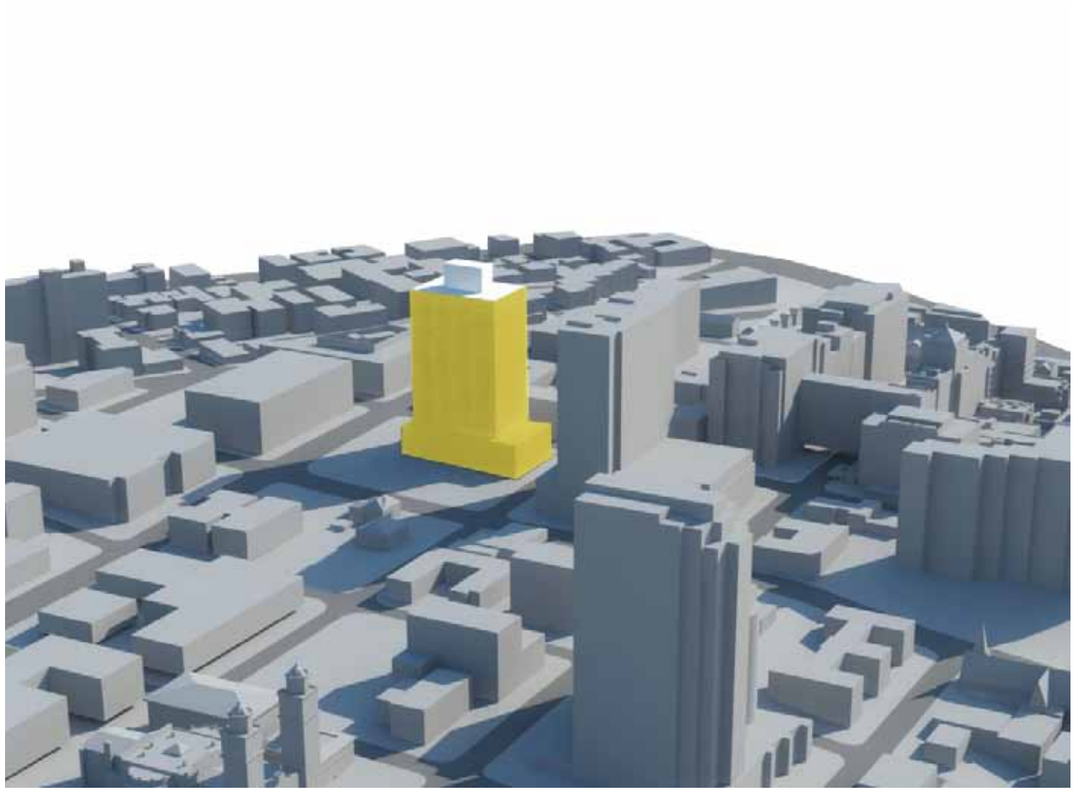
WEBER THOMPSON GRAPHIC PRESENTATION



WEBER THOMPSON

alecta

504 Terry Avenue

EARLY DESIGN GUIDANCE | DPD #3012929 | MAY 2ND, 2012

Project Vision

The project site is on the northeast corner of the intersection at Terry Avenue and Jefferson Street and is in the southwestern part of the First Hill neighborhood. The site is also on a city block located directly east of the Harborview Medical Center Campus, one block southwest of the Swedish Medical Center Campus and one and a half blocks to the west of the Seattle University Campus. Other than these three major institutions the neighborhood consists mostly of older low rise apartment buildings and surface parking lots.

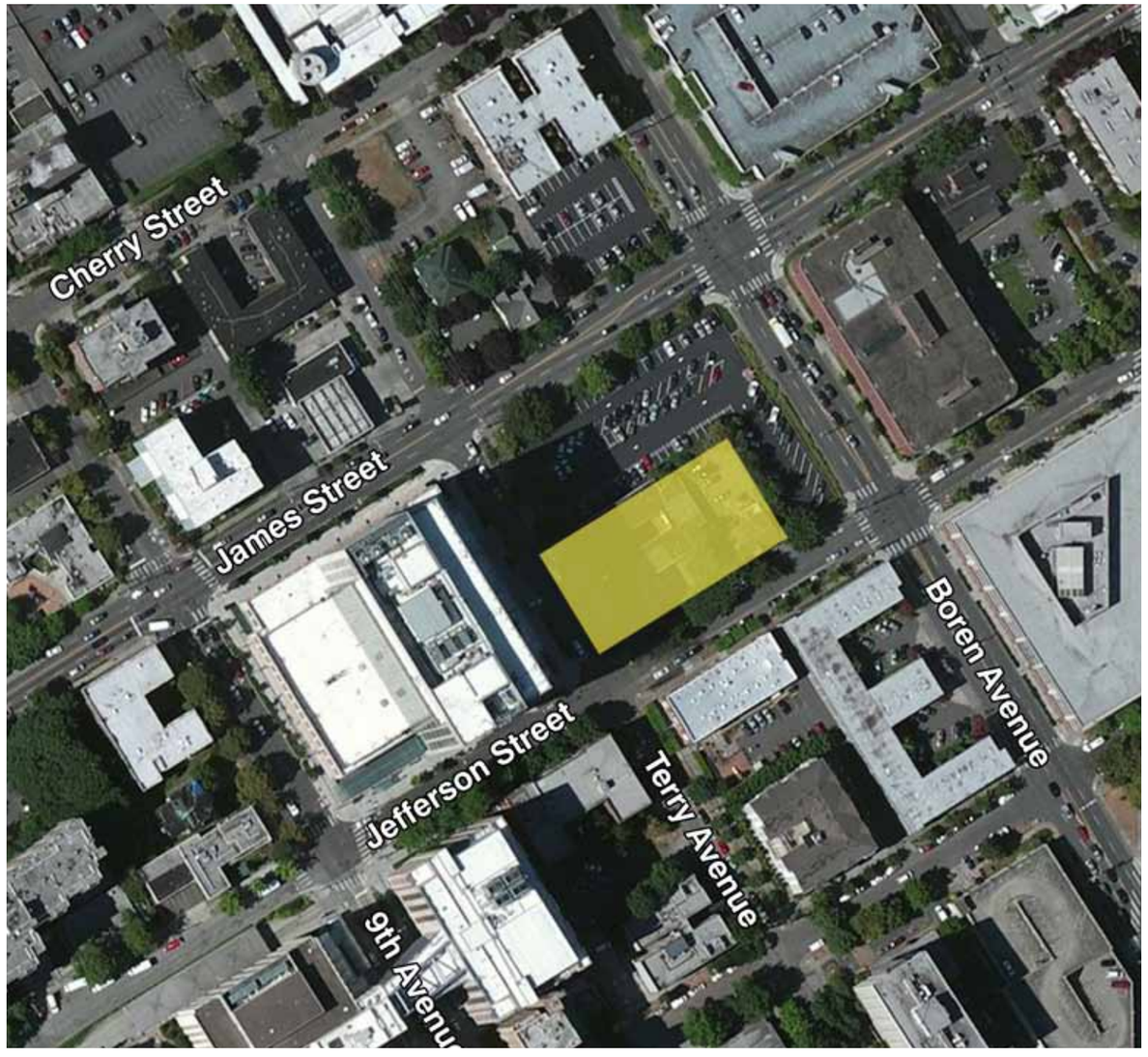
Surrounded by these major employment centers, the project vision is to provide high density housing targeting employees and students from these campuses in an efficient and attractive 26 story high-rise apartment building. This project will offer that population the opportunity to commute by walking to and from the campuses. The street-level on Jackson Street will contain some retail and a sizeable landscaped public open-space is envisioned on the corner of the site. The access to the building lobby and garage will be located on the northern most part of the site fronting on Terry Avenue.

High density housing at this site will be readily accessible to other parts of the city by a variety of public transportation services including: numerous Metro bus routes with frequent stops within one block of the site, a streetcar stop for the new First Hill Line will be a block to the east and the streetcar will connect with the Capitol Hill Sound Transit Link Light Rail Station.

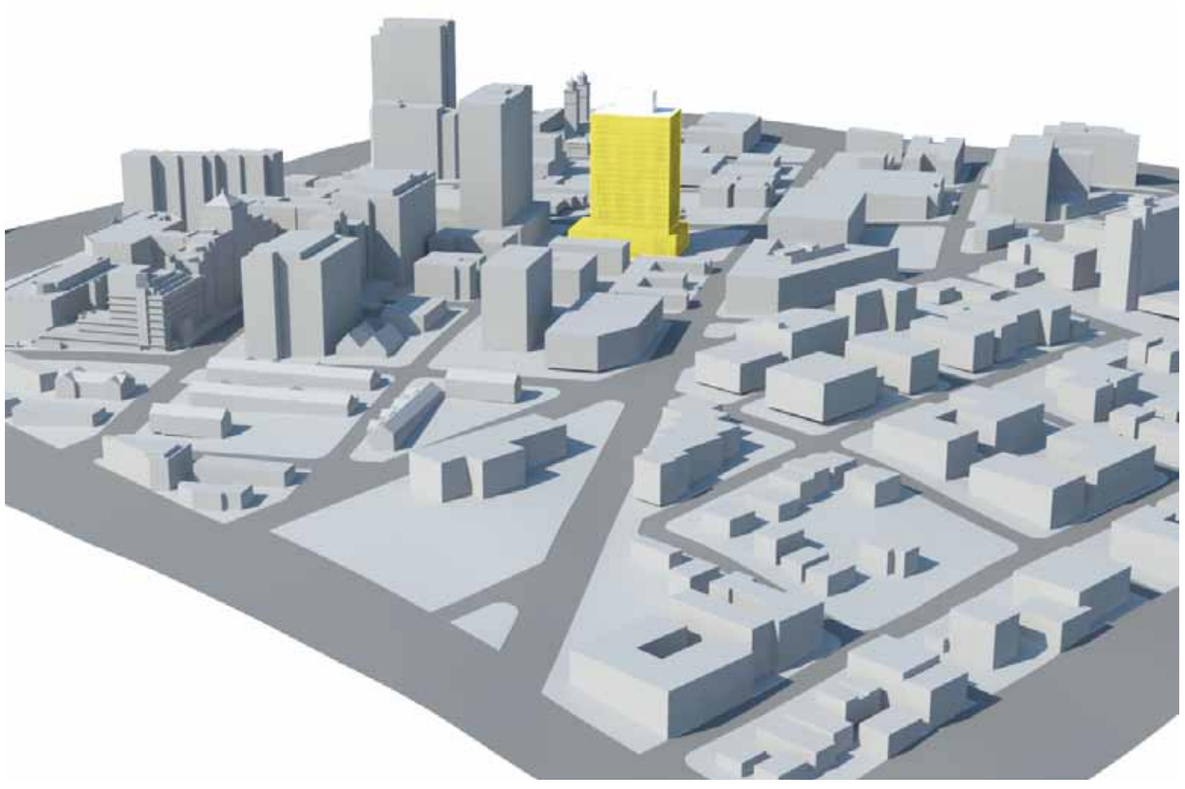
Several meetings with the First Hill Improvement Association earlier this year have helped shape the building residential and retail program with a better understanding of the immediate neighborhood from both the institutional employer perspective and the perspective of current neighborhood residents.

Contents

Site Details



The site address is 504 Terry Avenue. The site is north of Jefferson Street; east of Terry Avenue; west of Boren Avenue and south of James Street. The site occupies the southwest portion of the block adjacent to the intersection of Terry Avenue and Jefferson Street. The site contains an existing four story apartment building located on Terry Avenue and a small wood frame office building on Jefferson Street. There are paved surface parking lots north and east of the site. The site slopes downward approximately 15 feet from the southeast corner to the northwest corner. The site has 120' of frontage along Terry Avenue and 196' of frontage along Jefferson Street.

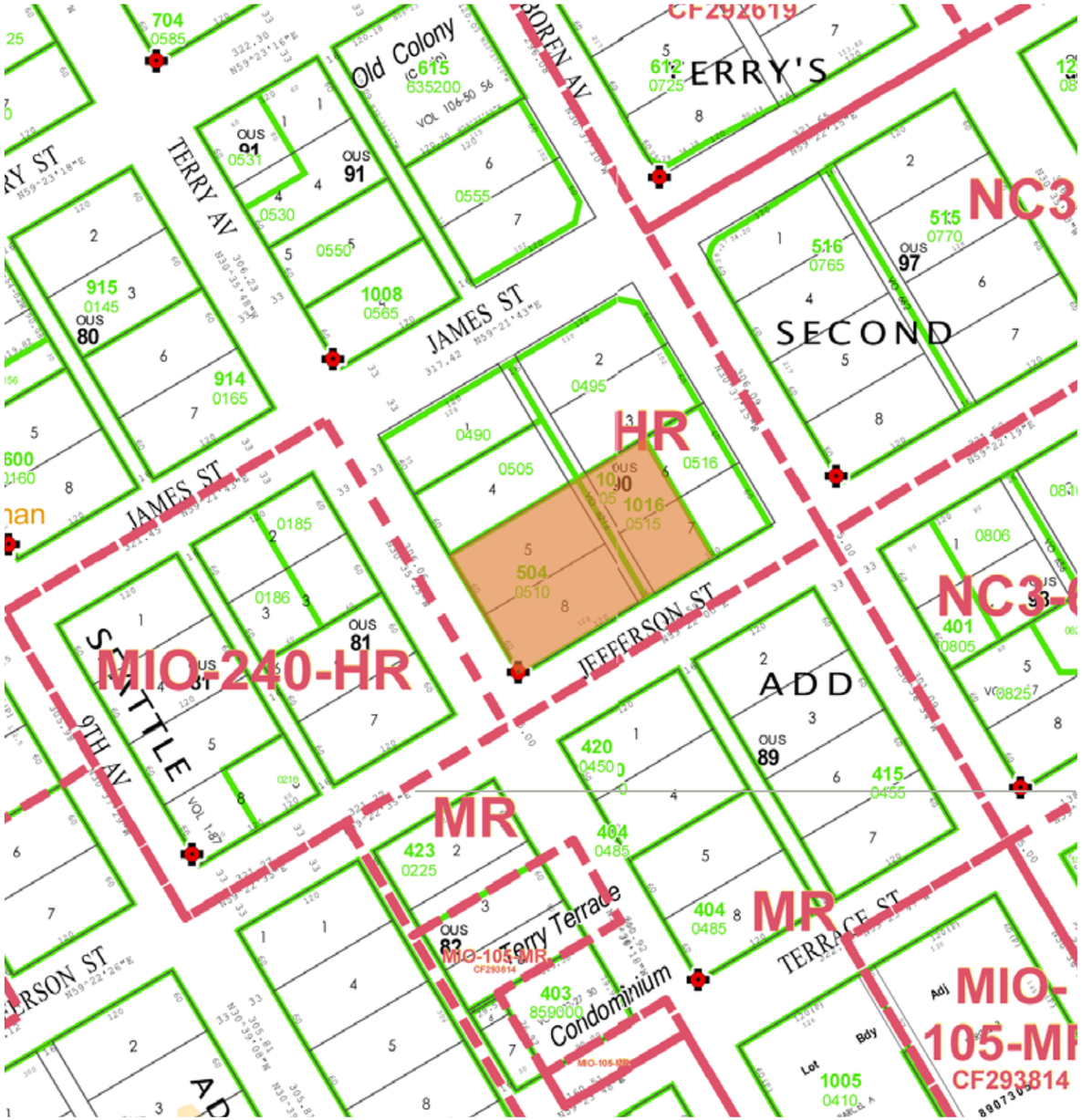


Project Objectives

ADDRESS	504 Terry Avenue
RESIDENTIAL USES	Approx. 350 residential market rate apartments; a mix of studio, 1 and 2 bedroom units
COMMERCIAL USES	Approx. 4,700 sf commercial for use as café/market.
USE DISTRIBUTION BY FLOOR	**BASEMENT:** Parking 3 – 4 floors (0.5 stalls per unit) **LEVEL 1:** Residential Lobby **LEVEL 2:** Cafe/ Market **LEVEL 3-26:** Residential Levels **LEVEL 27: (ROOF):** Roof Deck & Garden
HEIGHT	240' (+30' Mechanical and Amenity Space)
TOTAL BUILDABLE AREA	298,937 gsf

		GSF (CONTRACTOR HEATED)	GSF (CONTRACTOR UNHEATED)	GSF (FAR)	NRSF (RENT)	CORRIDOR
	PARKING		94,080			
	GF	3,885	14,233	3,785		
	L2	11,686		5,283	9,728	1,958
	L3	13,962		13,432	11,894	2,068
	L4	13,962		13,432	11,894	2,068
	L5	11,075		10,627	5,675	5,400
	L6-25	262,542		252,378	222,117	40,425
TOTAL		**304,610**	**108,313**	**298,937**	**261,308**	**51,919**

		AMENITY NSF (INTERIOR)	AMENITY NSF (EXTERIOR)	NRSF (COMMERCIAL)
	GREEN SPACE	3,384	3,384	
	L5	3,427	2,887	
	Roof	6,759	5,810	
TOTAL		**13,570**	**12,081**	**4,682**



Opportunities & Constraints

CONSTRAINTS

Boren and James are busy arterials

Large surface parking lot

NJB (Ninth & Jefferson Building) and R&T (Research and Training) Building block views West and Southwest

NJB Loading Dock, Parking Garage Access, and Ventilation along Jefferson

The immediate neighborhood consists mostly of large institutional buildings and small multifamily buildings

OPPORTUNITIES

With exception of NJB and R&T buildings, views are good

Good neighborhood and diverse housing stock

Great access to hospitals and employment

Great pedestrian access to higher education: Seattle University and Seattle Central Community College

Good pedestrian access to Seattle's government and office core for services and employment

Larger lot size allows for more open space

Proximity to First Hill Street Car on Broadway (under construction)

Provide neighborhood amenities (market, cafe, etc.)

