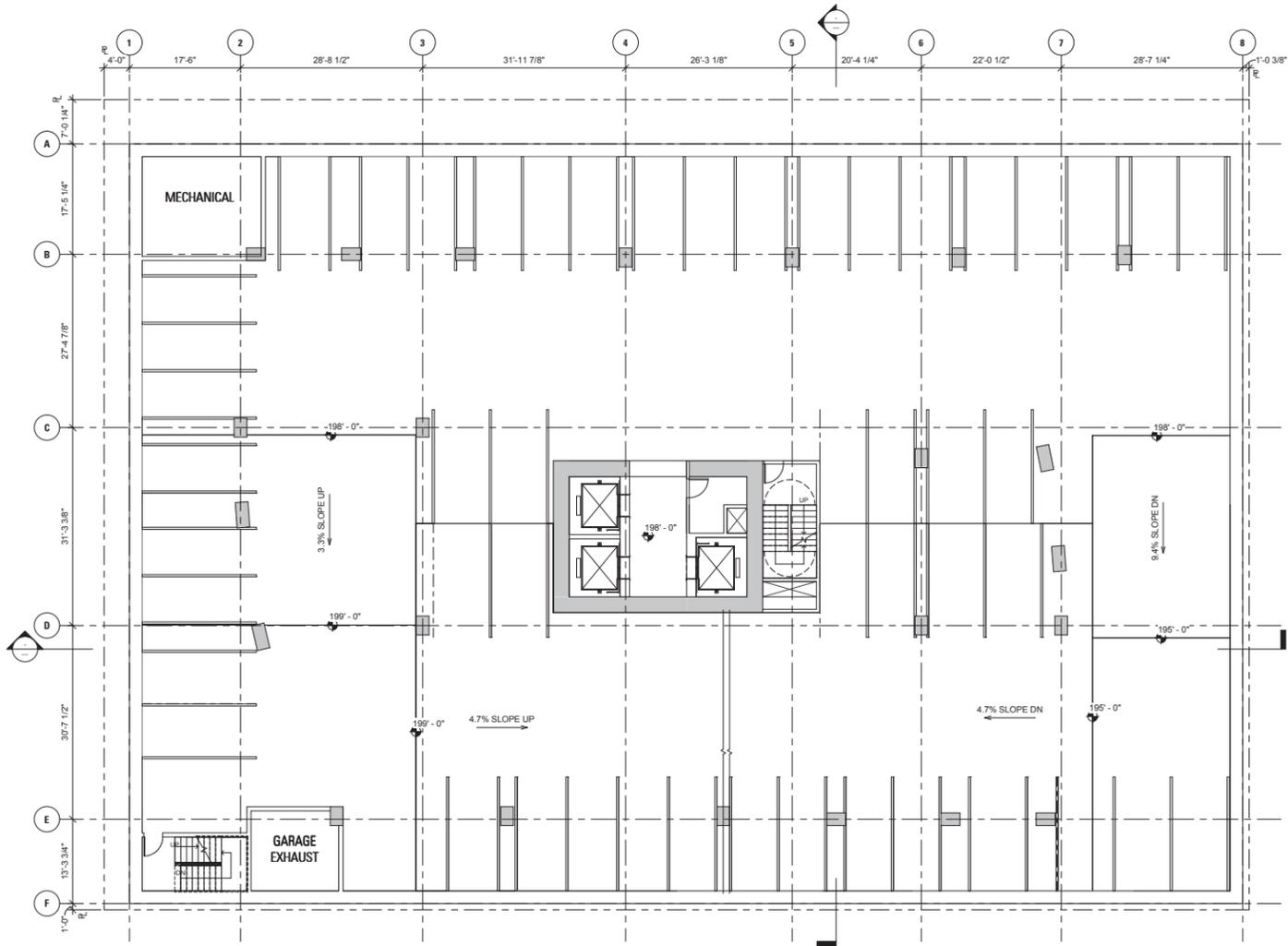
Scale: NTS



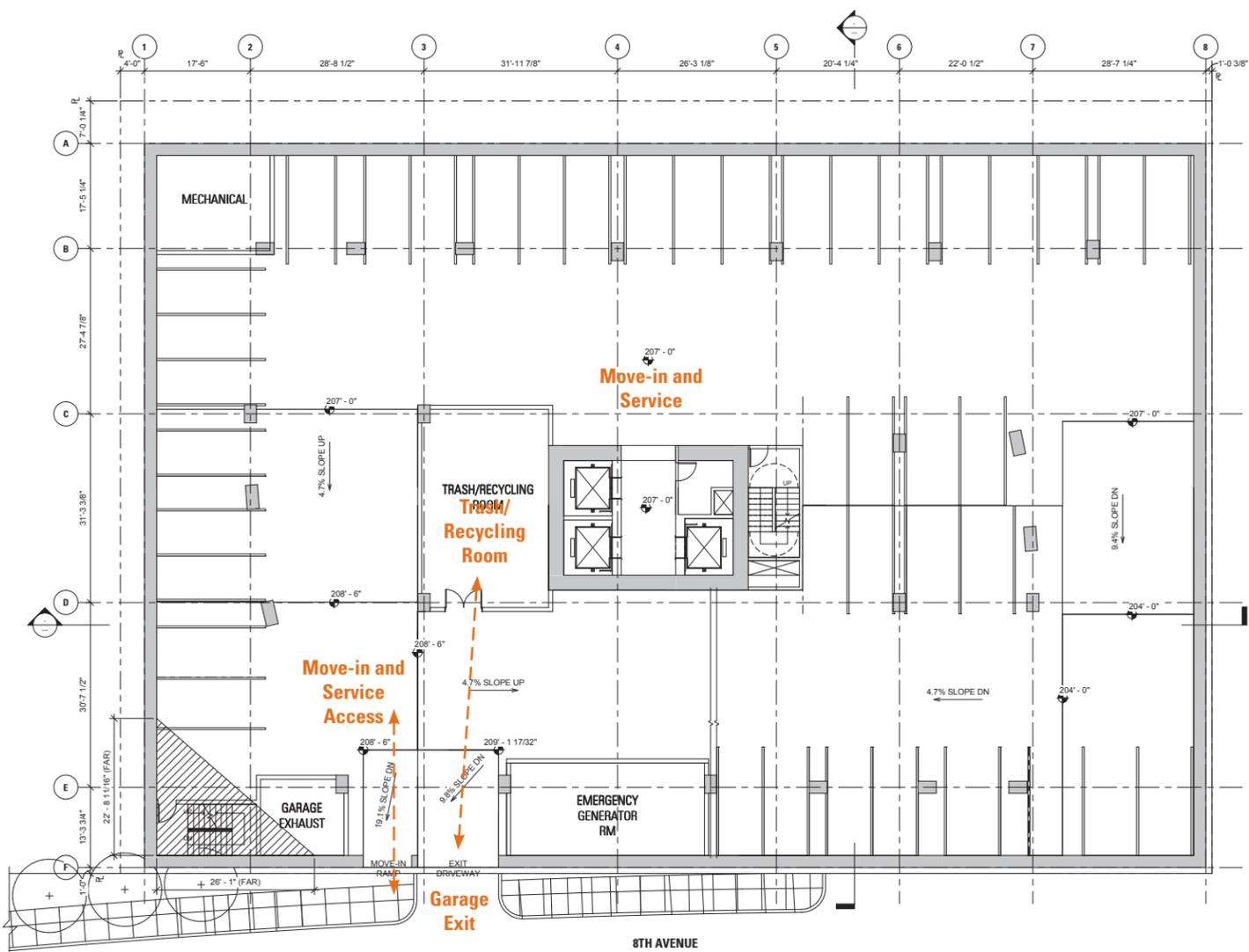
**Level P5&P6: Residential Parking, 53 Spaces each**

Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.

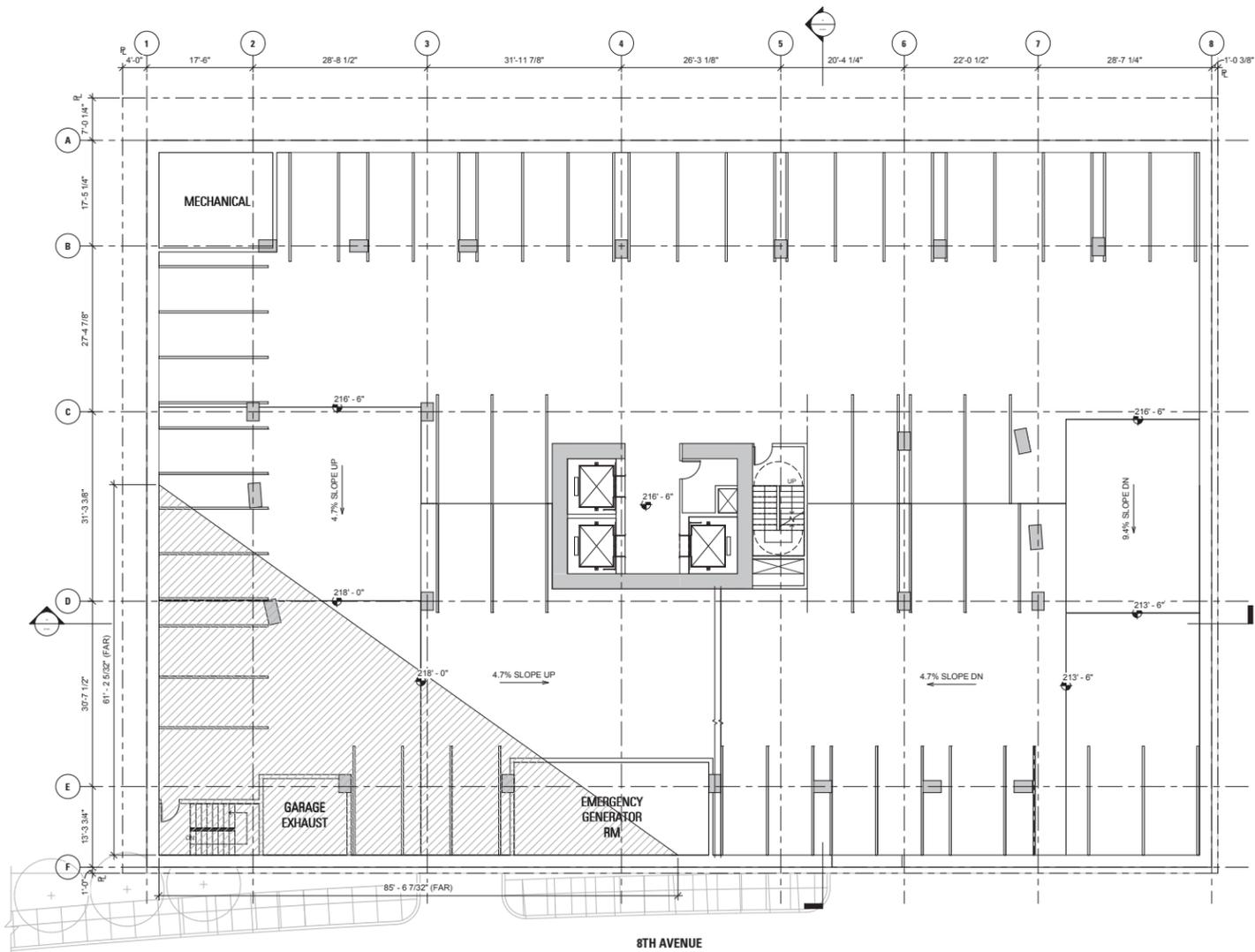


**Level P4: Residential Parking, 48 Spaces**  
Scale: NTS

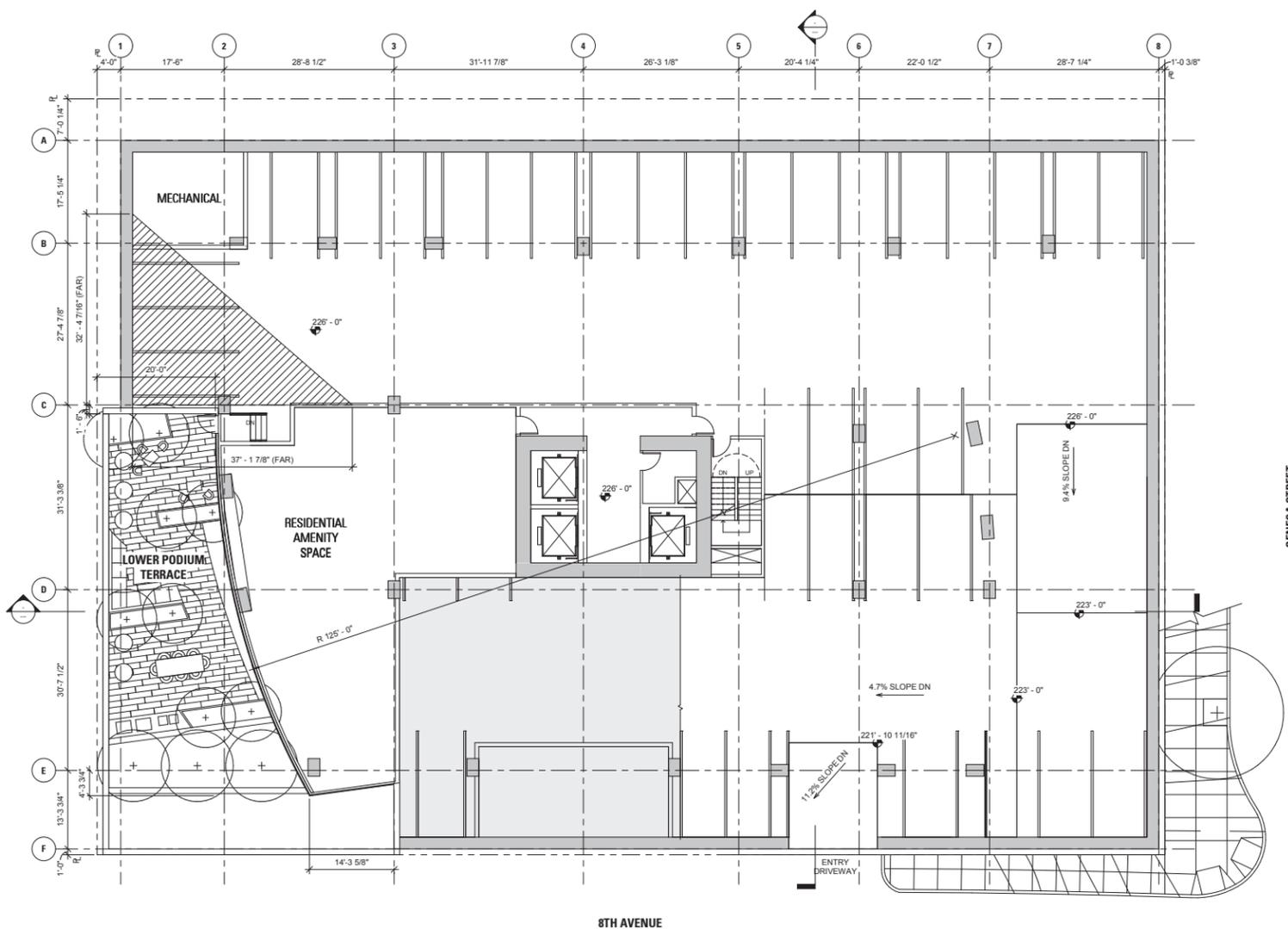


**Level P3: Residential Parking, 45 Spaces**  
Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.

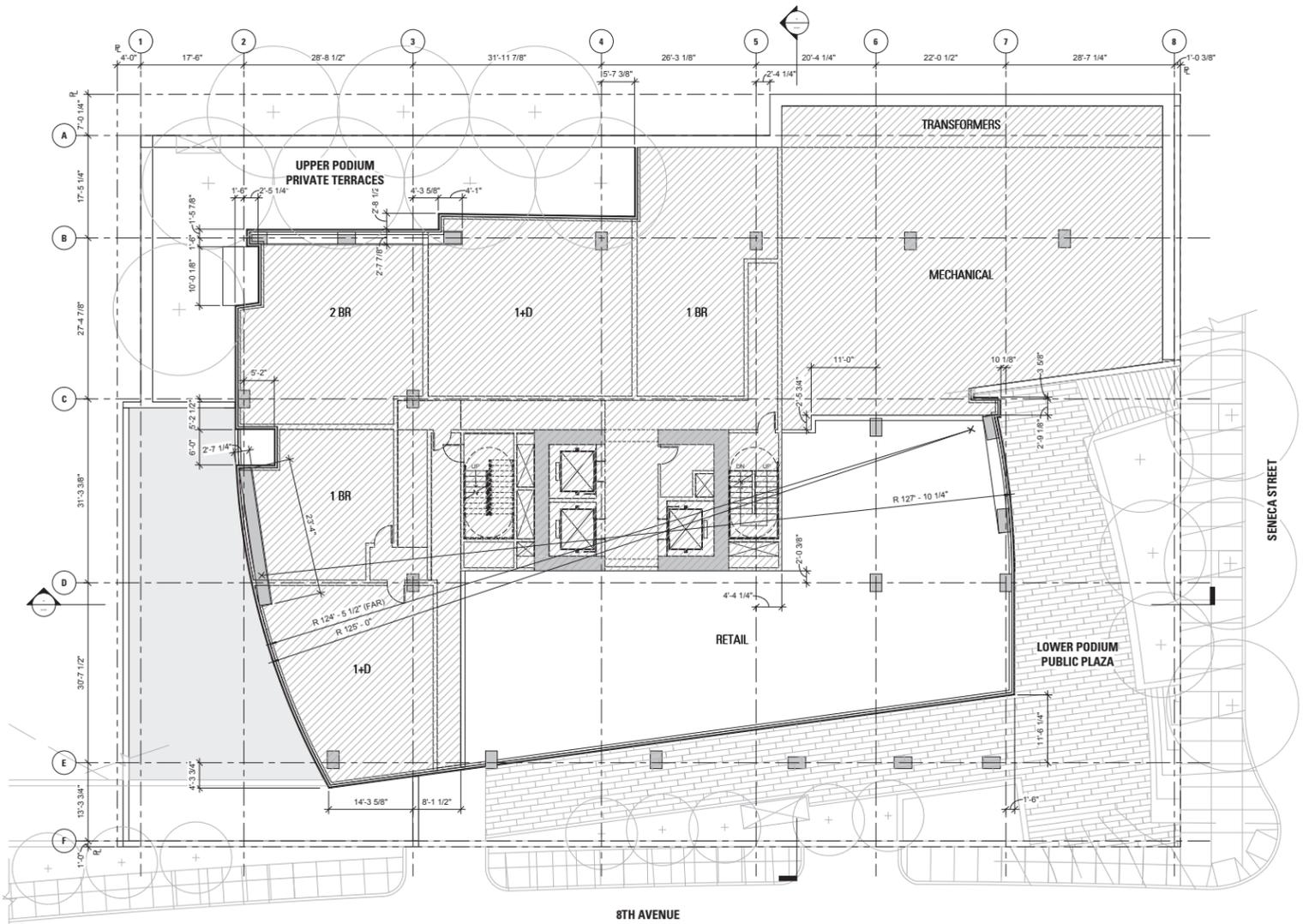


**Level P2: Residential Parking, 48 Spaces**  
Scale: NTS



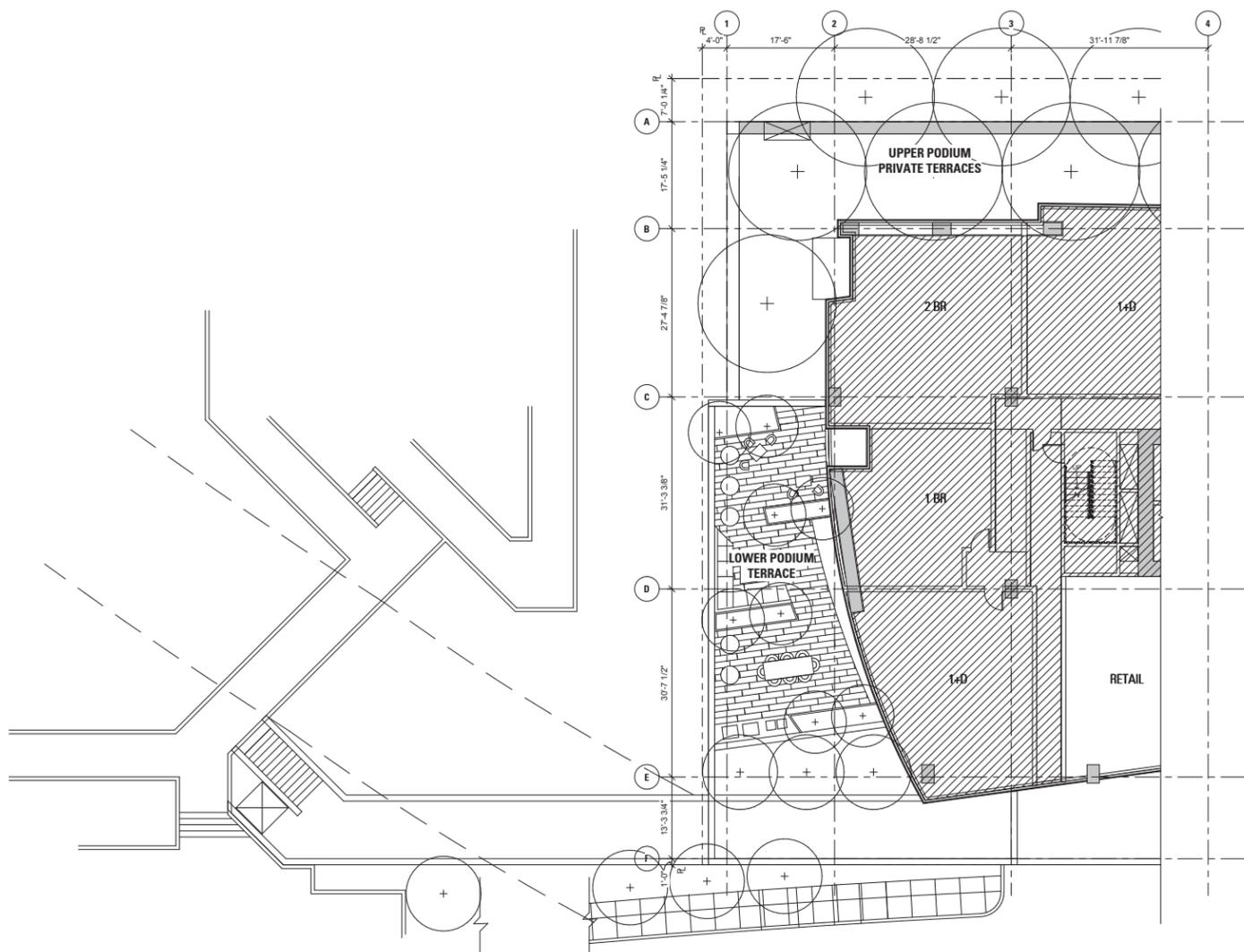
**Level P1: Residential Parking, 34 Spaces  
and Level 1: Residential Amenity Level**  
Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.



