



WEBER THOMPSON

THE JUSTEN
Company LLC

500 TERRY AVENUE

RECOMMENDATION MEETING

DPD #3012929 | DECEMBER 12, 2012



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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 Jefferson Street will contain a sizeable landscaped public open-space 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 program as well as the residential and public amenity spaces with a better understanding of the immediate neighborhood from both the institutional employer perspective and the perspective of current neighborhood residents.

PROPOSED HR ZONE CODE-COMPLIANT LIMITS

The High Rise zone is unique in that it provides some flexibility for the applicant pertaining to area and dimensional limits. Three prime examples of that are tower height, tower floor plate areas and tower façade widths. Base height limit is 160'. Maximum height limits are 240' to 300' if extra residential floor area is gained through the incentive zoning program. Maximum floor plate sizes can range from 9,500 SF to 12,000 SF also, through varying participation in the incentive zoning program. Maximum façade widths can range from 110' to 150', also through varying participation in the incentive zoning program .

The applicant has elected to pursue the following general code-compliant limits:

- Building height:** 240' (plus an additional 30' above that for amenity, mechanical and other "rooftop elements").
- Floor plate maximum:** 12,000 SF (above 45')
- Façade Width maximum:** 150' (above 45')

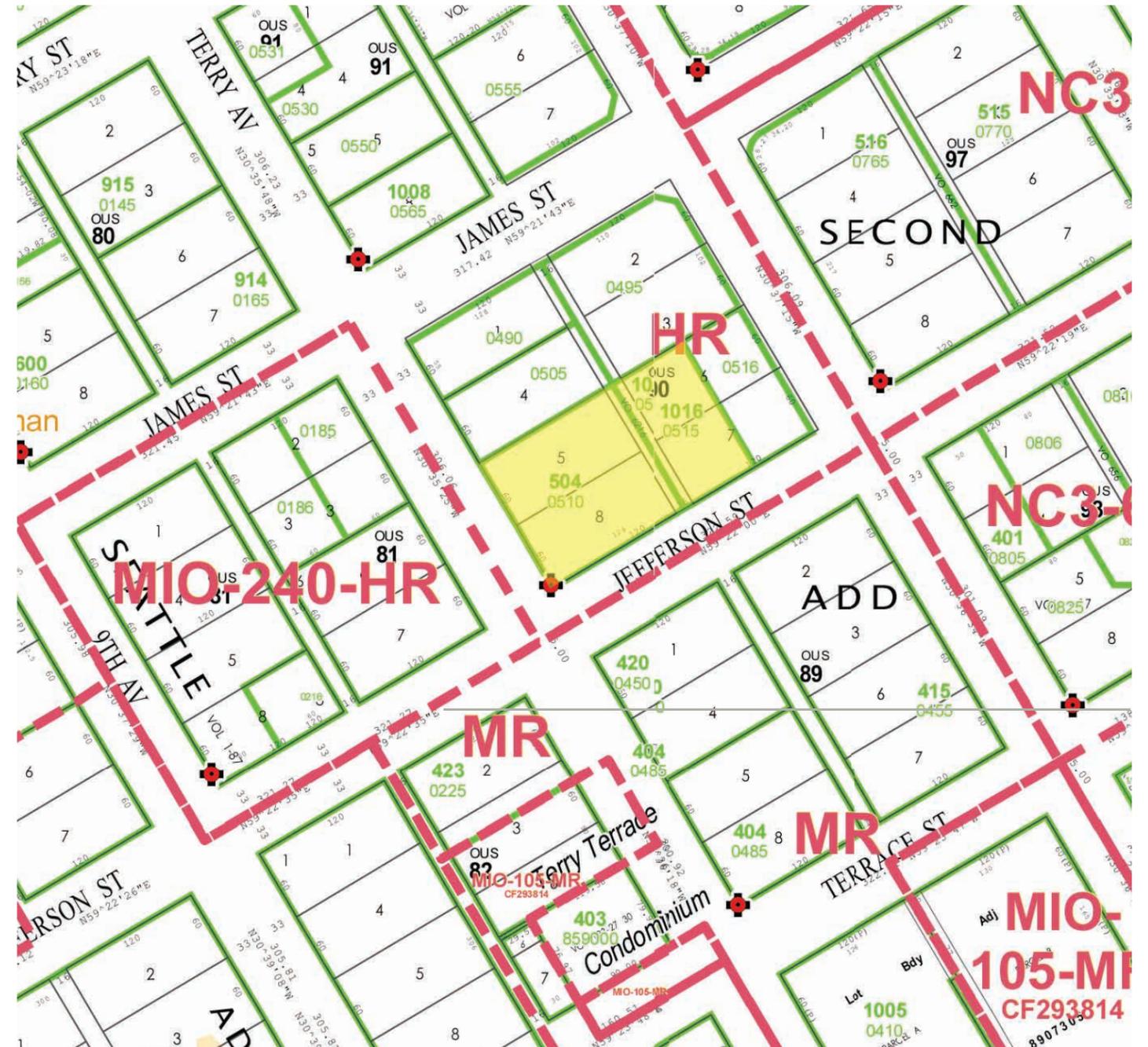


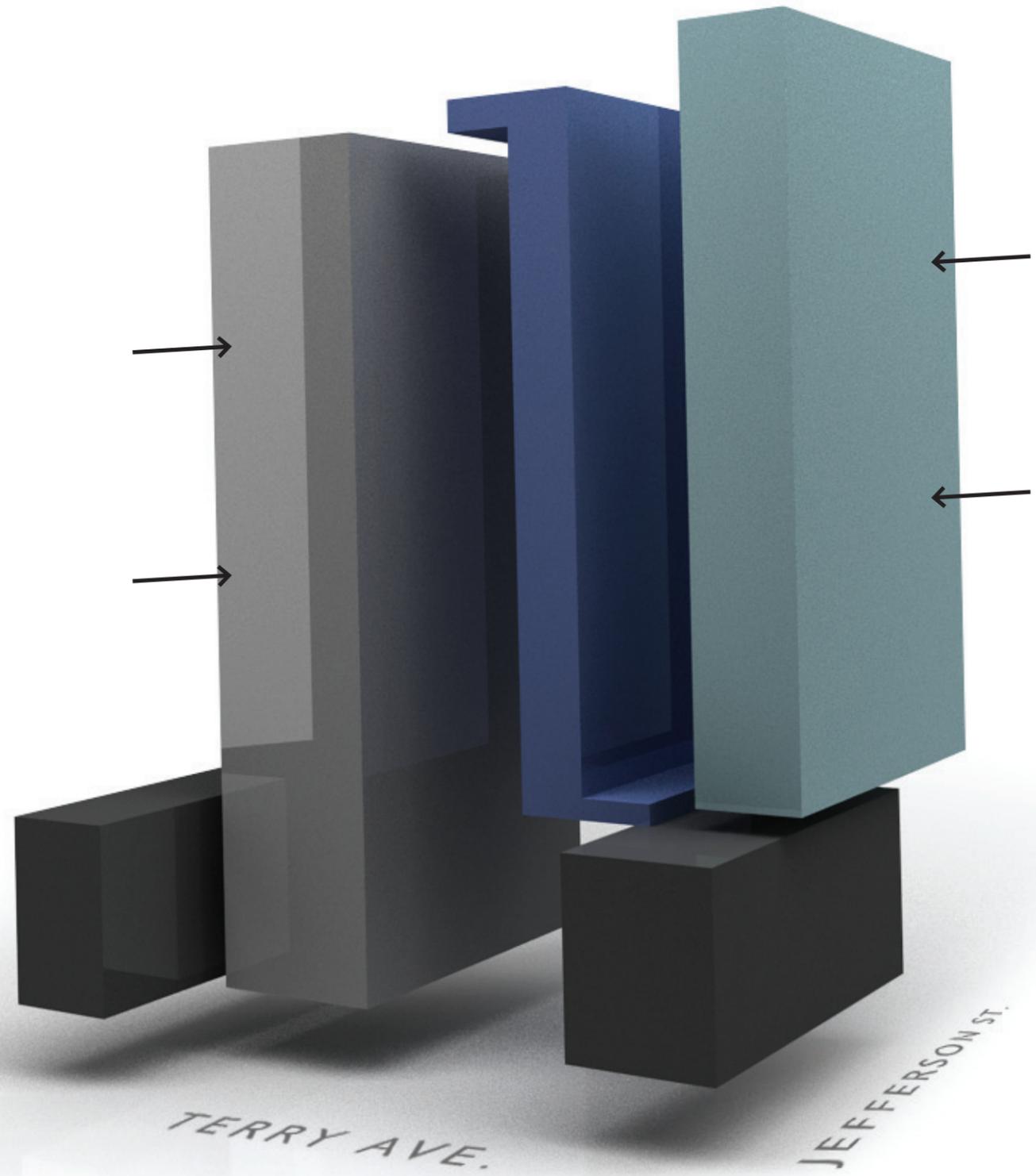
PROJECT OBJECTIVES

ADDRESS	500 Terry Avenue
RESIDENTIAL USES	328 residential market rate apartments; a mix of studio, 1 and 2 bedroom units
USE DISTRIBUTION BY FLOOR	BASEMENT: Parking 4 floors (0.7 stalls per unit) LEVEL 1: Residential Lobby LEVEL 2: Residences, Amenities including Pet Room and Bike Storage LEVEL 3-26: Residential Levels LEVEL 27: (ROOF): Roof Deck & Garden
HEIGHT	240' (+30' Mechanical and Amenity Space)
TOTAL BUILDABLE AREA (FAR)	296,213 GSF
PARKING STALLS	230 (0.8/unit)

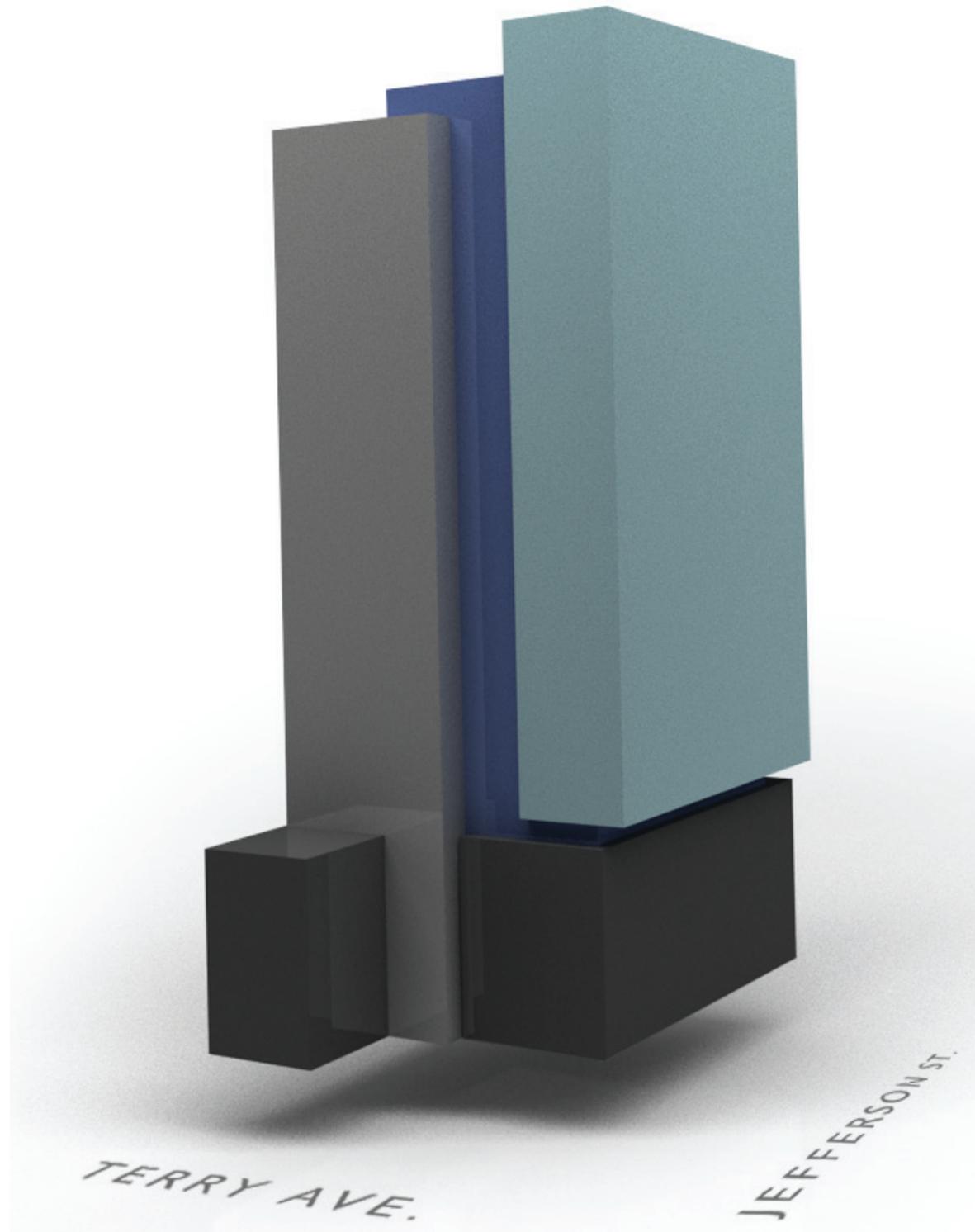
	GSF (CONTRACTOR HEATED)	GSF (CONTRACTOR UNHEATED)	GSF (FAR)	NRSF (RENT)	CORRIDOR
PARKING		92,606			
GF	5,451	11,090			
L2	12,065		7,644	0	1,952
L3	13,321		12,797	5,689	2,241
L4	13,321		12,797	11,246	2,068
L5	13,321		12,797	11,246	2,068
L6	11,066		10,618	11,246	2,068
L7-26	249,240		239,560	9,180	1,883
TOTAL	317,785	103,696	296,213	259,087	51,000