KEY

- Site
- Arterial/Freeway
- Park
- Hospital
- Bus Stop

VIEW TO SOUTH

VIEW TO WEST

VIEW TO NORTH

VIEW TO EAST

Zoning Analysis

HR FLOOR AREA RATIO (FAR): SMC 23.45.510

- HR (high rise) zone
- First Hill Urban Village Guidelines

HR ZONING GENERAL COMMENTS

Height, FAR (Floor Area Ratio) and façade width are the three predominant governors in the HR zone. Floor plate size, setbacks, and tower width also influence or limit things, however they can be departable through the design review process.

- Base FAR is 8.0 on lots of 15,000 sf (square feet) or less in size.
- Maximum FAR for structures 240' or less in height is 13.0 maximum.
- Maximum FAR for structures over 240' is 14.0 maximum.

HR STRUCTURE HEIGHT: SMC 23.45.514

- Base Height Limit is 160'.
- Maximum Height Limit is 240' – 300' if extra residential floor area is gained through incentive zoning Chapter 23.58A and Section 23.45.516.
- Rooftop elements – there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.45.514.
- "Penthouse pavilions" for common use of residents are allowed at the roof level.

HR SETBACKS AND SEPERATIONS: SMC 23.45.518

At lot lines abutting the street:

- Portions of a structure 45' or below: 7' average setback, 5' min.
- Portions above 45': 10' minimum setback.

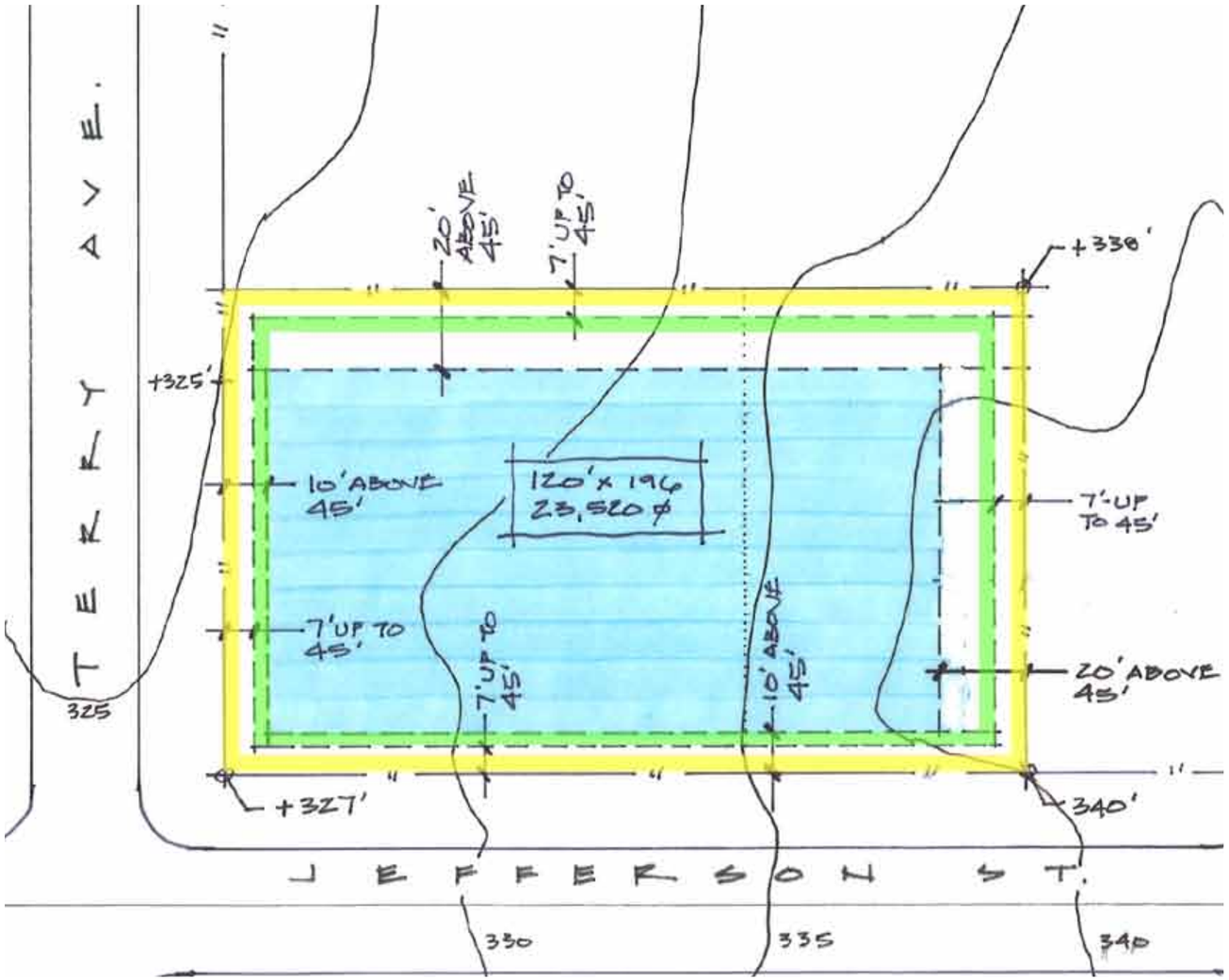
At lot lines abutting an alley:

- Portions of a structure 45' or below: no setback required
- Portions above 45': 10' minimum setback.

At lot lines that abut neither a street nor an alley:

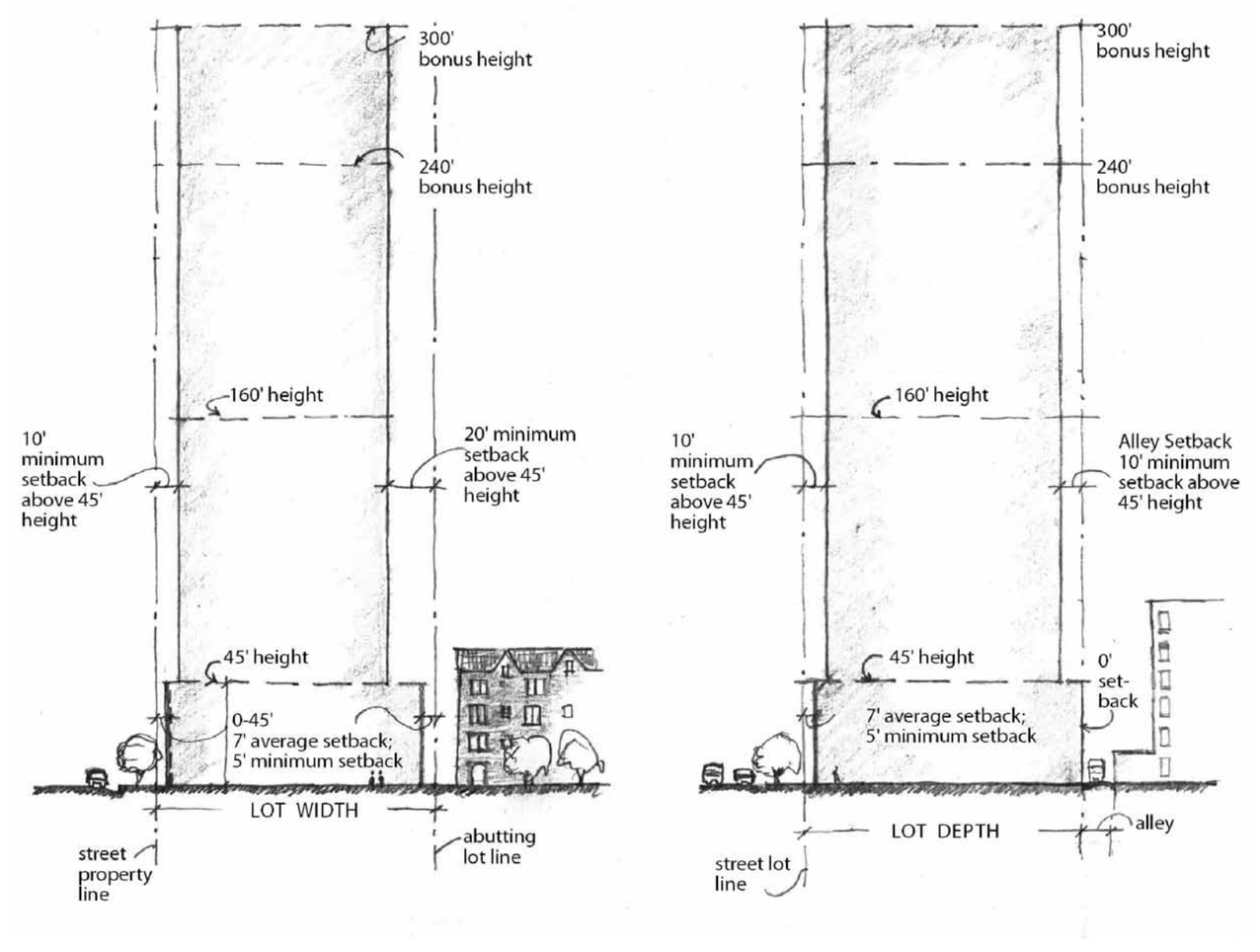
- Portions of a structure 45' or below: 7' average setback, 5' min., except that no setback is required for portions abutting an existing structure built to the abutting lot line.
- Portions above 45': 20' minimum setback.

Setbacks are departable as well.



SETBACK DIAGRAM

Zoning Analysis



ZONING ENVELOPE DIAGRAM

HR TOWER WIDTH AND FLOOR SIZE LIMITS: SMC 23.45.520

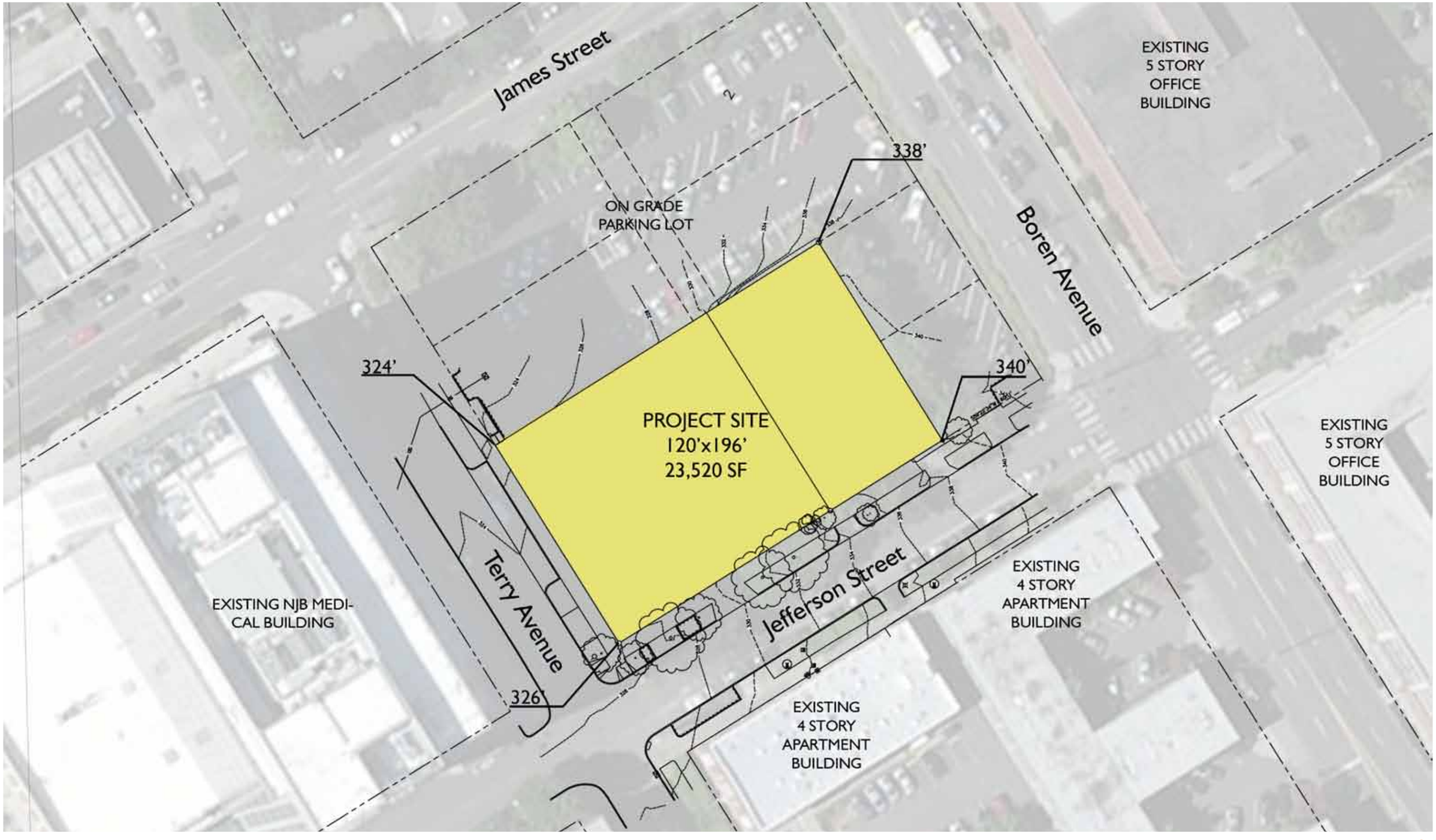
In HR zones, portions of structures above a height of 45 feet are limited to a maximum width of 110'. The width of the structure measured along the longest street lot line may be increased as follows, provided that if both street lot lines are of the same length, the increase in the width of the façade is only permitted along one street:

a. A maximum façade 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 SF; or

b. If the applicant uses bonus residential floor area by providing all of the affordable housing within the project (per 23.58A.014), the maximum façade width of the structure above 45 feet in height is 150', provided that the average gross floor area of all stories above 45 feet in height does not exceed 12,000 SF.