**Level 2: Residential, Retail & Mechanical Room Level**

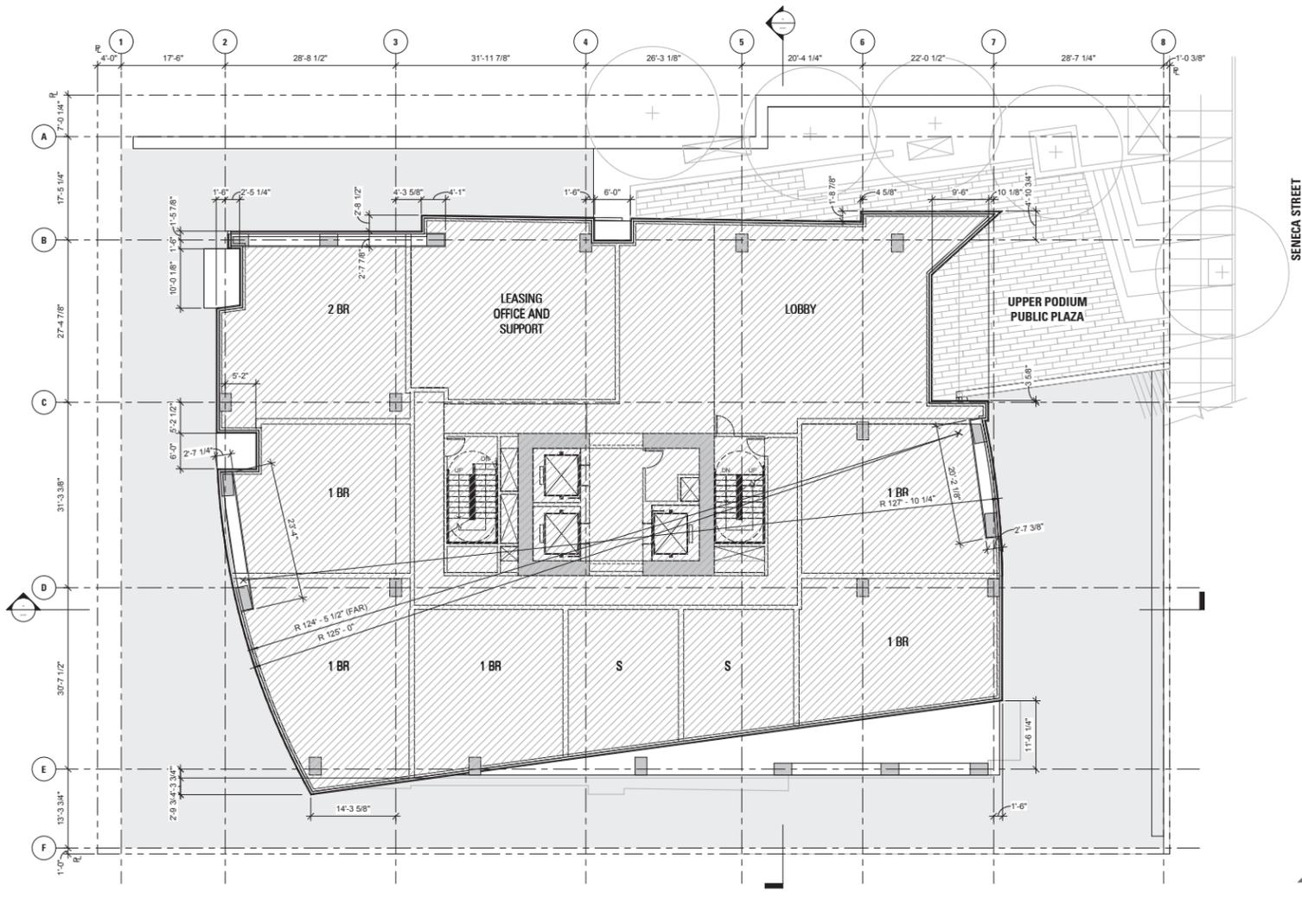
Scale: NTS



**Level 2: Bridge Connection to Freeway Park**

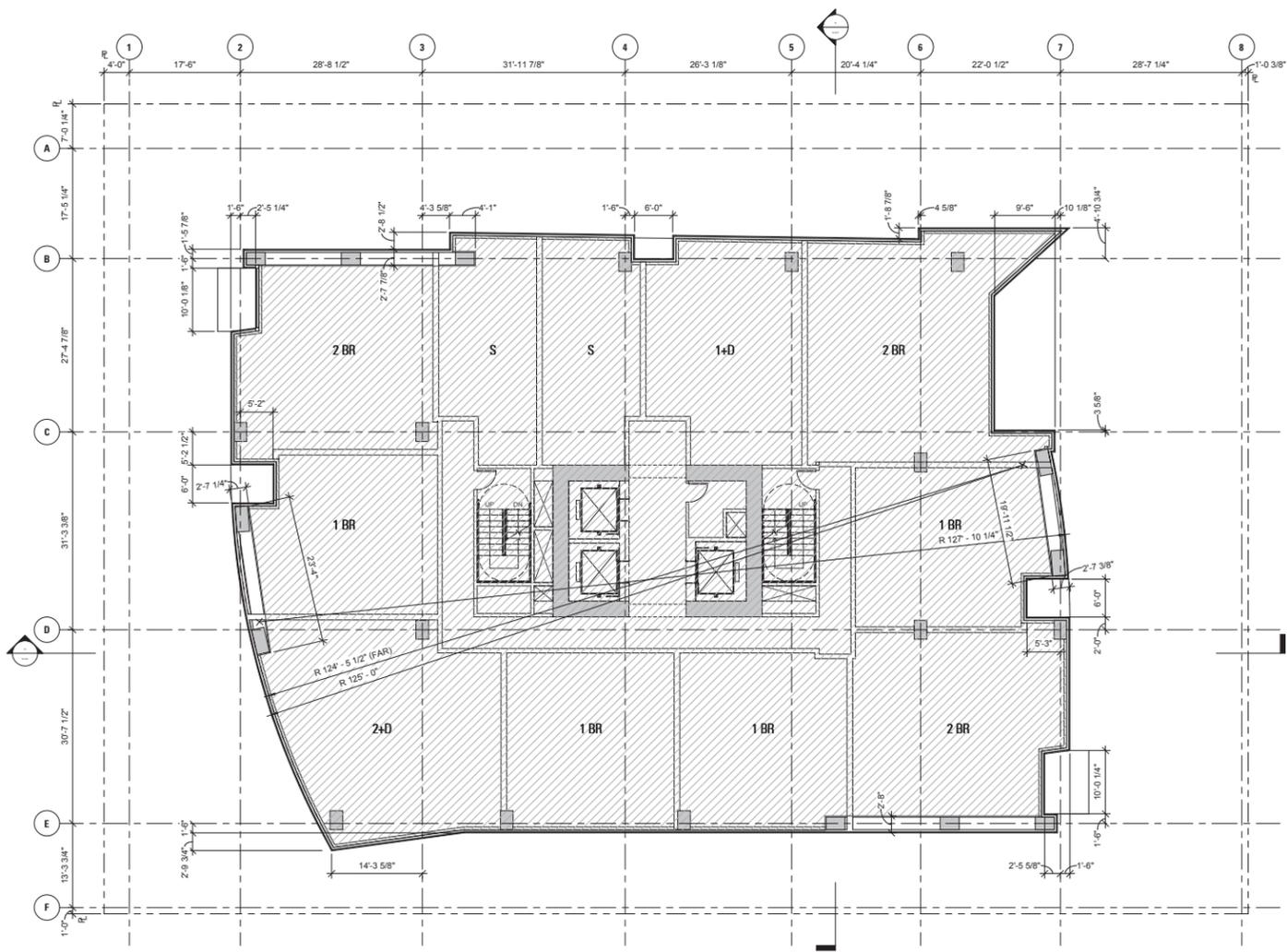
Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.



**Level 3: Residential & Lobby Level**

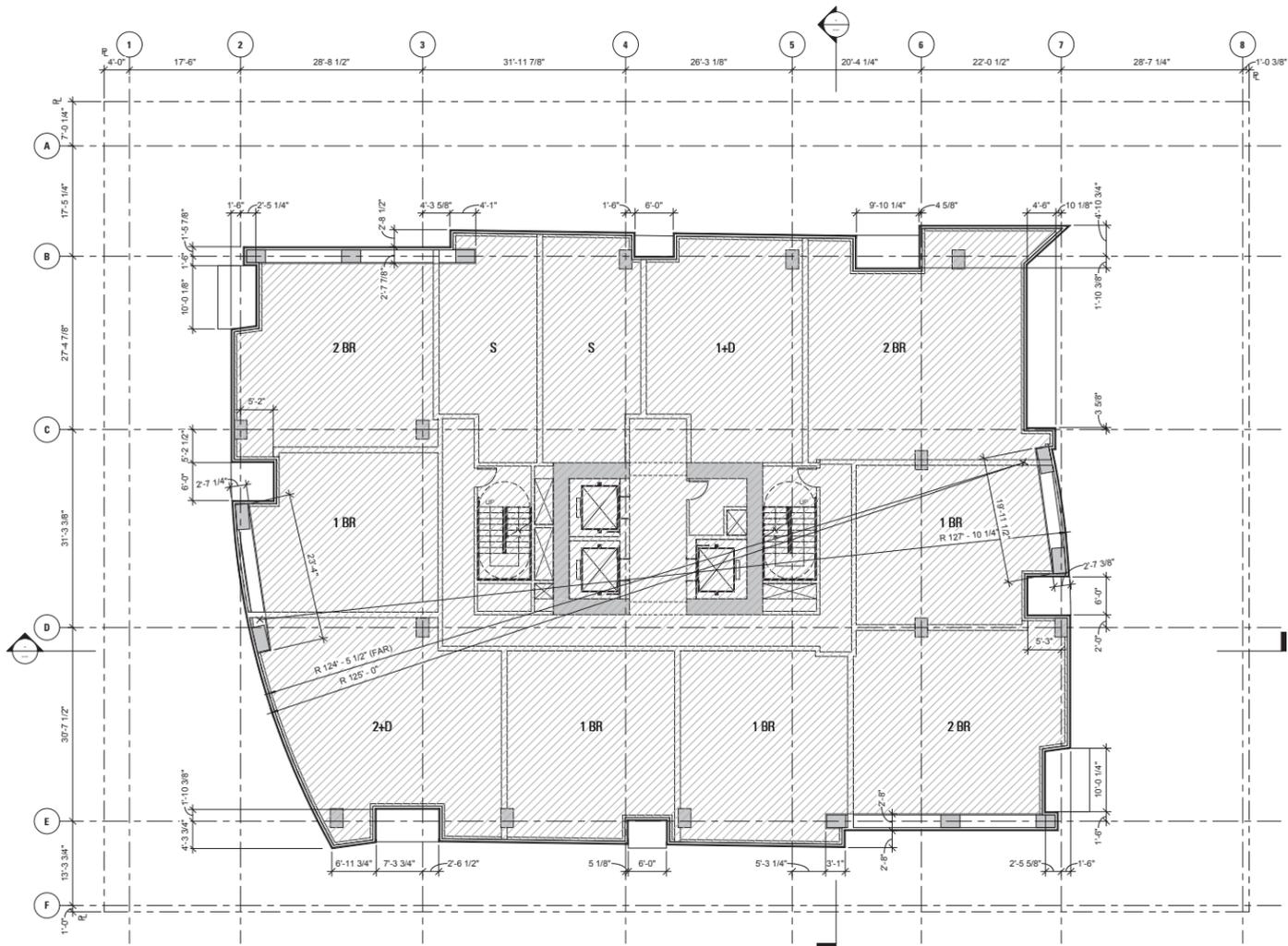
Scale: NTS



**Level 4: Residential Level**

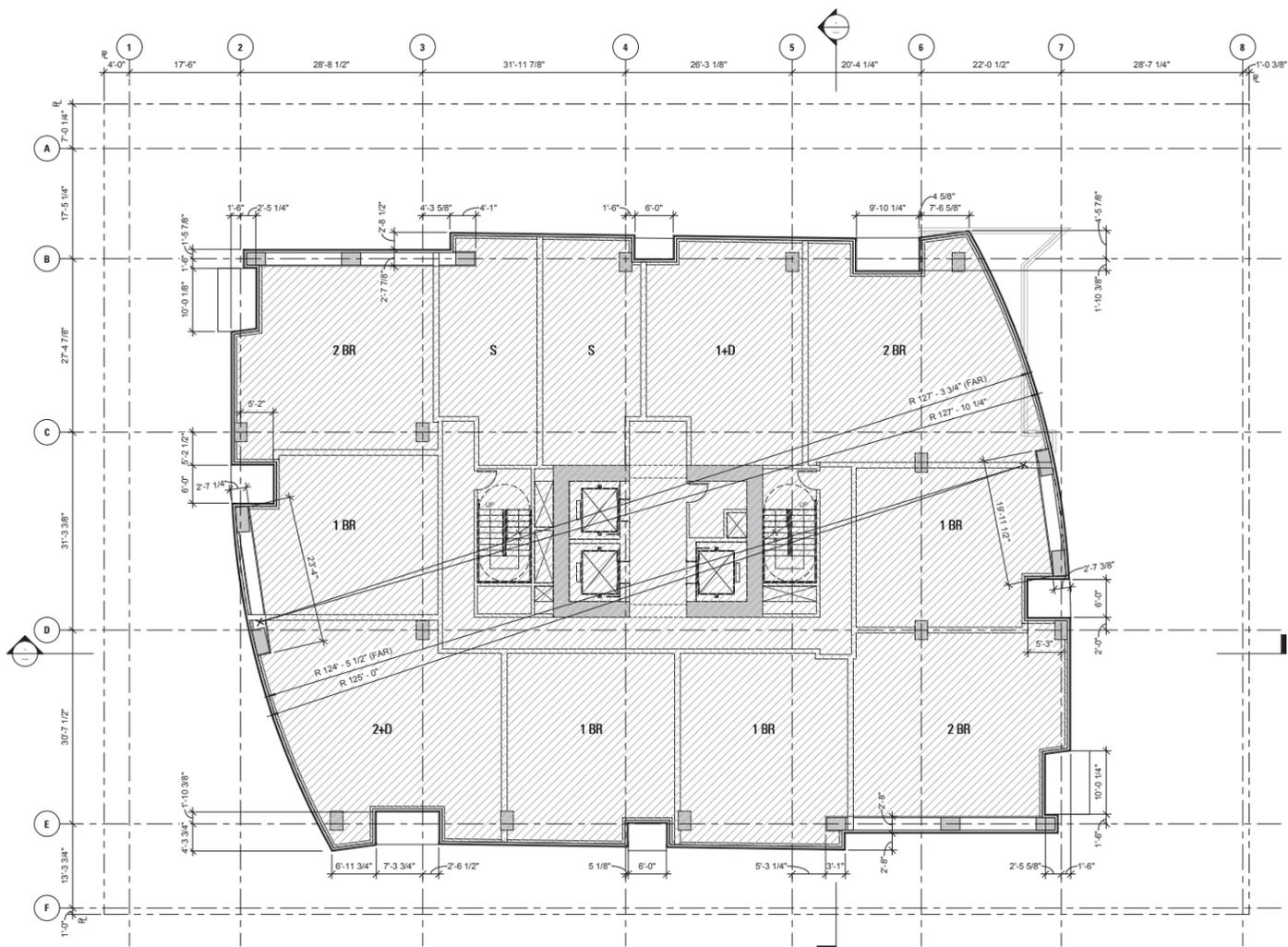
Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.