	AMENITY NSF (INTERIOR)	AMENITY NSF (EXTERIOR)
GF		3,977
L2	4,200	4,469
Roof	6,841	5,560
TOTAL	10,487	13,199



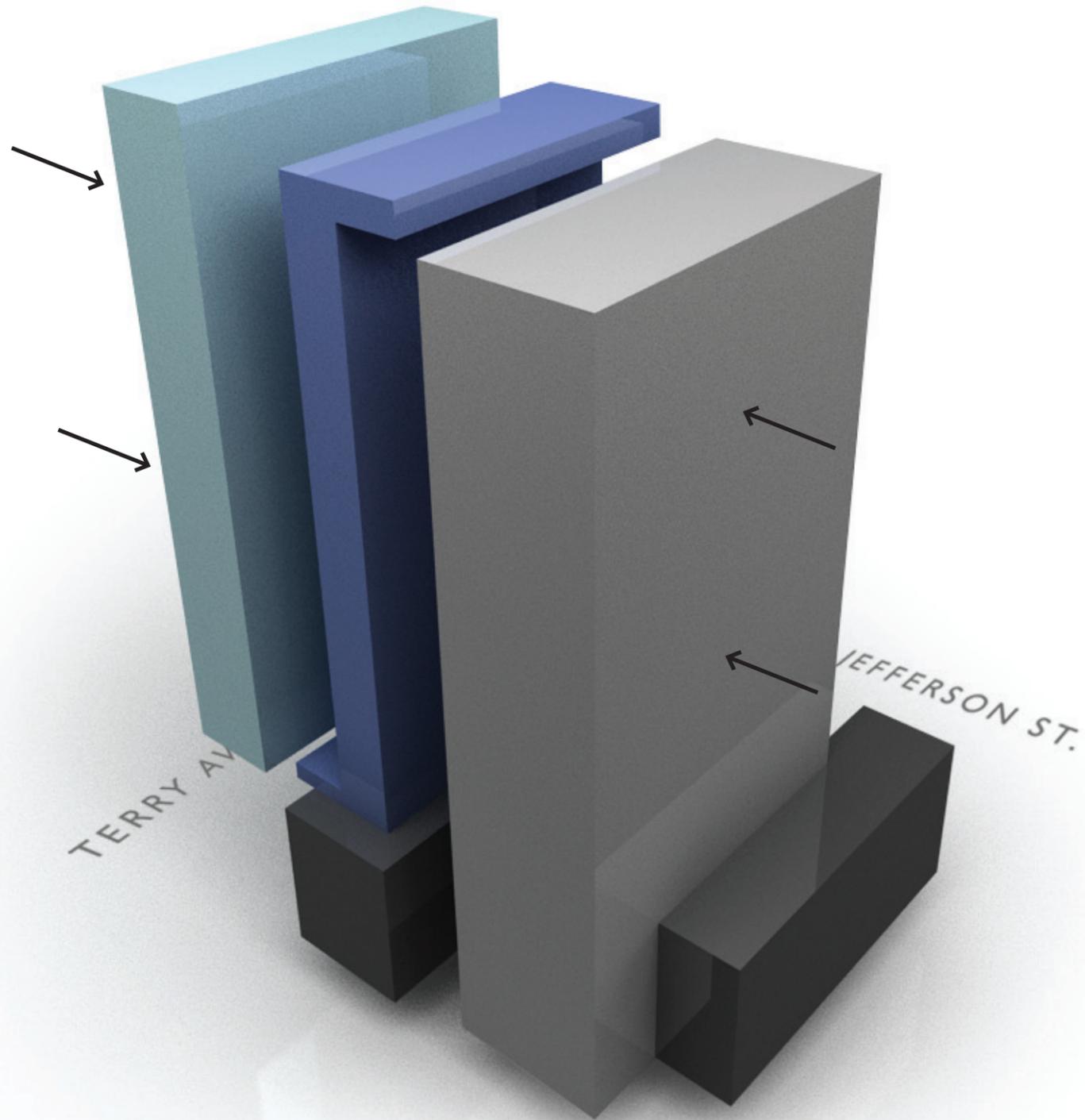


VIEW FROM SOUTHWEST EXPANDED

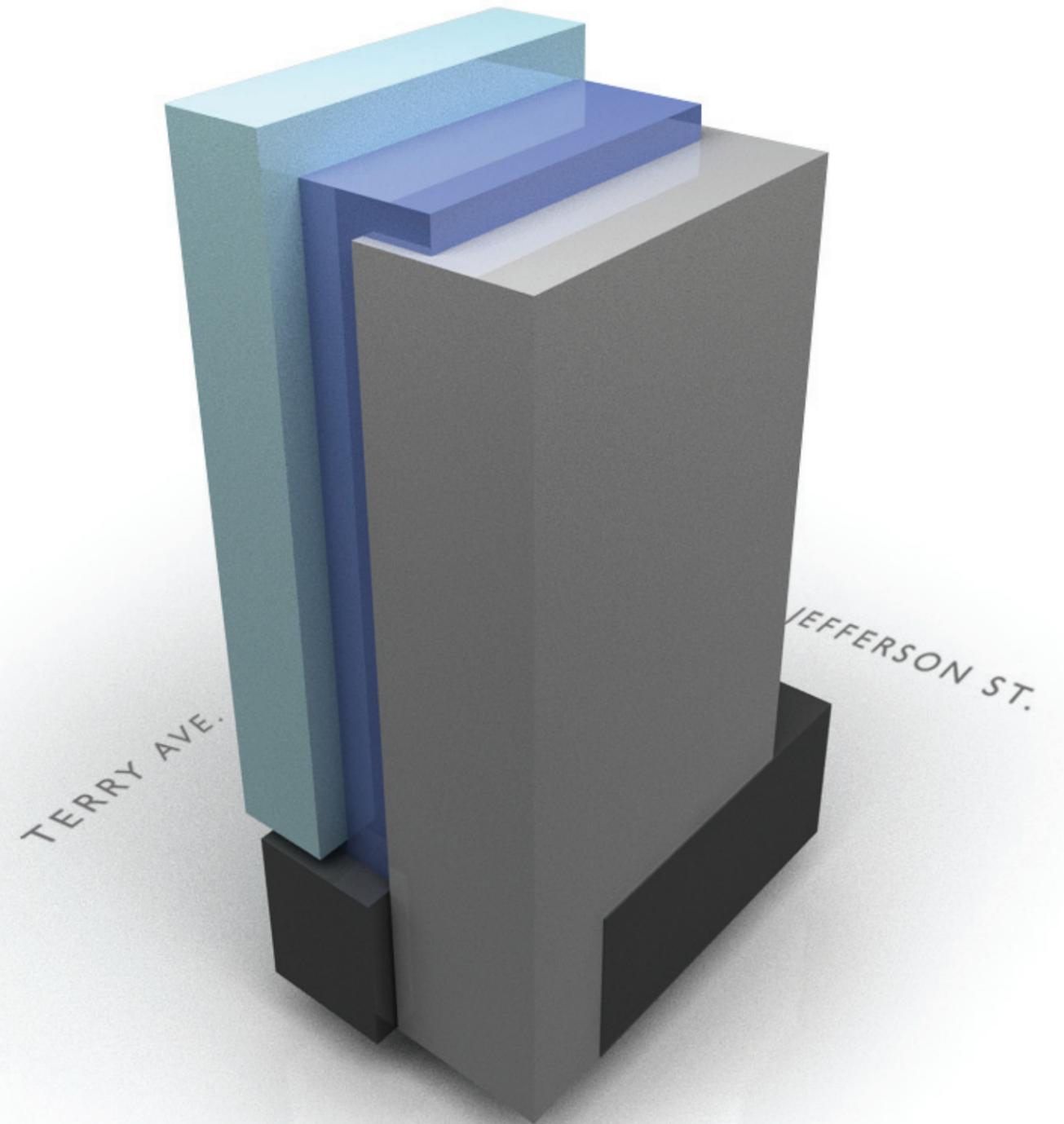


VIEW FROM SOUTHWEST MASSING



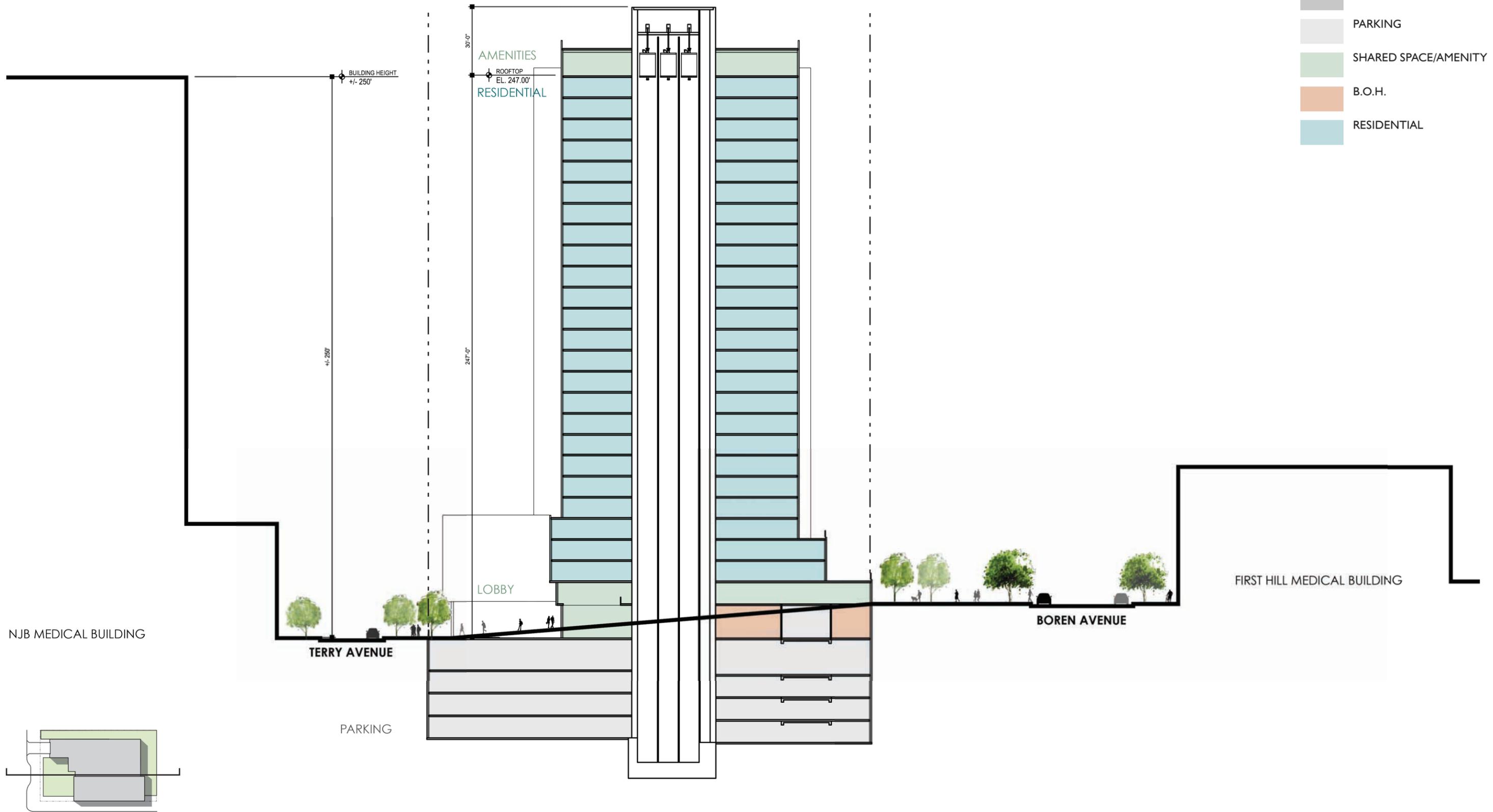


VIEW FROM NORTHEAST EXPANDED



VIEW FROM NORTHEAST MASSING

- VERT. TRANS/CORRIDOR
- PARKING
- SHARED SPACE/AMENITY
- B.O.H.
- RESIDENTIAL



NJB MEDICAL BUILDING

TERRY AVENUE

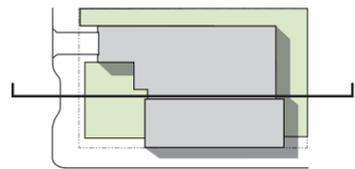
PARKING

LOBBY

AMENITIES
ROOFTOP
EL. 247.00'
RESIDENTIAL

BOREN AVENUE

FIRST HILL MEDICAL BUILDING



500 TERRY AVENUE | BUILDING SECTION LOOKING NORTH

12.12.12

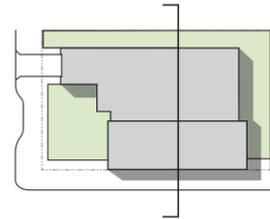
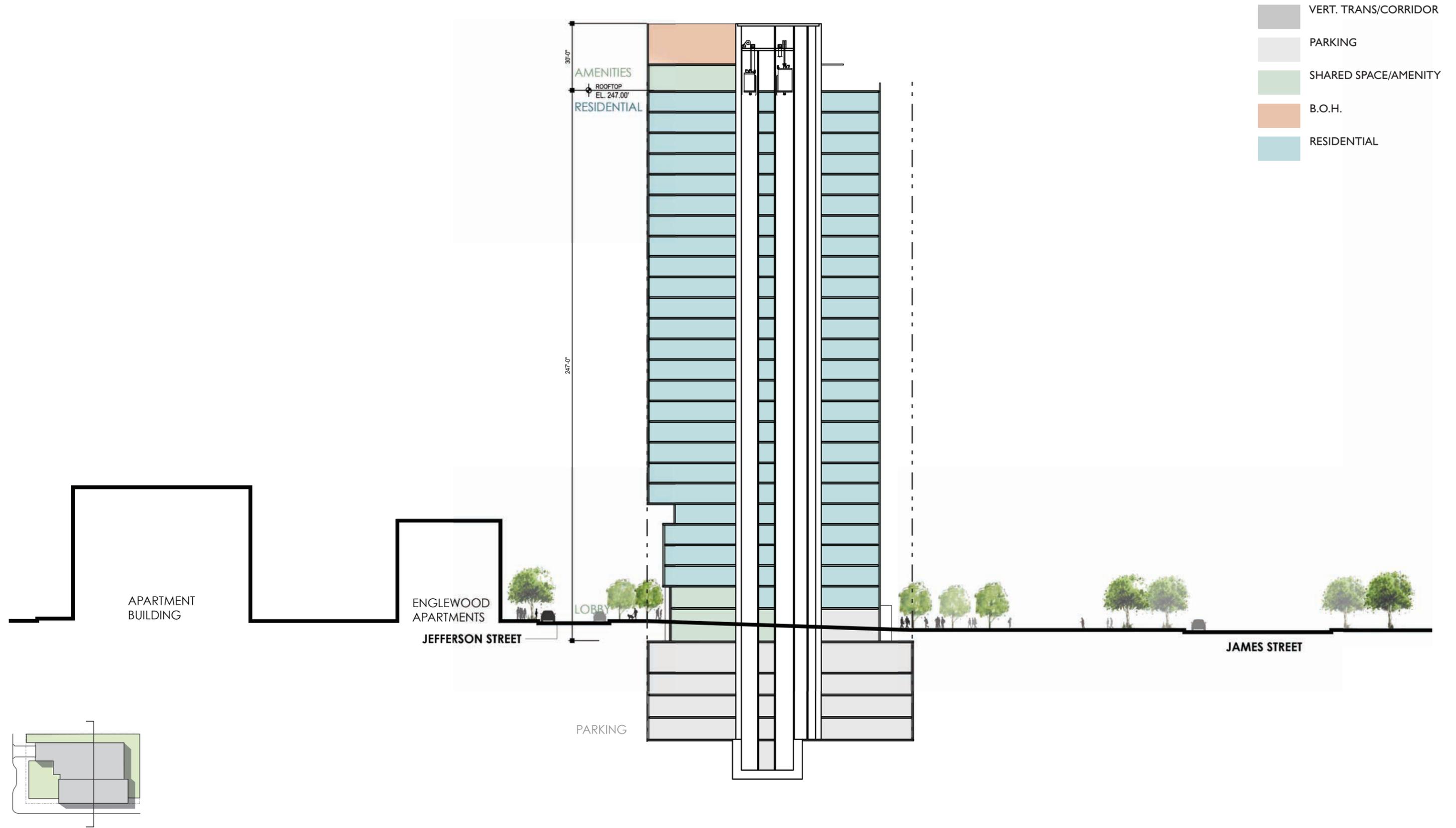
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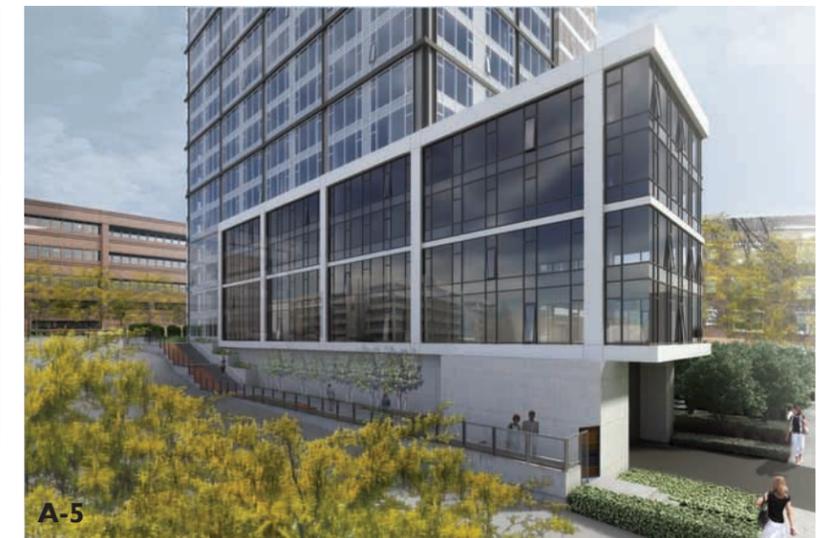




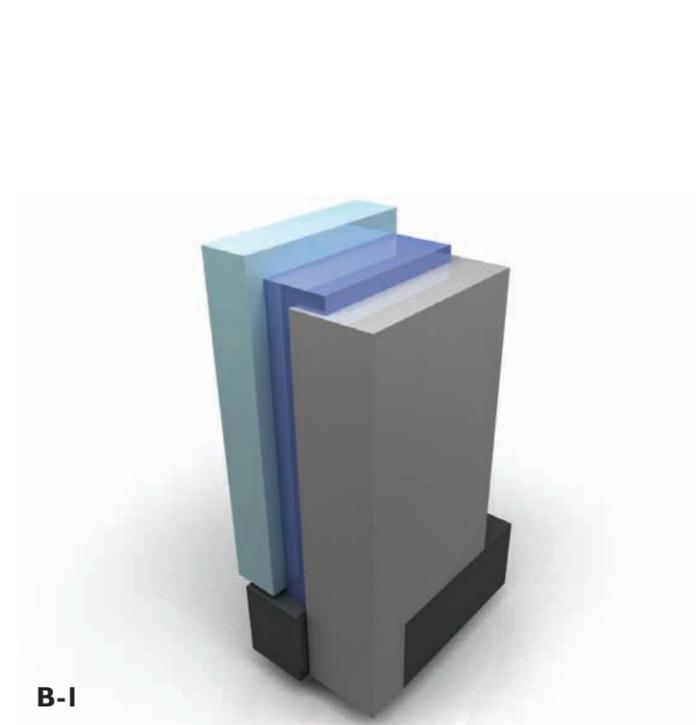
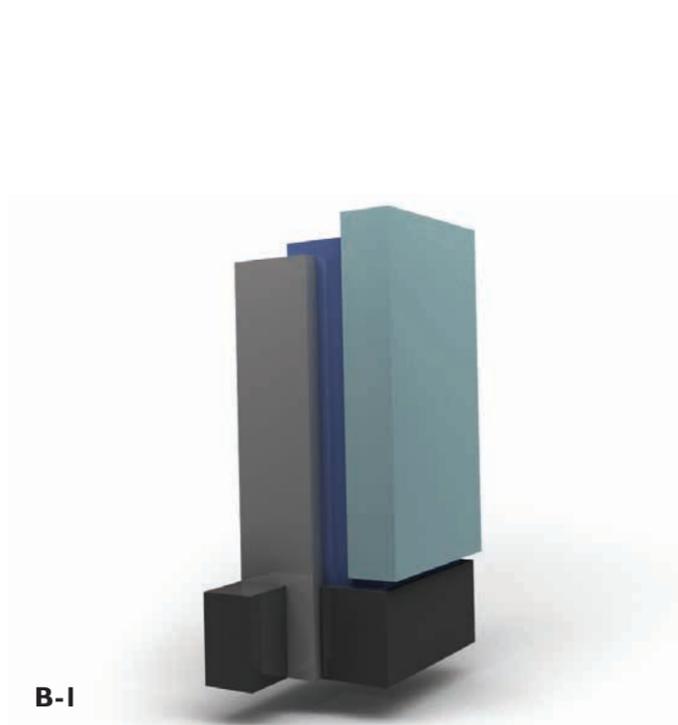
DRB GUIDANCE _____

The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project. The Neighborhood specific guidelines are summarized below.

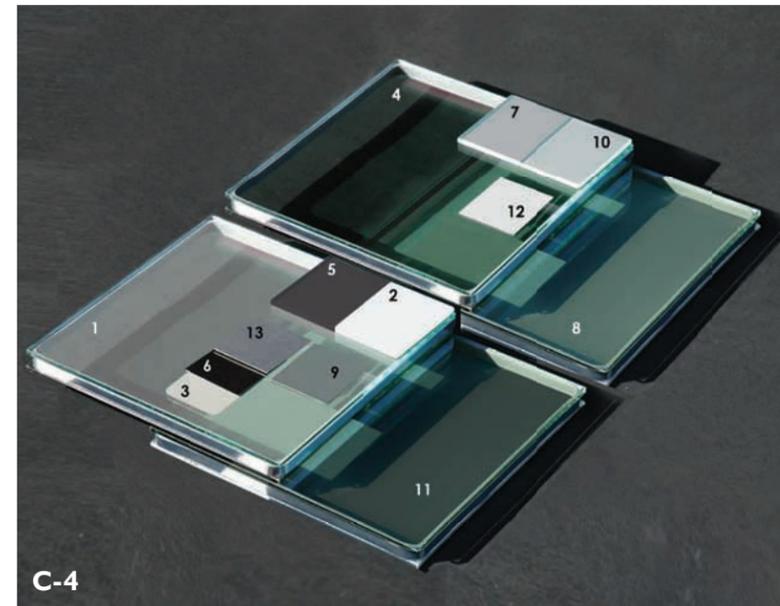
TITLE	DESCRIPTION	DRB GUIDANCE	RESPONSE
A-1 <i>Responding to Site Characteristics</i>			
A-2 <i>Streetscape Compatibility</i>	The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	The Board agreed with the relationship of the building program (Option # 3) to the adjacent streets.	The massing, open space, front door, parking access, and most aspects of the conceptual relationship of the project to the streets is consistent with the preferred Option from EDG. One change is that the commercial spaces, proposed along Jefferson, have been eliminated. This is based on input from retail experts, who feel that this location would be problematic for sustainable businesses. The applicant has presented this change to the First Hill Improvement Association.
A-3 <i>Entrances Visible from the Street</i>	The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	See D-12	While a second residential entry from Jefferson was discussed at EDG it was determined that a single residential entry at the lobby and visible from the concierge desk would be the best for CPTED and other considerations.
A-4 <i>Human Activity</i>	New development should be sited and designed to encourage human activity on the street.	The design of the streetscape should consider the needs of the various constituents who live and work in the neighborhood.	Neighborhood employees, residences and others will benefit from the corner open space being designed to engender a welcoming, transparent experience for all.
A-5 <i>Respect for Adjacent Sites</i>	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.	The applicant requested a departure for upper level setbacks along the adjacent parcels. The Board requested further investigation of whether the granting of the departure imposes constraints on potential surrounding development. Adjustment to the proposal's floor and unit sizes may make the request unnecessary. Applicants note: The Applicant also requested a set back on Jefferson street (holding back from the property line 0' rather than 10'). The board was supportive of this departure.	Due to the prescriptive code's significant setback of 20' above the podium, the applicant still needs this departure (holding back from the property line 15' rather than 20'). The four podium floors are now being held back 15' from the property line rather than the 7' prescribed and aligning with the tower above. This will provide relief. The length of the block allows a second, similar tower to overlap only about 42 feet, although the adjacent property owner is considering a low-rise (6-story) residential development which would benefit from the proposed 15' setback elevation upward rather than the code minimum of 7' up to a 45' height. Additionally, the applicant has met with the property owner to the North and East and the two parties have an agreement that supports the applicant's requested departure. Drawings are being provided at the recommendation presentation.



TITLE	DESCRIPTION	DRB GUIDANCE	RESPONSE
A-7 Residential Open Space	Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.	Residents will have multiple open spaces for their use. Design of the park at the corner of Terry Ave and Jefferson St. should accommodate tower residents, clients of the tenant spaces, nearby employees and neighbors. The residents and commercial tenants facing this open space should be able to observe the park from their units and shops, providing an informal means of security.	This large site – 23,520 SF – with a priority to create successful open spaces will be an asset for the neighborhood as well as the tenants and their guests. The nearly 4,000 SF open space at the corner, with hard and soft scapes, contributing to the Terry Avenue Green Street, dramatically enhancing the Jefferson Right of Way will be enjoyed by many.
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.	Locating parking access across Terry Ave from Harborview's garages across Terry Ave. makes the most sense as it provides the opportunity for a degree of continuity of landscaping along the rights of way and on both sides of the park.	Per the EDG, there is general support for siting the parking and service accesses opposite the NJB parking access along Terry.
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.	The Board preferred massing option #3 and emphasized that a structure with clean lines and a modernist vocabulary is an appropriate design response for this location. The clarity of forms should be reinforced with significant attention paid to the development of the surfaces which express at a fine grain the building's residential raison d'être. The base ought to anchor the building. A more contextual examination of the neighborhood should provide the architect with enough clues to design a structure that relates to its context.	The applicant has been advancing the design of the preferred option from EDG. Studies have involved the relationship between the “masculine” north tower, the “feminine” southern element, which visually appears to be carried by the northern element, both of which rest on the podium. That search has taken the team from high contrast (between the elements) schemes to ultimately opting for a very simple, modern parti whereby the elements have a distinctly similar DNA and visual communication, while being differentiated and given their own unique expressions subtly through their own surface detailing.



TITLE	DESCRIPTION	DRB GUIDANCE	RESPONSE
C-1 <i>Architectural Context</i>	New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.	The Board noted the prevalence of masonry in neighboring buildings.	As the CI definition states, this is a new building proposed for an existing neighborhood, with many buildings and building types – largely two to five story apartments, many of them brick, and large institutional structures. The modernity and the scale of the proposed design actually relates more to the institutional buildings than the three to five-story brick apartments. The design team has debated whether neighboring brick buildings, found nearly everywhere throughout Seattle neighborhoods, from a different time, construction, and of a different scale should dictate the re-use of brick for every project. The design team feels that the proposed design – a building of its time – is an appropriate response to the project, the site and our client’s wishes. Steel, aluminum, glass and concrete are also considered to be materials of permanence. Brick is attractive and appealing, but often times found, appropriately on much smaller buildings, which enjoy and relate to the scale of masonry.
C-2 <i>Architectural Concept and Consistency</i>	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 facade walls.	The Board noted its appreciation for the architect’s ability to express the parti’s with such clarity.	While the architectural treatment of the tower elements are simple and have some similarities, they are distinct and there is more expression of structure given to the north tower. The window wall fenestration of the two primary elements are different and they employ different glass color and darkness, further differentiating them. The podium provides a literal foundation for the tower(s) and is emboldened and given a change in scale with an additional layer of break metal framing, visually and physically providing support.
C-4 <i>Exterior Finish Materials</i>	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.	The notion that the two vertical masses that comprise the tower may have contrasting surfaces appealed to the Board members. The concept may express itself in a dialogue between heavy and light materials. This idea or theme should be applied to the structure’s base. The design should also recognize the presence of masonry buildings in the vicinity. This represents one approach to reinforcing the need for a sense of scale.	See responses to BI and CI above.



TITLE	DESCRIPTION	DRB GUIDANCE	RESPONSE
D-1 <i>Pedestrian Open Spaces and Entrances</i>	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.	The structure's base needs to engage both the street and the small park, considered central to the organization of the building.	Pedestrian open spaces and entrances, being grouped together for D-1 consideration is uniquely appropriate for this project since the project is designed around providing a large landscaped open space that is front-and-center in its design and the residential entry is through it. The axis between the drop off on Terry and the front door establishes one of several dynamics to the public space. There are benefits from integrating the entry sequence and the open space such as CPTED opportunities, activation of the "front door" and its considerable forecourt and focusing investment that maximizes the value of quality space for the neighborhood and the project. Responding to board comments from EDG, the base of the project engages the open space, the entry, the two story space of the lobby and the streets.
D-6 <i>Screening of Dumpsters, Utilities, and Service Areas</i>	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.	Due to the absence of an alley, the Board expects to review a workable plan for the service areas.	A plan showing the service areas of the project is provided.
D-7 <i>Personal Safety and Security</i>	Project design should consider opportunities for enhancing personal safety and security in the environment under review.	Recognizing the neighbors' safety concerns, the Board requested that the proposed design address this important element.	In addition to the reference made in D-1, the open space will meet City of Seattle requirements to leave the open space open for at least ten hours a day. The space will be visually porous, but closed at night. Lighting is of course critical to the entire project. Beyond the open space and entry, garage access at the West, the pedestrian sidewalk on the north side of the building, the dog run and outdoor courts to the east and the frontage along Jefferson all require upmost attention. A lighting plan is being included in the recommendation presentation.
D-9 <i>Commercial Signage</i>	Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.	The Board expects to review a signage concept plan at the Recommendation meeting.	Signage information being proposed is included in the recommendation presentation.