HR RESIDENTIAL AMENITY AREAS: SMC 23.45.522

Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas or sport courts, are required in an amount equal to 5% of the total gross floor area of a structure in residential use. No more than 50% of the residential amenity area may be enclosed common space. There are additional requirements in the code.




1

NJB MEDICAL


2

NORM MALENG BUILDING


3

ENGLEWOOD APARTMENT BUILDING


4

HARBORVIEW


5

HARBORVIEW HALL


6

BROADMORE APARTMENT BUILDING

7

MONTICELLO APARTMENT BUILDING


8

401 BROADWAY OFFICE BUILDING


9

FIRST HILL MEDICAL BUILDING


10

SWEDISH MEDICAL PARKING


11

APARTMENT BUILDING


12

FRYE ART MUSEUM


13

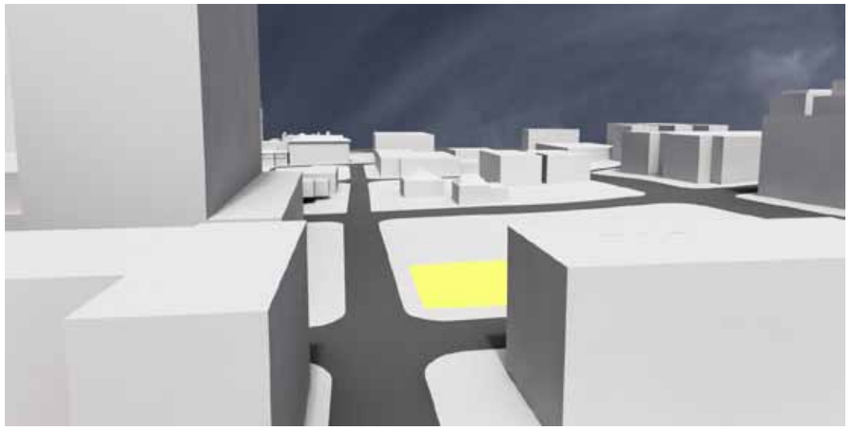
TERRACE APARTMENT BUILDING

CONOCO PHILLIPS 76

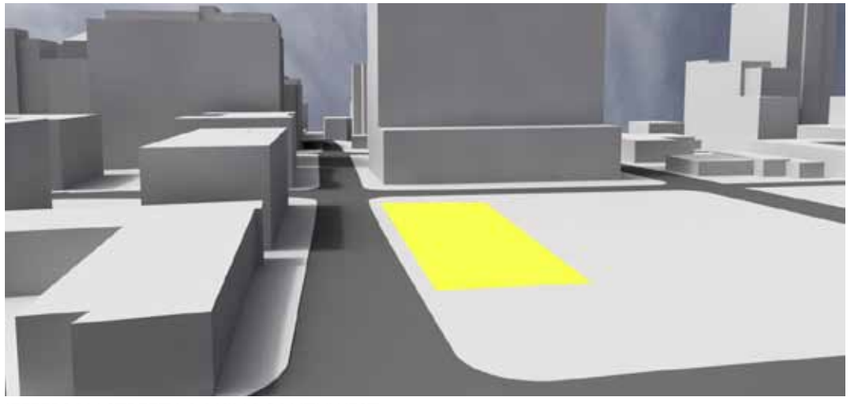
HARBORVIEW TOWER

APARTMENT BUILDING

Streetscapes & Transportation Analysis



TERRY AVENUE LOOKING NORTHWEST



JEFFERSON STREET LOOKING SOUTHWEST

The Site is on two right aways: Terry Avenue and Jefferson Street. Pedestrian access to employment and higher education is very good, but pedestrian access to shopping and entertainment is somewhat limited with a walk of eight blocks or more. Despite that proximity limitation, there is generous access to public transportation on Boren, James, and nearby Broadway.