**Level 5-8: Typical Residential Level**

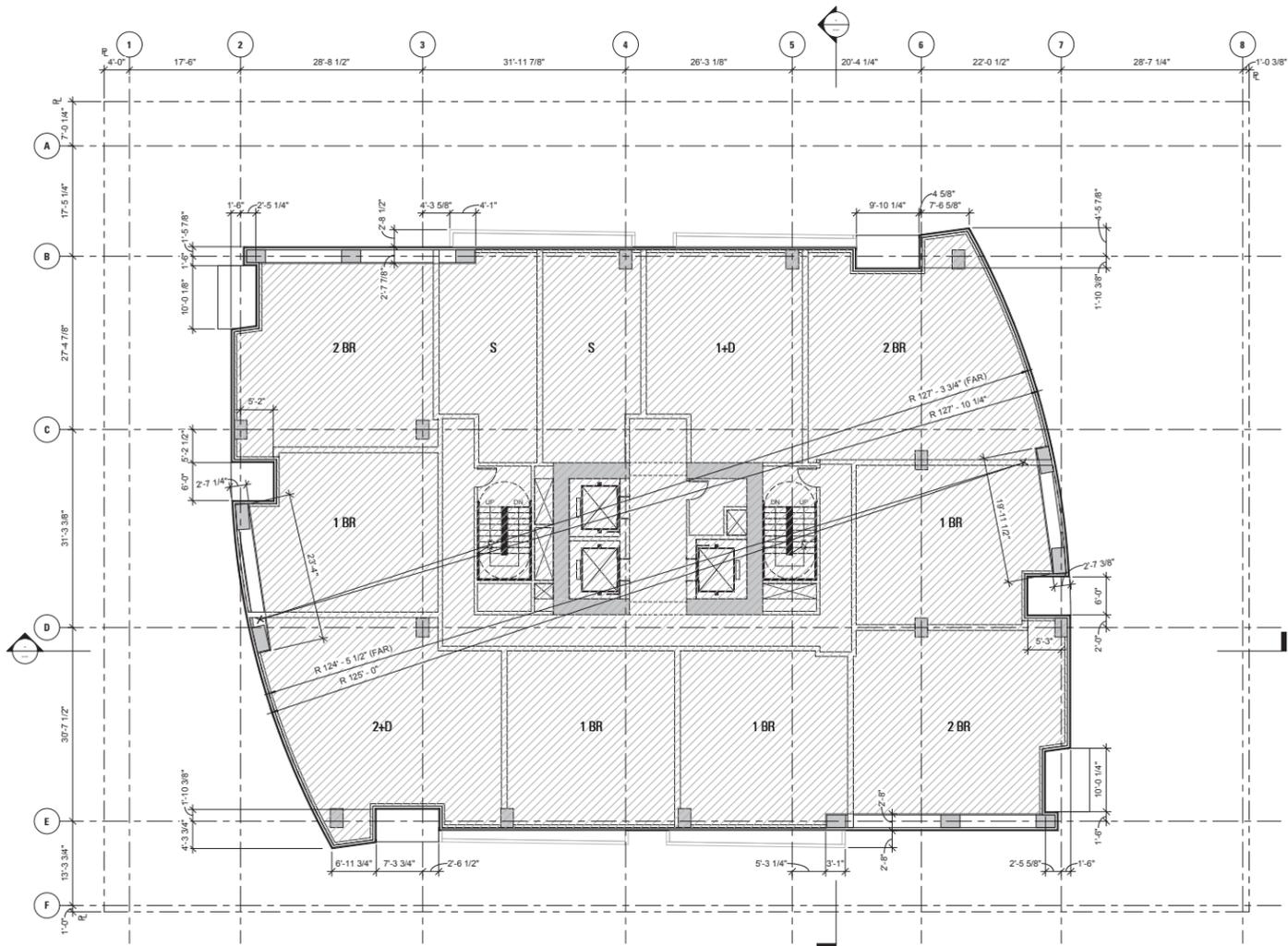
Scale: NTS



**Level 9-26: Typical Residential Level**

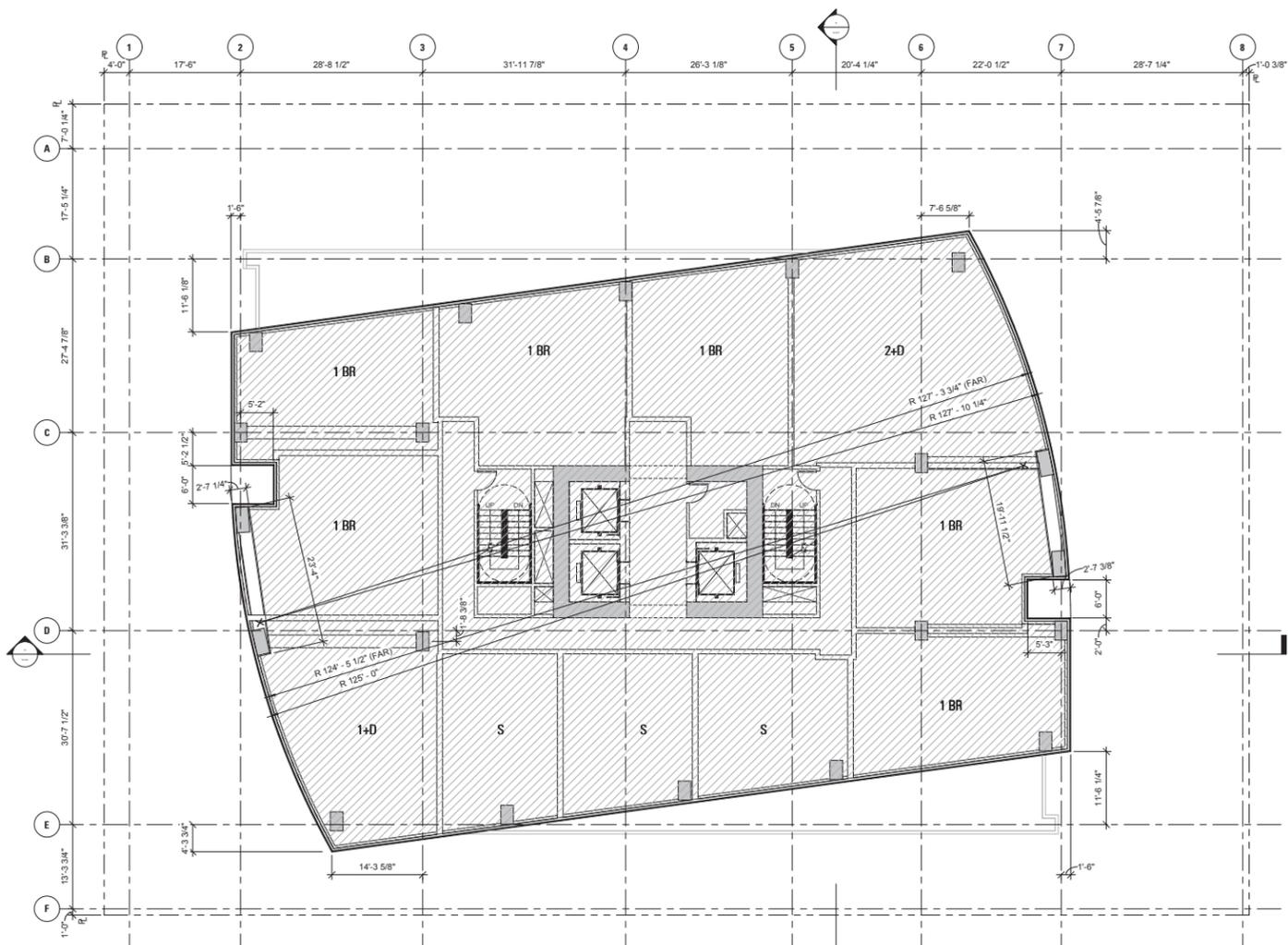
Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.



### Level 27-29: Typical Residential Level

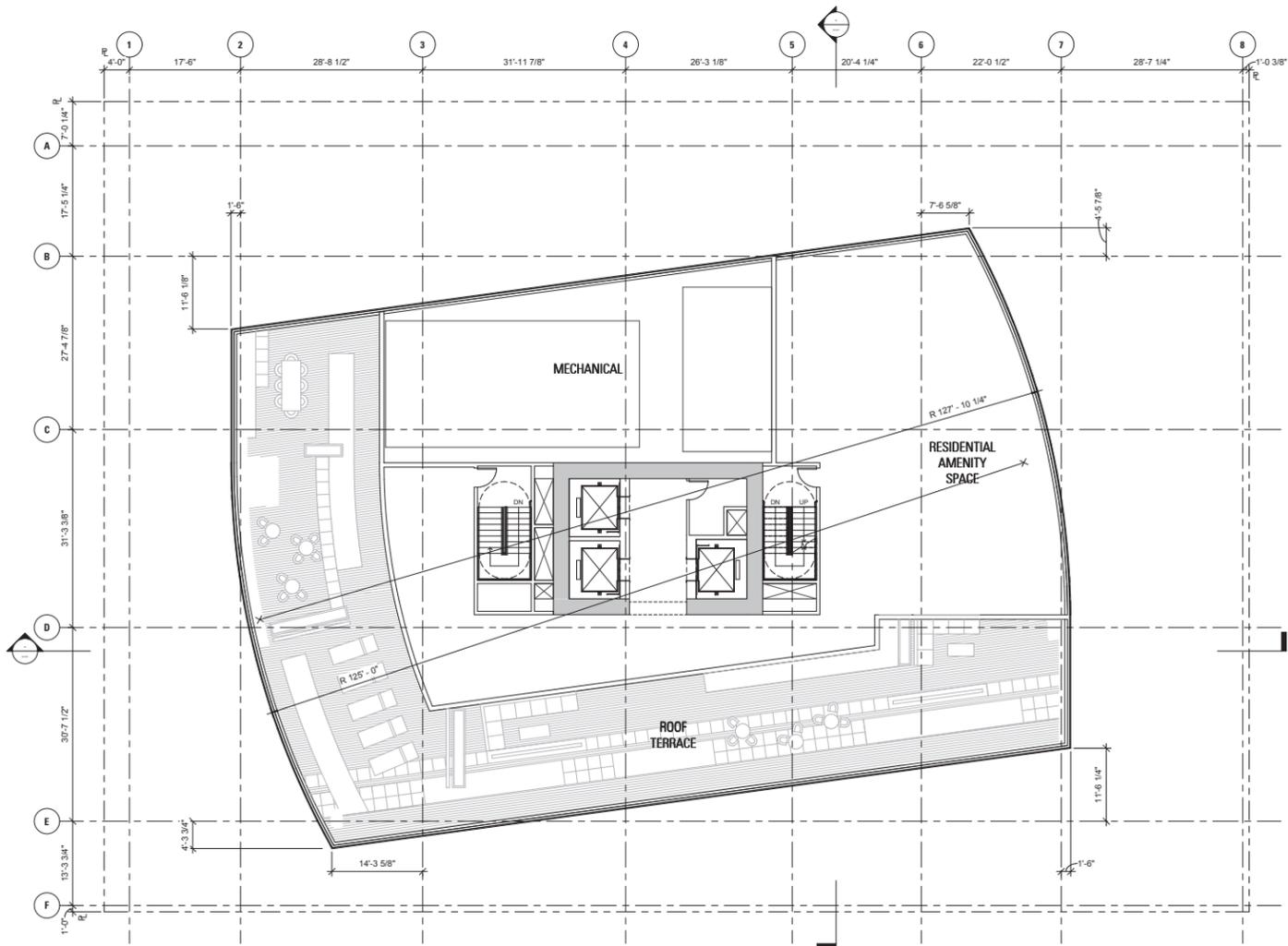
Scale: NTS



### Level 30-31: Typical Residential Level

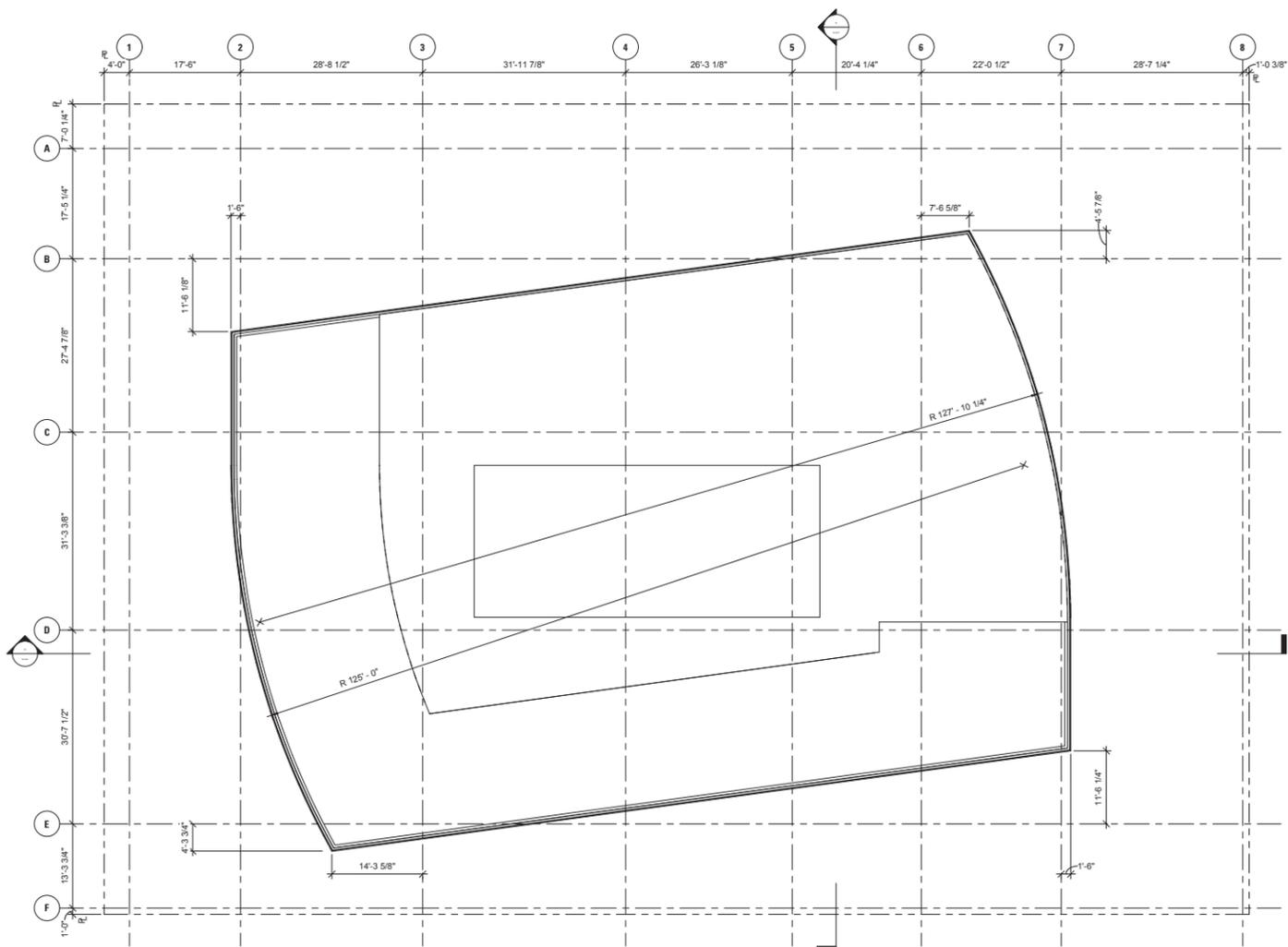
Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.



**Level 32: Residential Amenity & Mechanical Level**

Scale: NTS



**Roof Plan**

Scale: NTS

Hatch pattern represents the measured Floor Area (FAR). Floor Area is calculated to the inside face of glazing (2" from exterior building face; 36%), inside face of exterior wall (11" from exterior building face; 36%), or inside face of upturned moment frame beam (30" from exterior building face; 28%). Percentages are approximate.





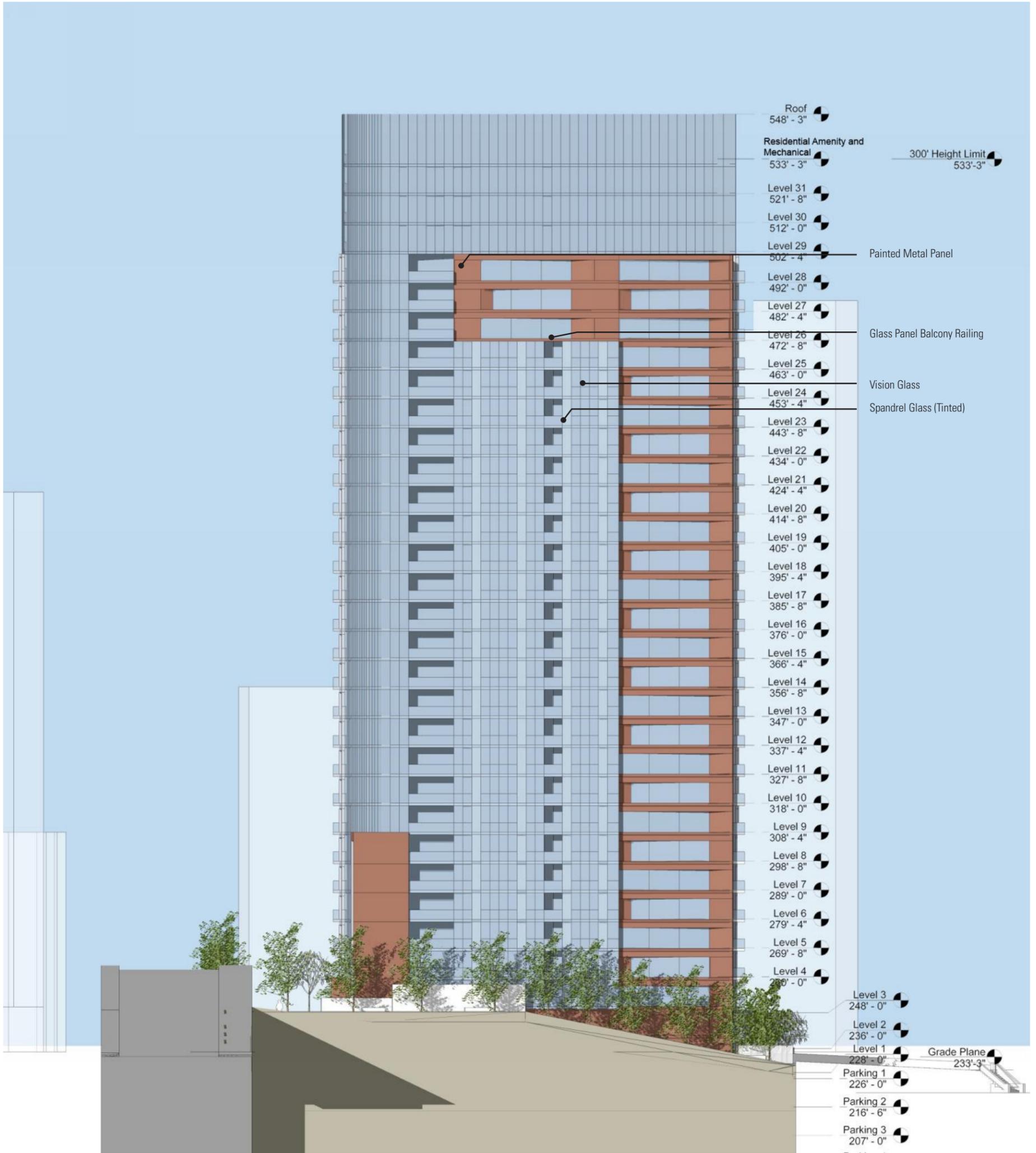
**South Elevation- Seneca St**

Scale: NTS



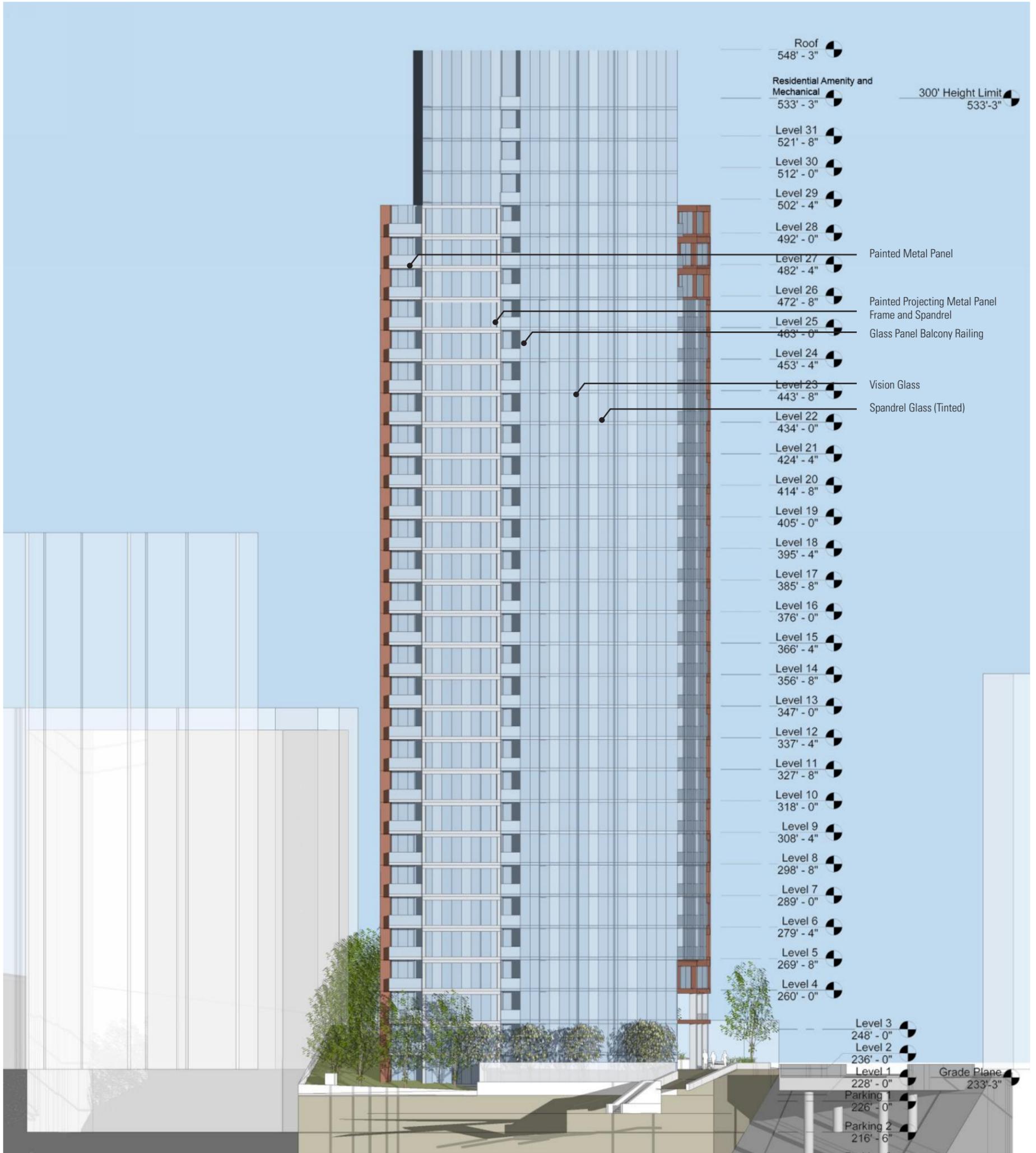
**West Elevation- 8th Avenue**

Scale: NTS



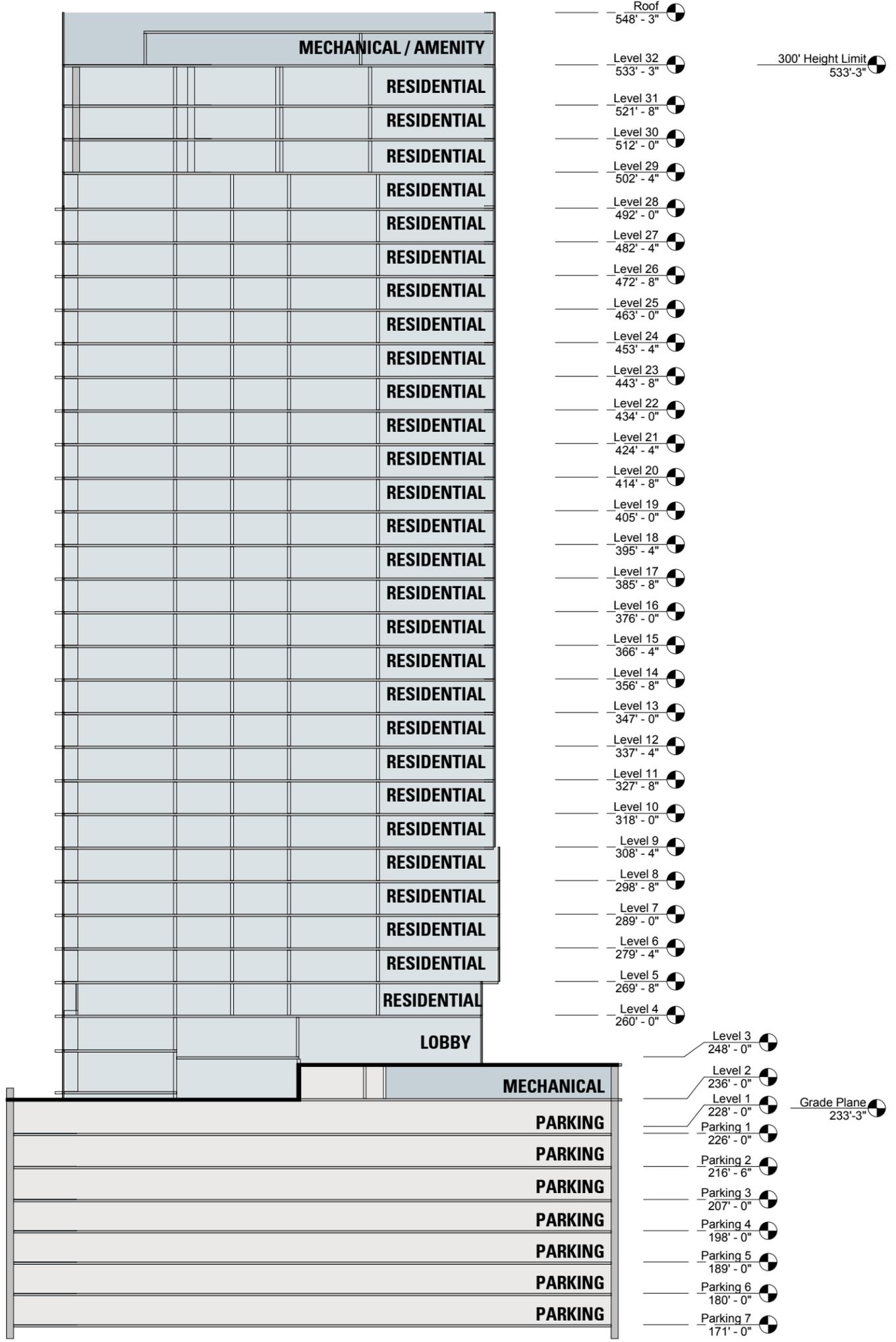
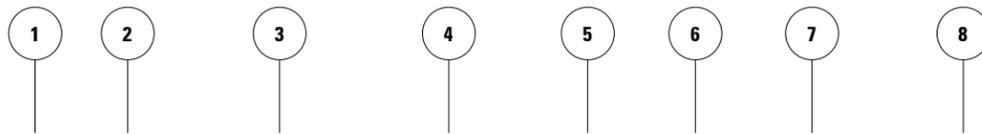
**East Elevation**