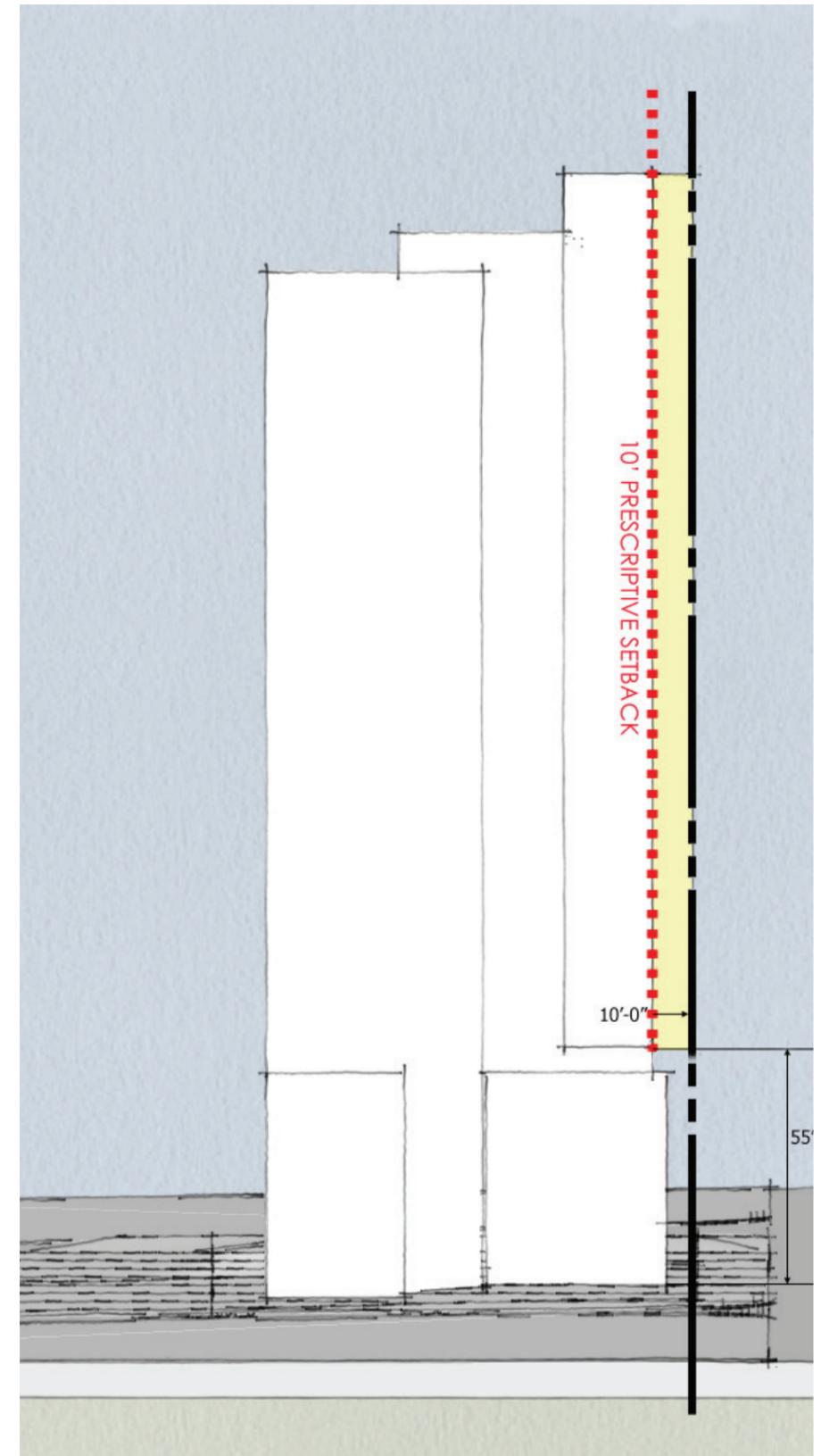
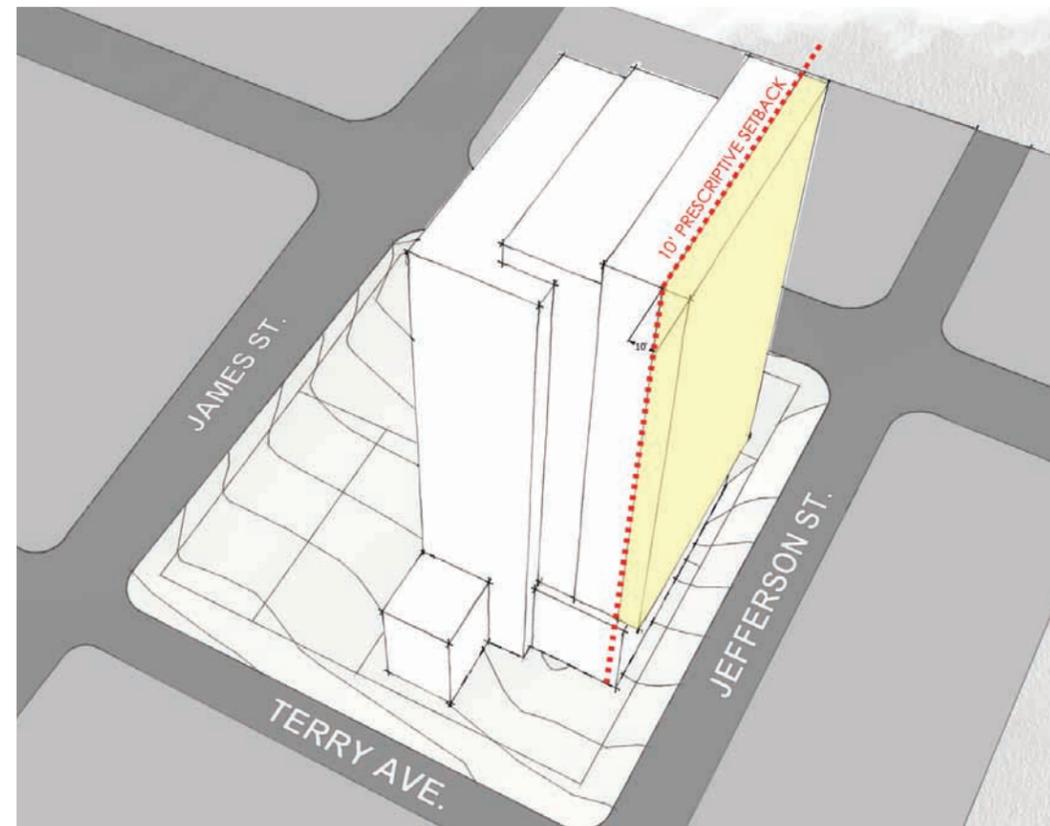
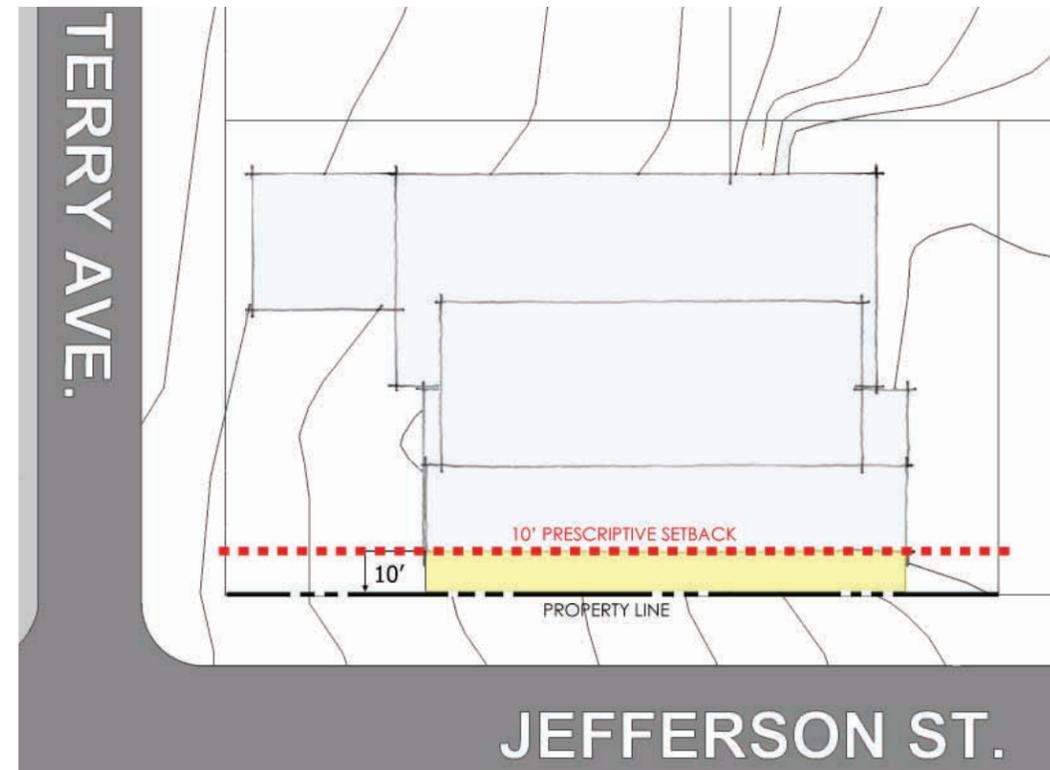


TITLE	DESCRIPTION	DRB GUIDANCE	RESPONSE
D-10 Commercial Lighting	Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.	A commercial lighting plan that addresses pedestrian safety along the sidewalks and in the open space should be presented at the Recommendation meeting.	The team's lighting consultant has provided a design that will give appropriate levels and qualities of lighting for the entire project. A lighting plan is being included in the recommendation presentation.
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.	The commercial uses placed along Jefferson St. and facing the proposed park should have considerable amounts of transparency to connect the interior spaces to the activities in the park and rights of way.	While the commercial tenant spaces along Jefferson have been eliminated since EDG, the design team is proposing glazing that is as transparent as codes will allow. The commercial space will be replaced by a large fitness area, mail room, conference center and a 25' lobby space.
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.	Discussion focused on whether a secondary residential entry should occur on Jefferson St. The Board did not encourage a specific direction.	While a second residential entry from Jefferson was discussed at EDG it was determined that a single residential entry at the lobby and visible from the concierge desk would be the best for CPTED and other considerations.
E-2 Landscaping to Enhance the Building and/or Site	Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.	Two streets and the two building walls will define the edges of the park. Emphasizing the connection of the commercial uses and the park will help ensure the open space's success. The south wall of the garage entrance would potentially form a blank wall on the park. Paley Park in Manhattan and Waterfall Park in Seattle exemplify intimate open spaces with building walls defining much of the perimeter.	The entire perimeter of the site and its Right of Ways have been given appropriate amounts of design effort. The two street frontages, one of which is a green street, the open space and the functional areas to the North and East sides of the site provide hard and soft scape opportunities.

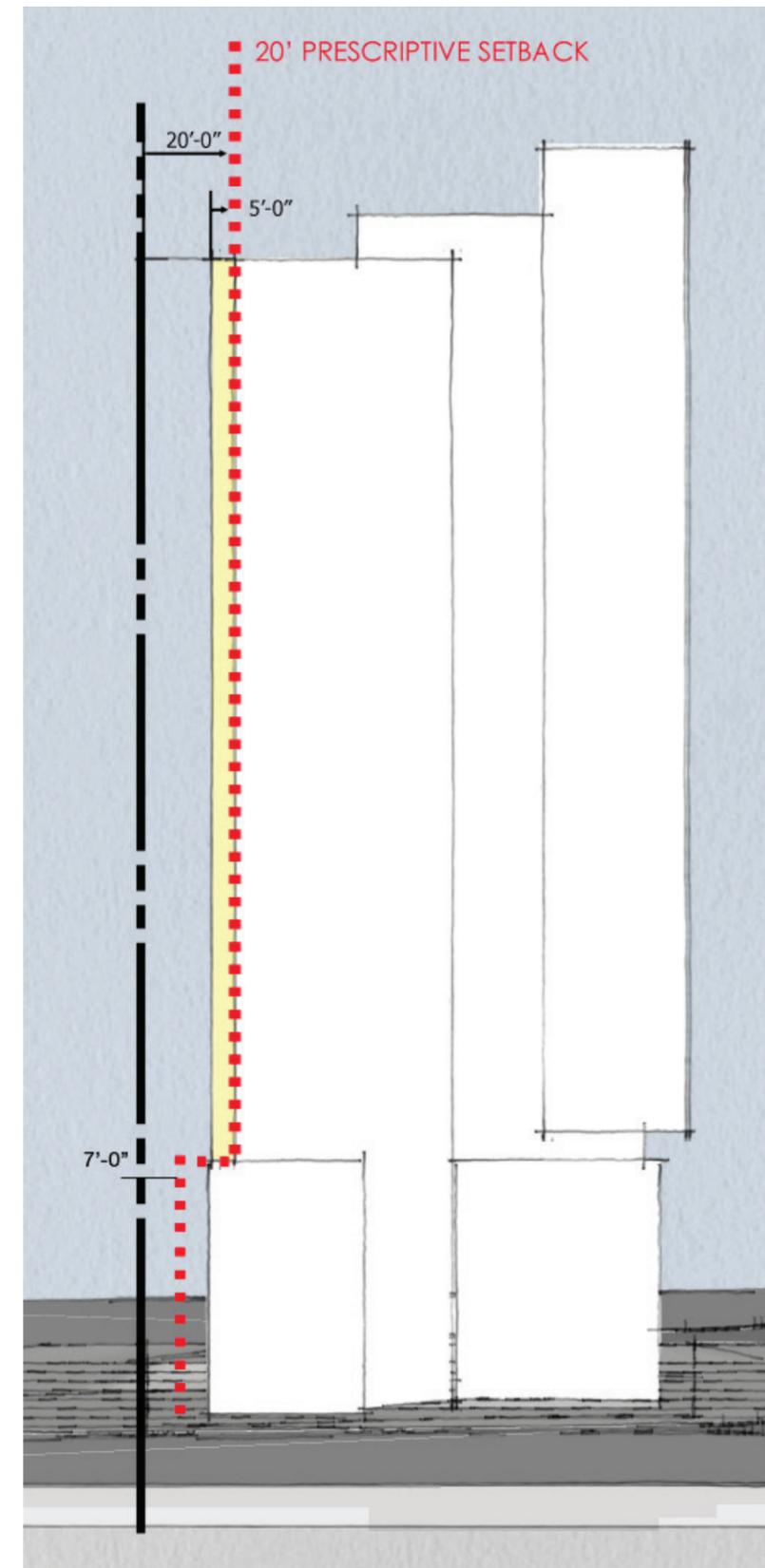
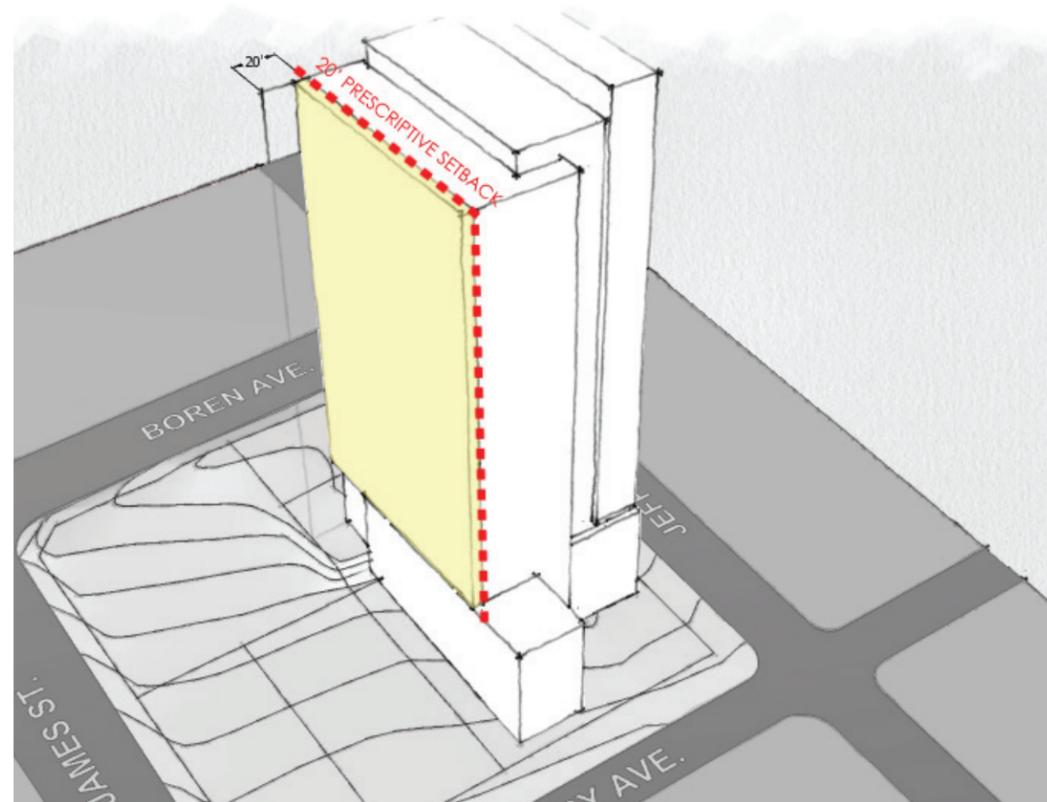
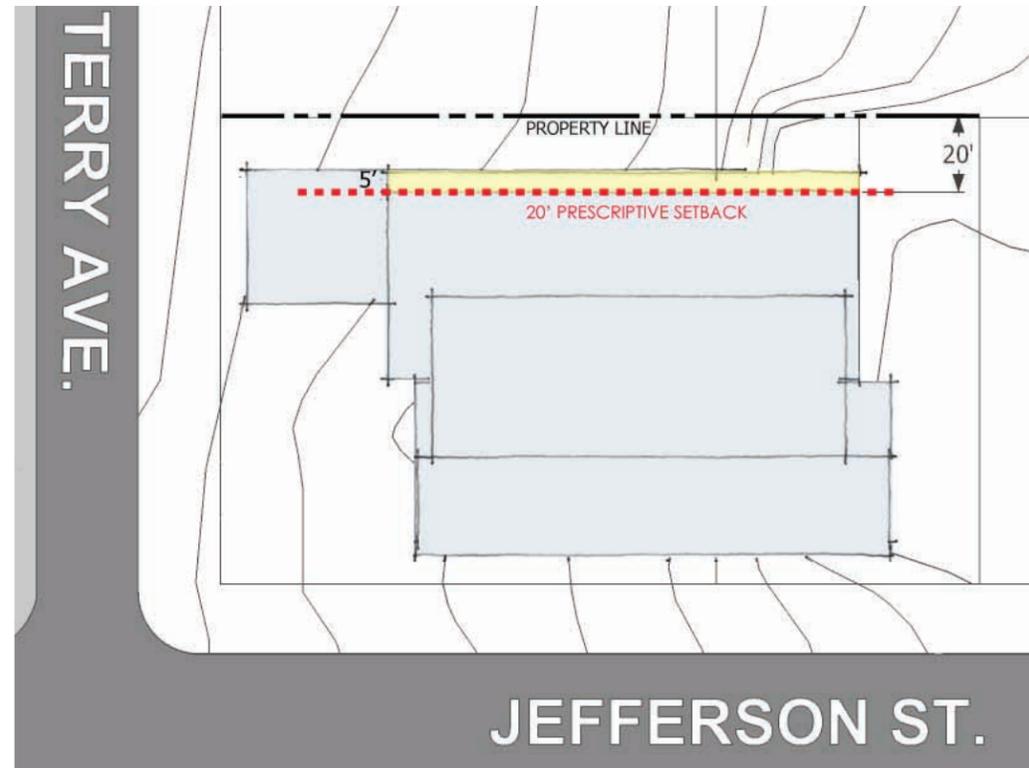