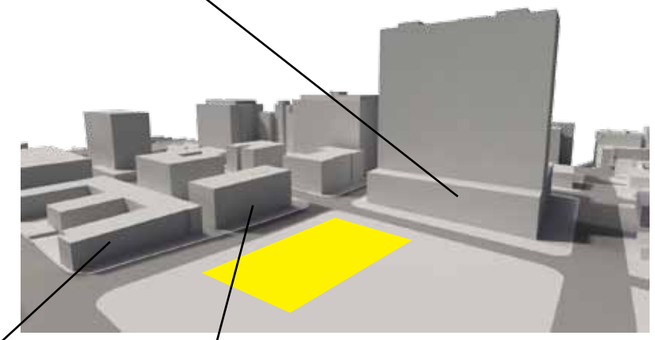
1. CORNER OF TERRY AVENUE AND JEFFERSON STREET

2. CORNER OF BOREN AVENUE AND JEFFERSON STREET

3. CORNER OF BOREN AVENUE AND JAMES STREET

Elevations from the Site

VIEW FROM SITE ACROSS TERRY AVENUE



VIEW FROM SITE ACROSS JEFFERSON STREET

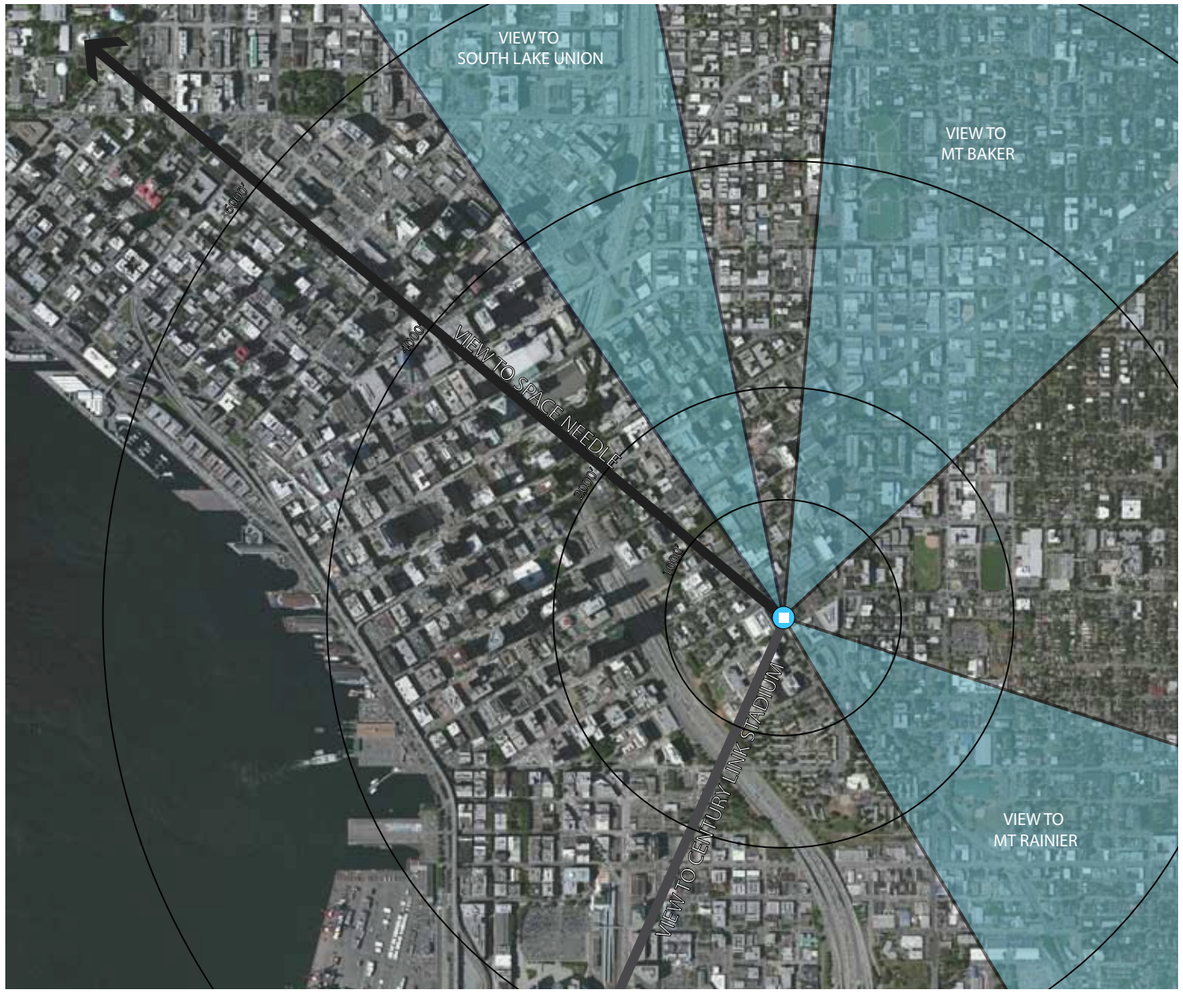
Elevations to the Site

PROJECT SITE

VIEW TO SITE ACROSS TERRY AVENUE

PROJECT SITE

VIEW TO SITE ACROSS JEFFERSON STREET



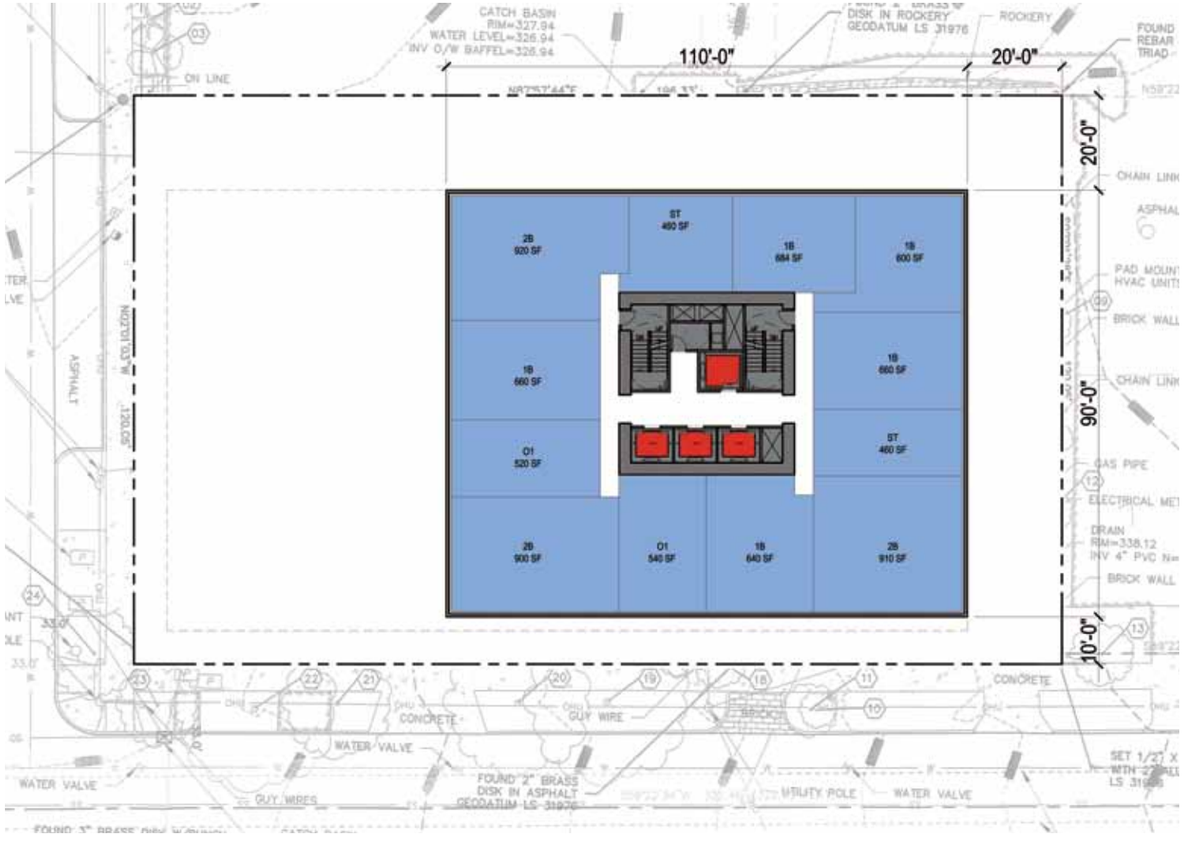
240' VIEWS

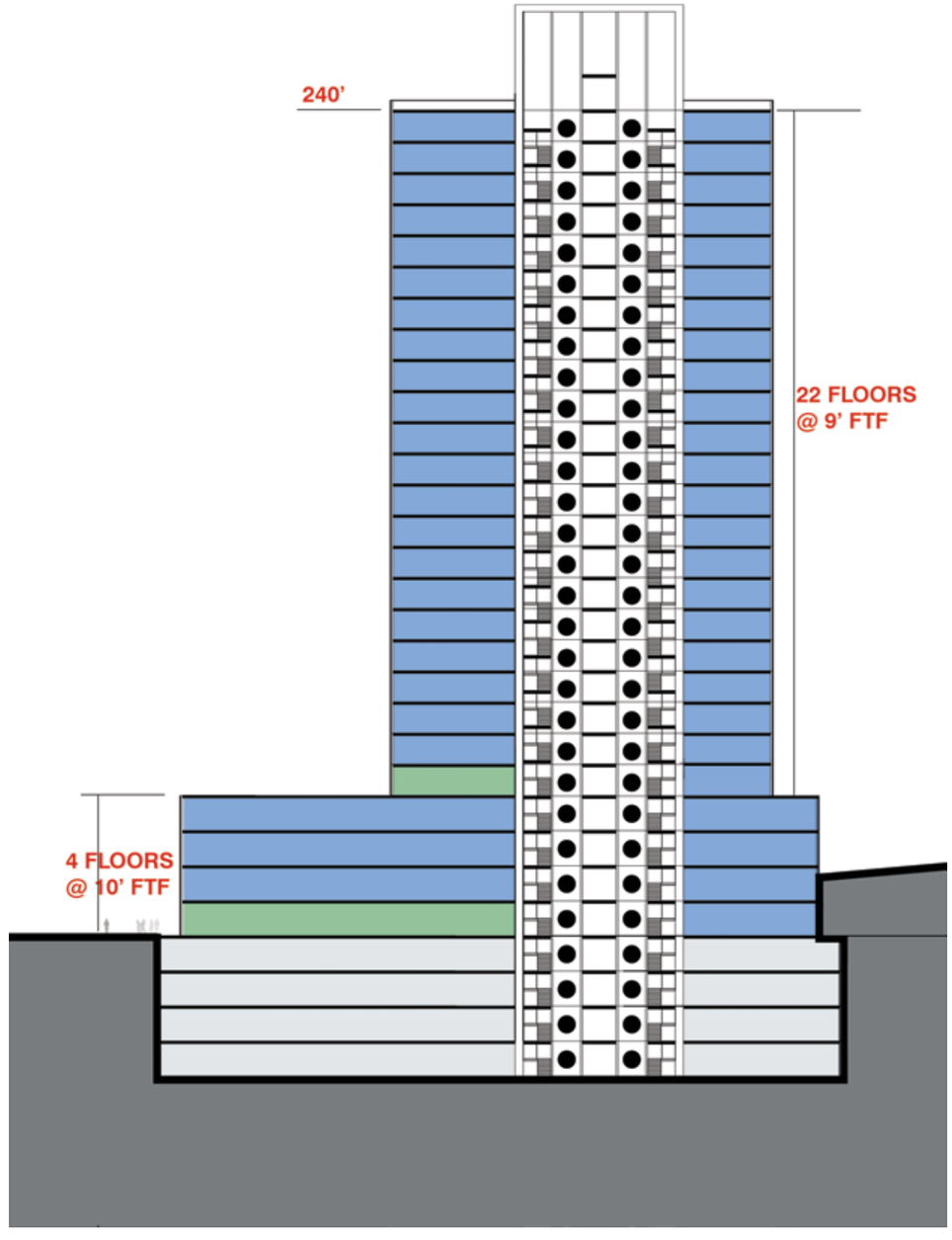
180' VIEWS

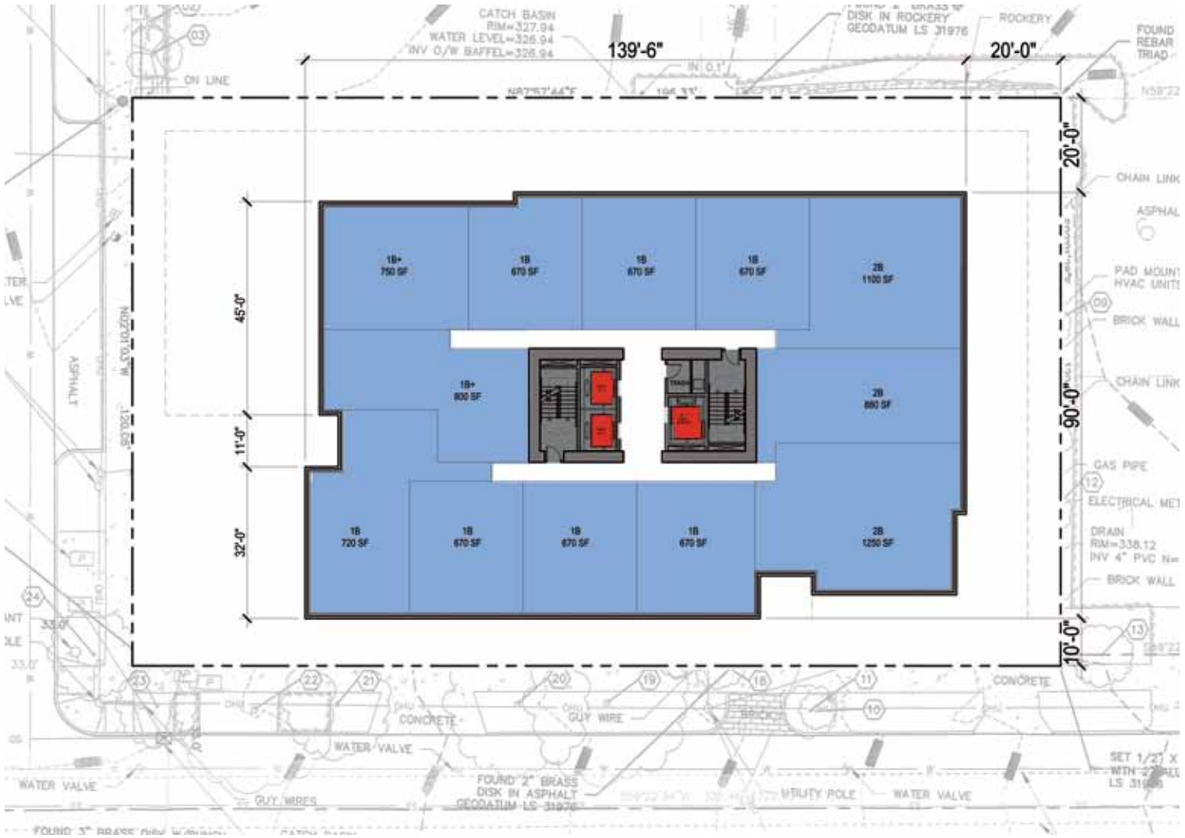
140' VIEWS

80' VIEWS

Massing Options

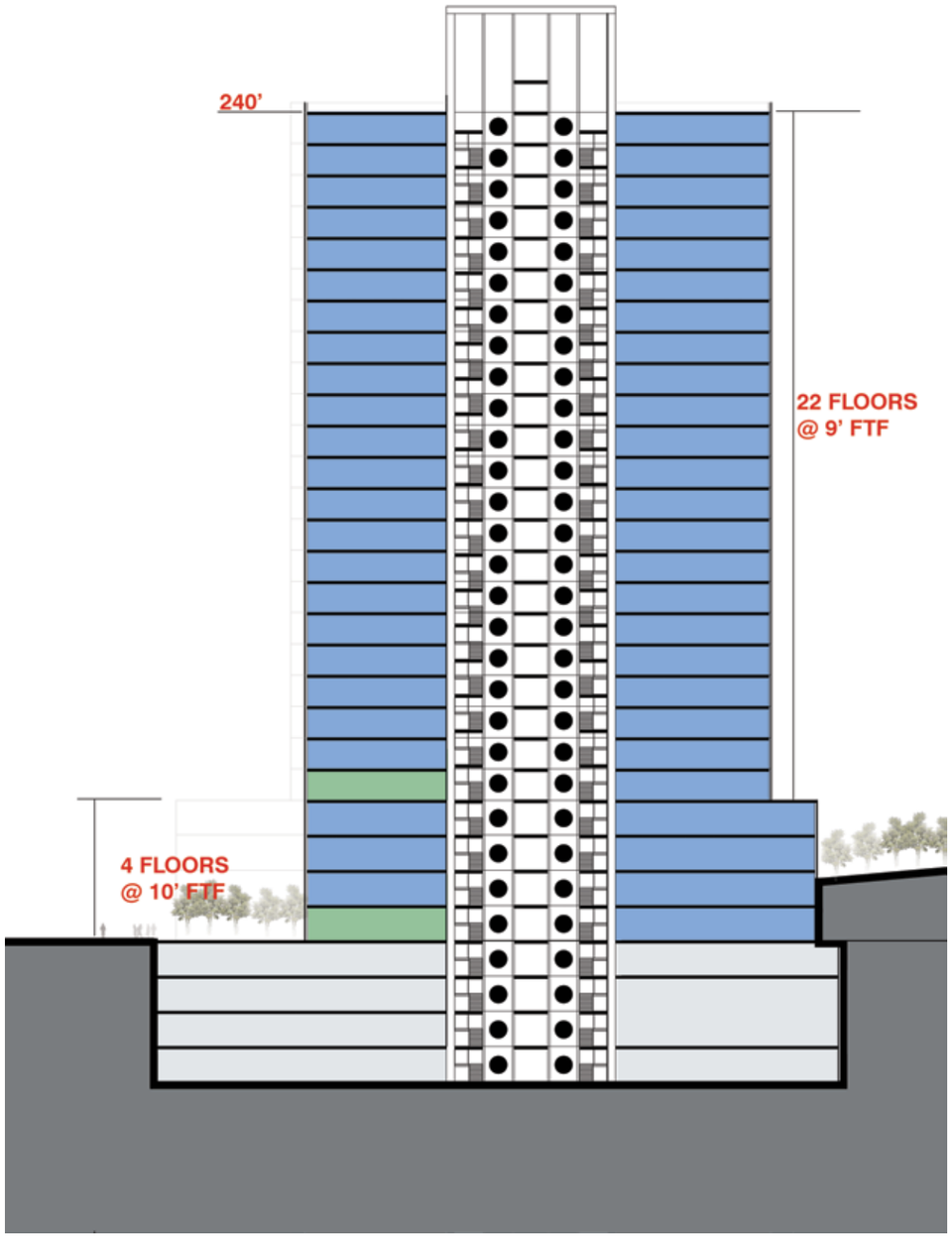


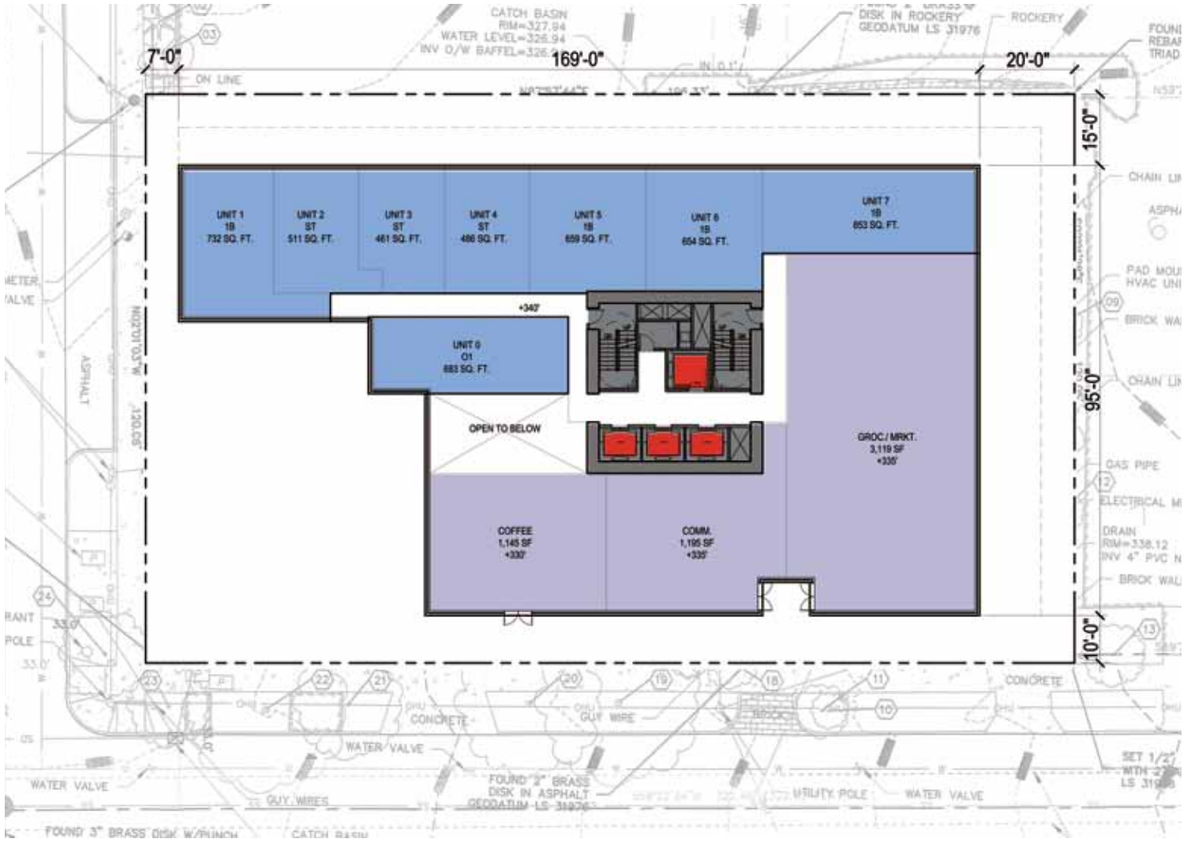




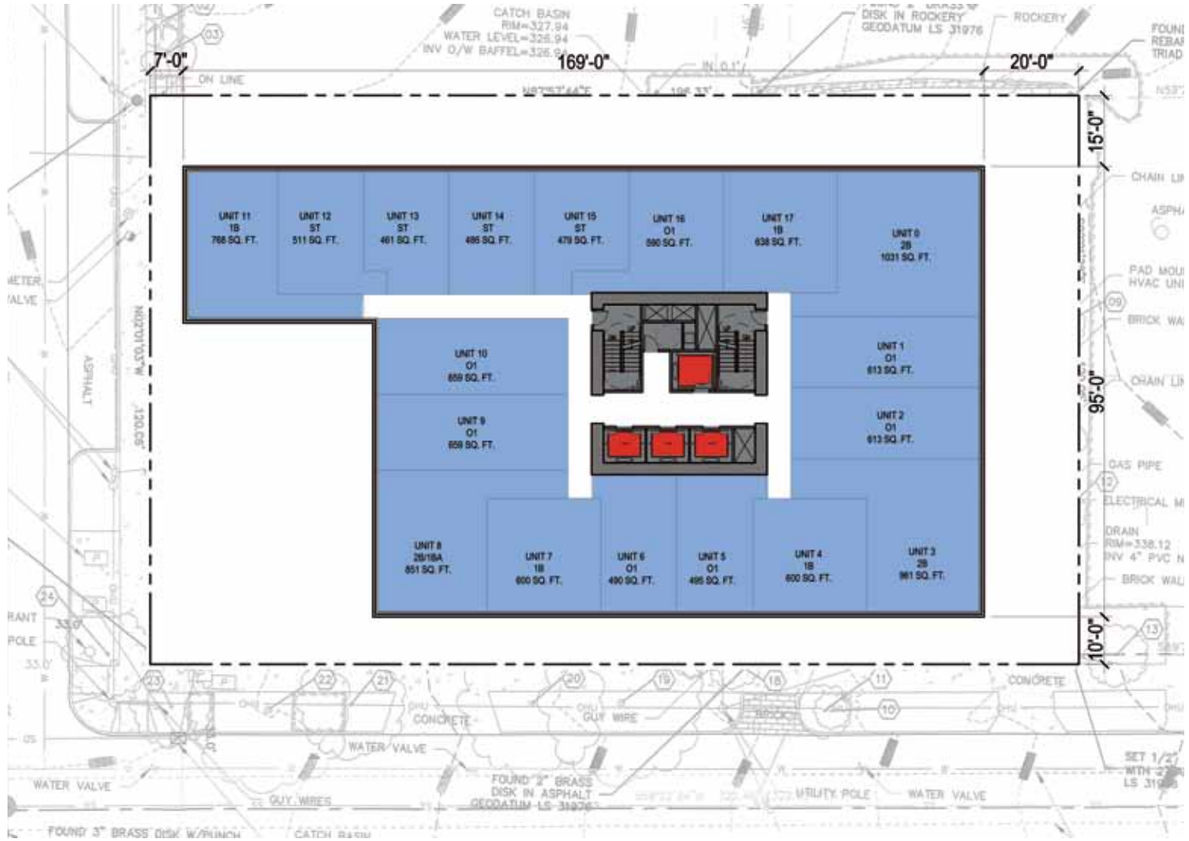
0 8' 16' 32' 64'

1/32"=1'-0"