Scale: NTS



**North Elevation**

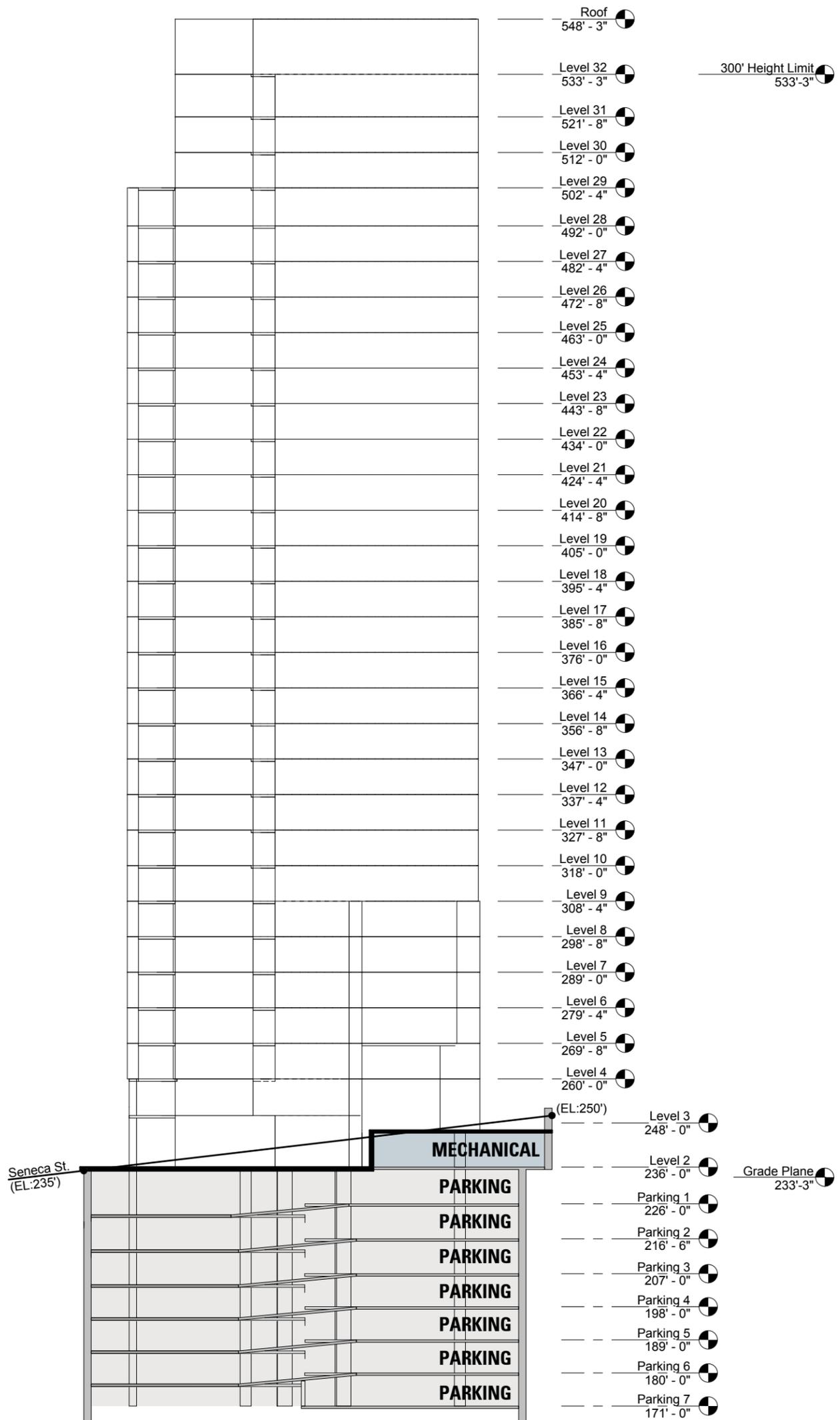
Scale: NTS



**North-South Building Section E**

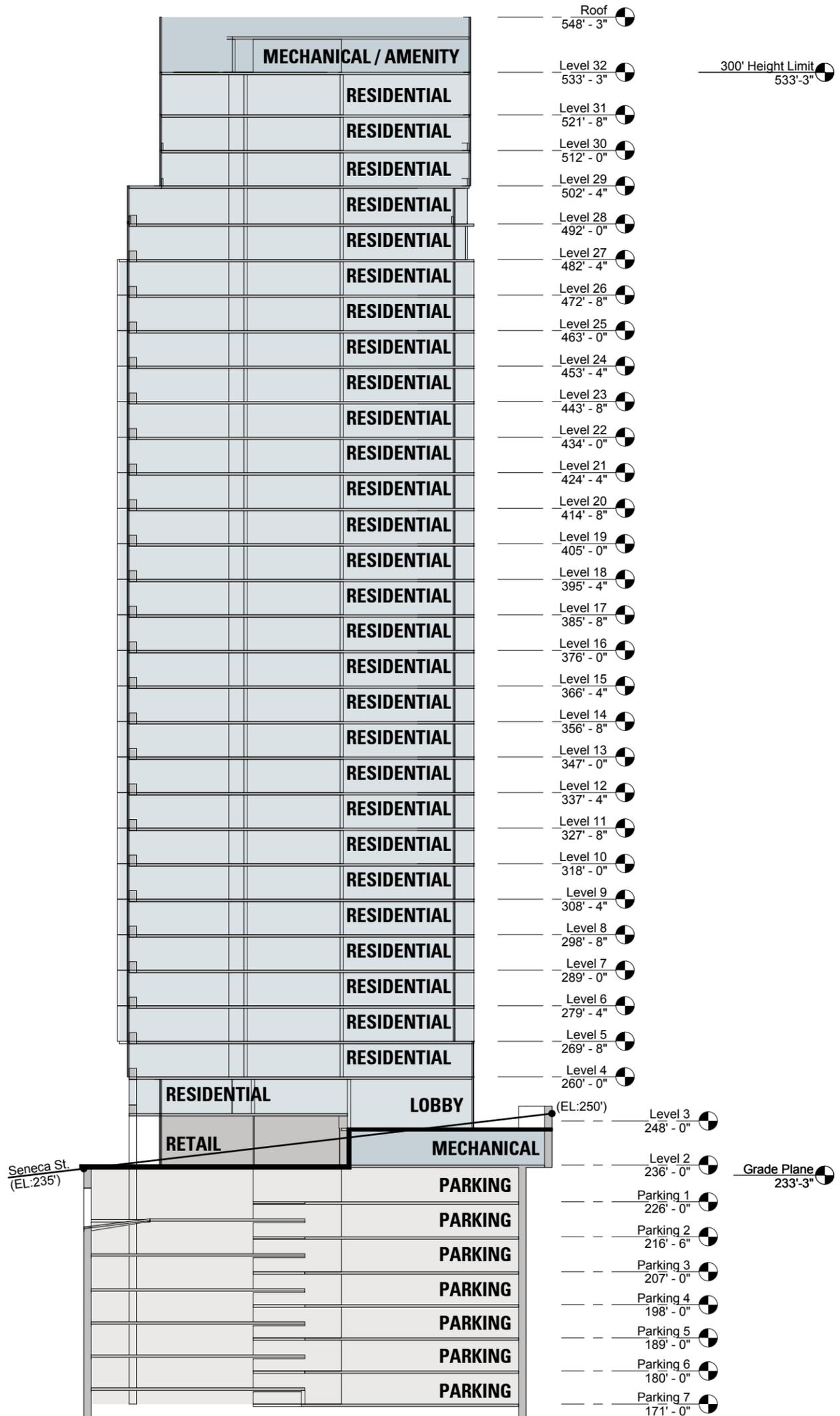
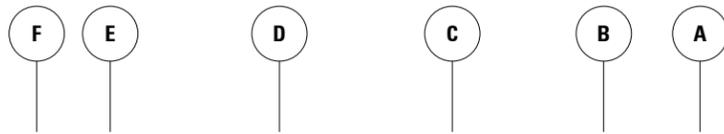
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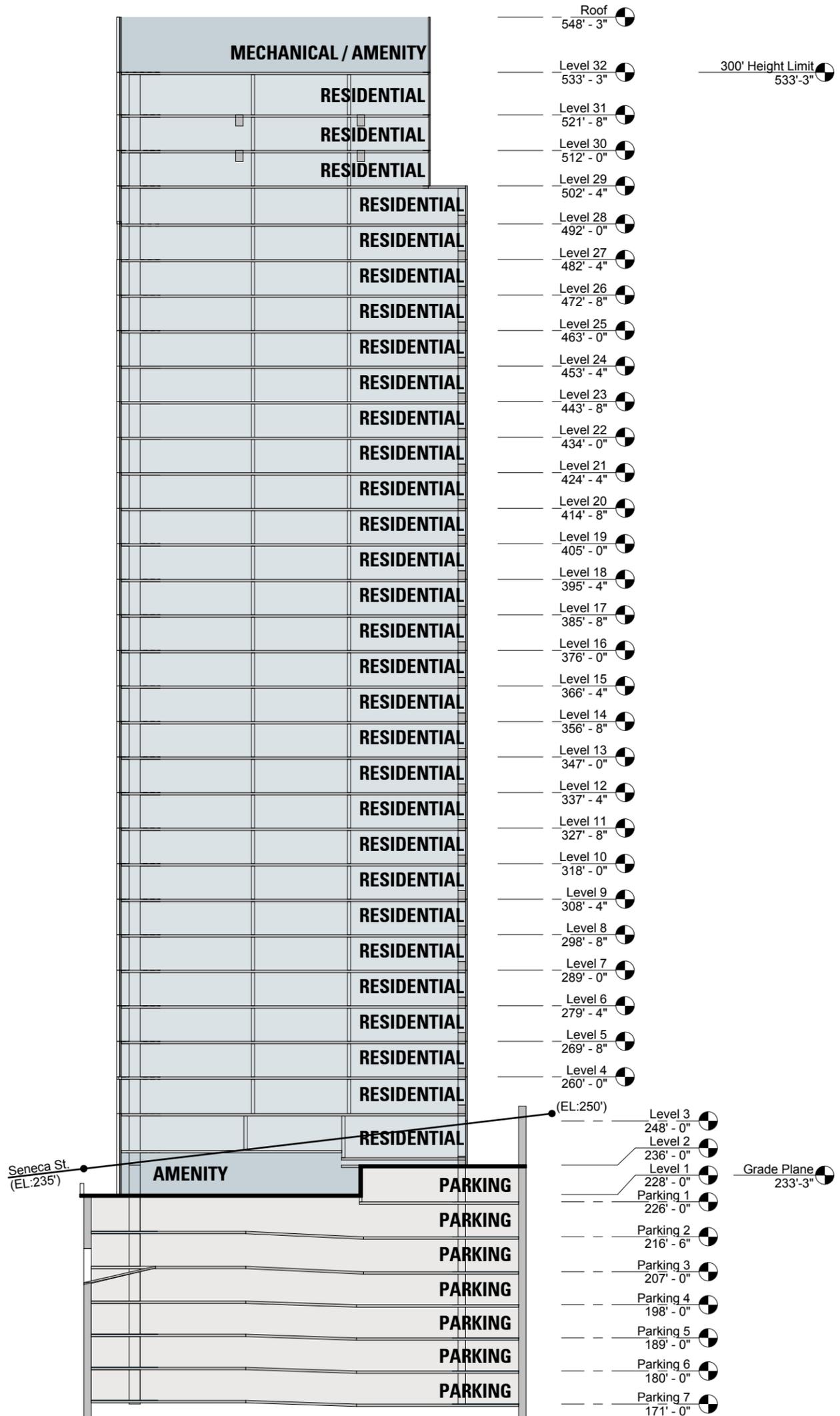
**East-West Building Section A**

Scale: NTS



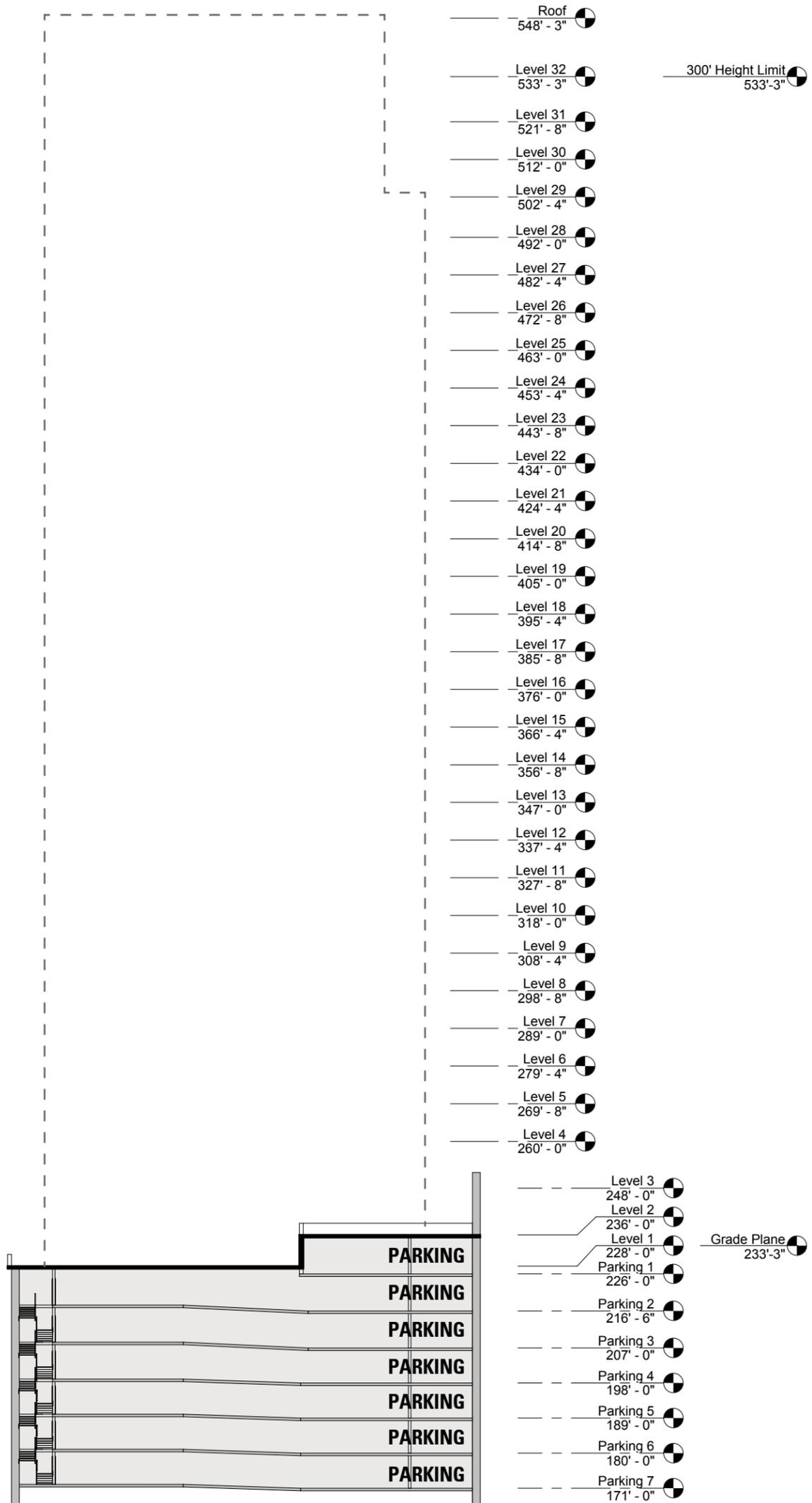
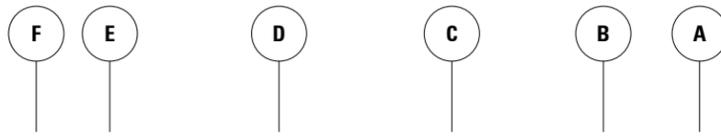
**East-West Building Section B**