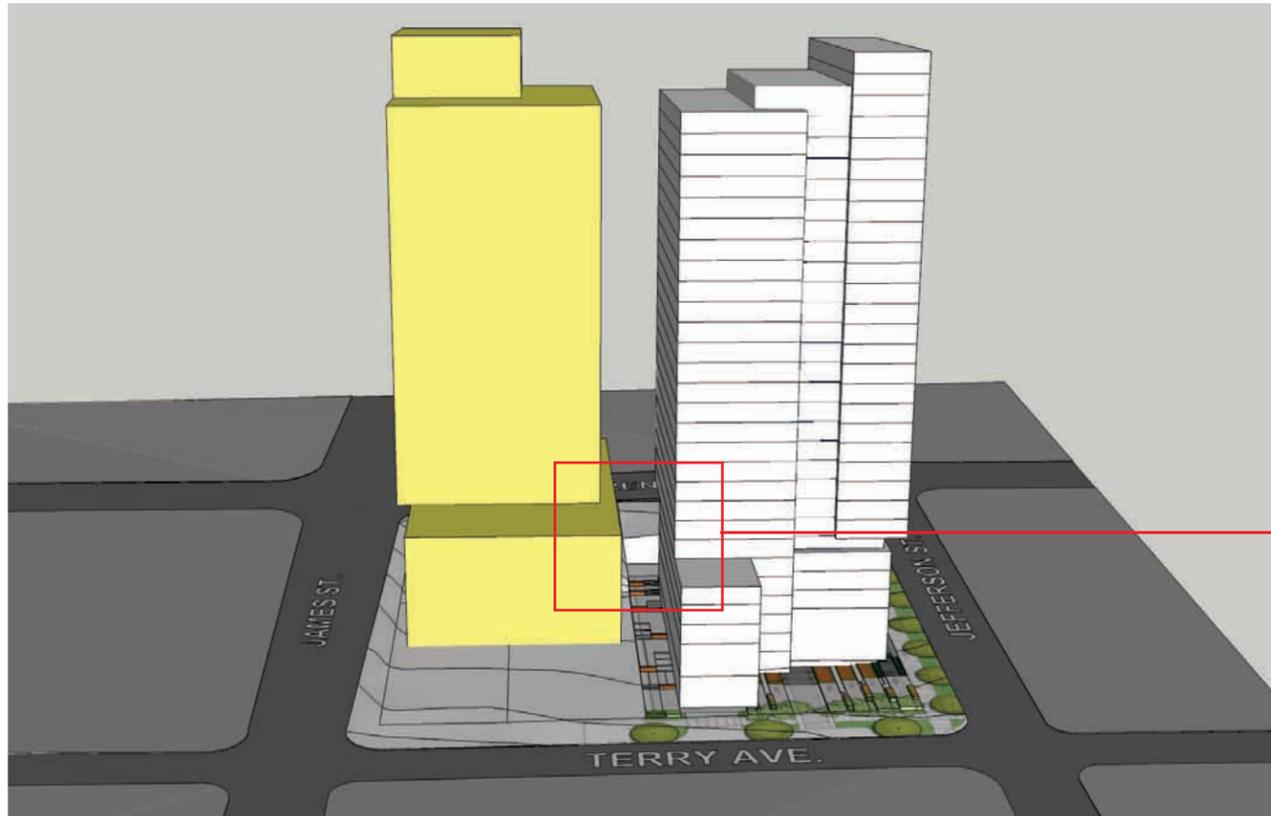
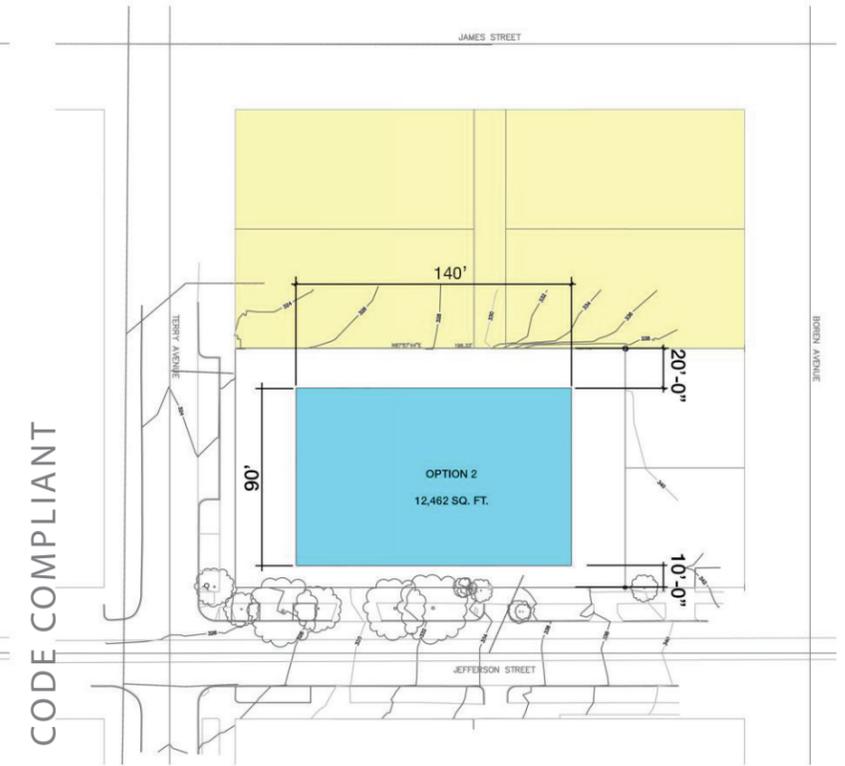
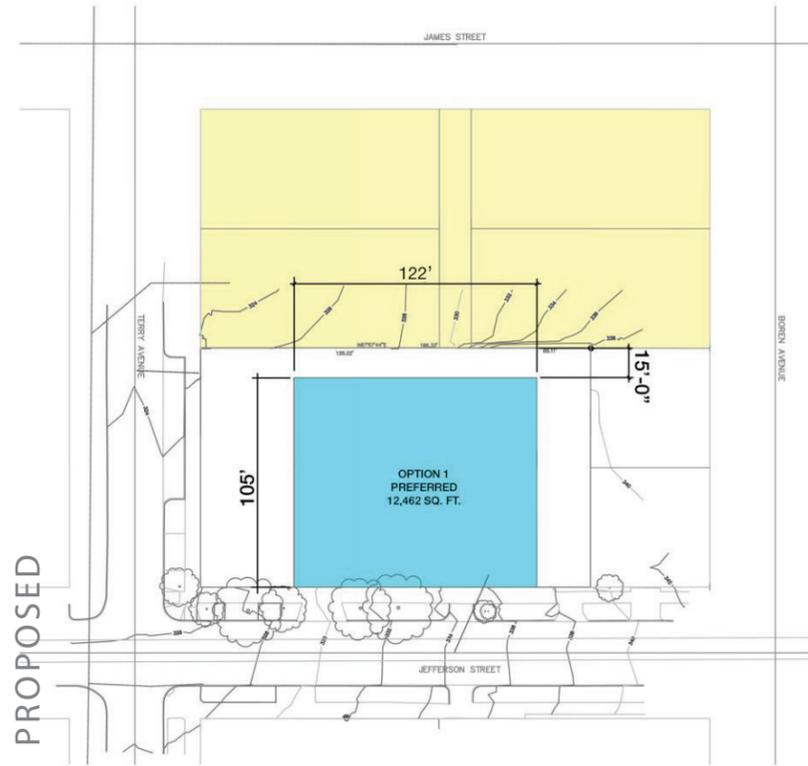
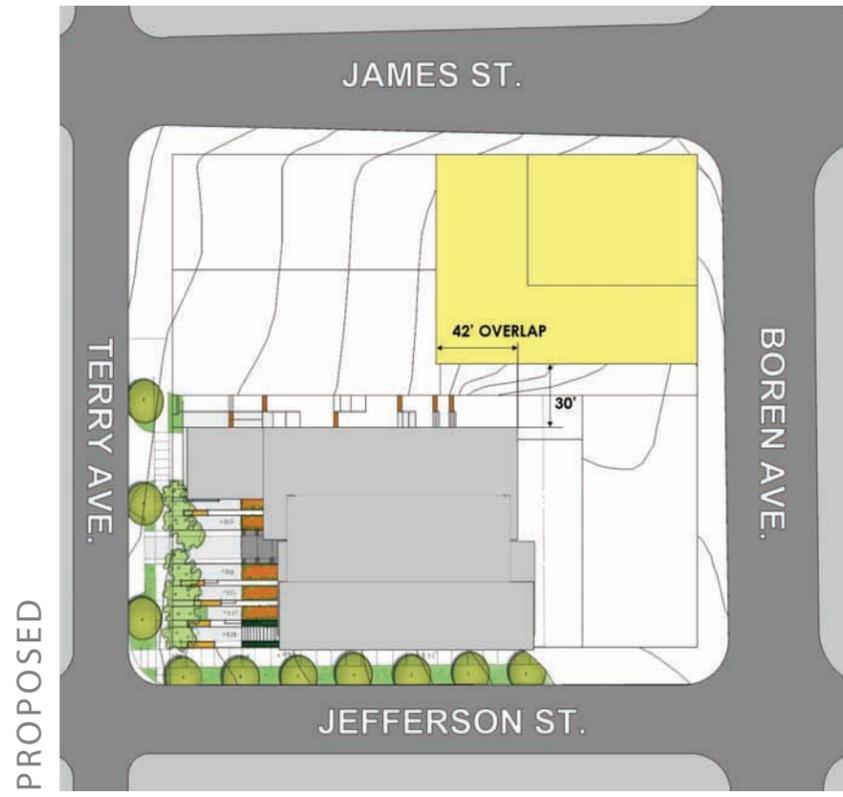
REQUESTED DEPARTURES _____

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

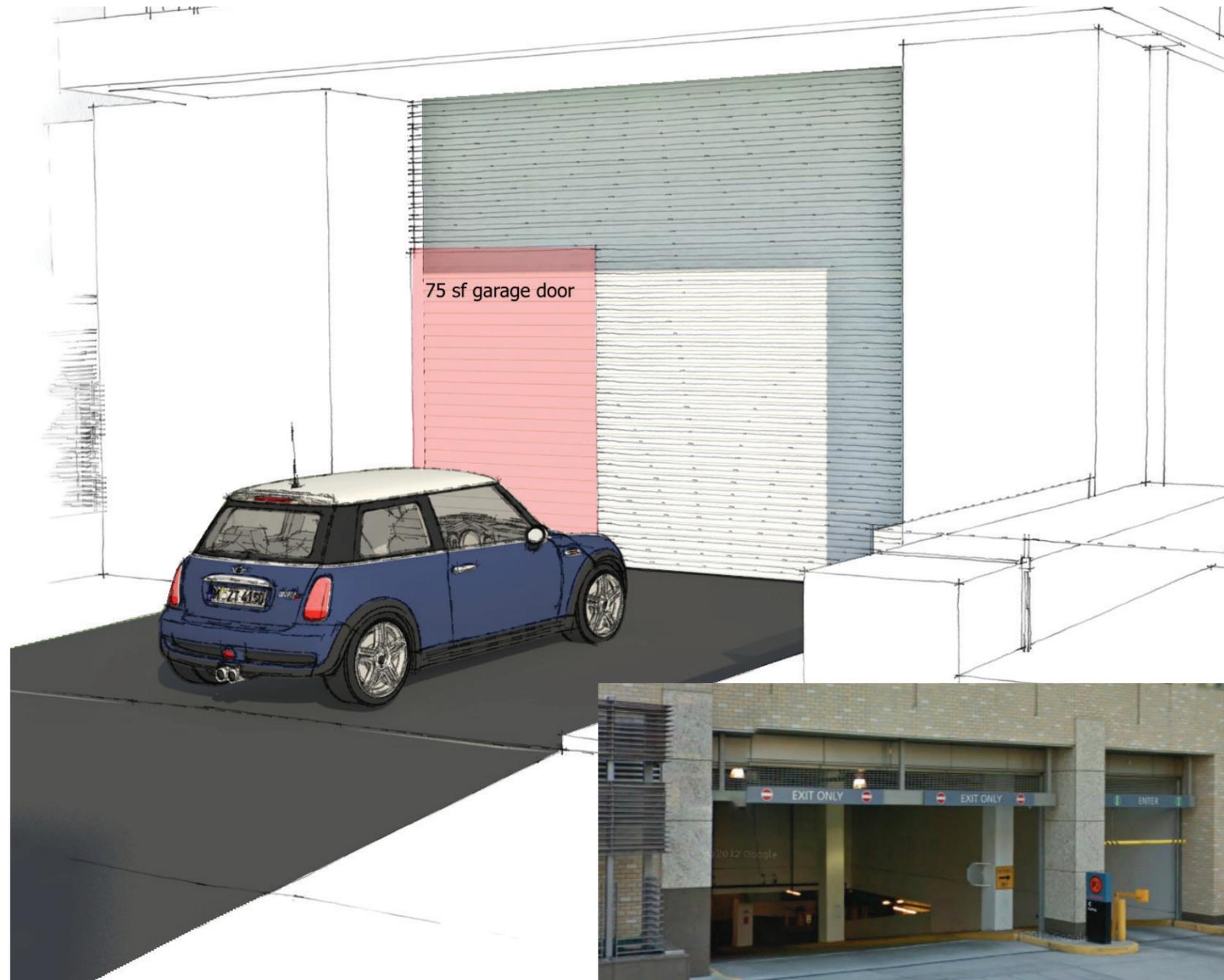


ITEM #	TWO
DEVELOPMENT STANDARDS	SMC 23.45.518 HR SETBACKS
PRESCRIPTIVE	At lot lines abutting neither a street nor alley: Portions above 45': 20' minimum setback
PROPOSED	At lot lines abutting neither a street nor alley: Portions above 45': 15' minimum setback
CONSIDERATIONS	Slenderizes the building in the East-West direction and provides 15' setback below 45' versus the code minimum 5' setback and 7' average.





ITEM #	THREE
DEVELOPMENT STANDARDS	25.45.536.D.3.a
REQUIREMENT	Garage doors may be no more 75 square feet in area.
PROPOSED	Garage door is proposed to be 300 square feet in area.
CONSIDERATIONS	To allow for the required two-way traffic into the parking garage; the door is required to be 21 feet in width. To allow for service vehicles, the door must be 15 feet in height.



NEIGHBORING PROPERTY GARAGE ENTRY



DEPARTURE:	FOUR
DEVELOPMENT STANDARDS	25.45.536.D.3.b
REQUIREMENT	Garage doors facing the street shall be set back at least 15 feet from the street lot line, and shall be no closer to the street lot line than the street-facing facade of the structure.
PROPOSED	Garage doors facing the street shall be set back at least 15 feet from the street lot line, the remaining façade of the structure will be 10 feet 6 inches from the property line.

CONSIDERATIONS:

The podium is cantilevered out above the ground floor on the Terry Avenue side to create a hierarchy between garage/service and residential. The Residential portion floats above the parking below.

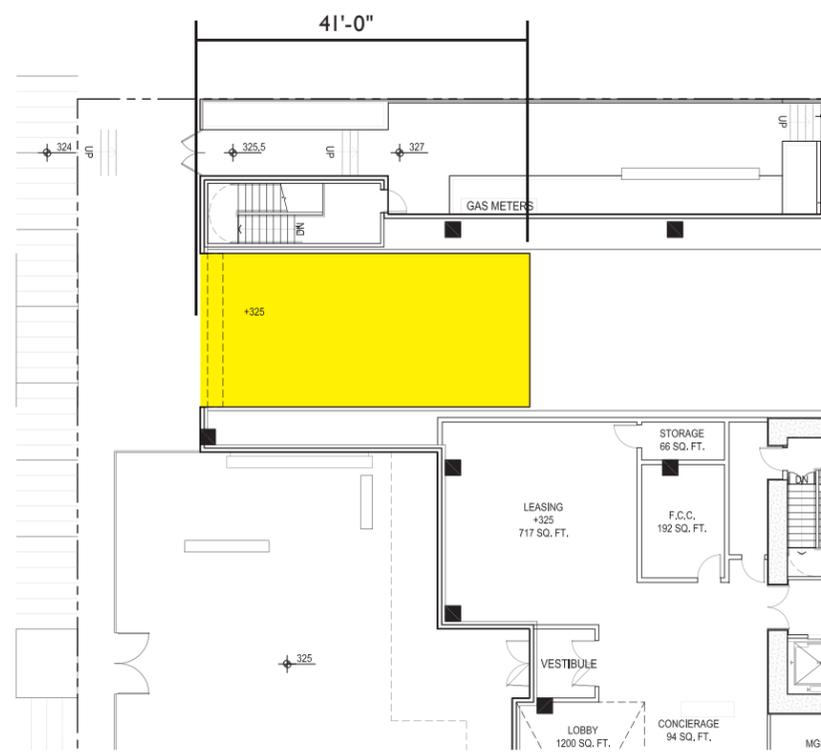
The garage entry is closer to the street than the main pedestrian entry (front door) for two fundamental reasons:

- The garage entry nearer to Terry quickly eliminates and visually separates vehicles from the on-site public realm.
- The main pedestrian building entry is as far away from Terry as is reasonably possible to maximize the open space

Lastly, At EDG, the board supported the extension of the podium west towards Terry, better defining the space while creating a sense of embracing of the open space.

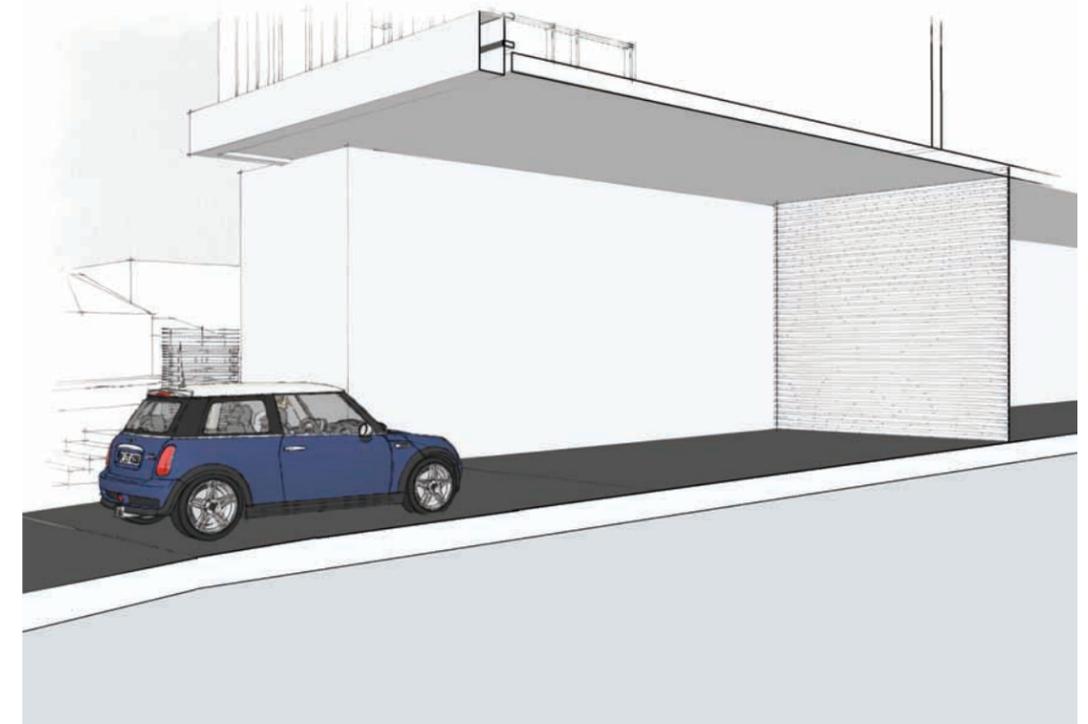
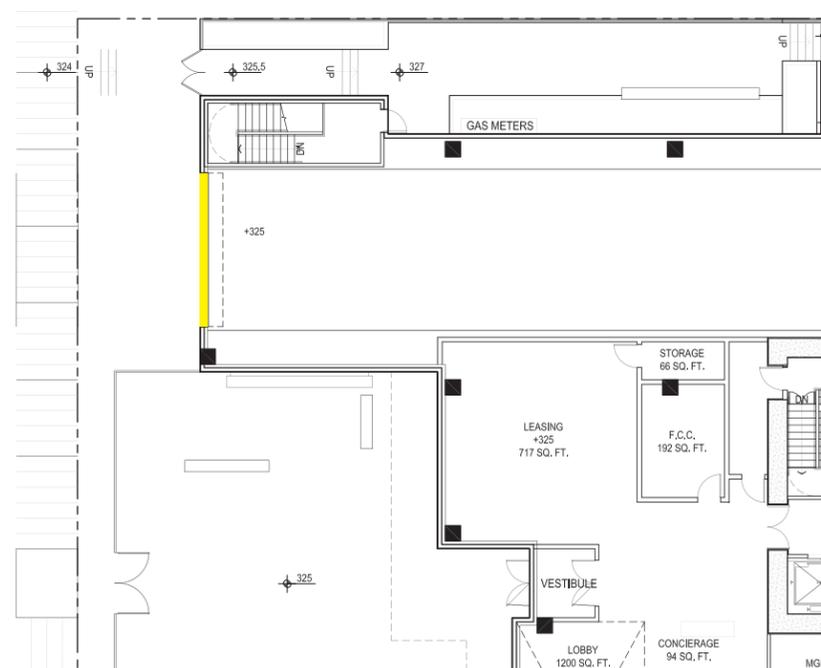
CODE COMPLIANT