LEVEL 2 PLAN



LEVEL3-4 PLAN

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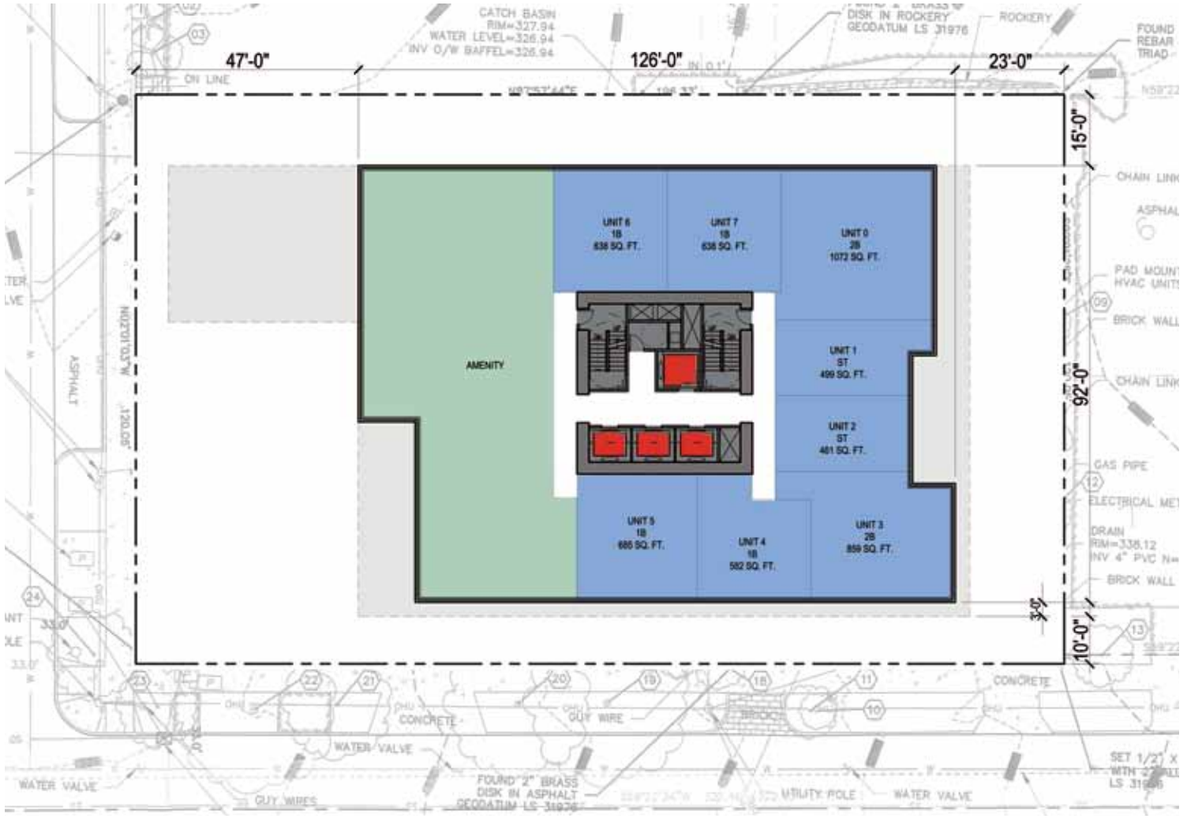
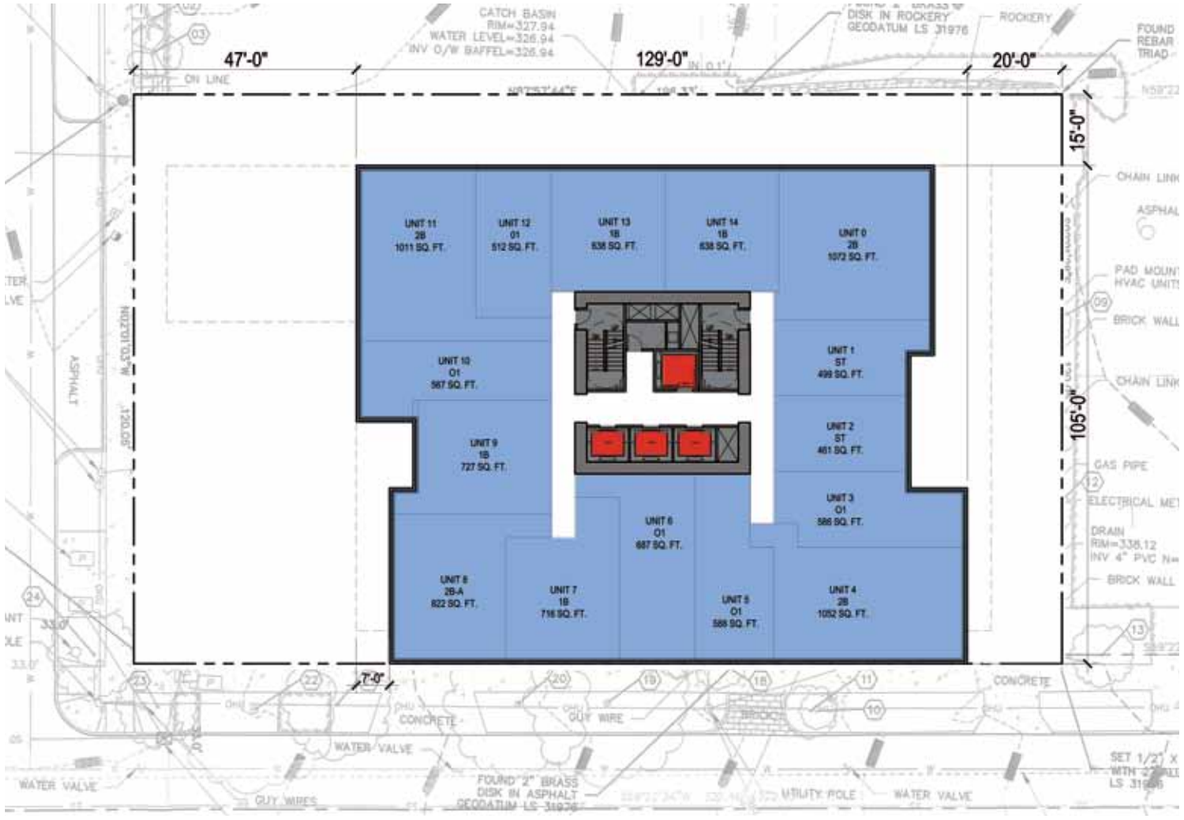


LEVEL 5 PLAN



LEVEL6-26 PLAN

0 8' 16' 32' 64'

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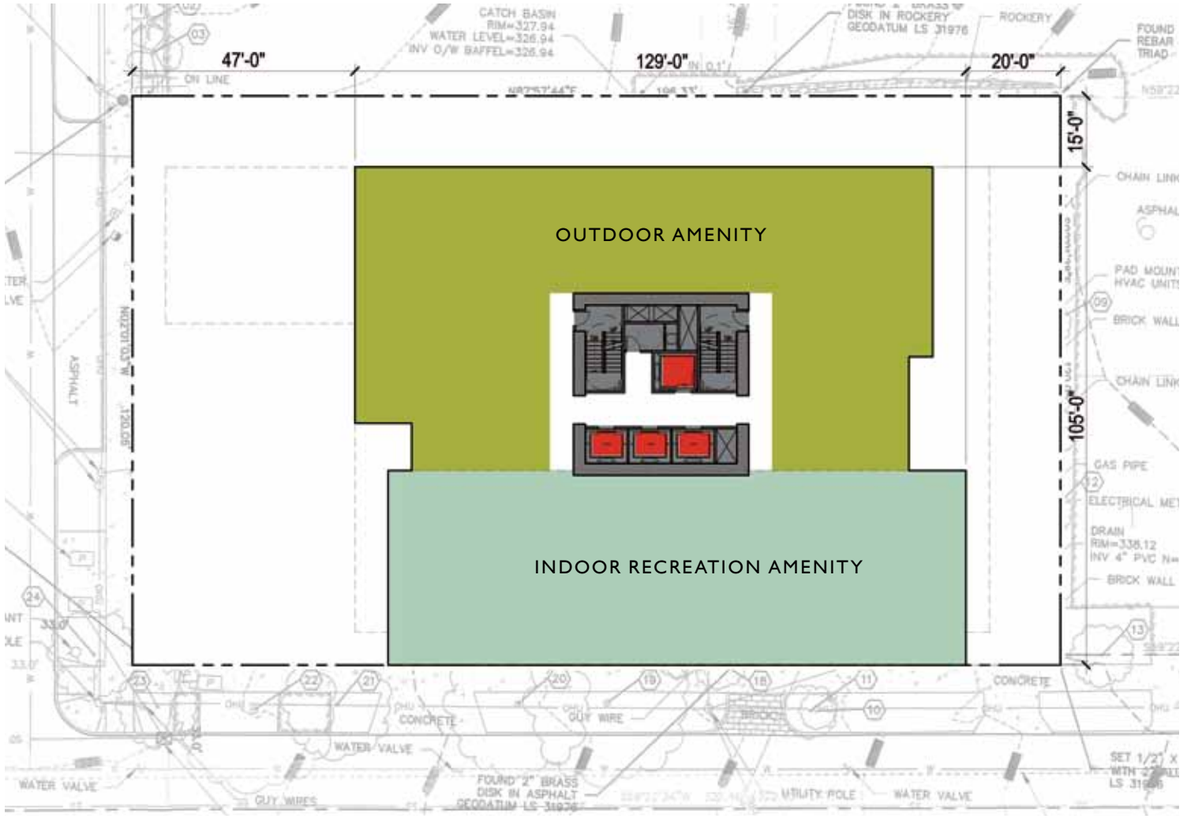
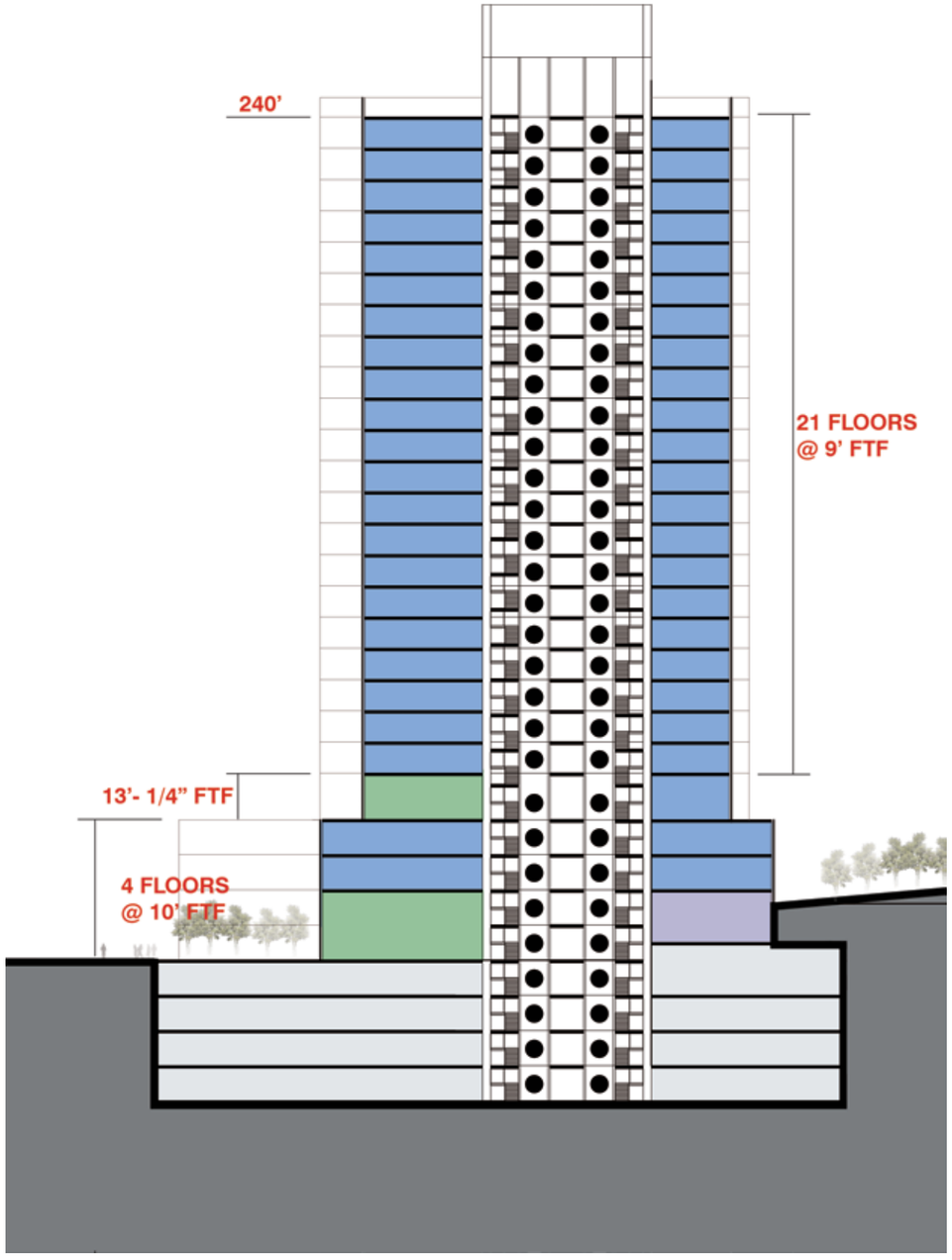
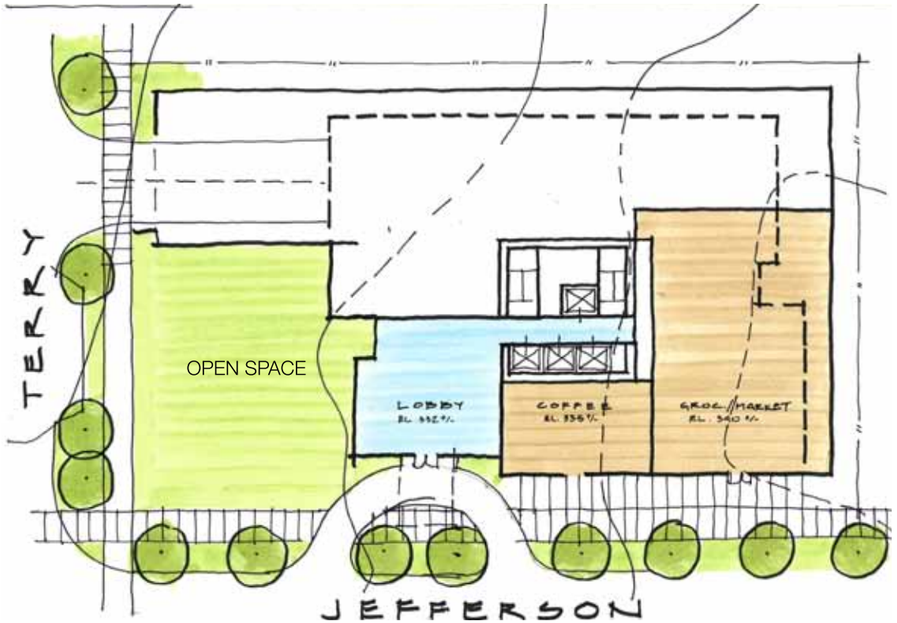


ROOF PLAN

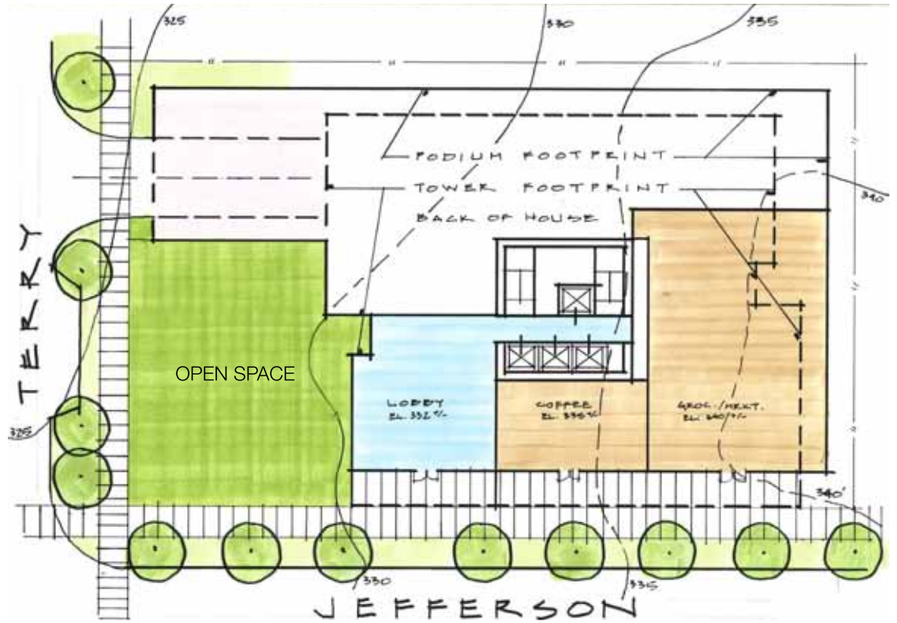
0 8' 16' 32' 64'

1/32"=1'-0"