Scale: NTS



**East-West Building Section C**

Scale: NTS



**East-West Building Section D**

Scale: NTS











**Painted Metal Panels**



**Concrete**



**Tinted Glass and Painted Aluminum Frames**



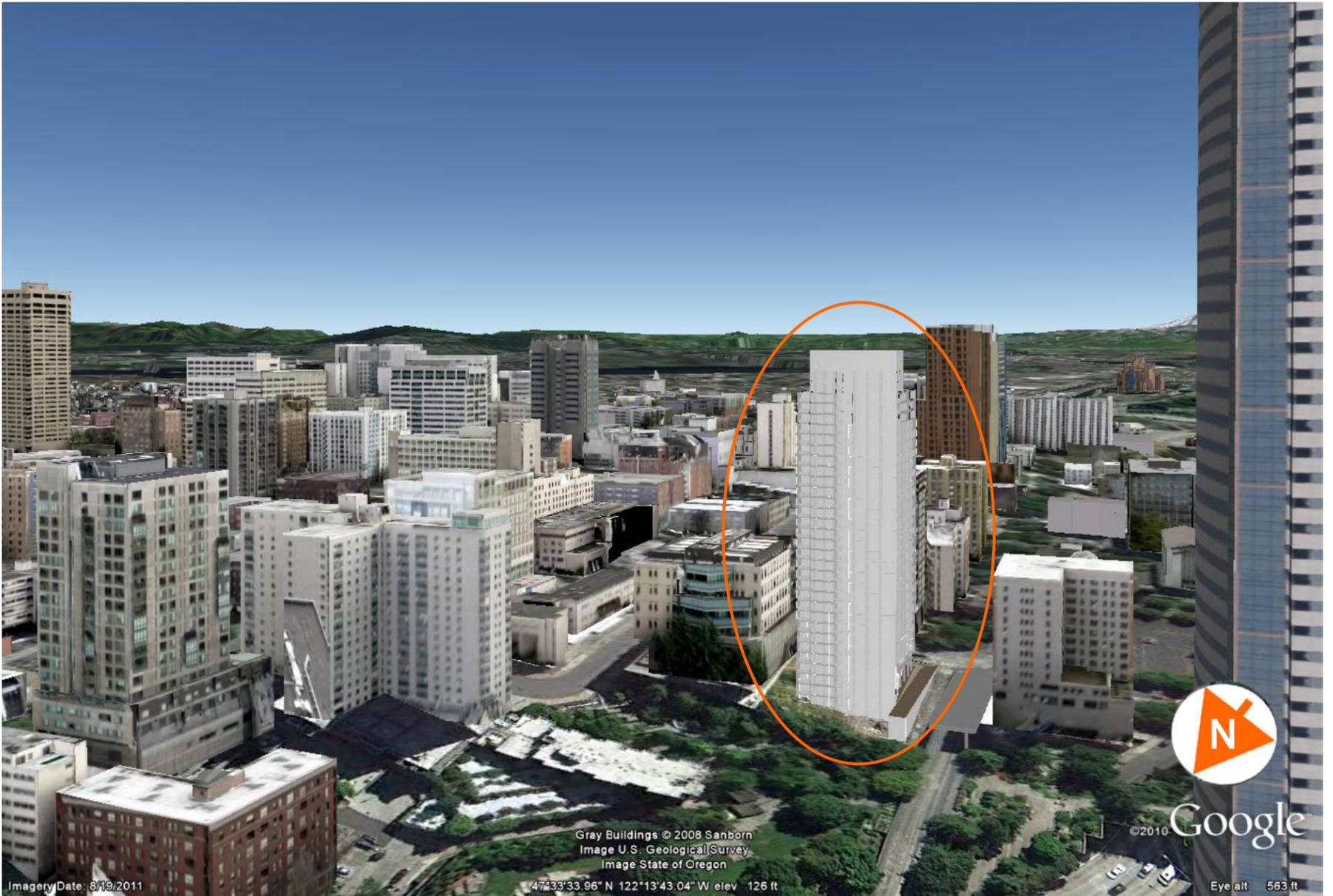


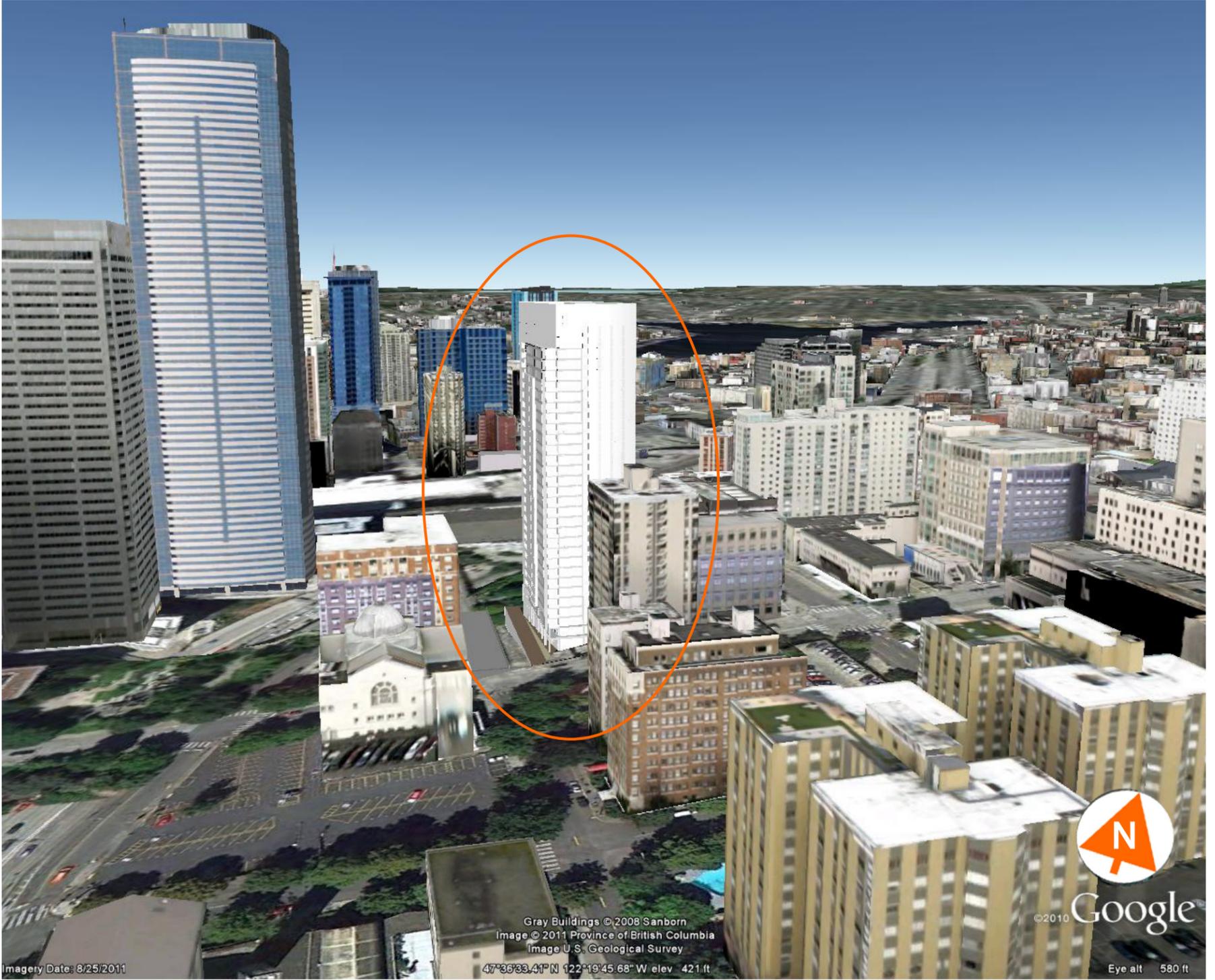
**View of Main Entry from Seneca Street**

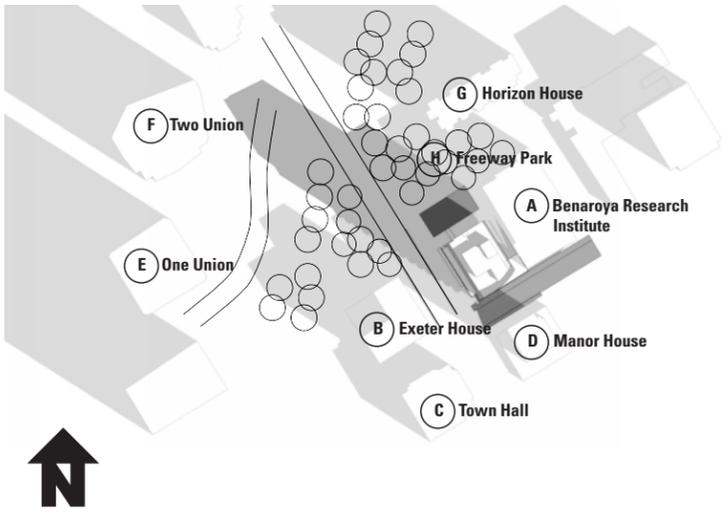


**View of Plaza and Retail from Corner of 8th and Seneca**

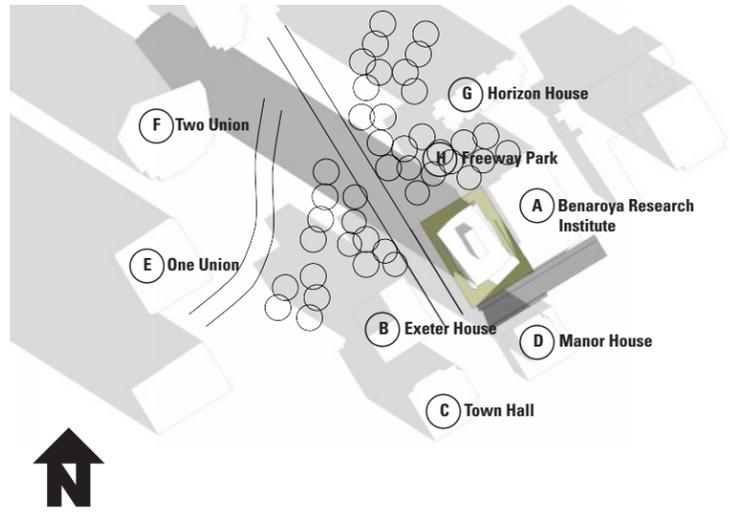




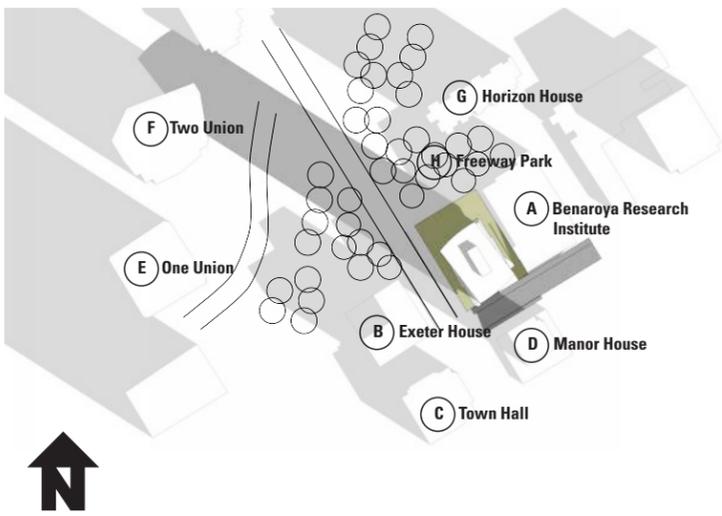




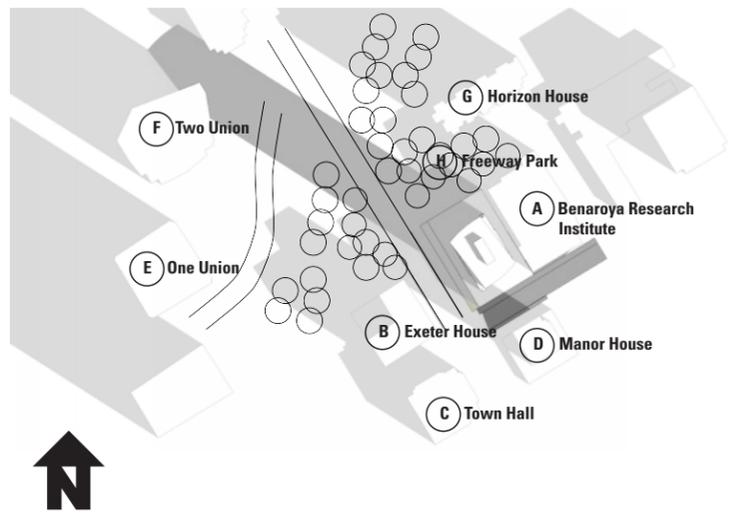
Entitled Project



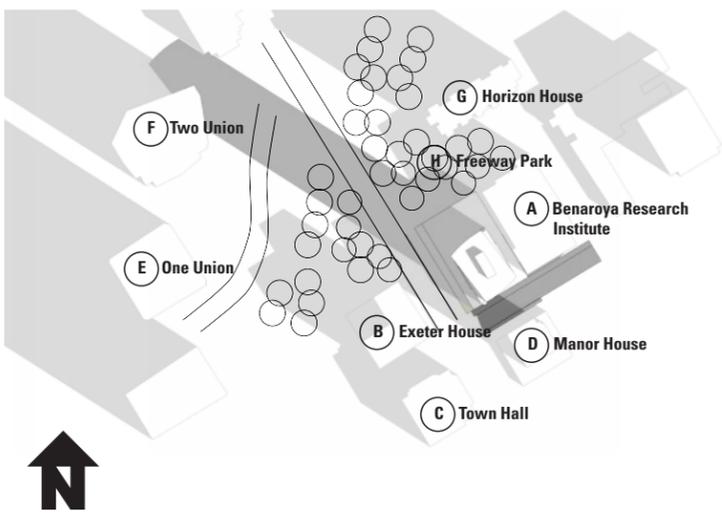
Alternative A



Alternative B



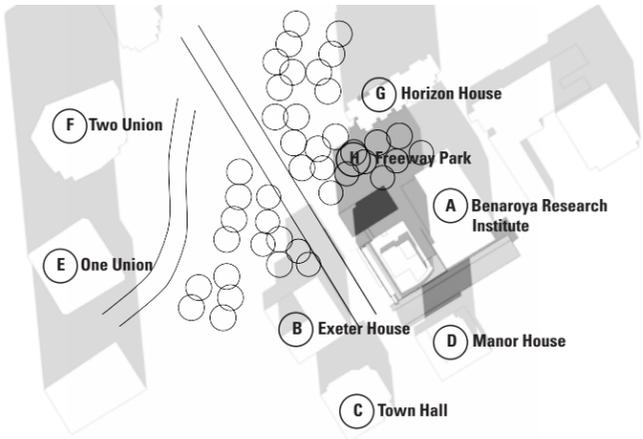
Alternative C



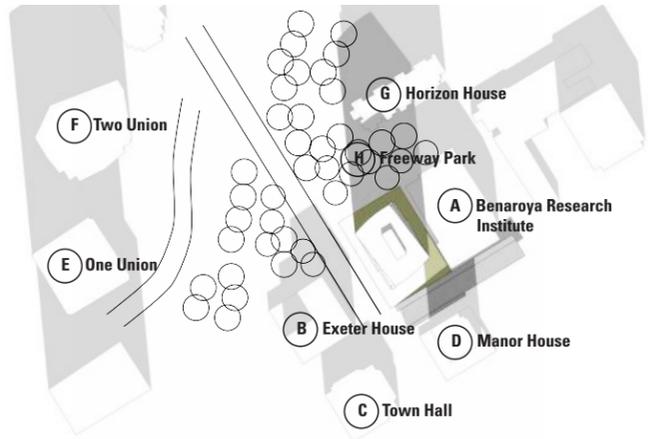
Alternative D

Time/Date: **Mar 21 9am**

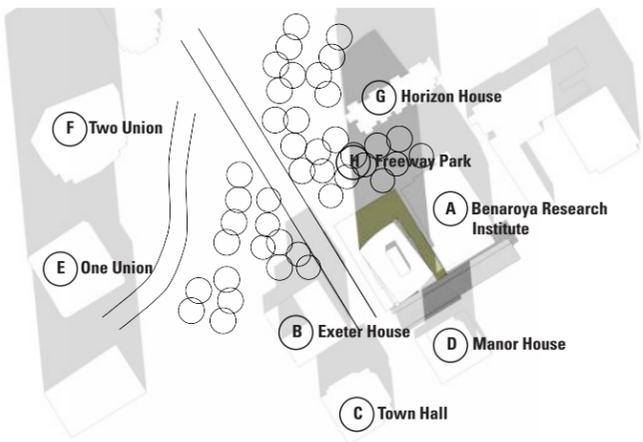




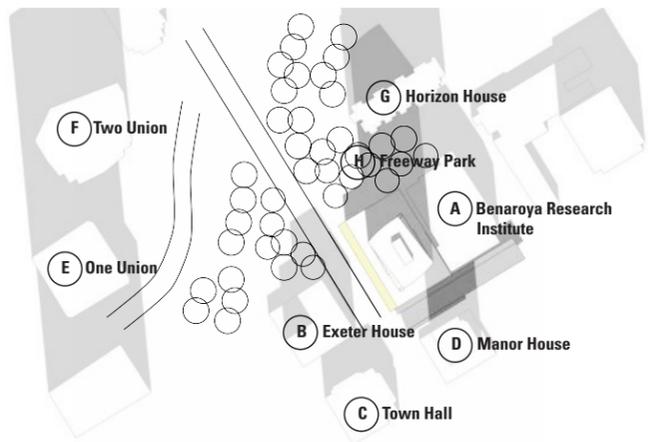
Entitled Project



Alternative A

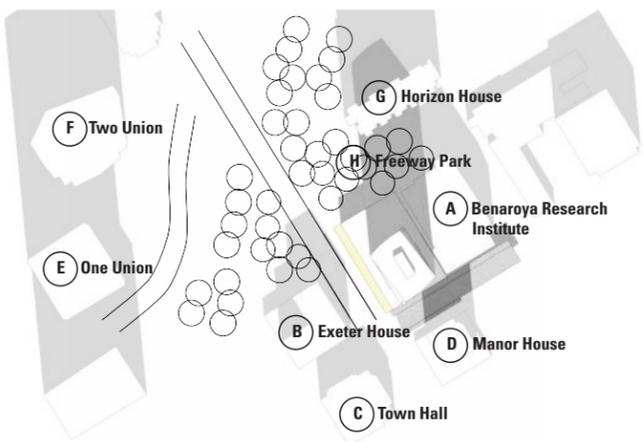


Alternative B



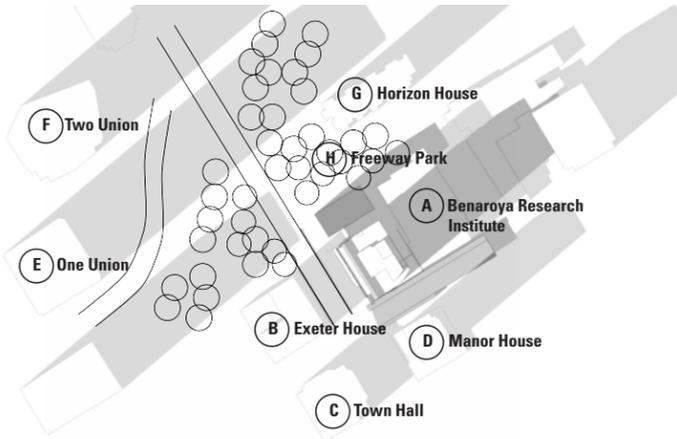
Alternative C

Time/Date: **Mar 21 12pm**

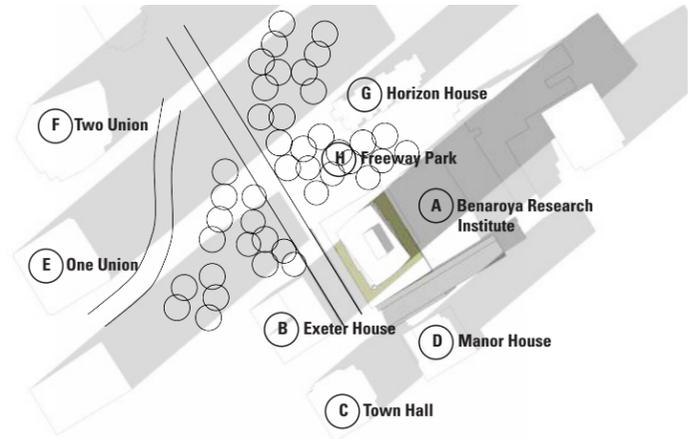


Alternative D

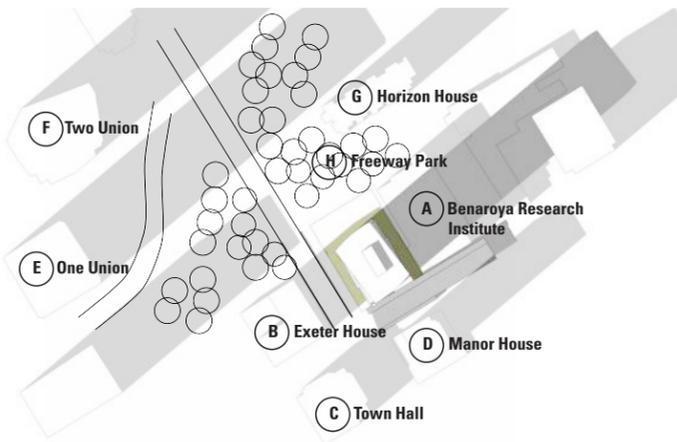




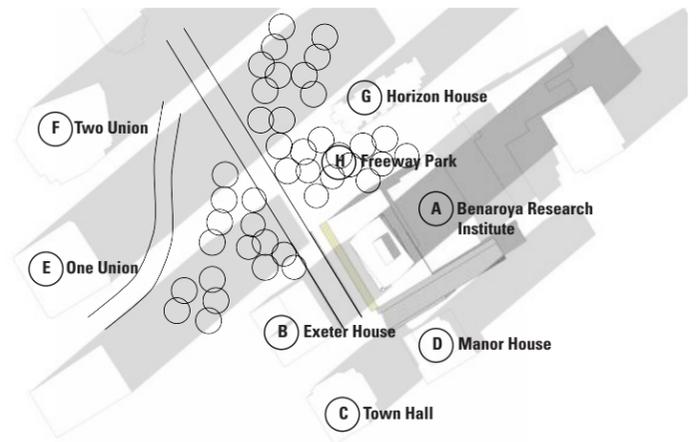
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Alternative A