PLAN



PROPOSED

PLAN



SECTION

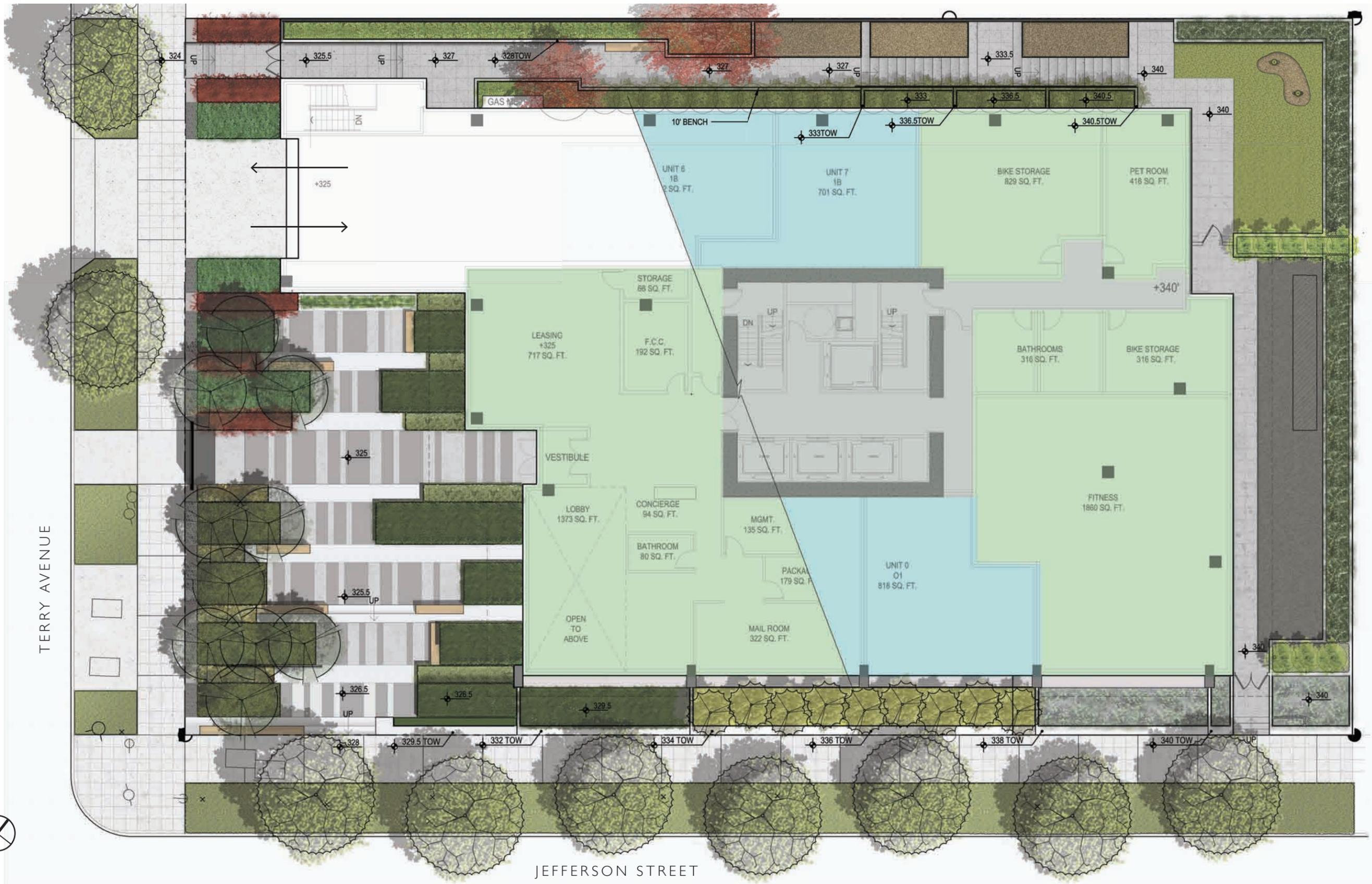


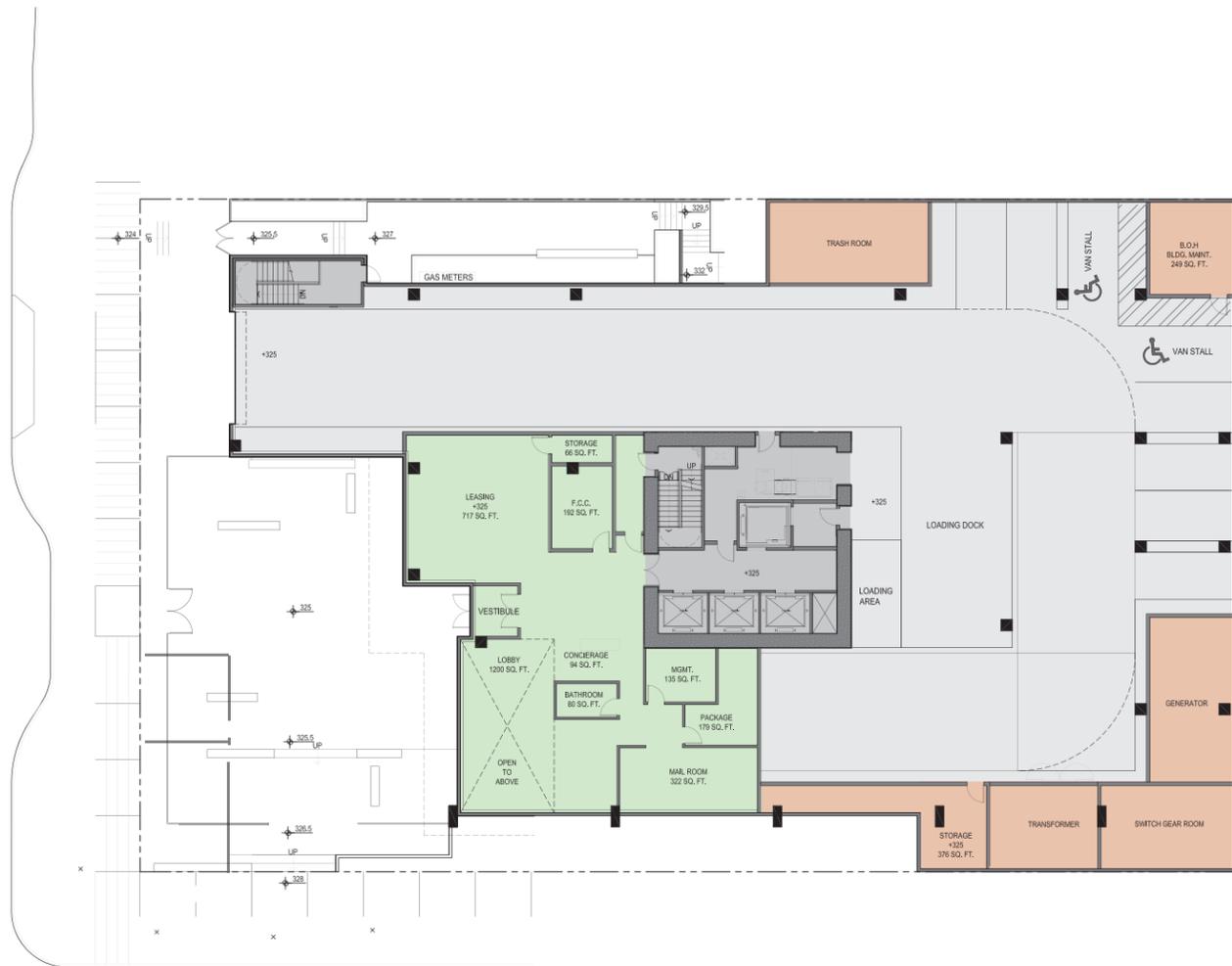
SECTION



DESIGN



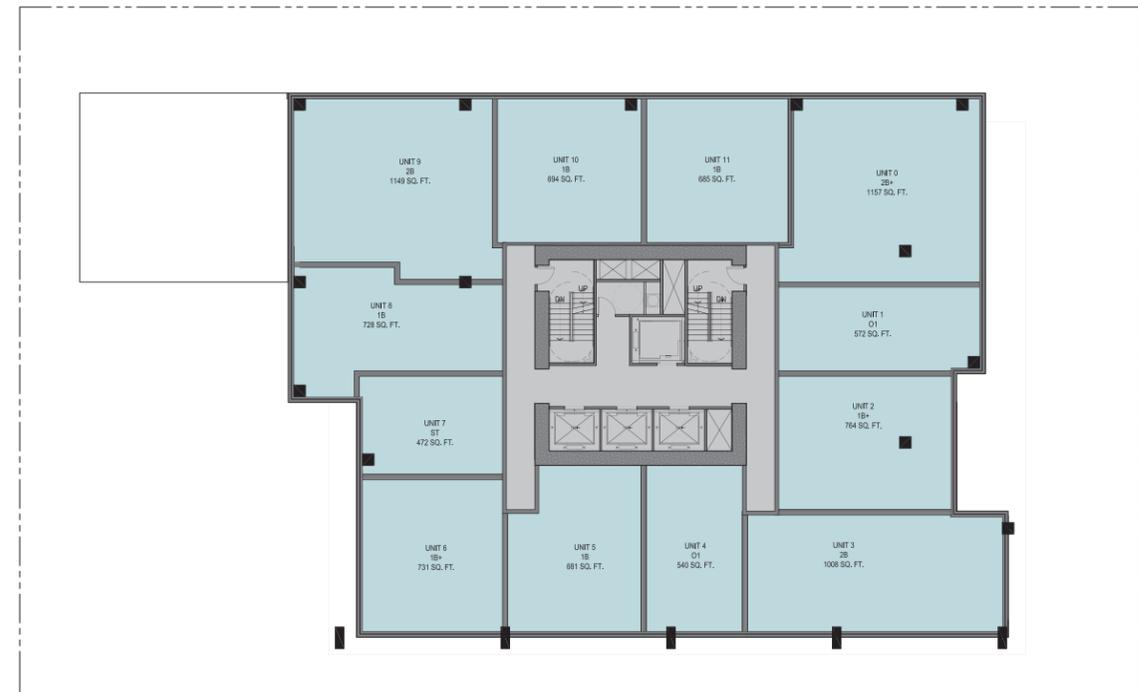




- VERT. TRANS/CORRIDOR
- PARKING
- SHARED SPACE/AMENITY
- B.O.H.
- RESIDENTIAL


LEVEL 1


LEVEL 2



- VERT. TRANS/CORRIDOR
- PARKING
- SHARED SPACE/AMENITY
- B.O.H.
- RESIDENTIAL

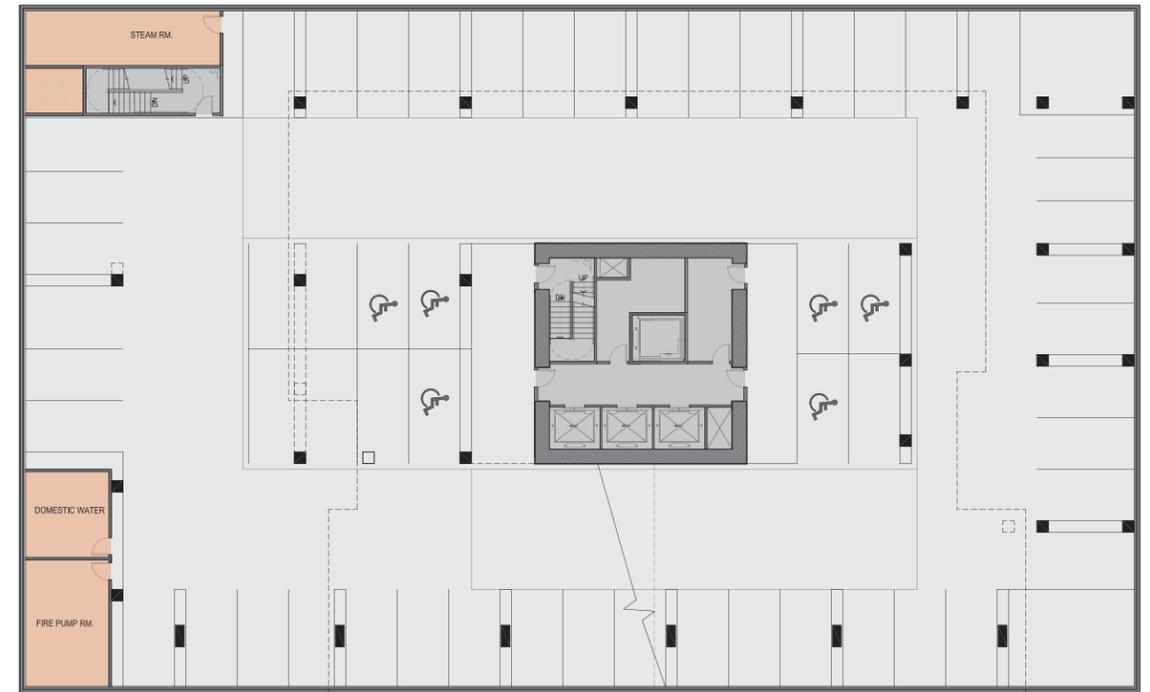
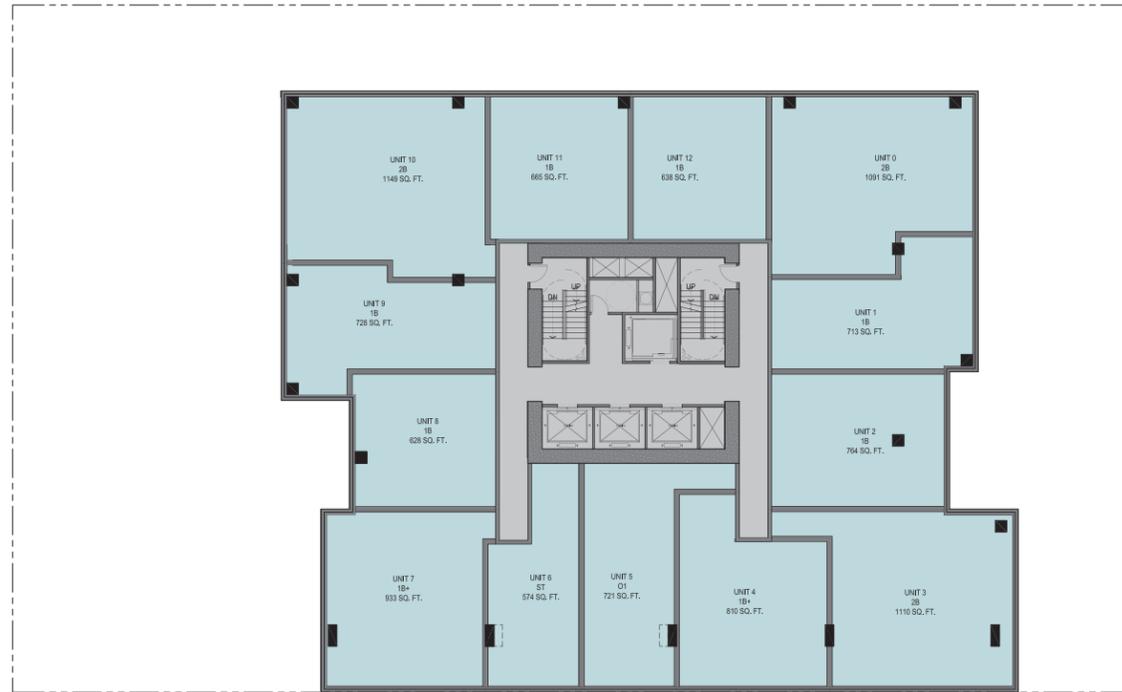


LEVEL 3-5



LEVEL 6





- VERT. TRANS/CORRIDOR
- PARKING
- SHARED SPACE/AMENITY
- B.O.H.
- RESIDENTIAL



LEVEL 7-26



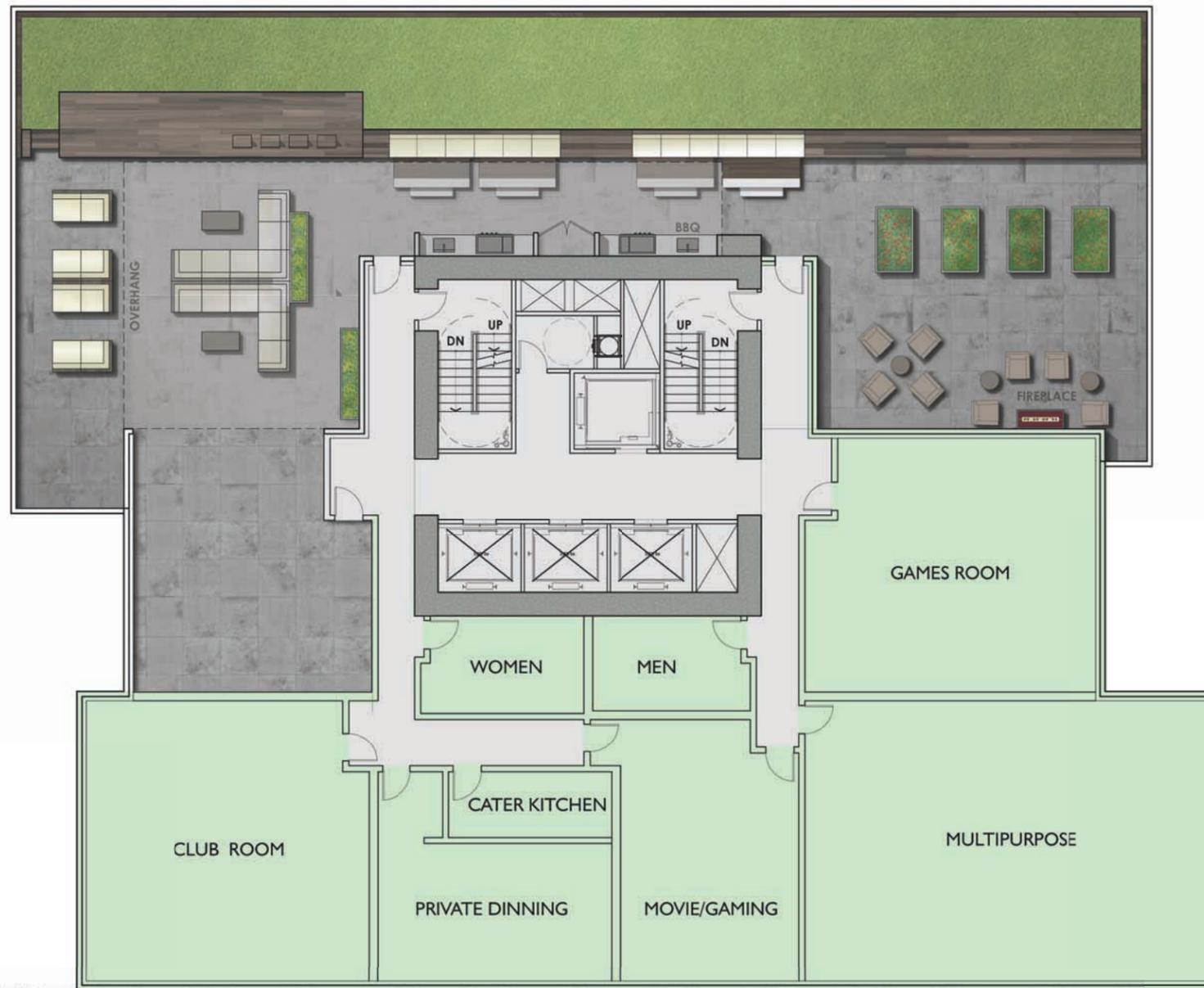
TYPICAL PARKING LEVEL



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



- VERT. TRANS/CORRIDOR
- PARKING
- SHARED SPACE/AMENITY
- B.O.H.
- RESIDENTIAL



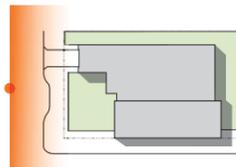
ROOF LEVEL PLAN



WEST



TERRY AVENUE





500 TERRY AVENUE | SOUTHWEST PERSPECTIVE VIEW

12.12.12

27

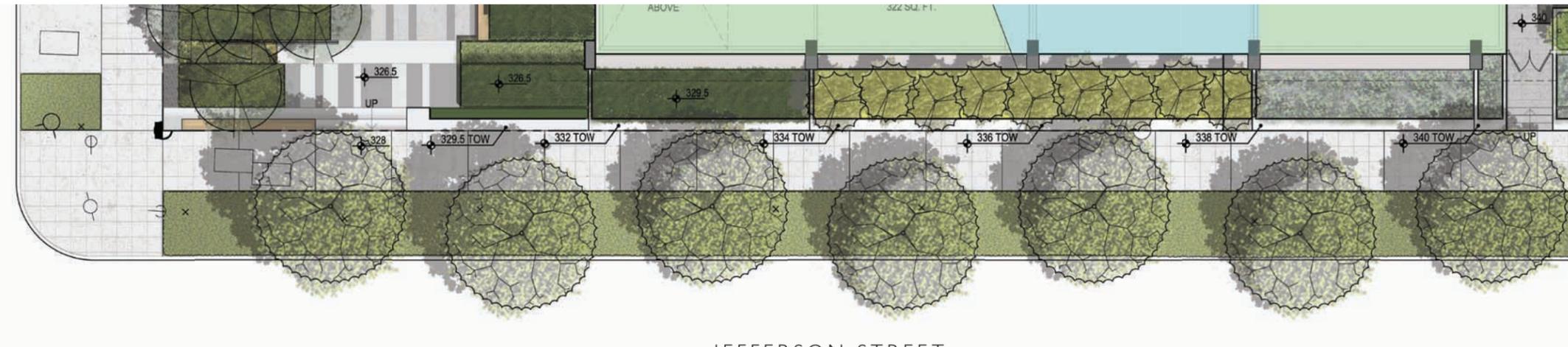
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SOUTH



JEFFERSON STREET



500 TERRY AVENUE | PARTIAL SOUTH ELEVATION WITH PLAN

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500 TERRY AVENUE | SOUTHEAST PERSPECTIVE VIEW

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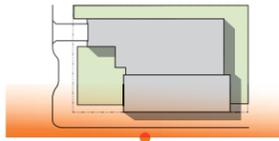
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SOUTH ALTERNATIVE OPTION



JEFFERSON STREET





500 TERRY AVENUE | ALTERNATIVE SOUTHEAST PERSPECTIVE VIEW

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31

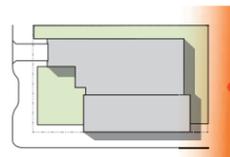
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EAST





500 TERRY AVENUE | NORTHEAST PERSPECTIVE VIEW

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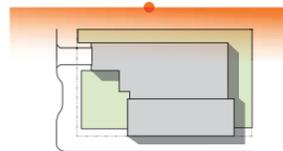
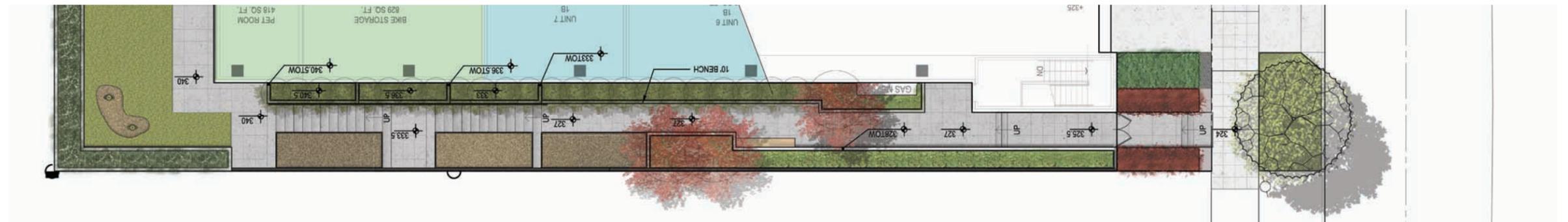
www.weberthompson.com