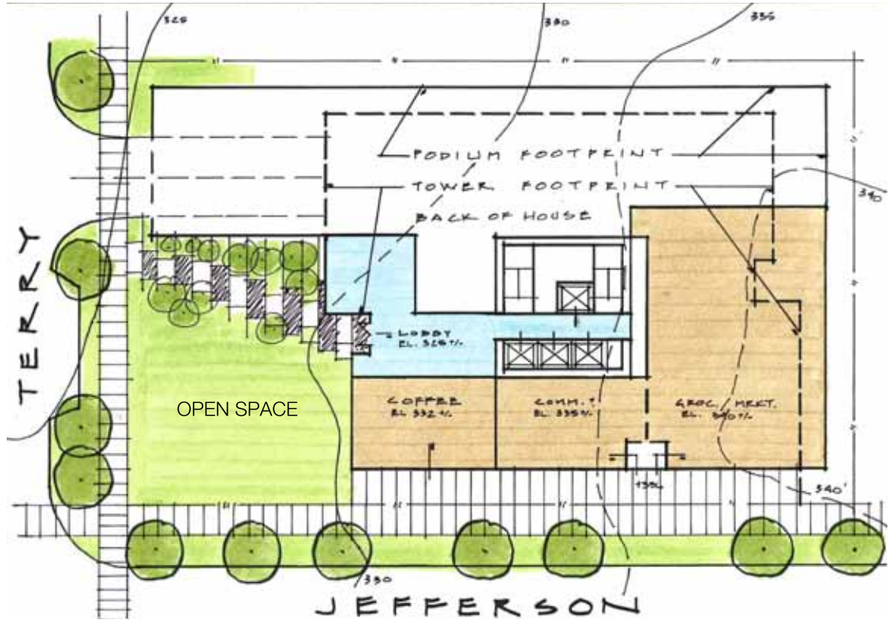




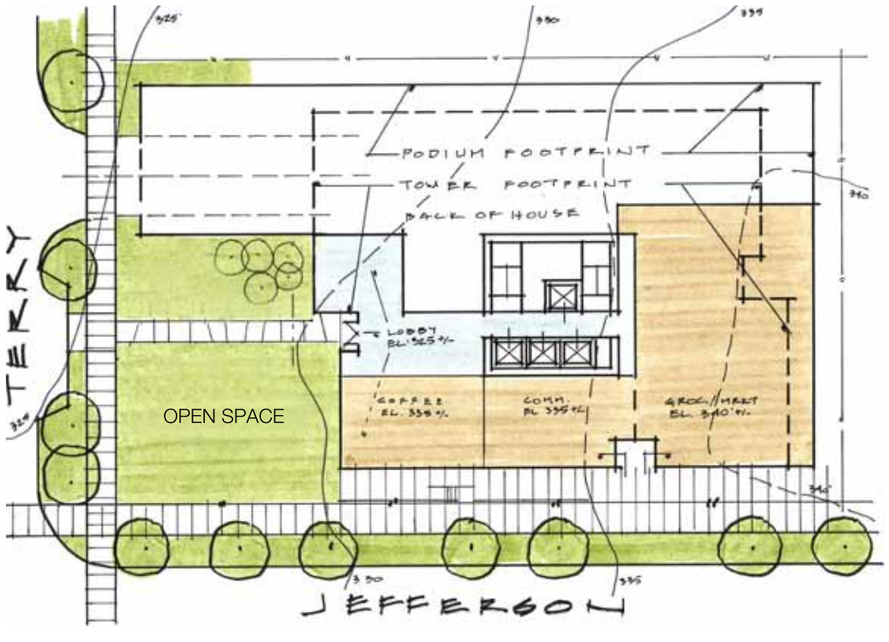
OPTION 1



OPTION 2

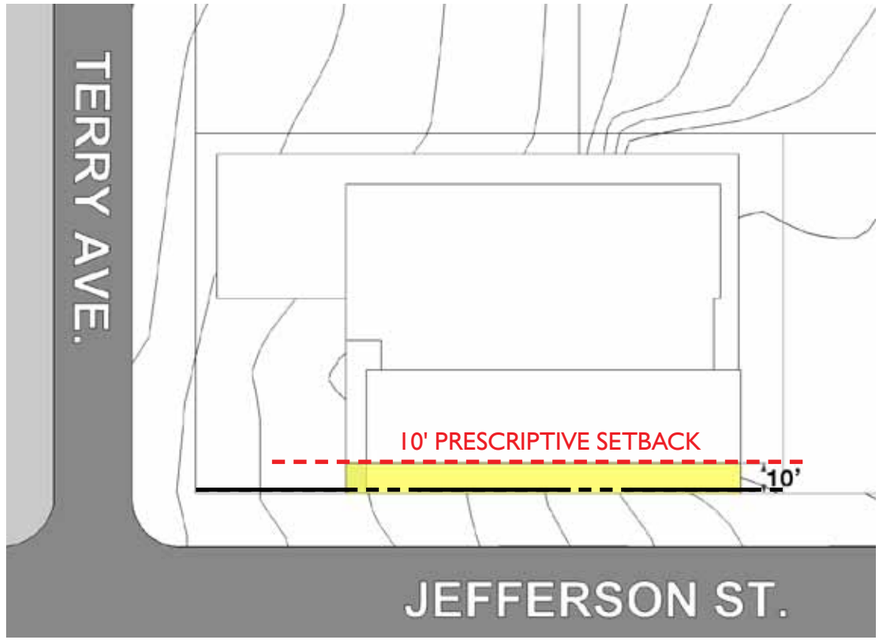


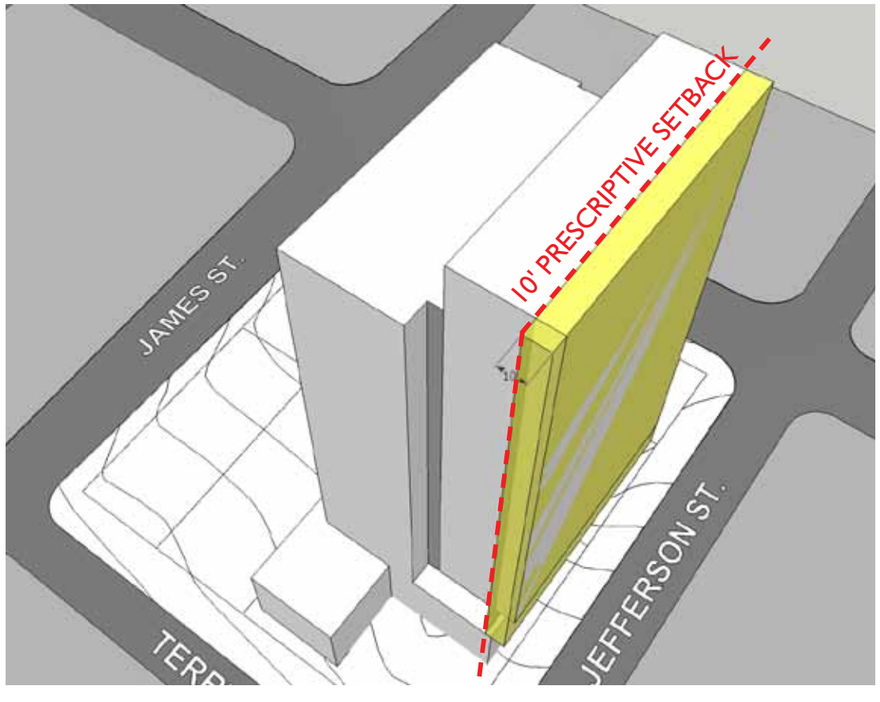
OPTION 3

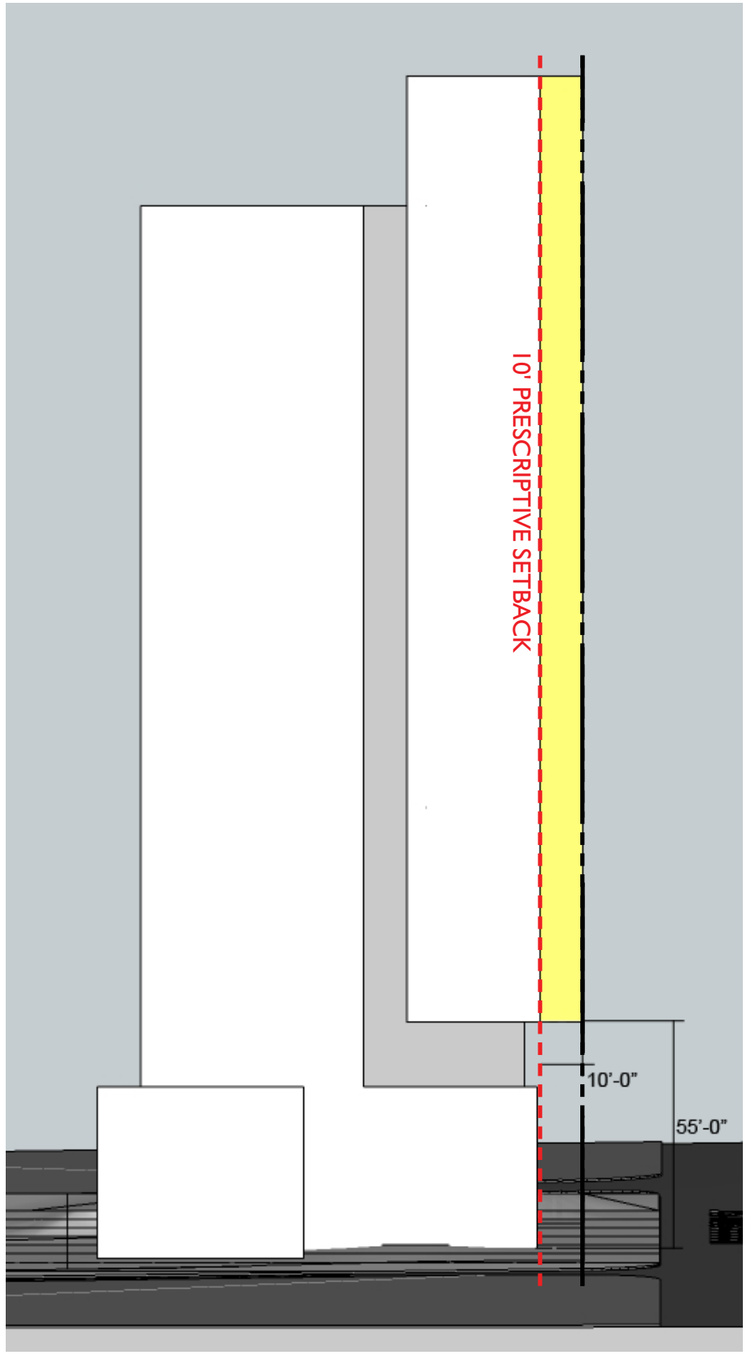


OPTION 4

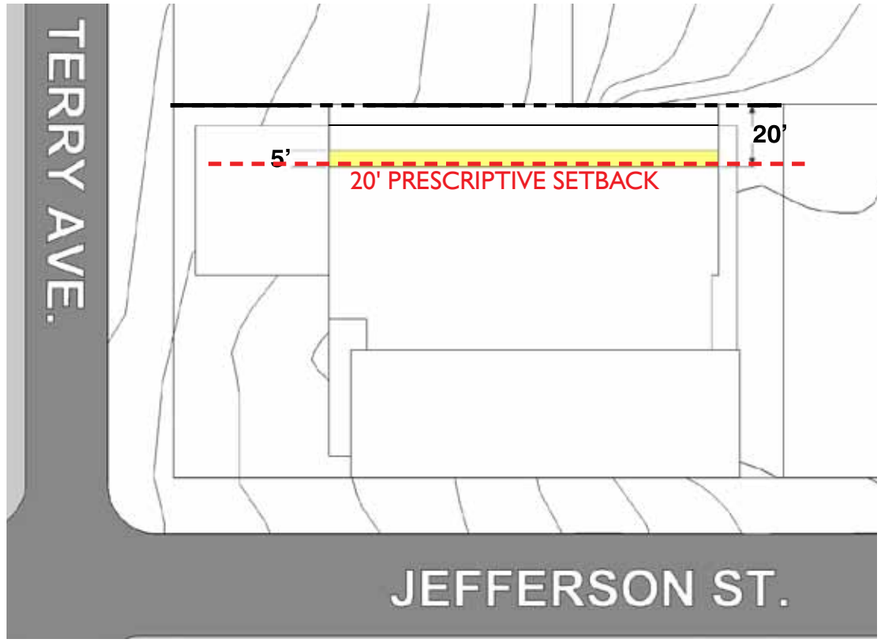
DEPARTURE:	ONE
DEVELOPMENT STANDARDS	SMC 23.45.518 HR SETBACKS
PRESCRIPTIVE	At lot lines abutting the street: Portions above 45': 10' minimum setback
PROPOSED	At lot lines abutting the street: Portions above 55': 0' setback
CONSIDERATIONS	Slenderizes the building in the East-West direction. Allows for a 10' podium setback

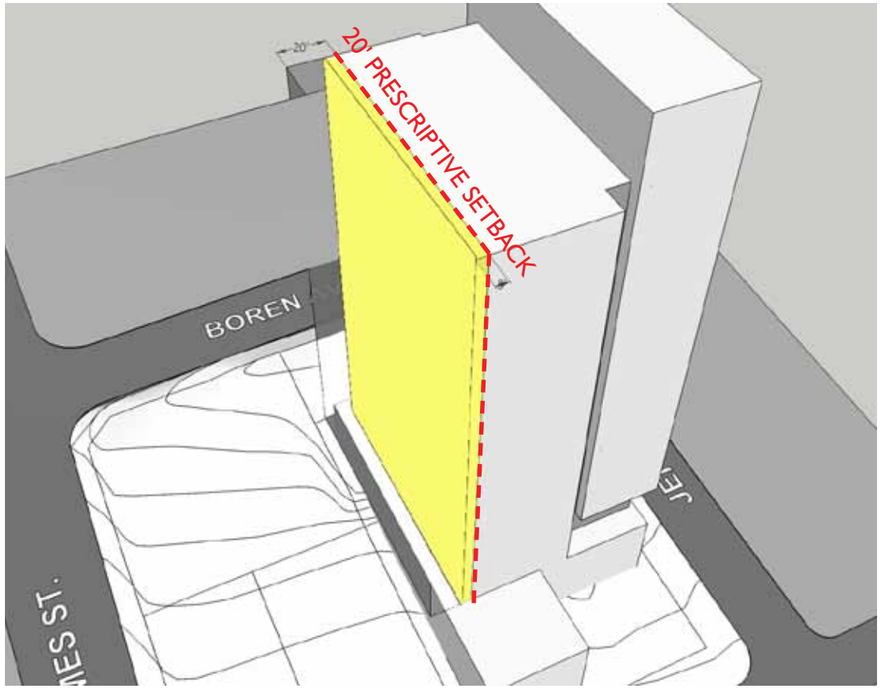


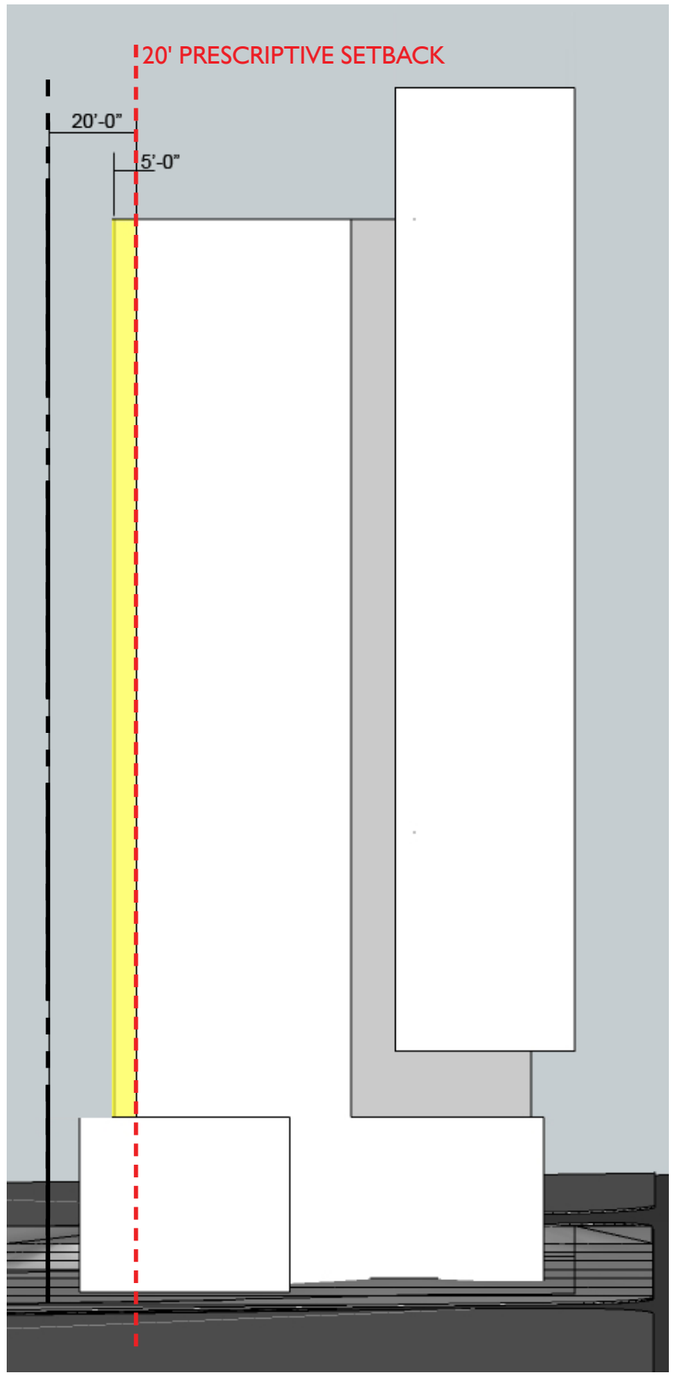




ITEM #	TWO
DEVELOPMENT STANDARDS	SMC 23.45.518 HR SETBACKS
PRESCRIPTIVE	At lot lines abutting neither a street nor alley: Portions above 45': 20' minimum setback
PROPOSED	At lot lines abutting neither a street nor alley: Portions above 45': 15' minimum setback
CONSIDERATIONS	Slenderizes the building in the East-West direction