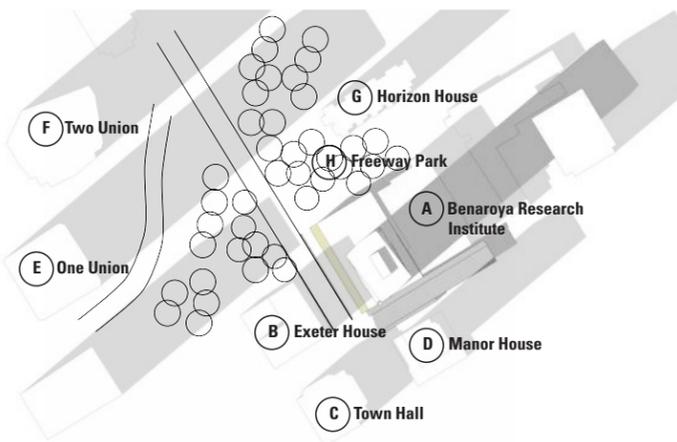


Alternative B



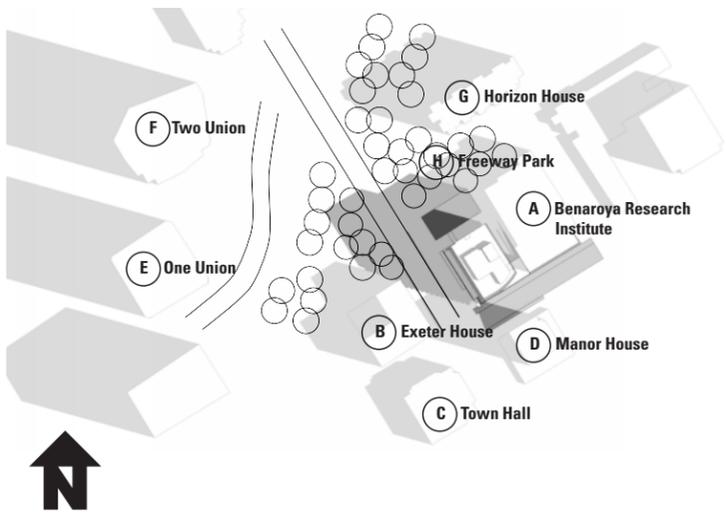
Alternative C

Time/Date: **Mar 21 3pm**

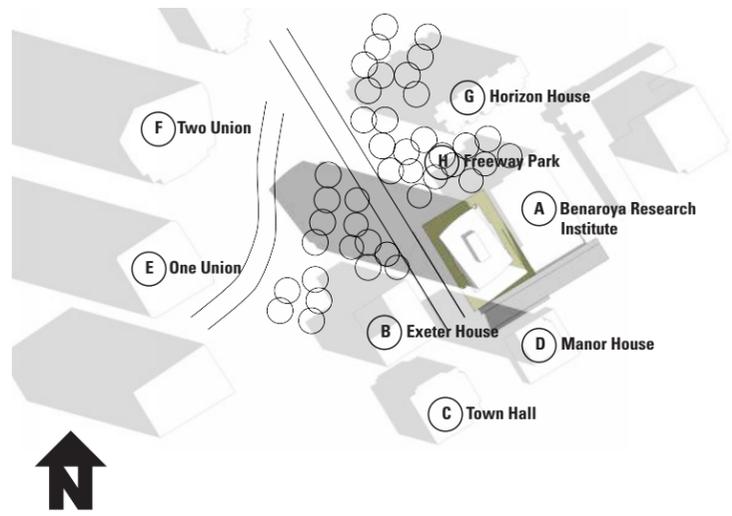


Alternative D

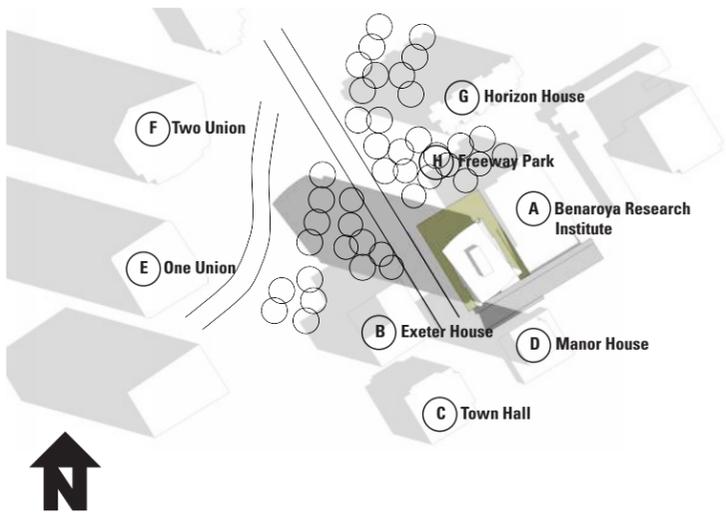




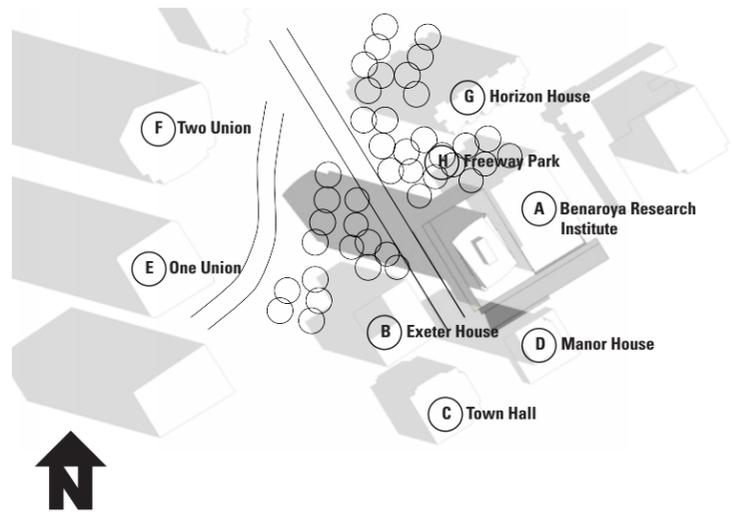
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Alternative A

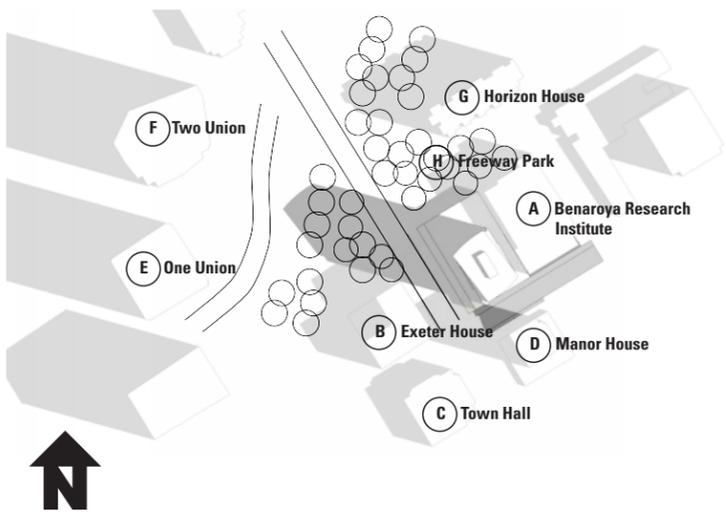


Alternative B

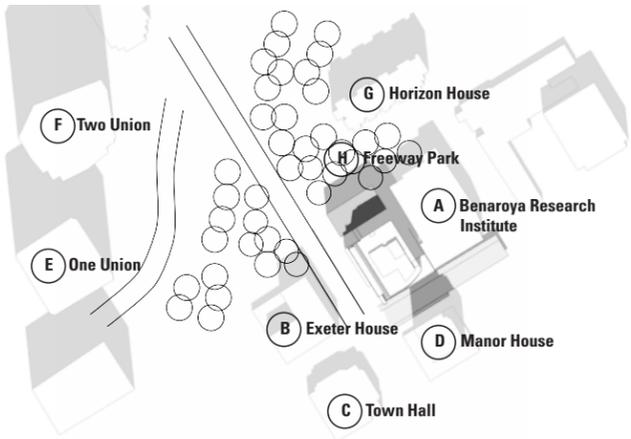


Alternative C

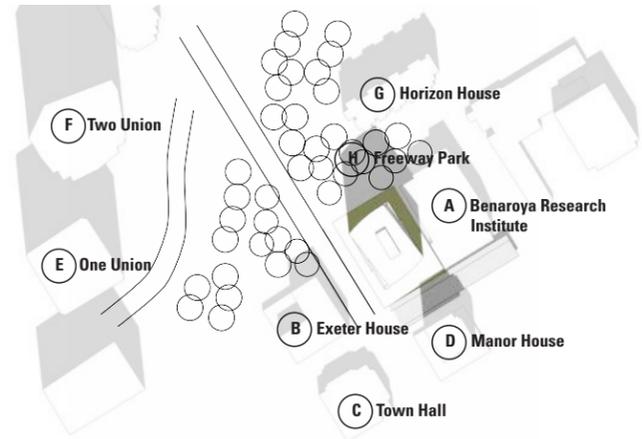
Time/Date: **June 21 9am**



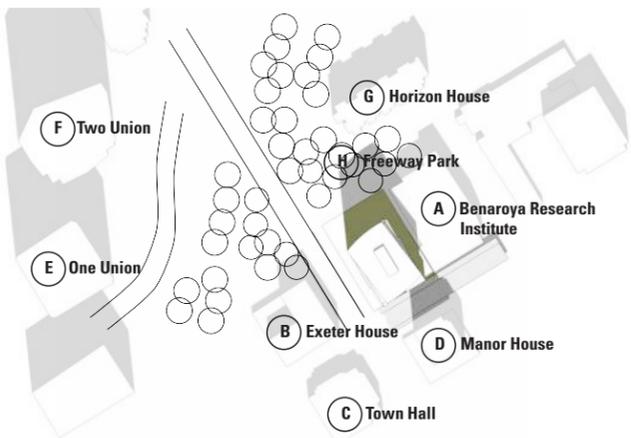
Alternative D



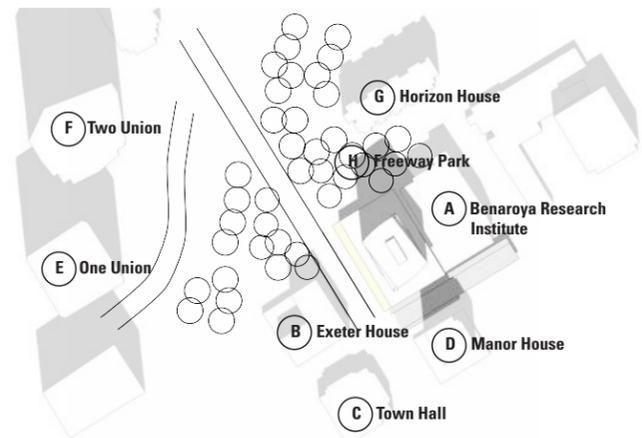
Entitled Project



Alternative A

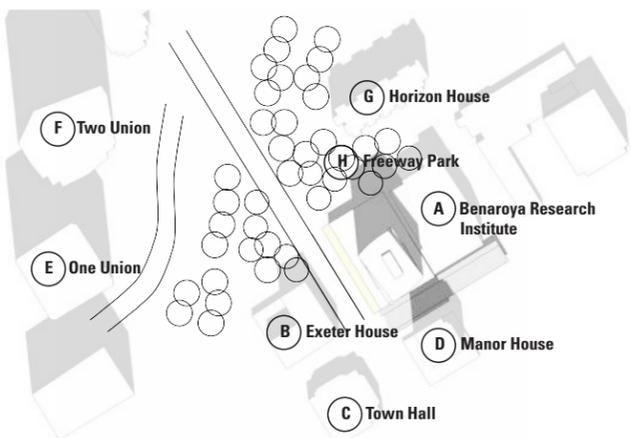


Alternative B



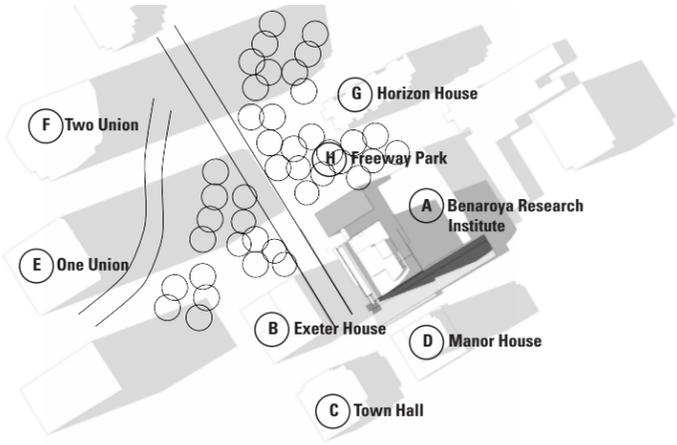
Alternative C

Time/Date: **June 21 12pm**

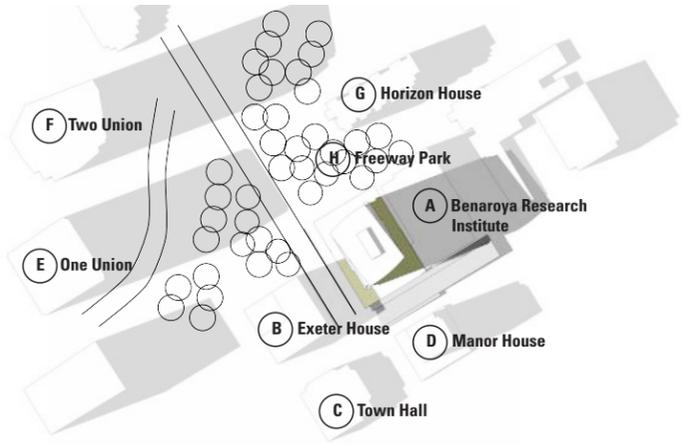


Alternative D

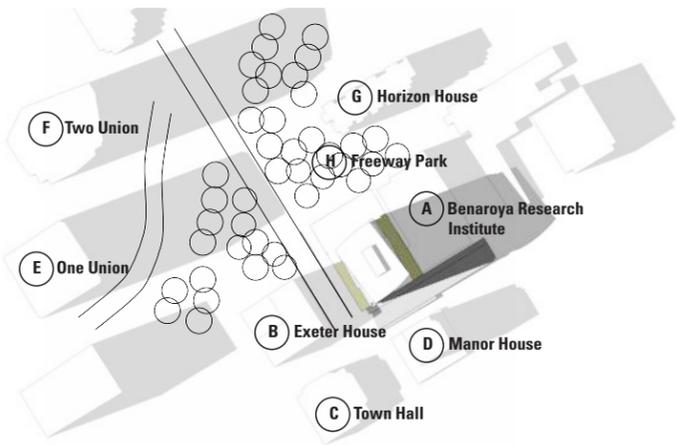




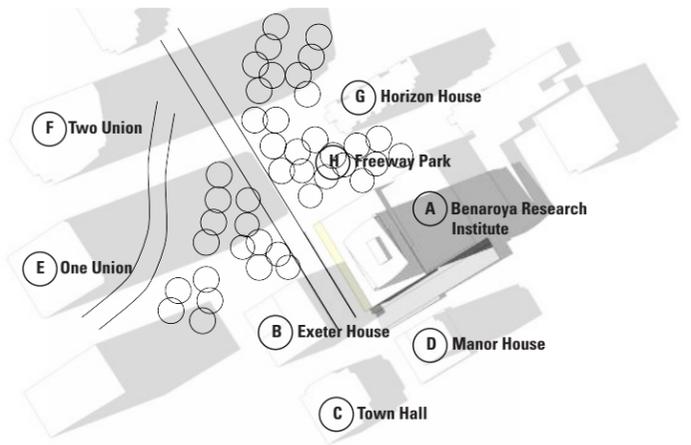
Entitled Project



Alternative A

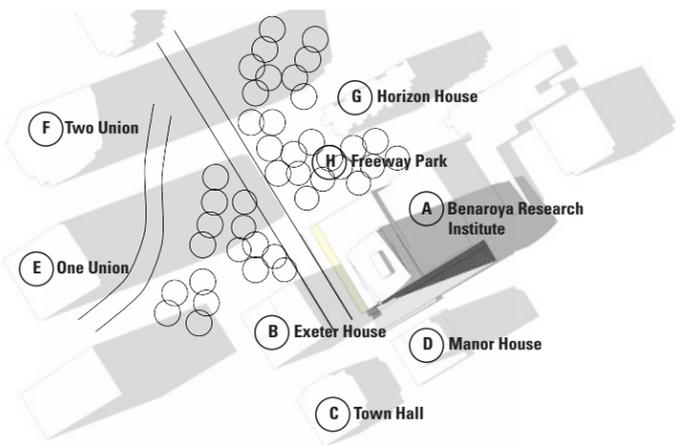


Alternative B



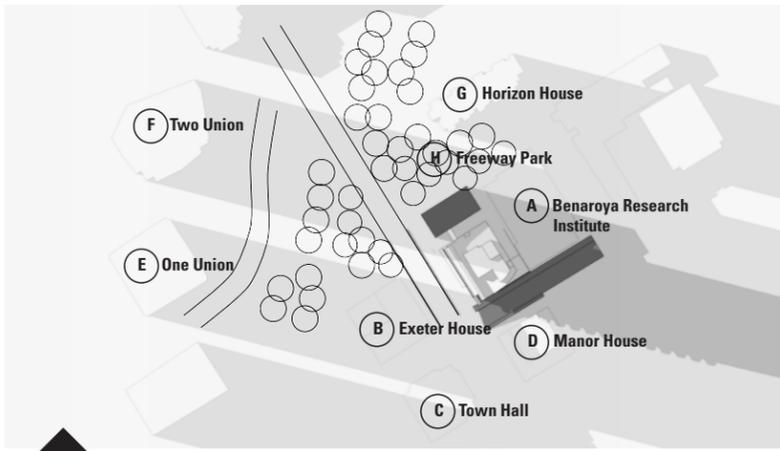
Alternative C

Time/Date: **June 21 3pm**

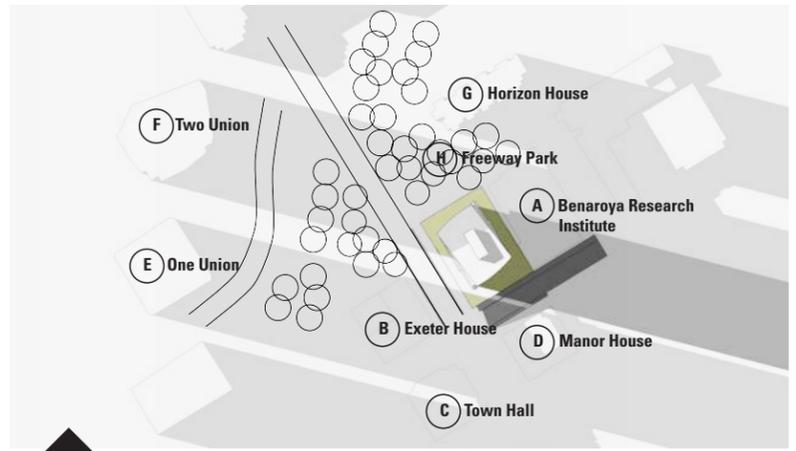


Alternative D

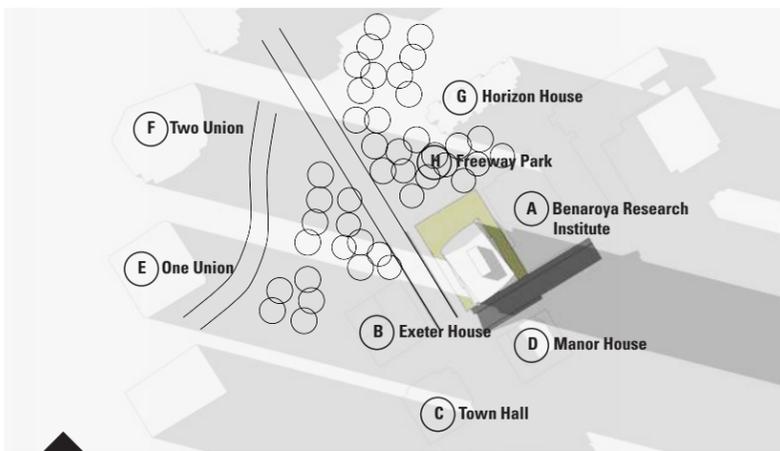




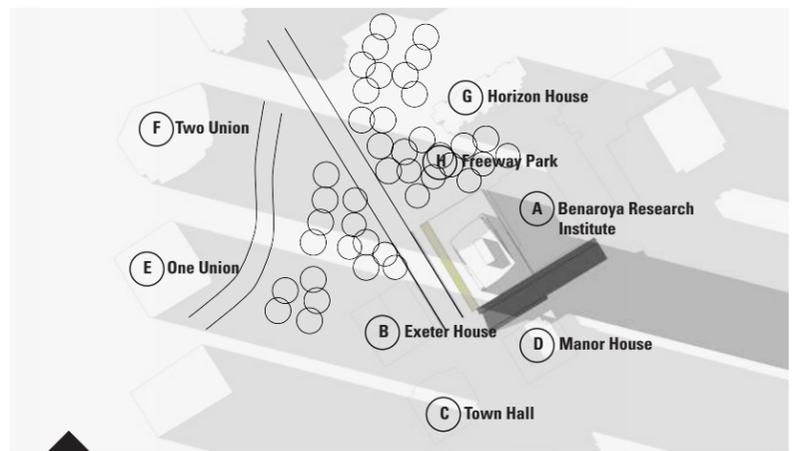
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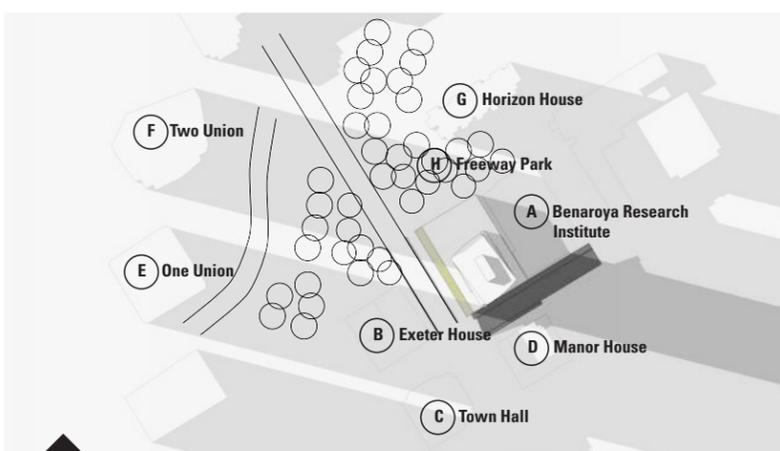
Alternative A