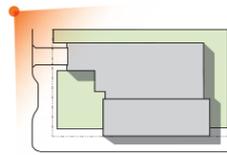
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NORTH





500 TERRY AVENUE | NORTHWEST PERSPECTIVE VIEW

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PROPERTY LINE

L7 - 396.25'
 L6 - 387'
 L5 - 377.75'
 L4 - 359.25'
 L3 - 350'
 L2 - 340'
 L1 - 325'



500 TERRY AVENUE | SECTION DETAILS – E-W PODIUM SECTION

12.12.12

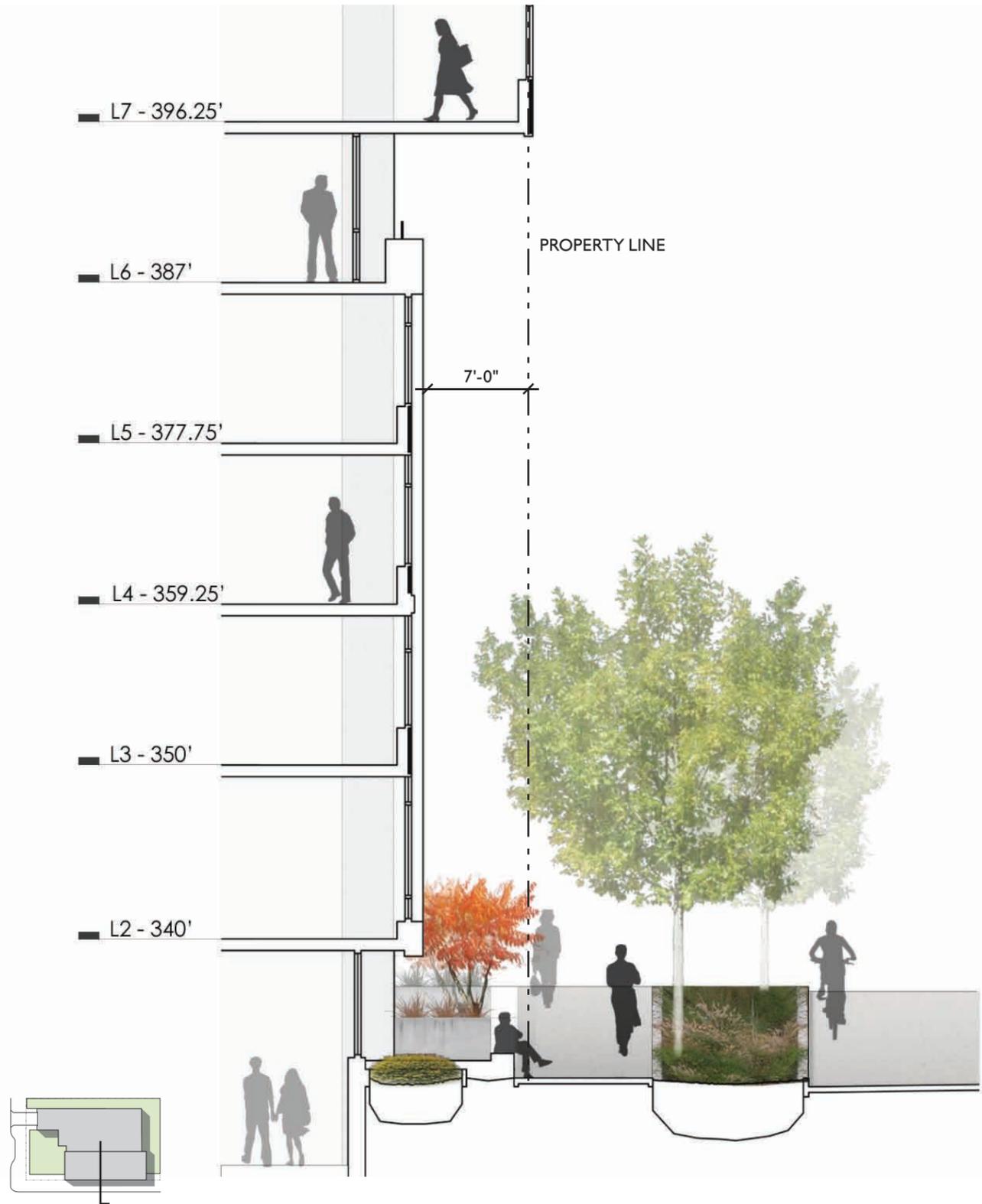
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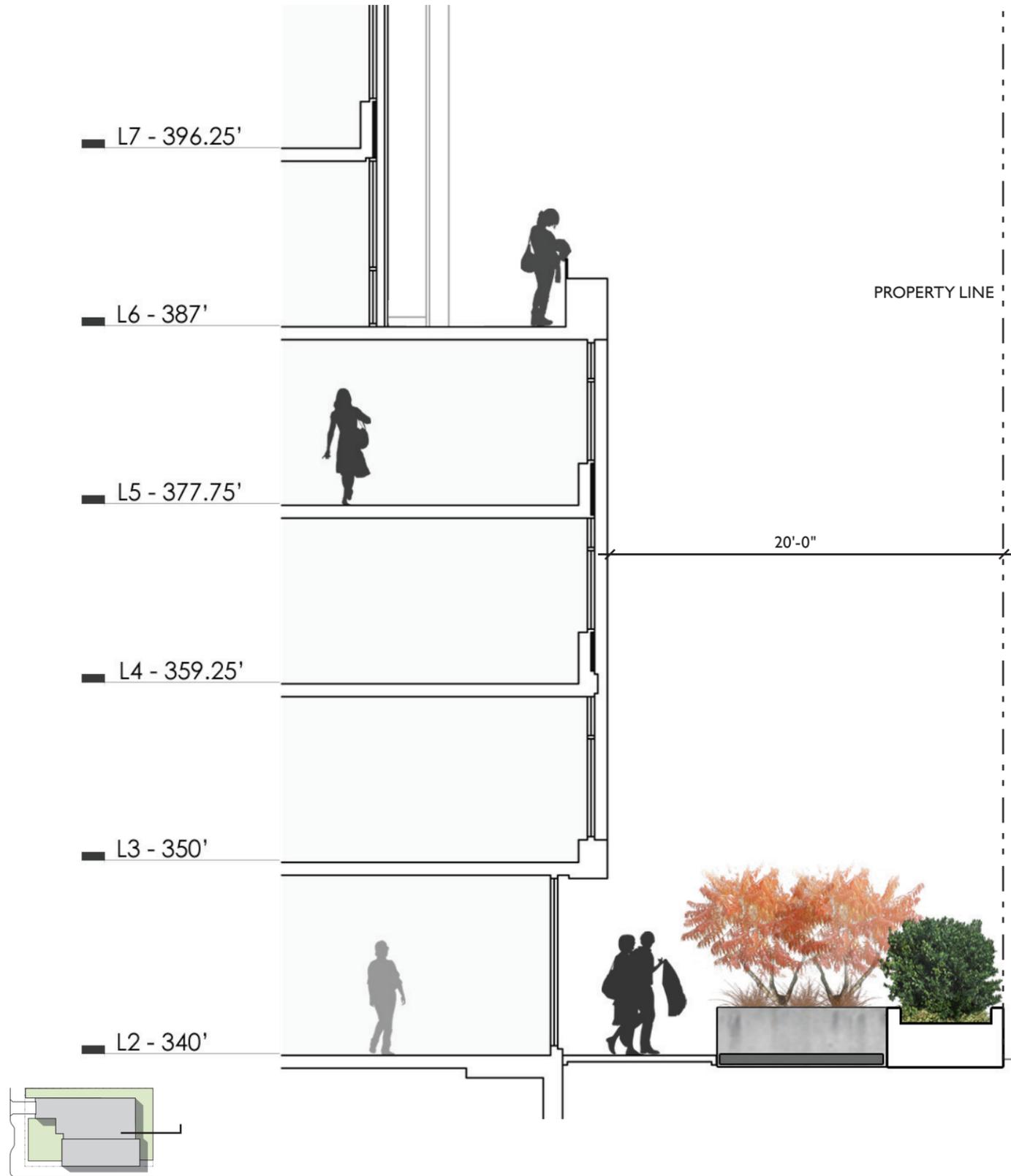
www.weberthompson.com

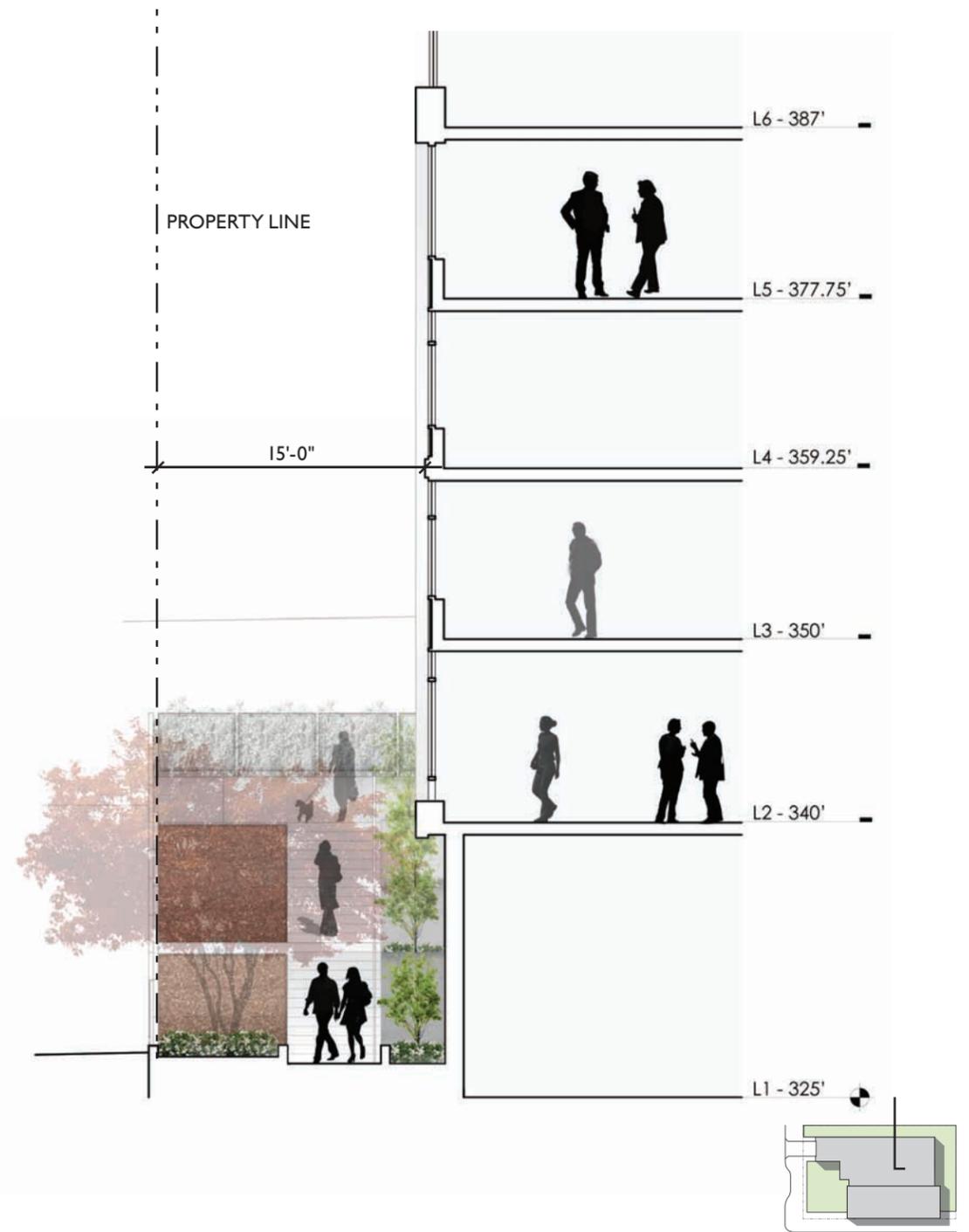
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500 TERRY AVENUE | PERSPECTIVES IN CONTEXT – SOUTHEAST PERSPECTIVE VIEW

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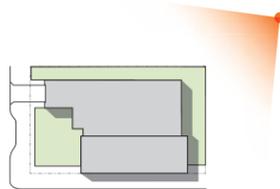
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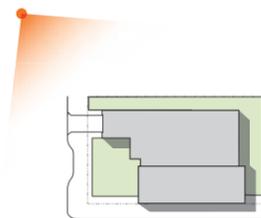
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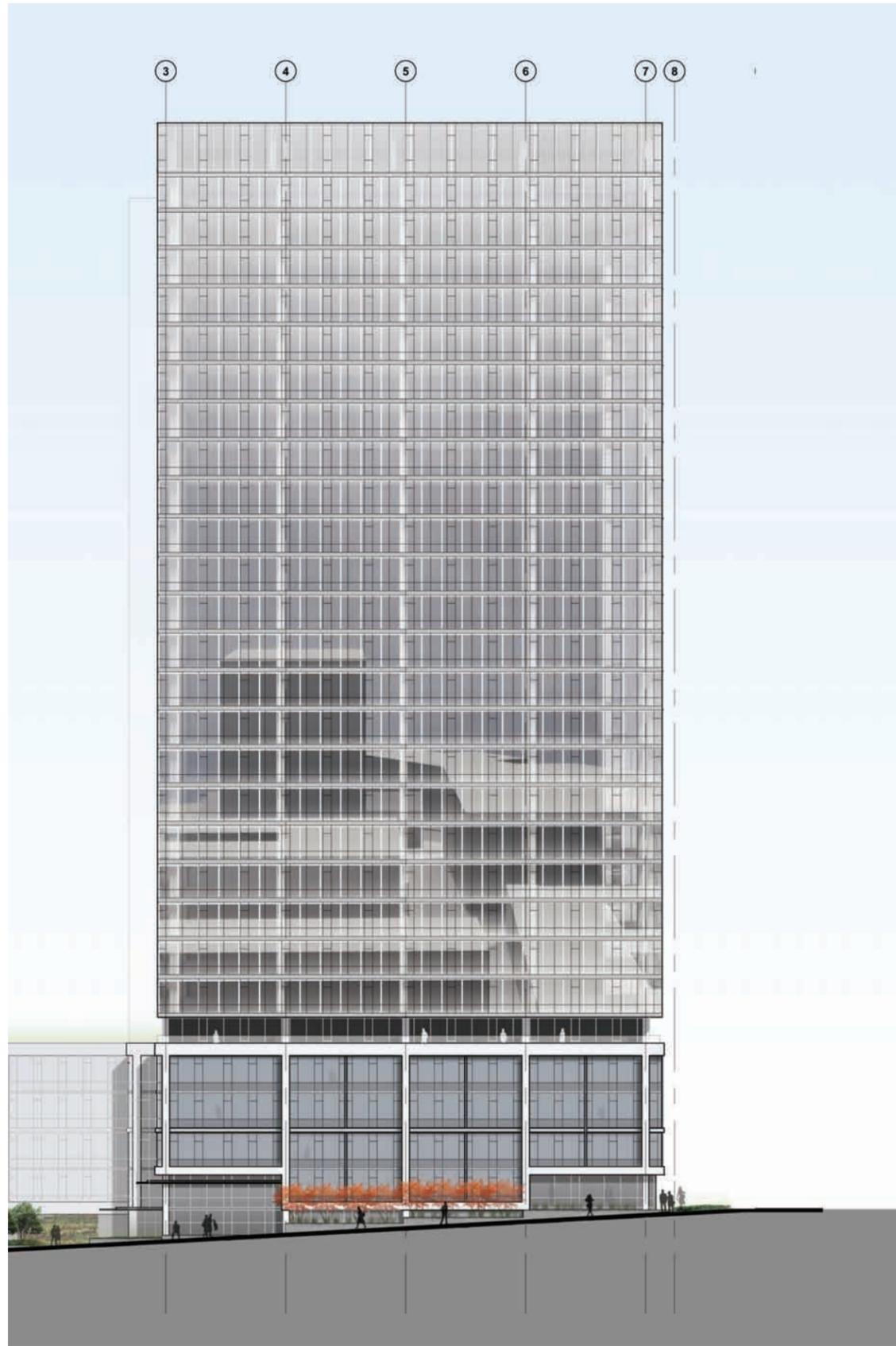
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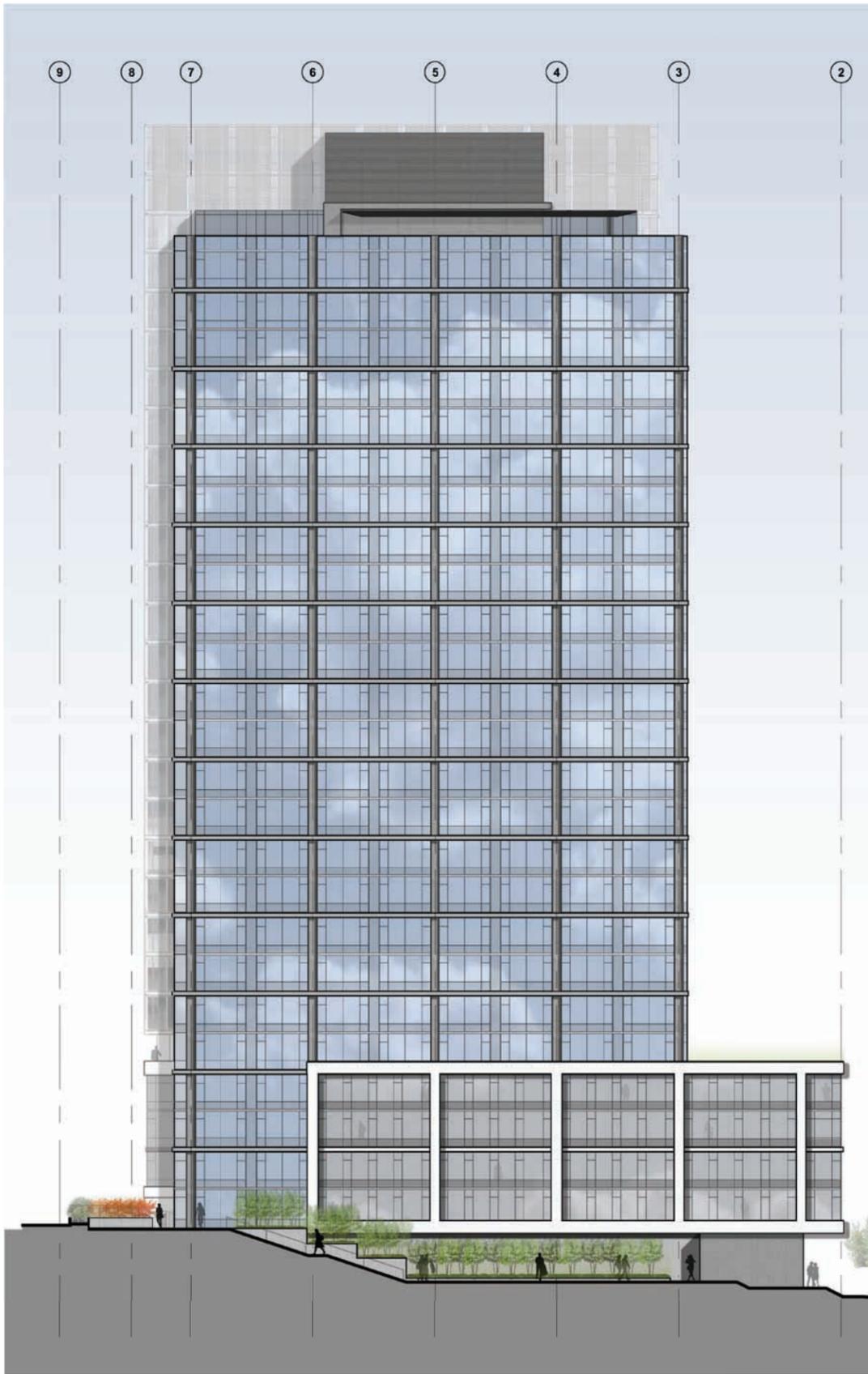












500 TERRY AVENUE | NORTH ELEVATION

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500 TERRY AVENUE | EAST ELEVATION