ENTRY AND ENCLOSURE

COLOR

LIGHTING

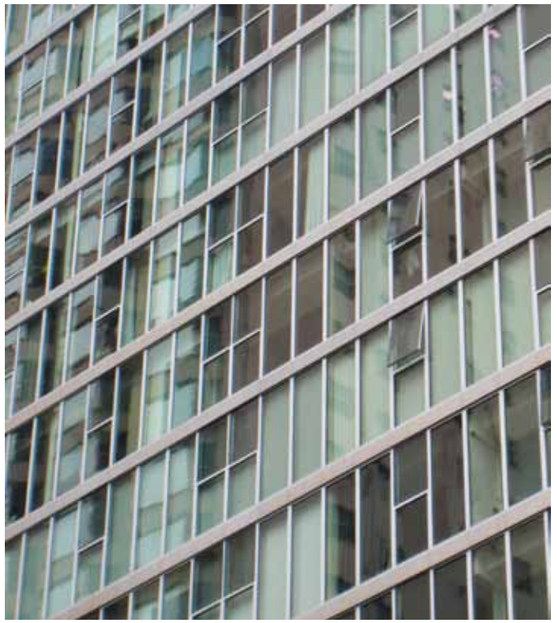
PATTERN TEXTURE

PAVING

SEATING

WALLS

WEATHER PROTECTION



Design Guidelines

A. SITE PLANNING

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetataion and views or other natural features.

The site grade changes about 15' from its highest point at the east end of the site to the lowest point to the west. Parking ingress and egress is proposed to occur at the west (low) point. The main residential lobby entrance is to front Terry Avenue, at roughly the same elevation as the [separate] parking access. Generous amounts of commercial space front Jefferson Street with floor elevations that typically will stair-step to provide level relationships to the sidewalk. The tower as part of the podium is held back from Terry approximately 45' from the Terry Avenue property line, providing a large green space at the corner of Terry and Jefferson. To the east and the north, the remainder of the entire city block is a surface parking lot, supporting research facilities two blocks away on a long-term lease.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The code prescribes that the podium setback be a minimum average of 7' from streets and the floor plates above that are to be set back 10'. The applicant is proposing to set back the podium 10' along Jefferson and 45' for the open space along Terry. This provides public space that far exceeds the neighboring buildings. This also helps to buffer the project from some of the back-of-house functions of the Ninth and Jefferson Building ("NJB") along Terry.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

The building is addressed from Terry Avenue, a more recognizable street name and less-trafficked. The aforementioned residential entry will be accessed through the open space from the sidewalk and vehicular drop-off at Terry. The commercial spaces along Jefferson will be clearly and visually established.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

Neighbors, including Harbor View and other institutions, generate significant foot traffic, making for an active, vital pedestrian environment. The commercial spaces, enhanced setbacks and the open space will greatly improve upon the quality of this active area.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

To the east and the north, the remainder of the entire city block is a surface parking lot, supporting research facilities two blocks away on a long-term lease – not likely to be re-developed for some time to come. The Ninth and Jefferson Building ("NJB"), across Terry Avenue, is a large, tall building with huge floor plates and roughly the same height as the proposed tower. The clean and simple base design includes generator and below-grade parking ventilation machinery at grade along Terry (noise), as well as loading dock and parking ingress and egress (traffic). The proposed open space will allow for buffering from these back-of-house areas of NJB. The corner open space and generous sidewalk setbacks should also provide relief and interest for the apartment buildings across Jefferson.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The residential lobby will be set back from Terry Avenue, allowing for separation between sidewalk and front door. The open space is to be a thoughtfully-designed, calming environment.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Open space is not merely an amenity or an after-thought on this project. Open spaces are strategic and integral design elements – at the corner (estimated to be nearly 4,000 SF), along the widened podium setbacks, as well as at roofs. The 240' level will provide indoor residential amenities with a horizontal relationship to approximately 5,000 SF of open, outdoor roof deck area.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Parking ingress and egress is located as far away as possible from the intersection, near the property line of the parking lot to the north. The podium extends west to meet and delineate the garage entry. Parking is below grade.

A-9 Location of Parking on Commercial Streetfronts

Parking on a commercial street front should be minimized and where possible should be located behind a building.

A-10 Corner Lots

Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

While the tower is held back, its massing relates first and foremost to the corner open space. Parking is designed as far away as possible from the corner.

Design Guidelines

B. BULK, HEIGHT SCALE

B-1 Height, Bulk, and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

504 Terry is located in unique and highly contrasted context. The site is in close proximity to Harborview Medical Center comprised of several very large, institutional buildings, while 3-4 story apartments exist across Jefferson. The enormous NJB structure, immediately across Terry, is approximately 240 feet tall and has massive floor plates. Also nearby, the Norm Maleng Building, Harborview Hall and other institutional structures are quite large as well. The 240 foot height of the proposed project and the smaller floor plates relate well to the existing Medical Center's campus. The treatment and differentiation of the new project's podium from the tower is an important scale reference to those buildings.

C. ARCHITECTURAL ELEMENTS & MATERIALS

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desireable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

This largely relates to what was provided immediately above in B-1. The NJB and other Harborview buildings set the stage for a "dialogue" between similar sized and scaled buildings. While the nearby, mid-rise apartments will relate more to the podium, ground-level landscape and streetscape.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

The parti for 504 Terry proposes a singular, modern tower, held back significantly from the corner and from the imposing NJB. Modern, specifically "a building of it's own time and place," the tower is divided into two primary, vertical elements, separated by reveals, linear, vertical indentations. On the north side, the shorter of the two elements appears to support the taller, southern element. As such, the design team may be looking at fenestration techniques that give the "supporting" north tower element a somewhat "heavier or "masculine" appearance while the south element is "lighter" and more "soaring" of the two. The podium is demarcated by a revealed datum which also signifies where some of the indoor amenities will likely happen. The podium extends towards Terry to "cradle" the open space at the corner while reinforcing a base and relationship with the four podium floors.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

The applicant does not propose to have a "tri-partite" design with a base, middle and a top. A base, or podium is an important datum to bring scale down, and as mentioned, reference neighbors, change in program, etc. The ground plane and its design are extremely important.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Exterior building materials are conceptually envisioned to relate to the design's modern sensibilities. Materials such as glass (transparent vision glass and opaque spandrel glass) in window wall systems, along with aluminum panels are presumed to be key materials.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Parking ingress and egress will be designed discreetly. Some additional relevant comments have been made above in section A-8.

Design Guidelines

D. PEDESTRIAN ENVIRONMENT

D-1: Pedestrian Open Spaces and Entrance

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

As stated, the public open space at the corner, landscape design, the enhanced setbacks at the sidewalk up through the podium floors and the businesses envisioned along Jefferson will provide activation and interest that far-exceeds what is currently on site.

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

Design will address this later - N/A

D-4 Design of Parking Lots Near Sidewalks

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

Garage will be enclosed/gated and treated - N/A

D-6 Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

These will be hidden inside the building - N/A

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

CPTED principals will be used as design furthers – N/A

D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrian street front.

No alley – N/A

D-9 Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

N/A at this point in time

D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

N/A at this point in time

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

Commercial will be as highly transparent as possible – N/A at this time.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

This will be studied further in the next phase of design.

E. LANDSCAPING

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

As stated, the public open space at the corner, landscape design, the enhanced setbacks at the sidewalk up through the podium floors and the businesses envisioned along Jefferson will provide activation and interest that far-exceeds what is currently on site or in the immediate context. Landscape design will come forward in the next phase of design.

E-2 Landcaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellisses, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

As stated, the public open space at the corner, landscape design, the enhanced setbacks at the sidewalk up through the podium floors and the businesses envisioned along Jefferson will provide activation and interest that far-exceeds what is currently on site or in the immediate context. Landscape design will come forward in the next phase of design.

E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

As stated, the public open space at the corner, landscape design, the enhanced setbacks at the sidewalk up through the podium floors and the businesses envisioned along Jefferson will provide activation and interest that far-exceeds what is currently on site or in the immediate context. Landscape design will come forward in the next phase of design.

Appendix

Zoning Synopsis

HR ZONING GENERAL COMMENTS

Height, FAR (Floor Area Ratio) and façade width are the three predominant governors in the HR zone. Floor plate size, setbacks, and tower width also influence or limit things, however they can be departable through the design review process.

HR FLOOR AREA RATIO (FAR)
SMC 23.45.510

Base FAR is 8.0 on lots of 15,000 sf (square feet) or less in size.

- Maximum FAR for structures 240' or less in height is 13.0 maximum.
- Maximum FAR for structures over 240' is 14.0 maximum.

HR FAR EXEMPTIONS
SMC 23.45.510

- Ground floor commercial uses with 13' floor to floor height min. and 15' deep min.
- Enclosed common residential amenity space.
- A mechancal equipment allowance of 3.5% of the gross floor area, excluding exempted space listed immediately above.
- All stories or portions of a story that extend no more than 4' above grade.

HR STRUCTURE HEIGHT
SMC 23.45.514

- Base height Limit is 160'.
- Maximum Height Limit is 240' – 300' if extra residential floor area is gained through incentive zoning Chapter 23.58A and Section 23.45.516.
- Rooftop elements – there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.45.514.
- "Penthouse pavilions" for common use of residents are allowed at the roof level.

ADDITIONAL HEIGHT AND EXTRA RESIDENTIAL FLOOR AREA:
SMC 23.45.514

1. Extra residential floor area. In HR zones extra residential floor area may be gained in accordance with Chapter 23.58A subject to the conditions and limits in this section 23.45.516. Up to all extra residential floor area may be gained through the affordable housing incentive program provisions in Section 23.58A.014. Up to 40% of extra residential floor area may be gained by one or any combination of:
   a. Transfer of development potential;
   b. Providing neighborhood open space or a payment in lieu thereof; and/or
   c. Providing a neighborhood green street setback
2. Structure height.
   a. Structure 240' or less in height. The applicable height limit in an HR zone under subsection 23.45.514.A is 240' if the applicant satisfies the conditions for extra floor area but not all of the conditions in subsection C.2.B (immediately below) of this section are met.
   b. Structures over 240'. The applicable height limit in an HR zone under sub-section 23.45.514.A is 300' if the applicant satisfies the conditions for extra floor area and the following additional conditions are met:
      i. For any structure above a height of 85', the average residential gross floor area per story above a height of 45' does not exceed 9,500 SF and;
      ii. No parking is located at or above grade, unless it is separated from the street lot lines by another use; and
      iii. At least 25% of the lot area at grade is one or more landscaped areas, each with a minimum horizontal dimension of 10 feet, or at least 20% of the lot area at grade is landscaped, common residential amenity area meeting the standards of 23.45.522.

HR SETBACKS
SMC 23.45.518 (TABLE B)

and varied setbacks in the hr code

At lot lines abutting the street:

- Portions of a structure 45' or below: 7' average setback, 5' min.
- Portions above 45':10' minimum setback.

At lot lines abutting an alley:

- Portions of a structure 45' or below: no setback required
- Portions above 45':10' minimum setback.

At lot lines that abut neither a street nor an alley:

- Portions of a structure 45' or below: 7' average setback, 5' min., except that no setback is required for portions abutting an existing structure built to the abutting lot line.
- Portions above 45': 20' minimum setback
- Setbacks are departable as well.

HR SEPARATIONS BETWEEN MULTIPLE STRUCTURES
SMC 23.45.518 (TABLE C)

HR facade seperation for structures on the same lot.

- Height range 0-45': No separation required between facades
- Height range above 45'-160': 30' separation required between facade
- Height range above 160': 40' separation required between facades

HR WIDTH AND FLOOR SIZE LIMITS
SMC 23.45.520

In HR zones portions of structures above a height of 45 feet are limited to a maximum width of 110'. The width of the structure measured along the longest street lot line may be increased as follows, provided that if both street lot line are of the same length, the increase in the width of the façade is only permitted along one street:

a. A maximum façade 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 SF; or

b. If the applicant uses bonus residential floor area by providing all of the affordable housing within the project (per 23.58A.014), the maximum façade width of the structure above 45 feet in height is 150', provided that the average gross floor area of all stories above 45 feet in height does not exceed 12,000 SF.

Important Note: The HR code intent is that above 45 feet an applicant can either increase height above 240' (to a maximum of 300') if the floor plates do not exceed 9,500 SF or they can increase the floor plate sizes to 12,000 and increase the façade width to 150 feet. They cannot do both. This does not appear to be expressly stated in the HR code.

There are additional items in the code pertaining to floor plate size. To maximize the yield, developments likely need to increase the floor plate sizes above the basic maximum. Item "b" above is assumed for these studies. Beyond that, the design review process allows applicants to possibly depart from certain code items, including floor plate size and façade width.

HR RESIDENTIAL AMENITY AREA
SMC 23.45.522

Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas or sport courts, are required in an amount equal to 5% of the total gross floor area of a structure in residential use. No more than 50% of the residential amenity area may be enclosed common space. There are additional requirements in the code.

HR PARKING
SMC 23.54.015

a. There are no minimum parking requirements for residential uses in commercial or multi-family HR zones within urban centers or within the Station Area Overlay District.
b. Live work: 0 spaces for units with 1,500 sf or less; one space for each unit greater than 1,500 sf.
c. Sales and service space: one space for each 500 sf.

Additional HR Land Use Code Excerpts

HR PERMITTED AND PROHIBITED USES: SMC 23.45.504

There are a very limited number of permitted and conditionally allowed uses. Residential is the dominant building type, with medical and possibly institutional uses.

HR GROUND FLOOR COMMERCIAL USES SMC 23.45.504

1. The following uses are permitted as ground floor commercial uses in HR zones, pursuant to Section 23.45.532

    a. Business support services
    b. Food processing and craft work
    c. General sales and services
    d. Medical services
    e. Offices
    f. Restaurants
    g. Live/work with one of the uses permitted in this subchapter

2. 2. The commercial use is permitted only on the ground floor of a structure. On sloping lots, the commercial use may be located at more than one level within the structure as long as the floor area in commercial use does not exceed the area of the structure's footprint.

3. The gross floor area of any one business establishment can be no greater than 4,000 square feet, except that the gross floor area of a multi-purpose retail sales establishment may be up to 10,000 square feet.