Alternative B

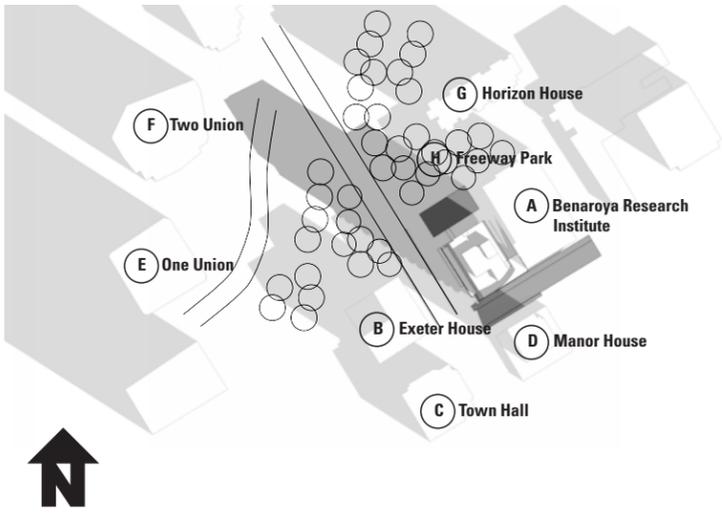


Alternative C

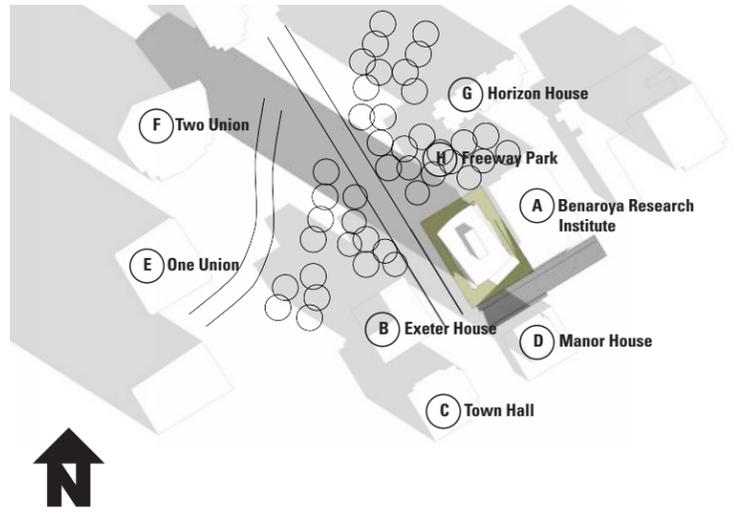


Alternative D

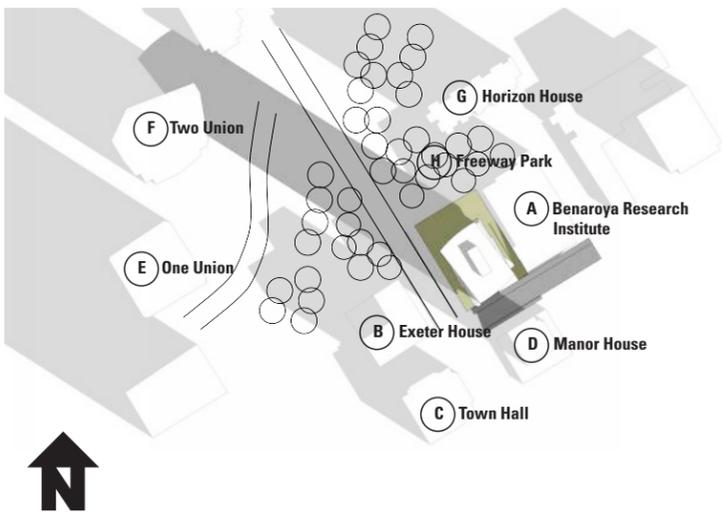
Time/Date: **June 21 6pm**



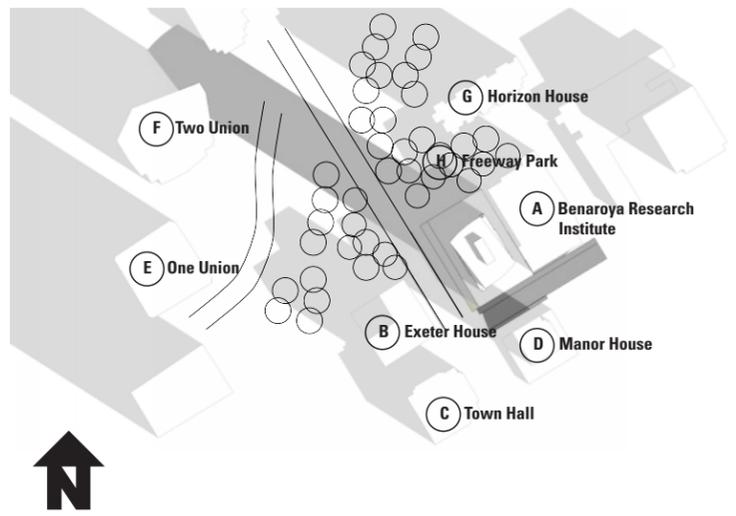
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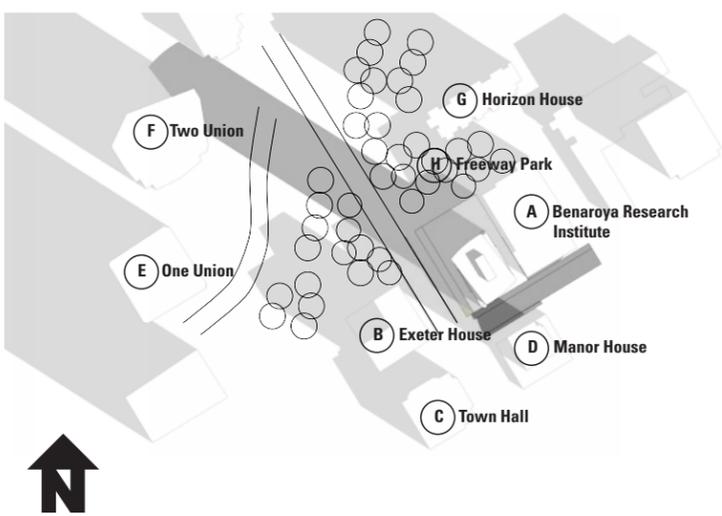
Alternative A



Alternative B



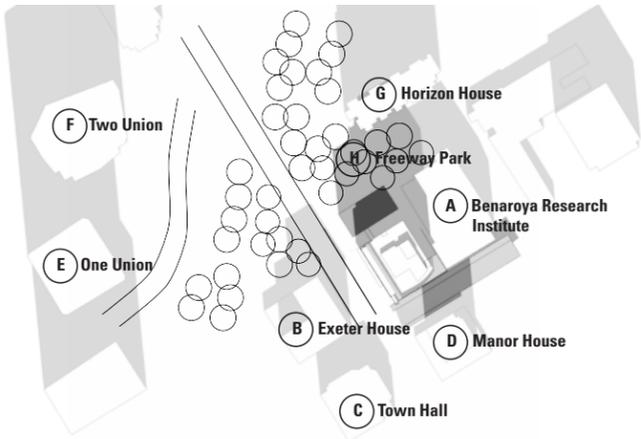
Alternative C



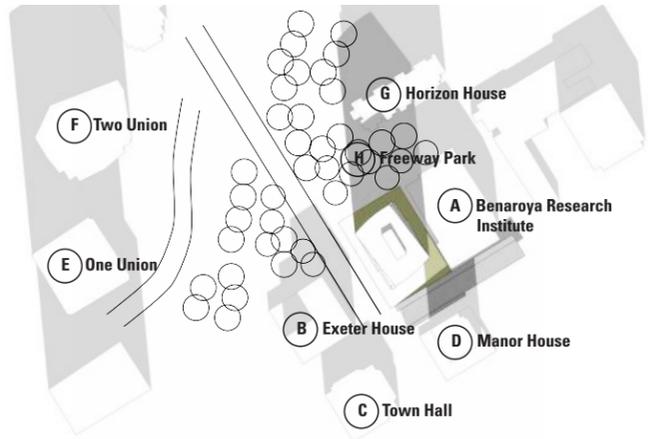
Alternative D

Time/Date: **Sep 21 9am**

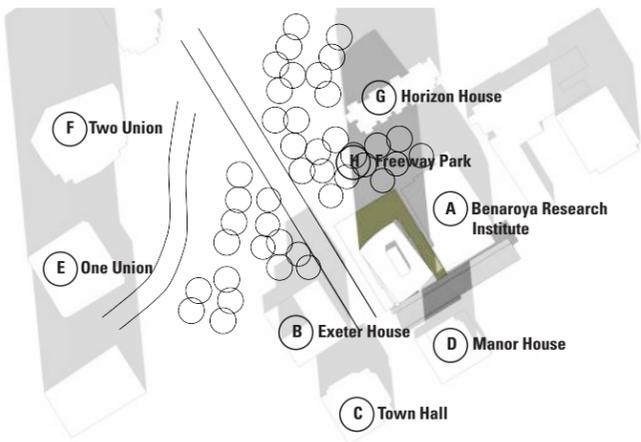




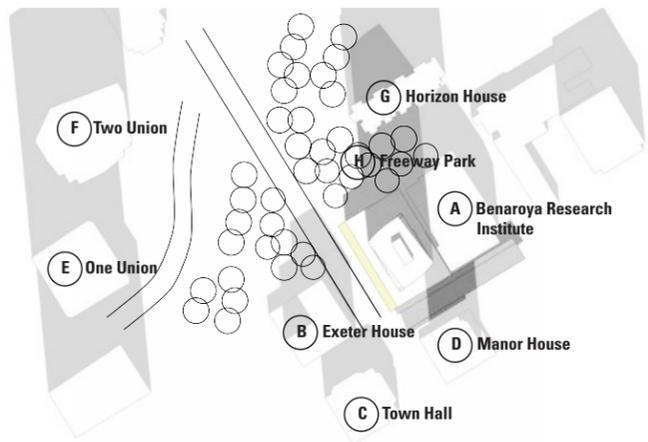
Entitled Project



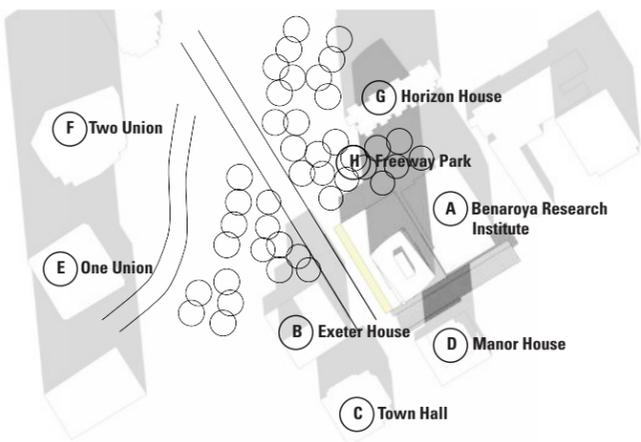
Alternative A



Alternative B



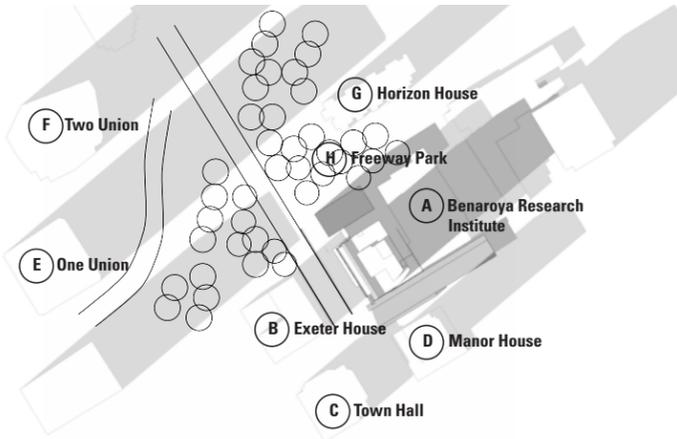
Alternative C



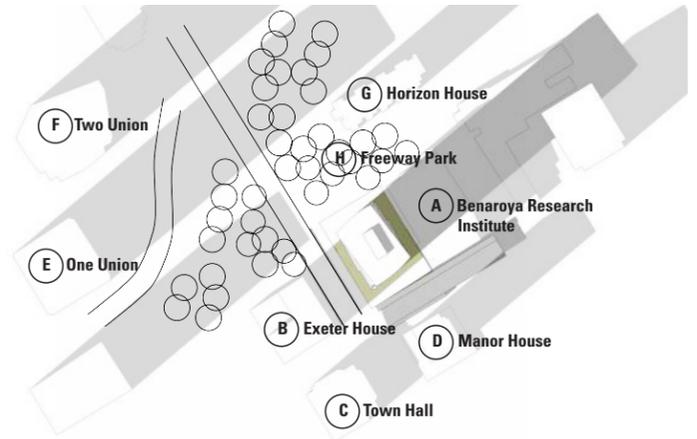
Alternative D

Time/Date: **Sep 21 12pm**

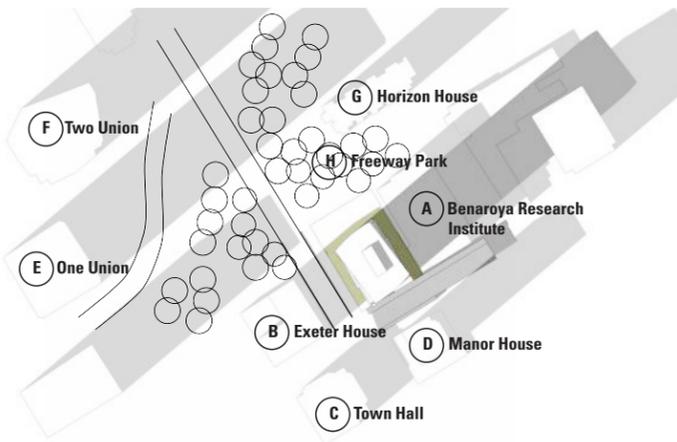




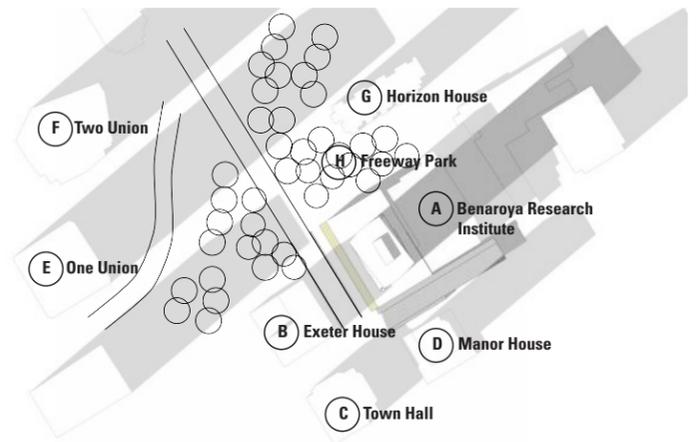
Entitled Project



Alternative A

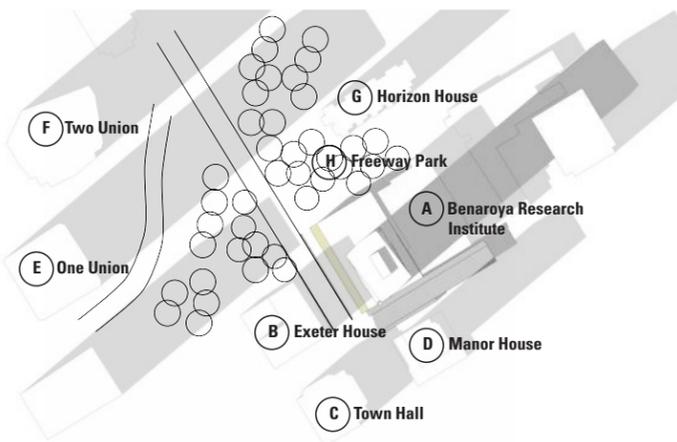


Alternative B



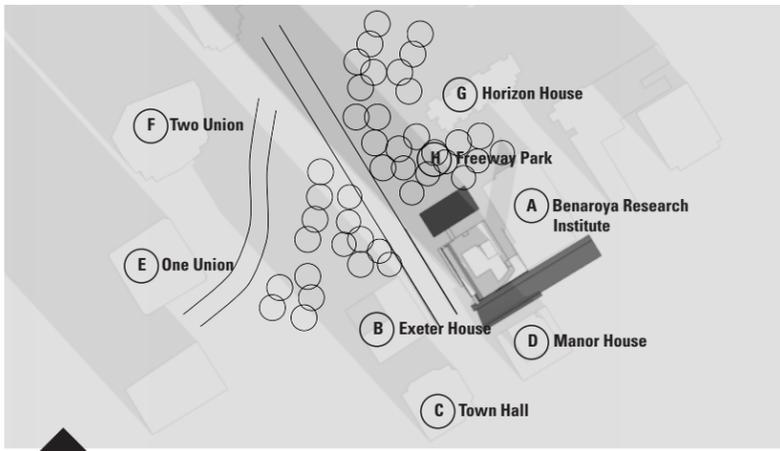
Alternative C

Time/Date: **Sep 21 3pm**

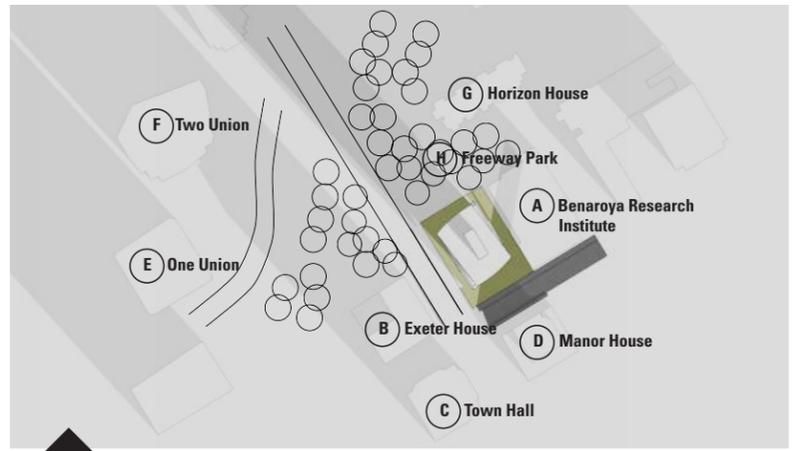


Alternative D

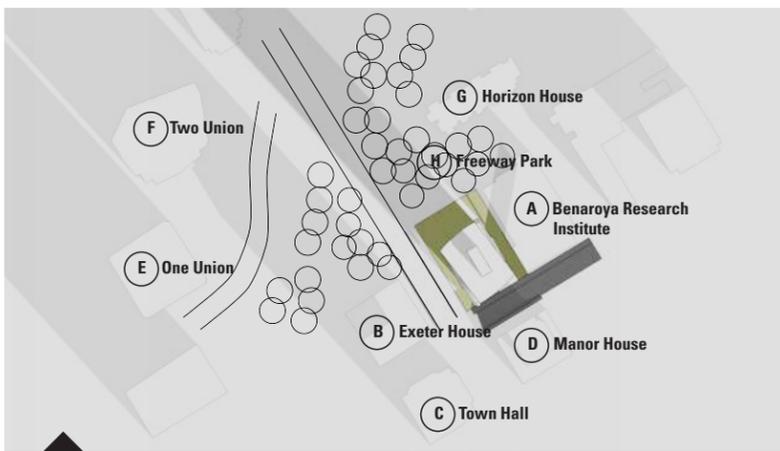




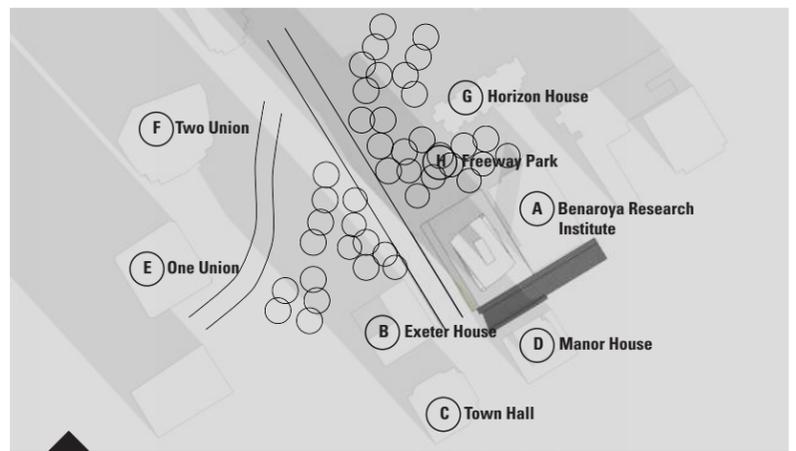
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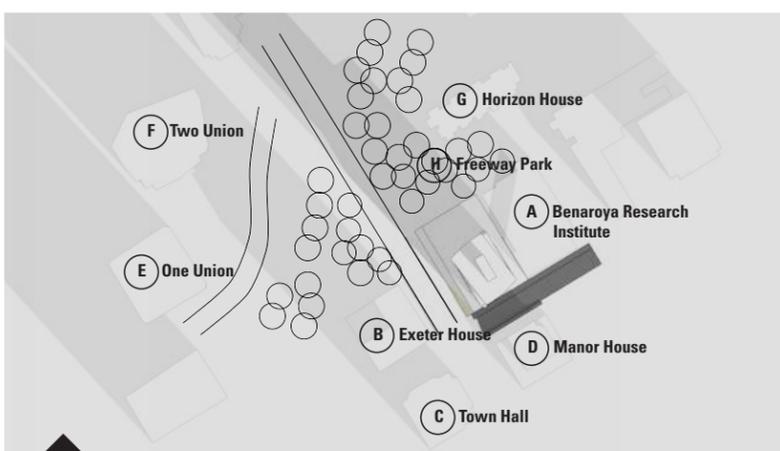
Alternative A