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500 TERRY AVENUE | AERIAL PERSPECTIVE FROM SOUTHWEST

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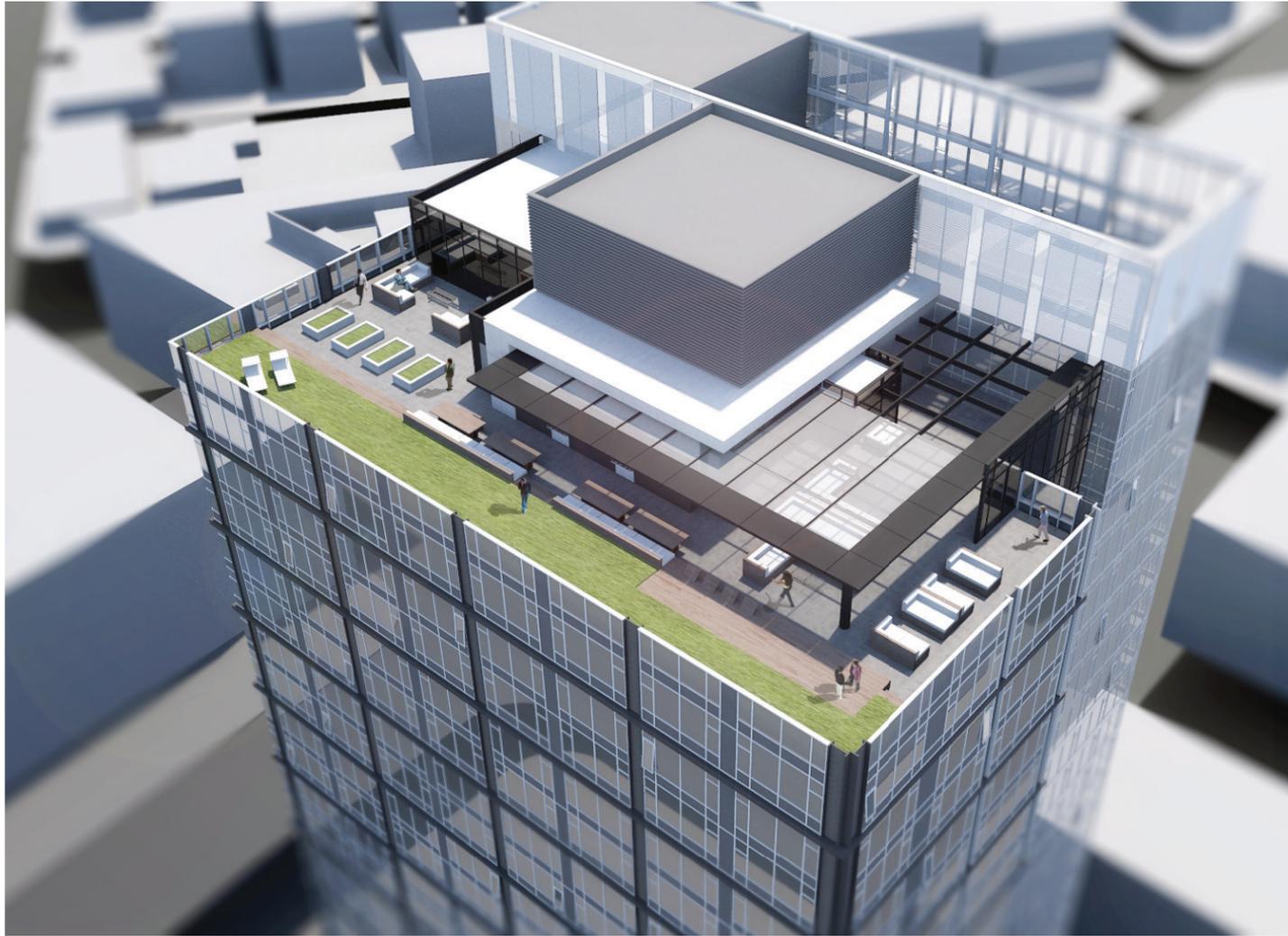
49

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VIEW FROM NORTHWEST



VIEW FROM NORTHEAST





500 TERRY AVENUE | ROOF PERSPECTIVE FROM NORTHEAST

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500 TERRY AVENUE | ROOF PERSPECTIVE FROM NORTHWEST

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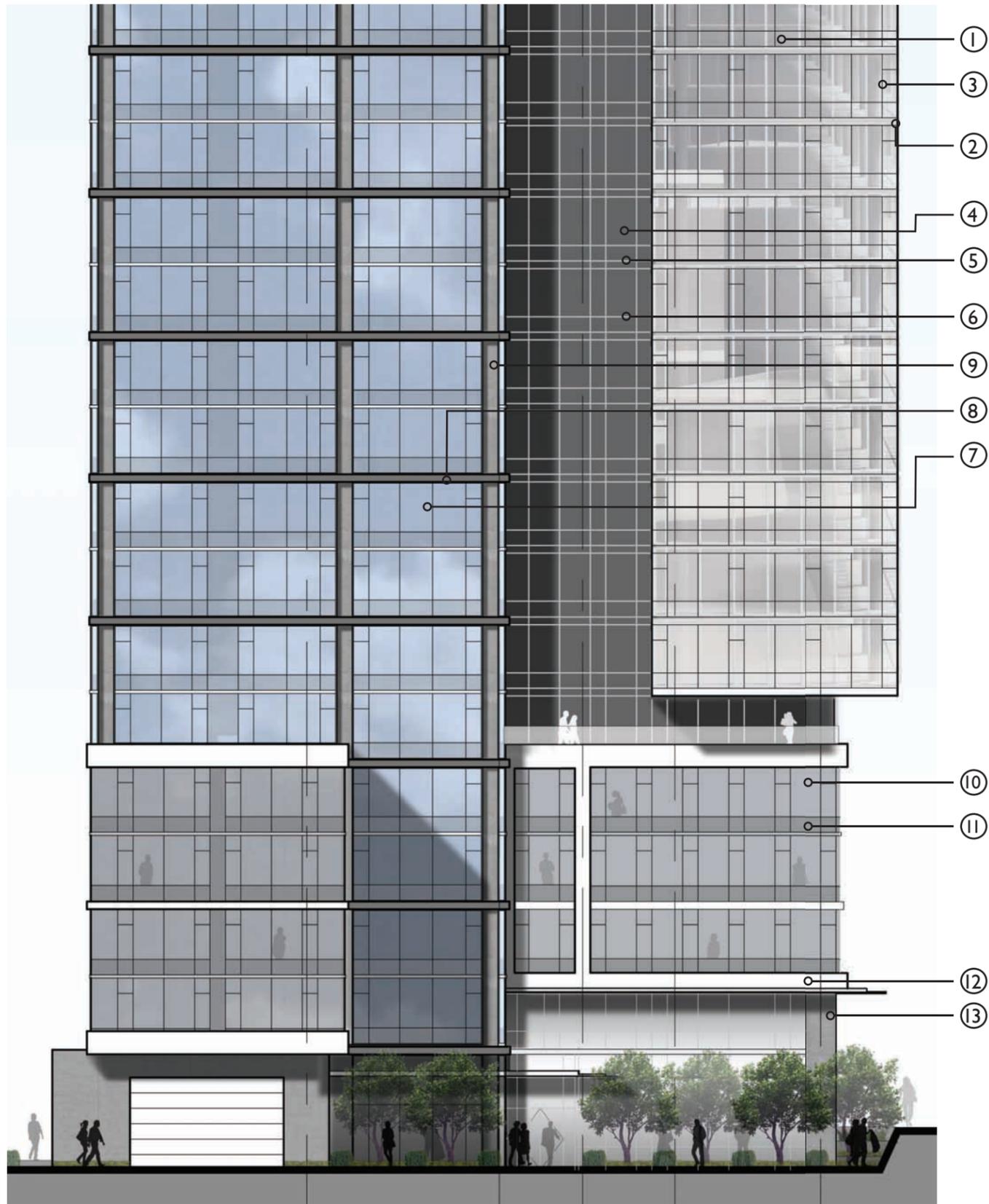
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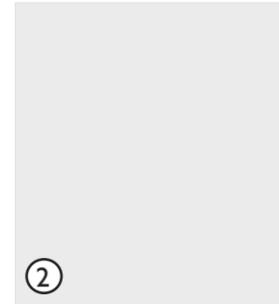




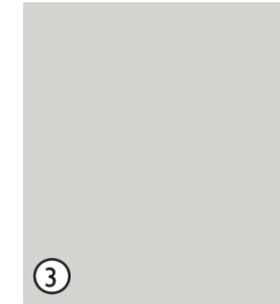
① Vision Glass: Guardian Sungaurd SNR43



④ Vision Glass: Royal Blue 40



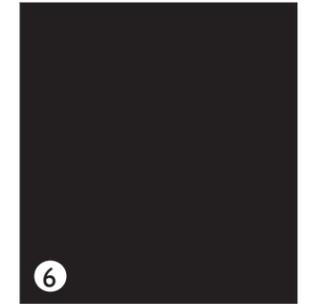
② Glass Spandrel LO Fire White SX



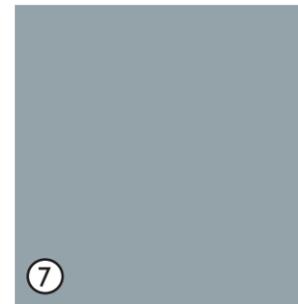
③ Mullion Duranar XL Silver



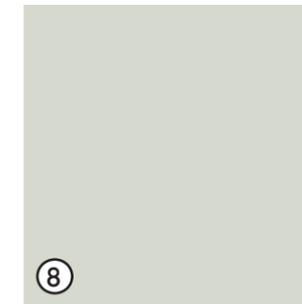
⑤ Glass Spandrel Charcoal



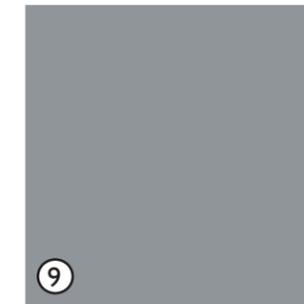
⑥ Mullion Duratech Cool Matte Black



⑦ Vision Glass Super Neutral 68



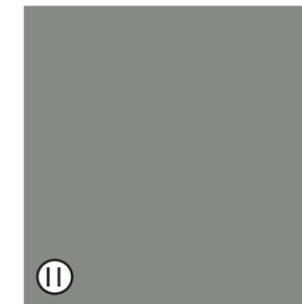
⑧ Glass Spandrel Platinum



⑨ Metal Frame Pigmento Blue/Zinc



⑩ Vision Glass SNX 62/67



⑪ Glass Spandrel Web Gray

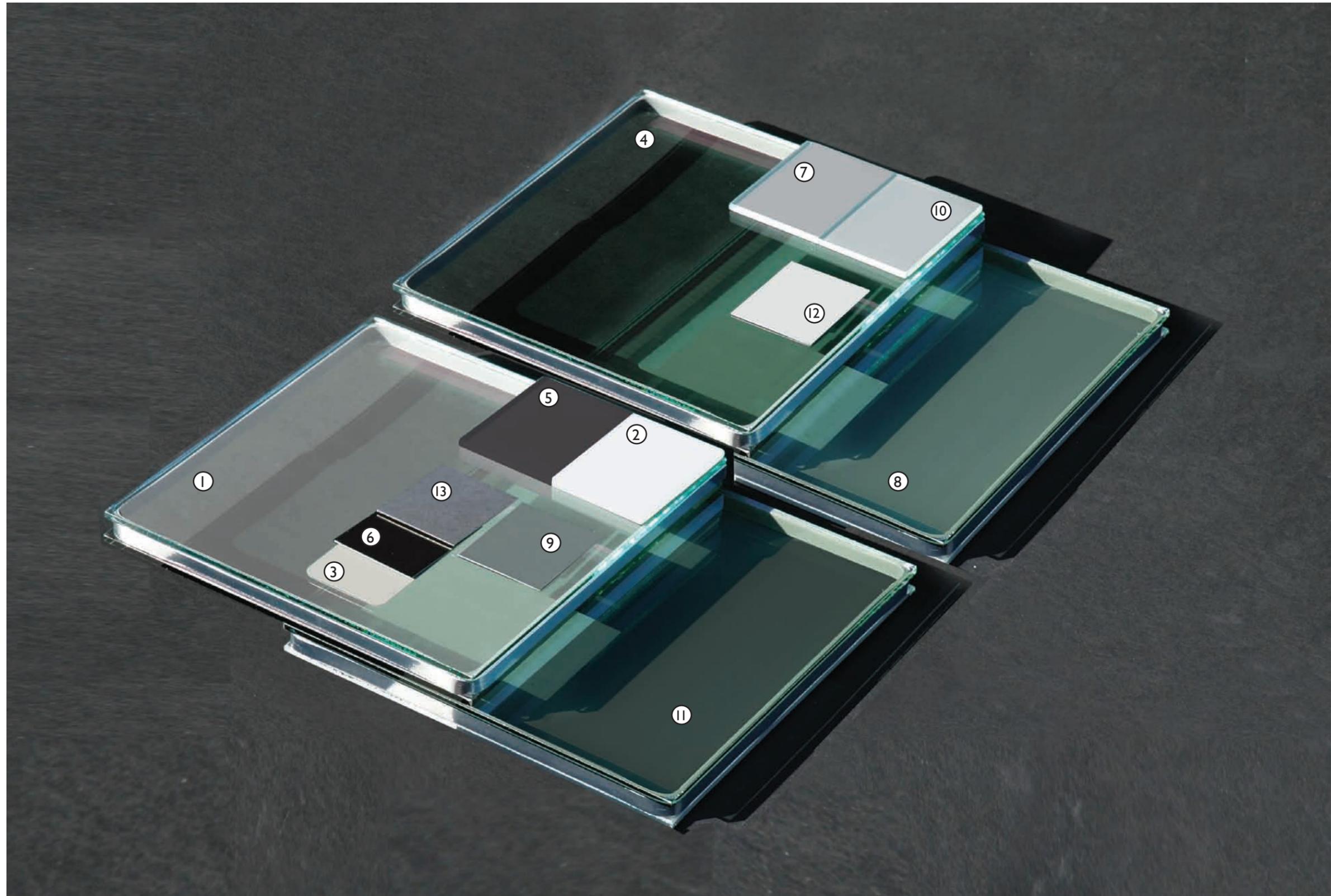


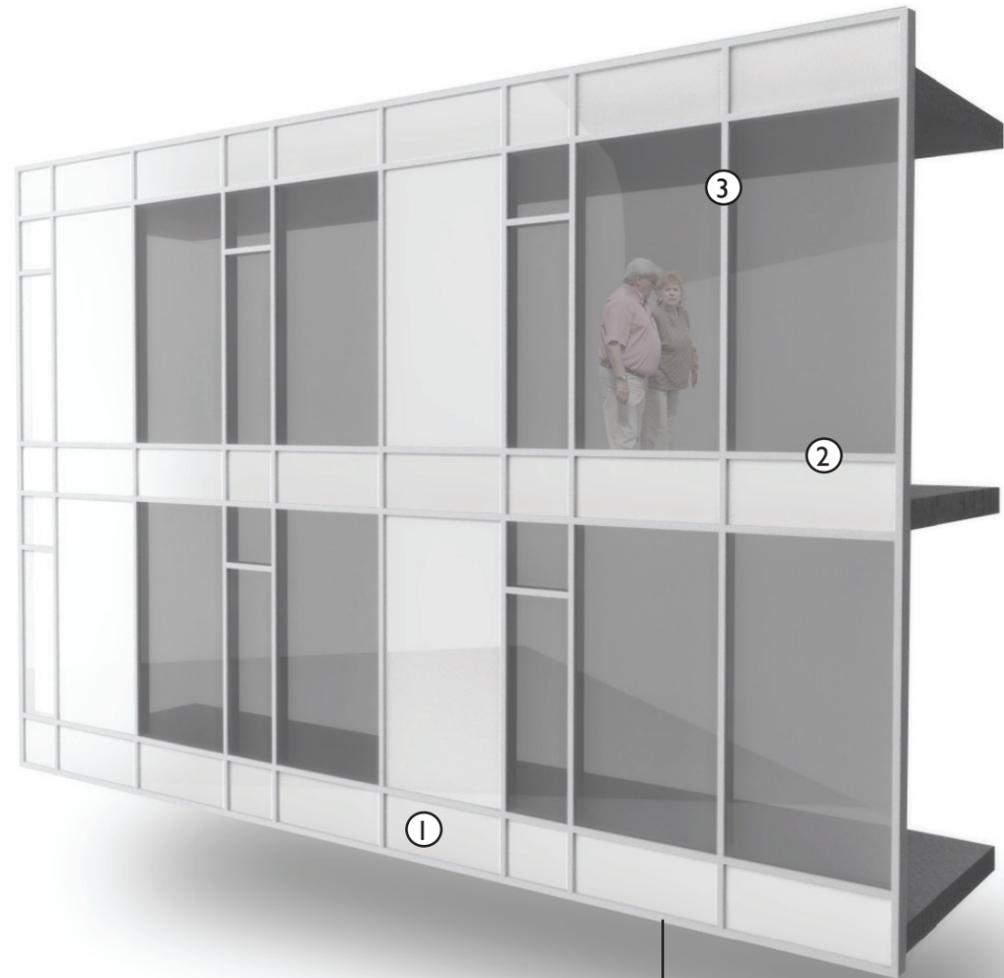
⑫ Metal Frame Snow Bound



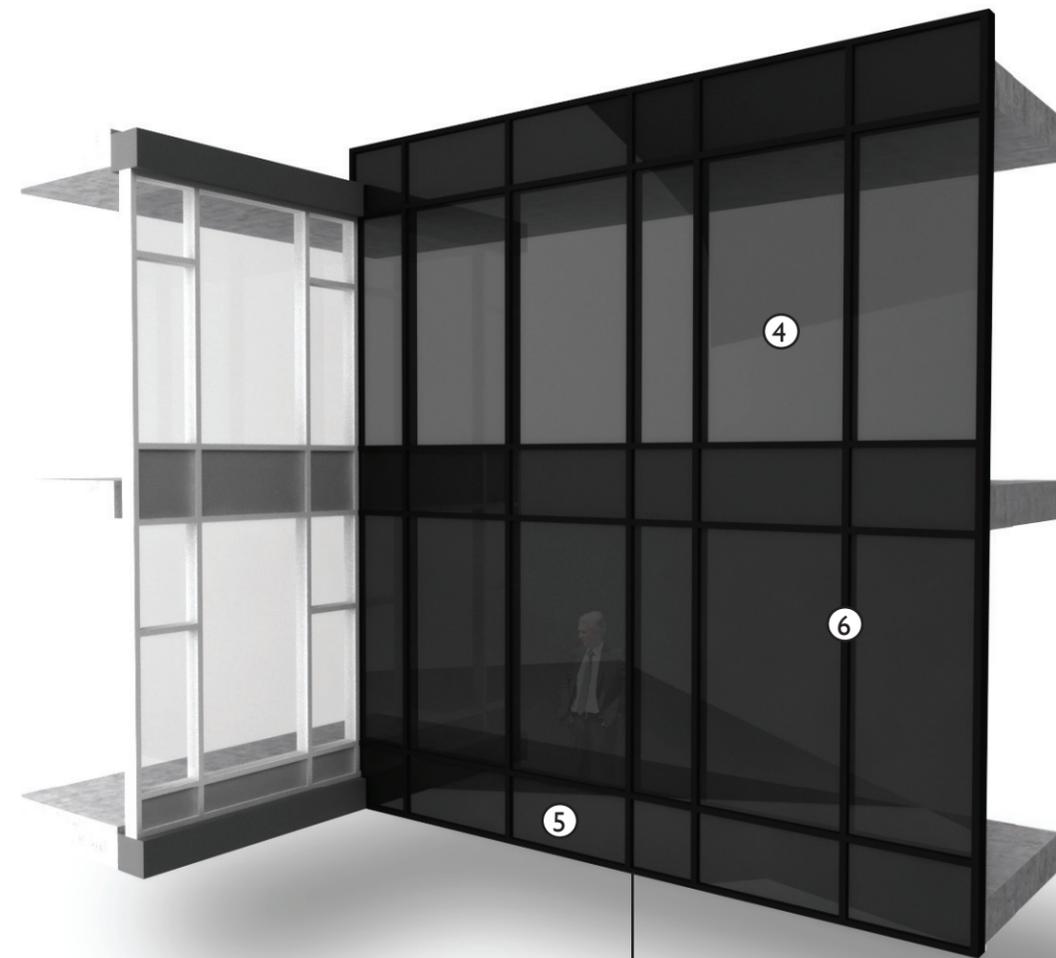
⑬ Architectural Concrete







TOWER DETAIL AT SOUTH



TOWER DETAIL AT REVEAL





TOWER DETAIL AT NORTH



TOWER DETAIL AT PODIUM



LANDSCAPE











1
SUNDANCE MEXICAN ORANGE



2
EICHLOZ COTONEASTER



3
HINO CRIMSON AZALEA



4
VARIEGATED JAPANESE MOCKORANGE



5
CHERRY BOMB JAPANESE BARBERRY



6
HEARST CALIFORNIA LILAC

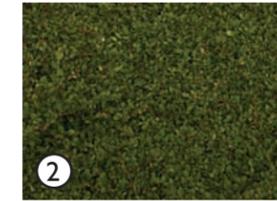


8
TALL MOUNTAIN SEWARTIA





1
SUNDANCE MEXICAN ORANGE



2
EICHLOZ COTONEASTER



3
HINO CRIMSON AZALEA



4
VARIEGATED JAPANESE MOCKORANGE



5
CHERRY BOMB JAPANESE BARBERRY



6
HEARST CALIFORNIA LILAC



8
TALL MOUNTAIN SEWARTIA





1
SUNDANCE MEXICAN ORANGE



2
EICHLOZ COTONEASTER



3
HINO CRIMSON AZALEA



4
VARIEGATED JAPANESE MOCKORANGE



5
CHERRY BOMB JAPANESE BARBERRY



6
HEARST CALIFORNIA LILAC



8
TALL MOUNTAIN SEWARTIA





GHOSTLY RED CALIFORNIA FUSCHIA



DWARF BLUE ARCTIC WILLOW



BURKWOOD OSMANTHUS



PLAYGROUND EQUIPMENT



JAPANESE SKIMMIA



ORANGE SEDGE



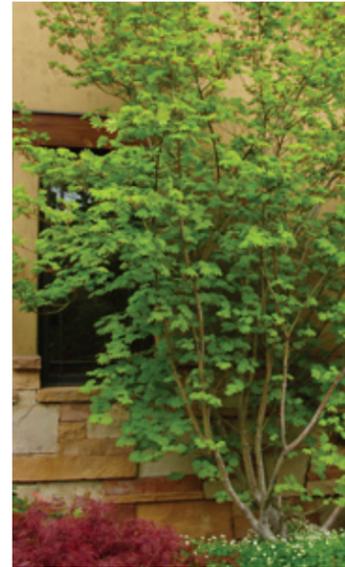
STAGHORN SUMAC (FALL)



FIREGLOW JAPANESE MAPLE



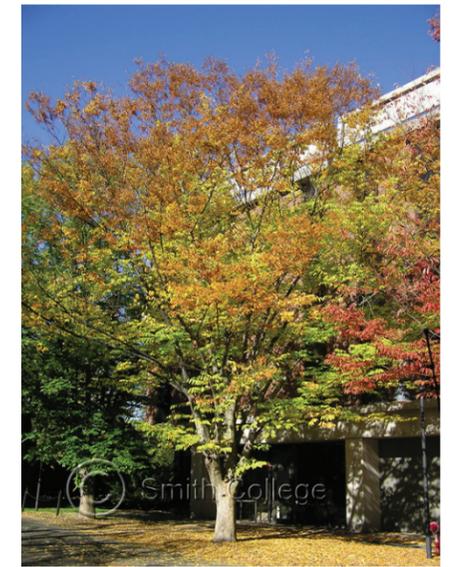
TIGER'S EYE CUTLEAF SUMAC



VINE MAPLE



CITY SPRITE ZELKOVA



GREEN VASE ZELKOVA





500 TERRY AVENUE | NIGHT PERSPECTIVE VIEW

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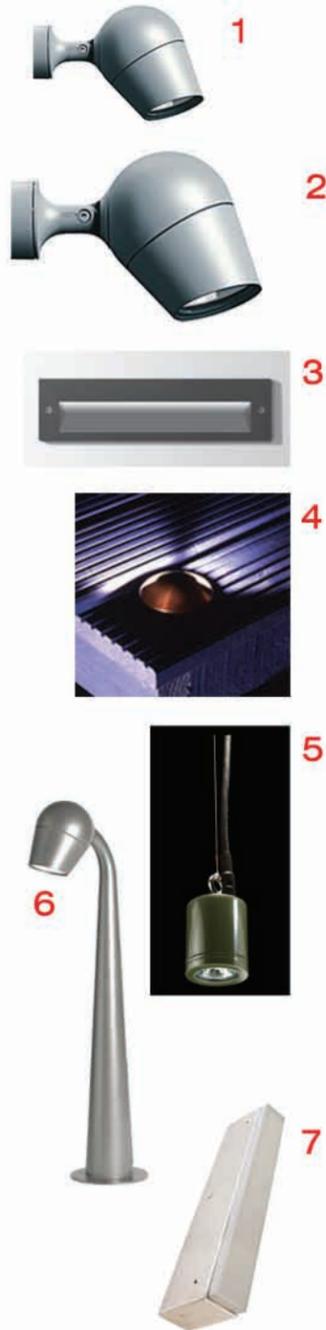
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SITE LIGHTING

- 1 Canopy Down Light (Small LED):**
Small surface mount LED lights concentrated at exterior canopies provide higher light levels at the main building entries and perimeter walkways.
- 2 Wall Sconce (Medium LED):**
Medium surface wall mount LED wall sconce at building columns provide lower levels of illumination around building perimeter.
- 3 Step Light:**
Recessed LED or fluorescent step lights located at exterior steps and end of planters provide illumination for way-finding.
- 4 LED Path Light:**
Recessed low-profile in-ground path light lights in paved courtyard provide edge lighting at circulation paths.
- 5 Tree Hanging Light:**
Single suspended spotlights hanging from tree tops create a dramatic sparkle that also highlights the vegetation below.
- 6 Bollard:**
LED bollards provide wayfinding and security illumination around exterior pet turf.
- 7 Feature Wall Light:**
Recessed LED wall tiles in green living wall create a soft and welcoming glow of light.