4. No loading berths are required for ground-floor commercial uses. If provided, loading berths shall be located so that access to residential parking is not blocked.

5. Residential uses may occupy 100 percent of the street-level street facing façade in a structure if the structure does not face a designated principal pedestrian street.

HR ROOFTOP FEATURES: SMC 23.45.514

A number of rooftop features, or appurtenances are allowed differing amounts of additional height. Consult the code for a detailed list of features, associated heights, placement and coverage allowed. Features include, but are not limited to:

- Flagpoles
- Railings
- Planters
- Skylights and clerestories
- Greenhouses
- Parapets and firewalls
- Mechanical equipment
- Chimneys
- Penthouse pavilions for the common use of residents
- Solar collectors and wind-driven power generators

Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. When additional height is needed to accommodate energy-efficient elevators in zones with height limits of 160 feet or greater, elevator penthouses may extend the minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above the applicable height limit. When additional height is allowed for an energy-efficient elevator, stair penthouses may be granted the same additional height if they are co-located with the elevator penthouse.

HR ADDITIONAL HEIGHT: SMC 23.45.514

A structure may exceed the applicable height limit in the HR zone as follows:

a. If the applicable height is 240 feet, the height of the structure may be increased by 30 feet if the area bounded by the facades of the portion of the structure above 240 feet is no greater than 6,500 SF, or if the area bounded by the facades at an elevation that is halfway between 240 feet and the height of the structure is no greater than 50% of the area bounded by the facades at a height of 240 feet.

b. If the applicable height limit is 300 feet, the height of a structure may be increased (1), by 30 feet if the area bounded by the facades of the portion of the structure above 300 feet is no greater than 6,500 SF, or (2), by 45 feet if the area bounded by the facades at an elevation that is halfway between 300 feet and the height of the structure is no greater than 50% of the area bounded by the facades at a height of 300 feet.

c. In all cases the area bounded by the facades extending above the height limit may be occupied only by those uses or features otherwise permitted in this section 23.45.514 as an exception above the height limit, although any limits on the height or coverage of those uses or features totally screened by the facades extending above the applicable height limit shall not apply. Height exceptions permitted for screening and rooftop features under 23.45.514.F shall not be permitted above the height gained by a structure under this provision.

HR NEIGHBORHOOD GREEN SETBACK: SMC 23.45.516.F

F: Floor area may be gained for a neighborhood green street setback according to the provisions of Chapter 23.58.A by development on lots abutting one of the streets or street segments within the First Hill Urban Village shown on Map A for 23.45.516.

G: Neighborhood Open Space. In HR zones, subject to the limits in this section 23.45.516 and Chapter 23.58A, extra residential floor area may be gained through a voluntary agreement to provide neighborhood open space or a payment in lieu of neighborhood open space.

HR BONUS FLOOR AREA FOR AMENITIES: SMC 23.58A.016

B. Voluntary agreements for amenities. Where expressly permitted by the provisions of the zone, an applicant may achieve bonus residential floor area in part through a voluntary agreement for provision of amenities to mitigate impacts of the project. Amenities that may be provided for bonus residential floor area include:

- Neighborhood open space
- Green street setbacks on lots abutting designated green streets

C. Bonus ratio. Neighborhood amenities may be used to gain bonus residential floor area according to the following ratios and subject to the limits of this section 23.58A.016.

- Neighborhood open space: 7 SF of bonus residential floor area per 1 SF of qualifying neighborhood open space area (7:1).
- Green street setbacks: 5 SF of bonus residential floor area per 1 SF of qualifying green street setback area (5:1).

There are several pages of text in the HR code dedicated to numerous conditions regarding these topics.

Additional HR Land Use Code Excerpts cont'd

HR PROJECTIONS INTO REQUIRED SETBACKS AND SEPARATIONS:
SMC 23.45.518

1. Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 2 feet if they are no closer than 3 feet to any lot line.

2. Garden windows and other features that do not provide floor area may project 18 inches into required setbacks and separations. Other conditions apply in the code.

3. Bay windows have a series of conditions in the code.

4. Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks and separations if they are:

    a. No closer than 5 feet to any lot line or;

    b. No more than 20 feet wide and are separated from other balconies by a distance equal to at least half the width of the projection.

    c. Other conditions apply in the code.

Underground structures are permitted in any required setback or separation. Enclosed structures entirely below grade, at existing or finished grade, whichever is lower, are permitted in any required setback or separation.

HR LANDSCAPING REQUIREMENTS:
SMC 23.45.524

Green Factor requirement. Landscaping that achieves a Green Factor score of 0.5 or greater is required for any new development.

There are additional, other requirements for landscaping in the code.

Applicants for all new development gaining extra residential floor area shall make a commitment that the structure will meet green building standards by earning a LEED Silver rating or a Built-Green 4-star rating of the Master Builders Association of King and Snohomish Counties, Evergreen Sustainable Development Standard version 1.2

HR LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS:
SMC 23.45.526

Applicants for all new development gaining extra residential floor area shall make a commitment that the structure will meet green building standards by earning a LEED Silver rating or a Built-Green 4-star rating of the Master Builders Association of King and Snohomish Counties, Evergreen Sustainable Development Standard version 1.2 A structure may exceed the applicable height limit in the HR zone as follows:

Caveats – Which Apply to Both Options:

- Calculations are approximate estimates of what can be expected. The specific building program, design and other factors can influence yield, efficiency, etc.
- Similarly, actual parking area will be the result of factors to be determined such as actual car count desired, design efficiency, etc.
- 300’ tower height maximum with 9,500 SF maximum floor plates and an FAR maximum of 14 is of course different than 240’ tower height maximum with 12,000 SF maximum floor plates and an FAR maximum of 13. Both should be applied, studied and compared in depth when the final site and other relevant project parameters are determined.
- Floor plates in this study are simple boxes, absent shaping, modulation, etc.
- Topography information for this study was sourced from King County GIS, which is generally close to being accurate; however it is recommended that a topographic survey for the site(s) be commissioned.

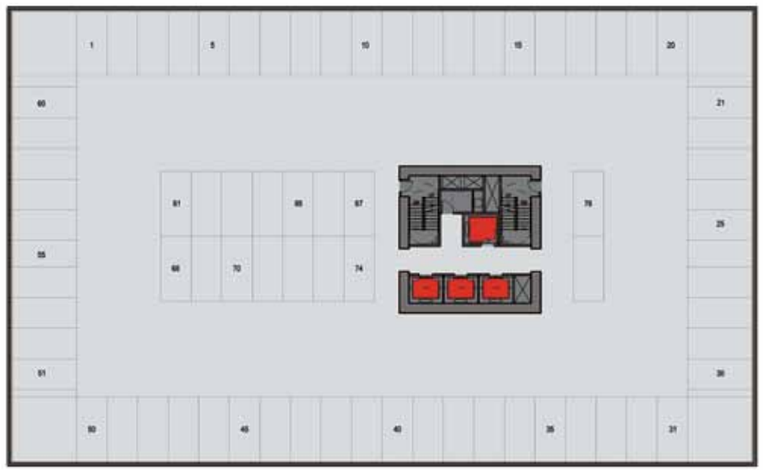
DPD ZONING DOCUMENTS ONLINE:

Relevant City of Seattle zoning documents are on line at these addresses:

http://clerk.ci.seattle.wa.us/~public/toc/23-45.htm

http://clerk.ci.seattle.wa.us/~scripts/nph-brs.exe?s1=&s3=&s4=123495&s2=&s5=&Sect4=AND&l=20&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F%7Epublic%2Fcbory.htm&r=1&f=G

http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=&s3=117117&s4=&s2=&s5=&Sect4=AND&l=20&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F%7Epublic%2Fcbory.htm&r=1&f=G



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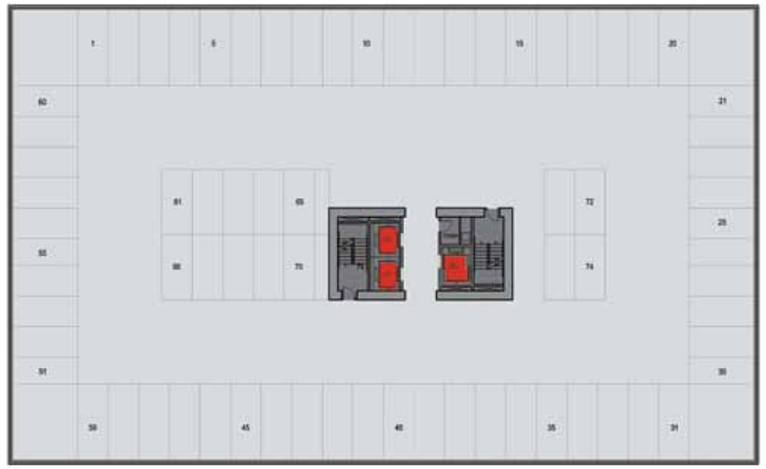
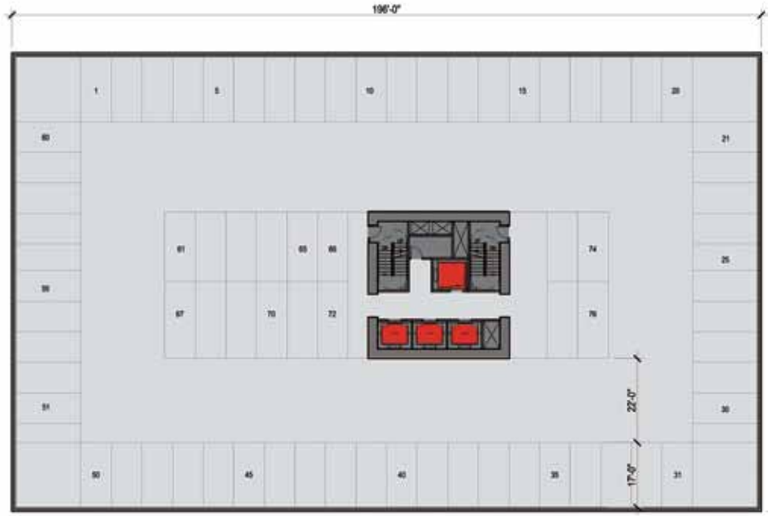
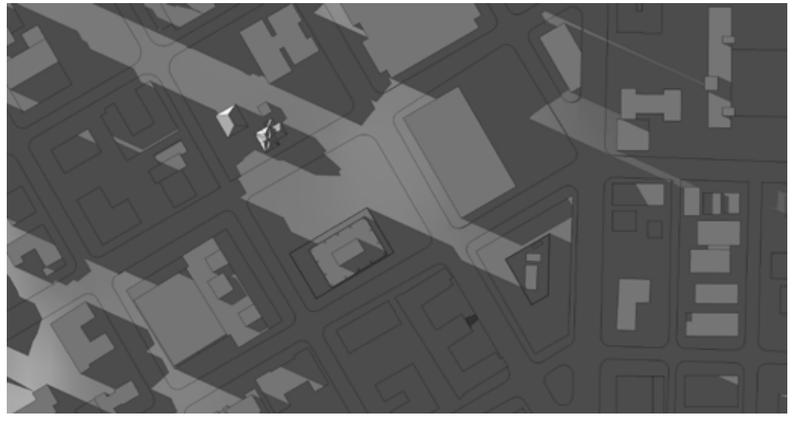


DESIGN SCHEME 2 TYPICAL PARKING FLOOR



DESIGN SCHEME 3 TYPICAL PARKING FLOOR



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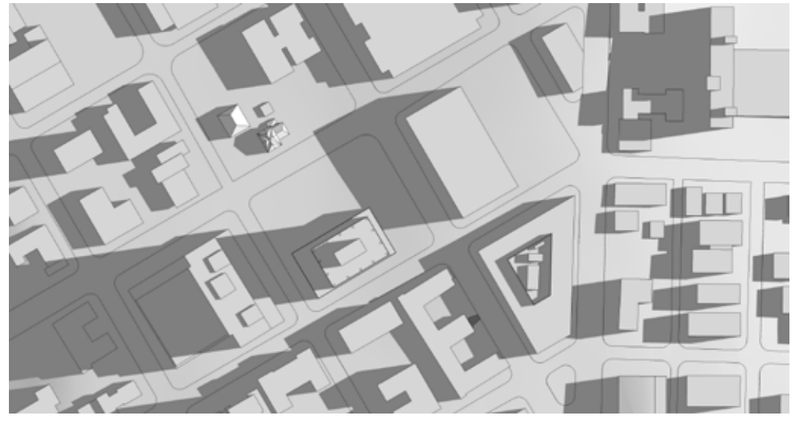
SUMMER 12:00 NOON



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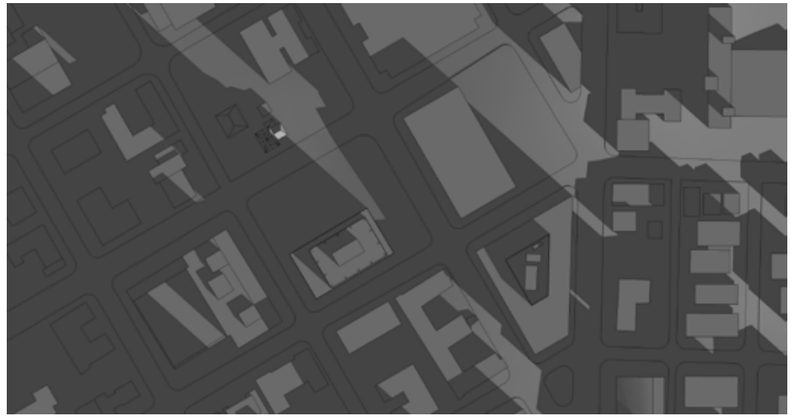

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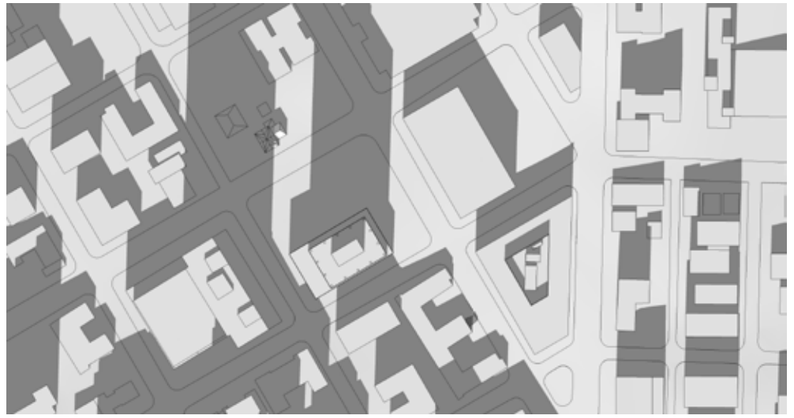
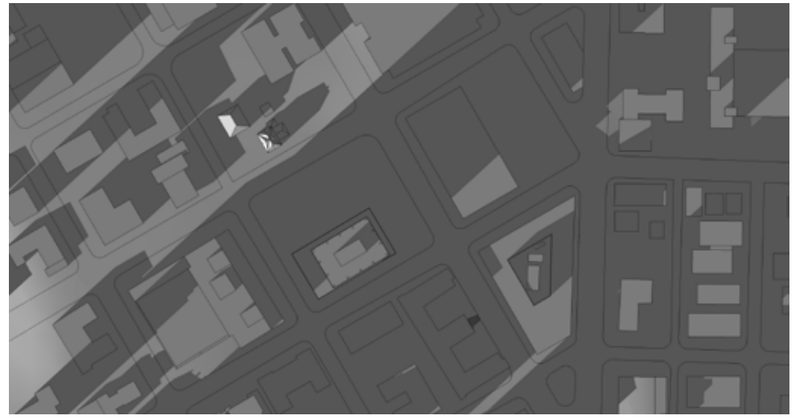


WINTER 12:00 NOON



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