Alternative B



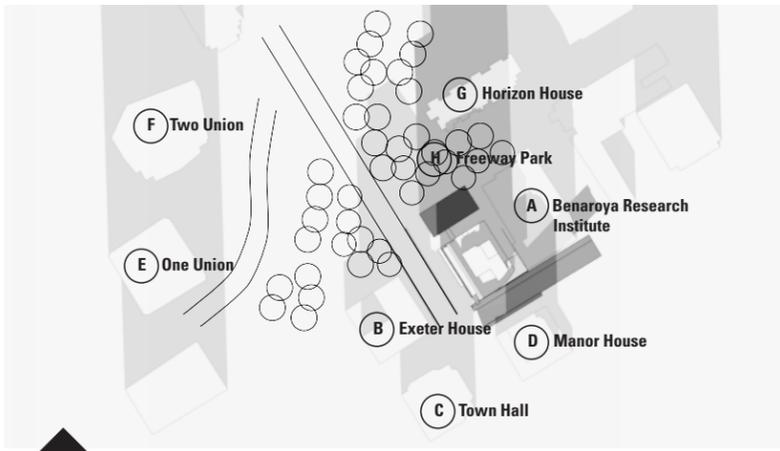
Alternative C



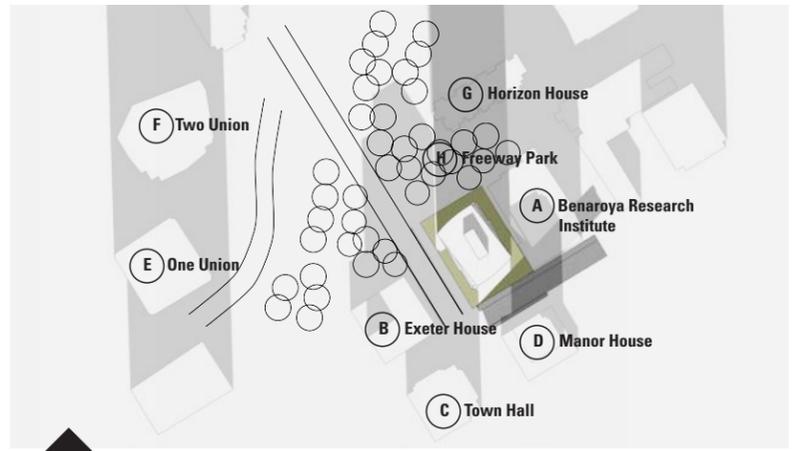
Alternative D

Time/Date: **Dec 21 9am**

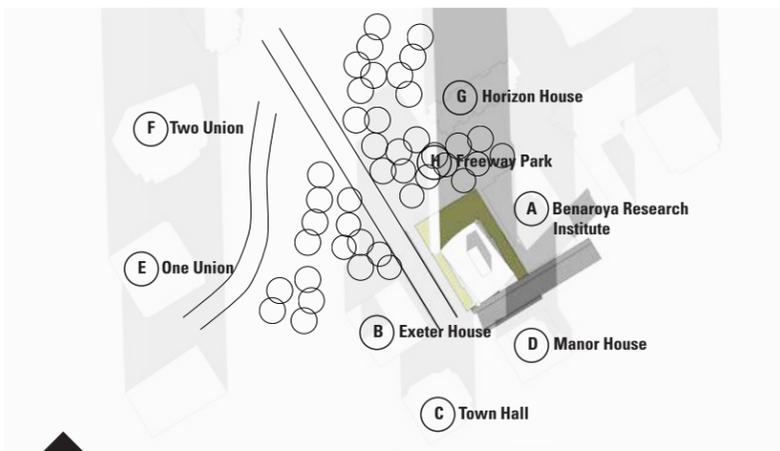




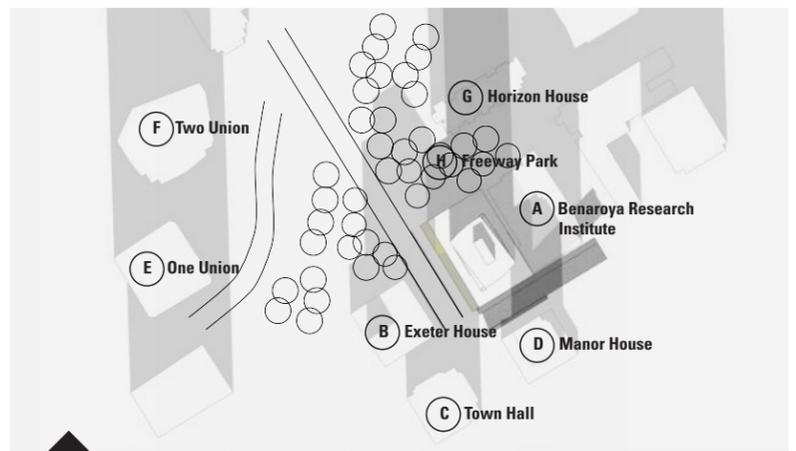
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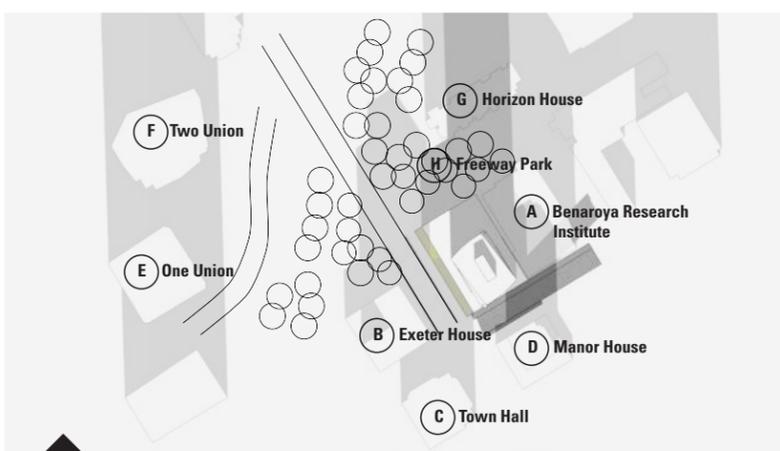
Alternative A



Alternative B

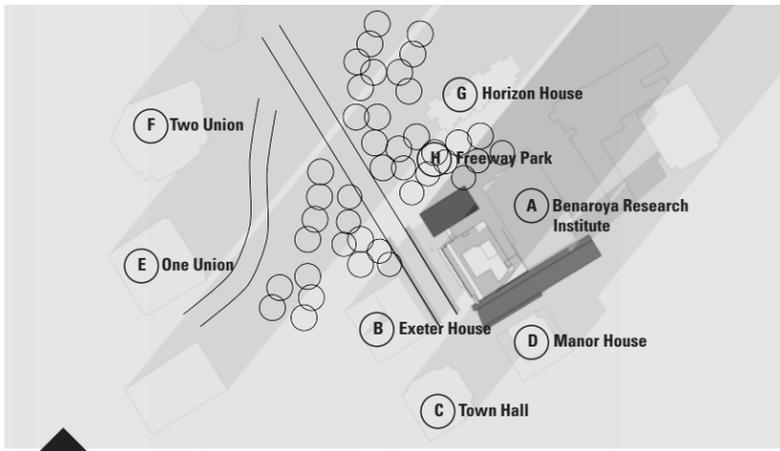


Alternative C

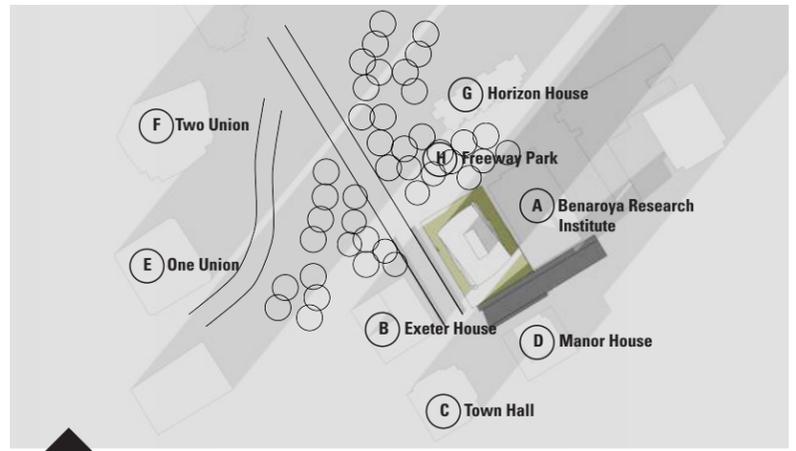


Alternative D

Time/Date: **Dec 21 12pm**



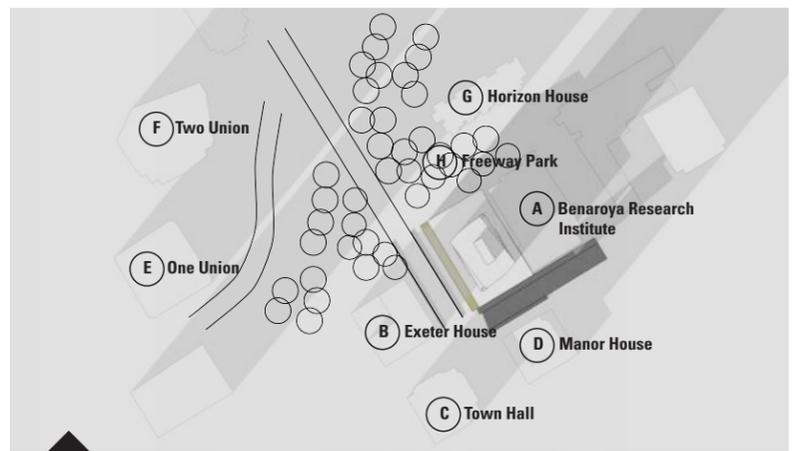
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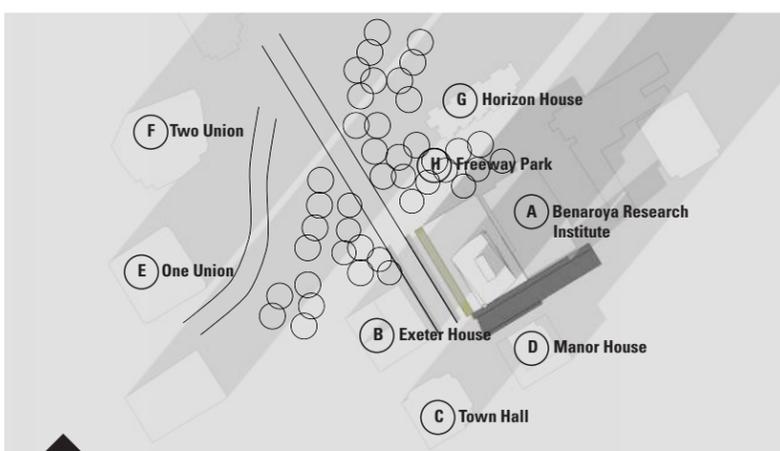
Alternative A



Alternative B



Alternative C



Alternative D

Time/Date: **Dec 21 3pm**



**Entitled Project**

	Fall			Winter			Spring			Summer			
	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	6pm
Horizon House													
Exeter House													
Town Hall													
Royal Manor													
Benaroya													

Entitled Project

**Alternative A**  
(Single Building with Public Plaza on Seneca)

	Fall			Winter			Spring			Summer			
	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	6pm
Horizon House													
Exeter House													
Town Hall													
Royal Manor													
Benaroya													

Alternative A

**Alternative B**  
(Single Building Zero Lot Line on Seneca)

	Fall			Winter			Spring			Summer			
	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	6pm
Horizon House													
Exeter House													
Town Hall													
Royal Manor													
Benaroya													

Alternative B

**Alternative C**  
(Single Building in Center of Podium)

	Fall			Winter			Spring			Summer			
	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	6pm
Horizon House													
Exeter House													
Town Hall													
Royal Manor													
Benaroya													

Alternative C

**Alternative D**  
(Single Building on Seneca Edge of Podium)

	Fall			Winter			Spring			Summer			
	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	9am	Noon	3pm	6pm
Horizon House													
Exeter House													
Town Hall													
Royal Manor													
Benaroya													

Alternative D



## Departure Request 1

**Standard:** Average residential gross floor area per story above a height of 45 feet is not to exceed 9,500 square feet.

### SMC Code Section 23.45.516.C.2.b.1

SMC 23.45.516 Additional height and extra residential floor area in Midrise and Highrise zones.

C. HR zones.

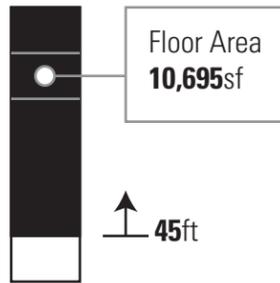
2. Structure height.

b. Structures over 240 feet. The applicable height limit in an HR zone under subsection 23.45.514.B is 300 feet if the applicant satisfies the conditions for extra floor area and the following additional conditions are met:

1) For any structure above a height of 85 feet, the average residential gross floor area per story above a height of 45 feet does not exceed 9,500 square feet.

**Proposed:** Increase average residential floor area for floor levels above 45 feet.

**Allow average residential gross floor area per story above a height of 45 feet to be 10,695 square feet.**



**Rationale:** The building form is sculpted at the upper levels and along the building's base, below the 45 foot height. Shaping the tower at the upper levels provides design interest and reinforces the building's slender outline. In lieu of a conforming 45 foot high podium base, the reduced profile at the lower levels creates the opportunity for additional public open space and opens view corridors through the site to the elevated Freeway Park and Exeter House beyond.

The reduction of usable area at the upper levels is offset by the increased average residential floor area. And calculation of the average residential floor area above the height of 45 feet does not take into account the benefits provided by the floor area reductions at the lower floor levels.

The visual impact of the increased floor areas is mitigated through the articulation of the exterior wall plane through the integration of inset balconies, material changes, and offsets within the wall plane.

## Departure Request 2

**Standard:** Above grade parking shall be separated from the street lot line by alternative uses.

### SMC Code Section 23.45.516.C.2.b.2

SMC 23.45.516 Additional height and extra residential floor area in Midrise and Highrise zones.

C. HR zones.

2. Structure height.

b. Structures over 240 feet. The applicable height limit in an HR zone under subsection 23.45.514.B is 300 feet if the applicant satisfies the conditions for extra floor area and the following additional conditions are met:

2) No parking is located at or above grade, unless it is separated from all street lot lines by another use.

**Proposed:** Extend Parking Use to the Property Line along 8th Avenue.

**Allow the parking structure to extend to the street lot line along 8th Avenue without separation by another use.**



**Rationale:** 8th Avenue splits into a relatively level overhead bridge and a sloped narrow, 20 foot wide, service oriented street which runs adjacent to the property (at an approximate incline of 10%).

The plaza is a podium level above the parking structure. Elevated by the parking, the plaza provides views, "eyes on the park" and the physical connection to Freeway Park.

The pedestrian experience along 8th Avenue, as a connection to downtown Seattle is at the plaza level, along the sidewalk at the far side of the elevated bridge or along the project's plaza itself; a public open space that begins at the intersection of 8th and Seneca, passes along the project's commercial retail space, and transitions to the Freeway Plaza beyond.

The lower 8th Avenue street level is primarily service in nature with minimal pedestrian traffic. Alternative uses along this frontage are not practicable.

## Departure Request 3

**Standard:** Portions of a structure 45 feet or less in height abutting a street require an average setback of 7 feet and a minimum setback of 5 feet.

### SMC 23.45.518.C.Table C

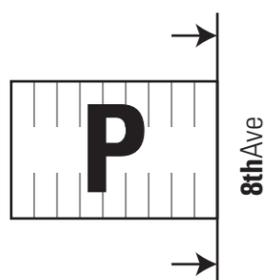
SMC 23.45.518 Setbacks and Separations.

C. HR zones. Minimum setbacks for HR zones. Table C for 23.45.518: HR Setbacks.

Lot line abutting a street: For portions of a structure 45 feet or less in height; 7 foot average setback; 5 foot minimum setback, except that no setback is required for frontages occupied by street level uses or dwelling units with a direct entry from the street.

**Proposed:** Extend Parking Use to the Property Line along 8th Avenue; Eliminate the street setback requirement for portions of a structure below 45 feet.

**Eliminate the setback requirement for a lot line abutting a street; allow parking to extend to the West property lot line along 8th Avenue.**



**Rationale:** Refer to discussion regarding Departure Request 2 above.

## Departure Request 4

**Standard:** Portions of a structure 45 feet or less in height abutting a street require an average setback of 7 feet and a minimum setback of 5 feet.

### SMC 23.45.518.C.Table C

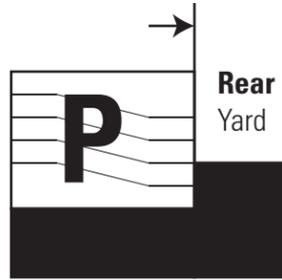
SMC 23.45.518 Setbacks and Separations.

C. HR zones. Minimum setbacks for HR zones. Table C for 23.45.518: HR Setbacks.

Lot line that abuts neither a street nor alley: 45 feet or less in height: 7 foot average setback; 5 foot minimum setback, except that no setback is required for portions abutting an existing structure built to the abutting lot line.

**Proposed:** Extend Parking Use to the Property Line; Eliminate the rear yard setback requirement for portions of a structure below 45 feet.

**Eliminate the setback requirement for the rear yard lot line; allow parking to extend to the North property lot line (abutting lands of Horizon House).**



**Rationale:** The adjacent property to the North is private property with a no-build easement. Beyond that property is the elevated Freeway Park.

The project's resident amenity space plaza is at an elevation below the elevation of the Freeway Park. The plaza is a podium level above the parking structure.

## Departure Request 5

**Standard:** Portions of structures above a height of 45 feet are limited to a maximum facade width of 110 feet.

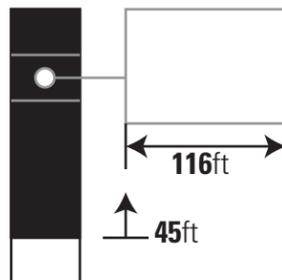
### SMC 23.45.520.A

SMC 23.45.520 Highrise Zone Width and Floor Size Limits.

A. In HR zones, portions of structures above a height of 45 feet are limited to a maximum facade width of 110 feet.

**Proposed:** Increase the maximum façade width for portions of a structure above 45 feet.

**Allow the maximum façade width for portions of the structure above a height of 45 feet to be 116 feet (an increase of 6 feet).**



**Rationale:** Refer to discussion regarding Departure Request 1 above.

## Departure Request 6

**Standard:** A maximum facade width of 130 feet is permitted, provided that the average gross floor area of all stories above 45 feet in height does not exceed 10,000 square feet.

### SMC 23.45.520.A.1

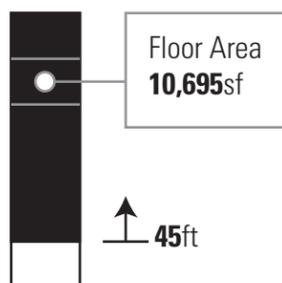
SMC 23.45.520 Highrise Zone Width and Floor Size Limits.

A. In HR zones, portions of structures above a height of 45 feet are limited to a maximum facade width of 110 feet.

1. A maximum facade width of 130 feet is permitted, provided that the average gross floor area of all stories above 45 feet in height does not exceed 10,000 square feet.

**Proposed:** Increase average residential floor area for floor levels above 45 feet.

**The maximum proposed façade width above a height of 45 feet is 116 feet; Allow average residential gross floor area per story above a height of 45 feet to be 10,695 square feet.**



**Rationale:** Refer to discussion regarding Departure Request 1 above.