APPENDIX _____

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.

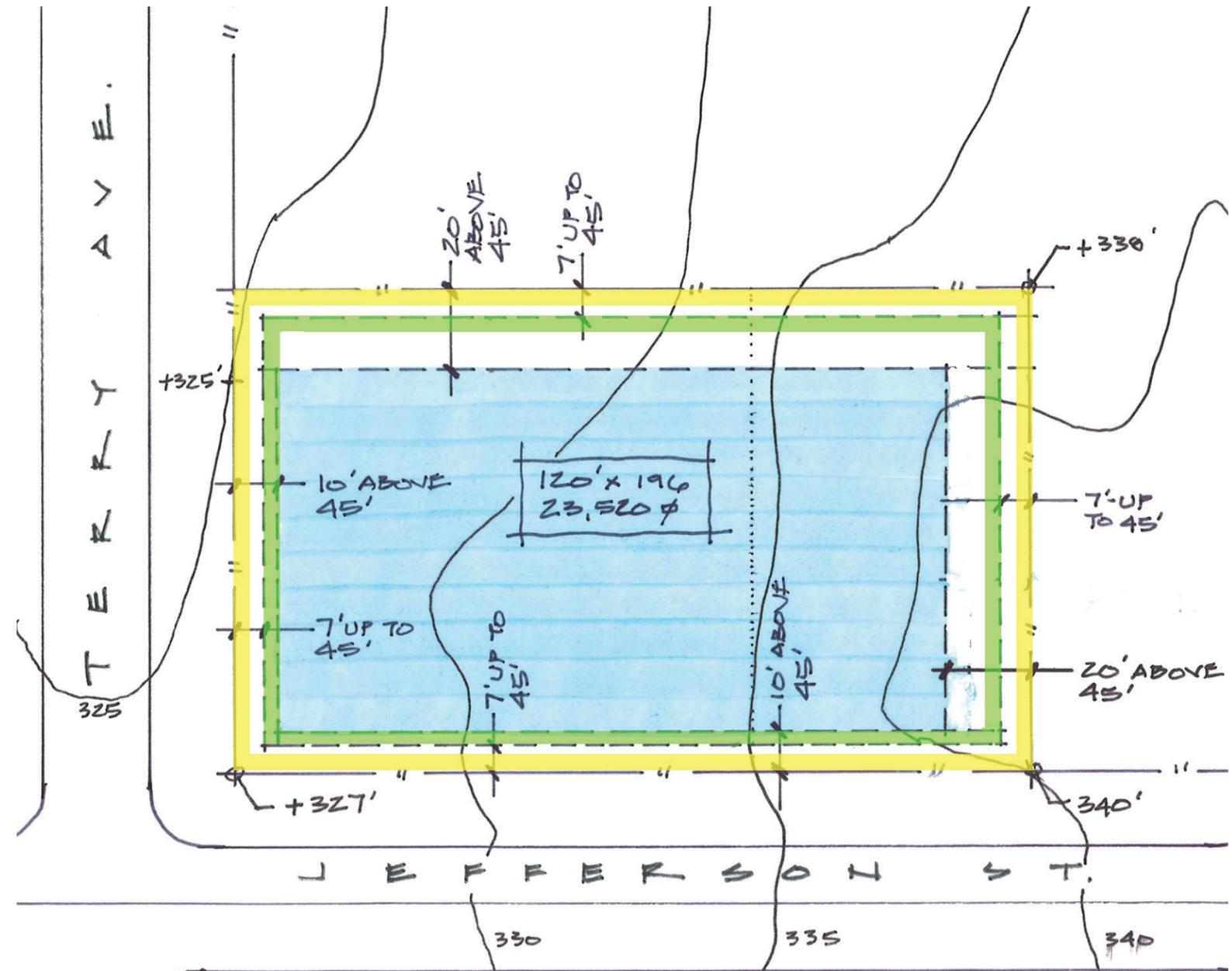
At lot lines abutting an alley:

- 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:

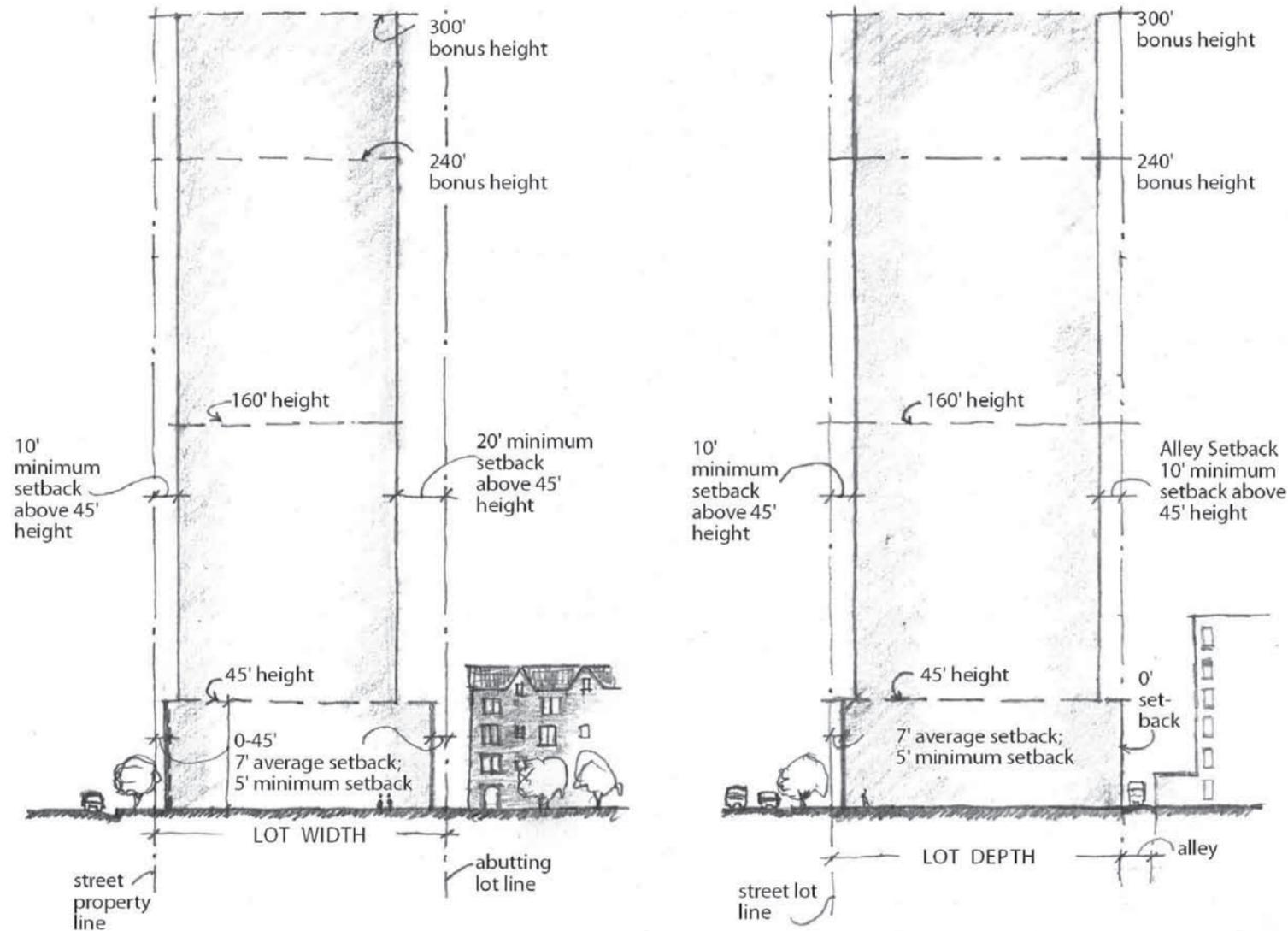
- Portions of a structure 45' or below: 7' average setback, 5' min., except that no setback is required for portions abutting an existing structure built to the abutting lot line.
- Portions above 45': 20' minimum setback.

Setbacks are departable as well.



SETBACK DIAGRAM

ZONING ANALYSIS



ZONING ENVELOPE DIAGRAM

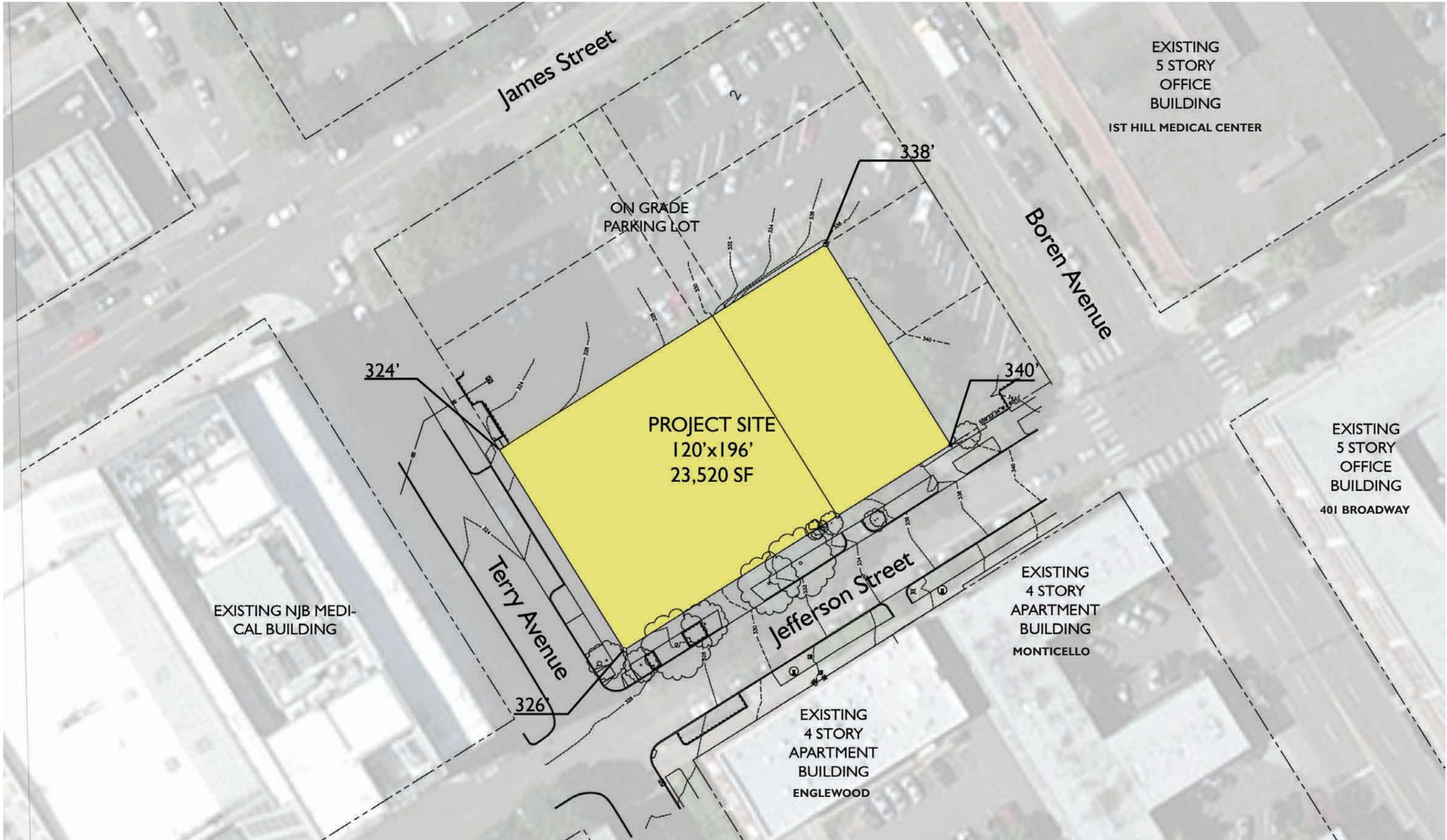
HR TOWER WIDTH AND FLOOR SIZE LIMITS: SMC 23.45.520

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 CENTER



2

NORM MALENG BUILDING



3

ENGLEWOOD APARTMENT BUILDING



4

HARBORVIEW



5

HARBORVIEW HALL



6

ENGLEWOOD 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



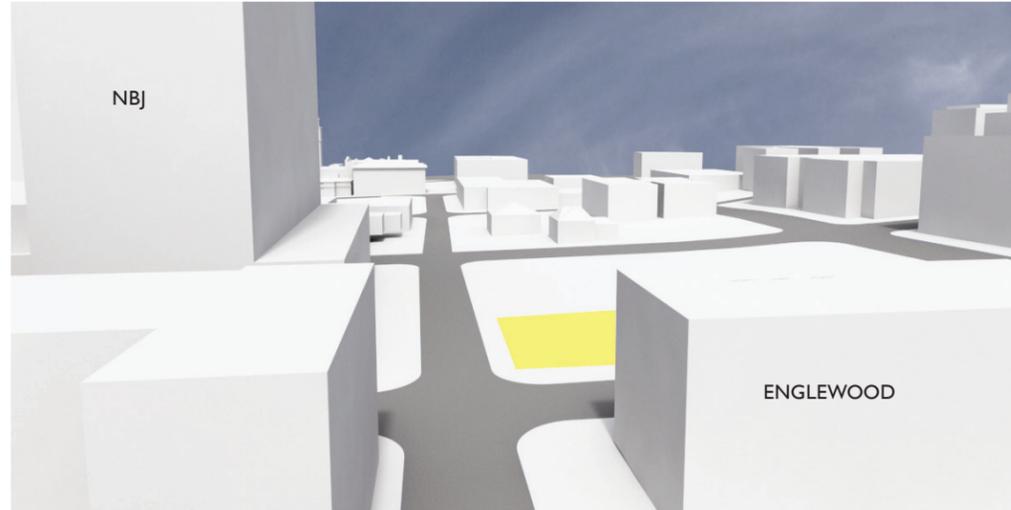
HARBORVIEW TOWER



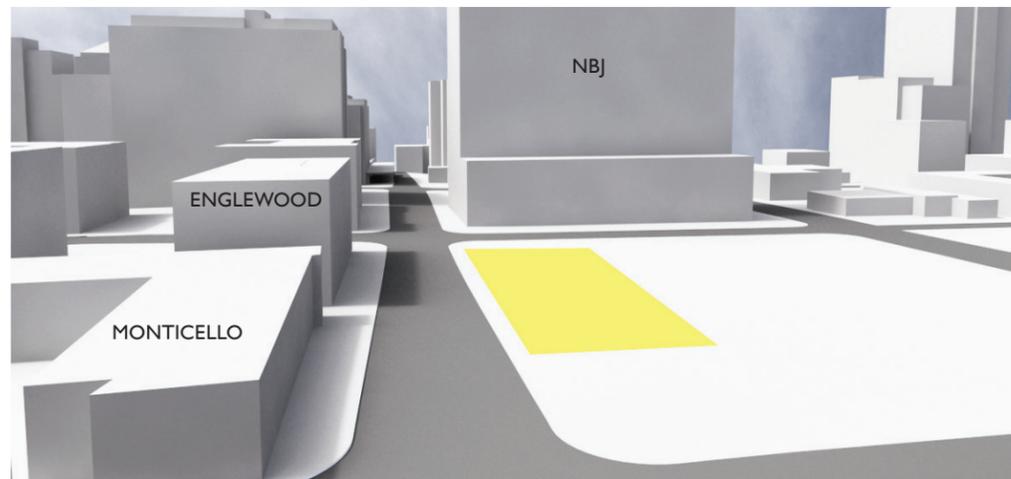
APARTMENT BUILDING



STREETSCAPES



TERRY AVENUE LOOKING NORTHWEST

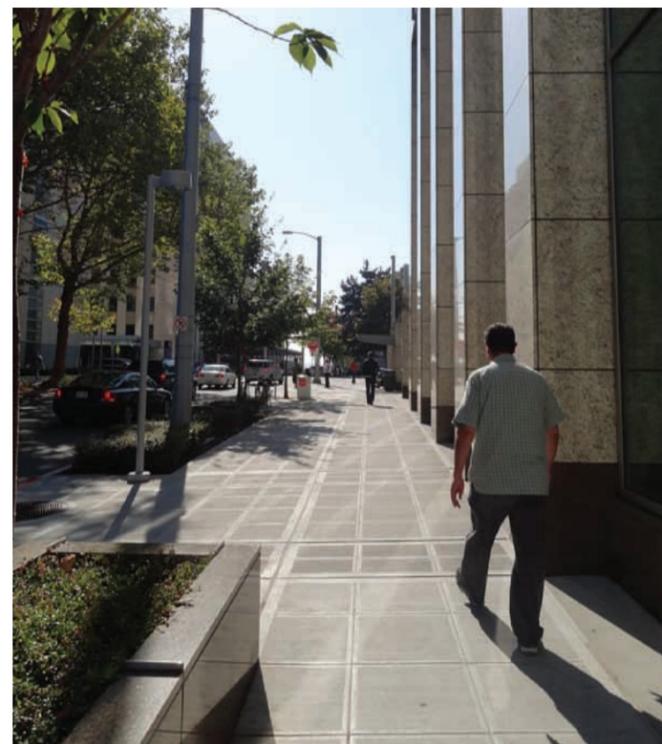
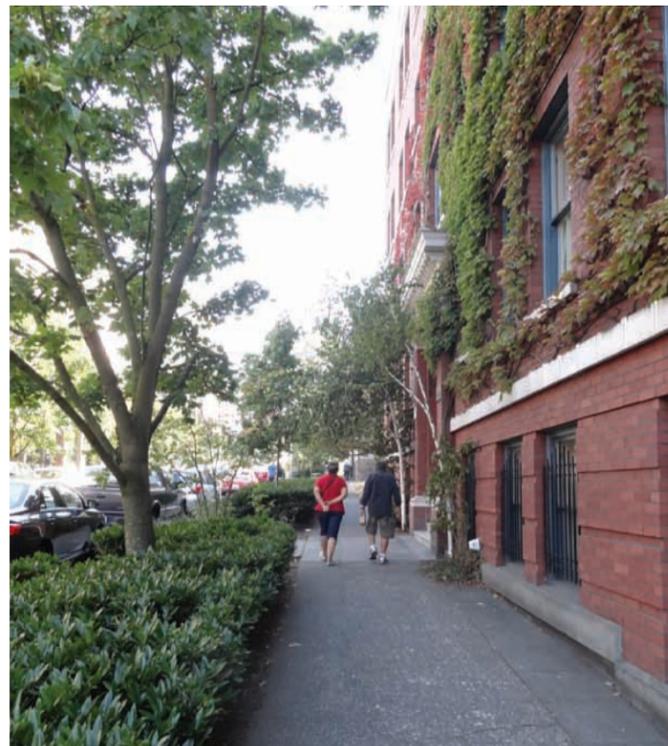


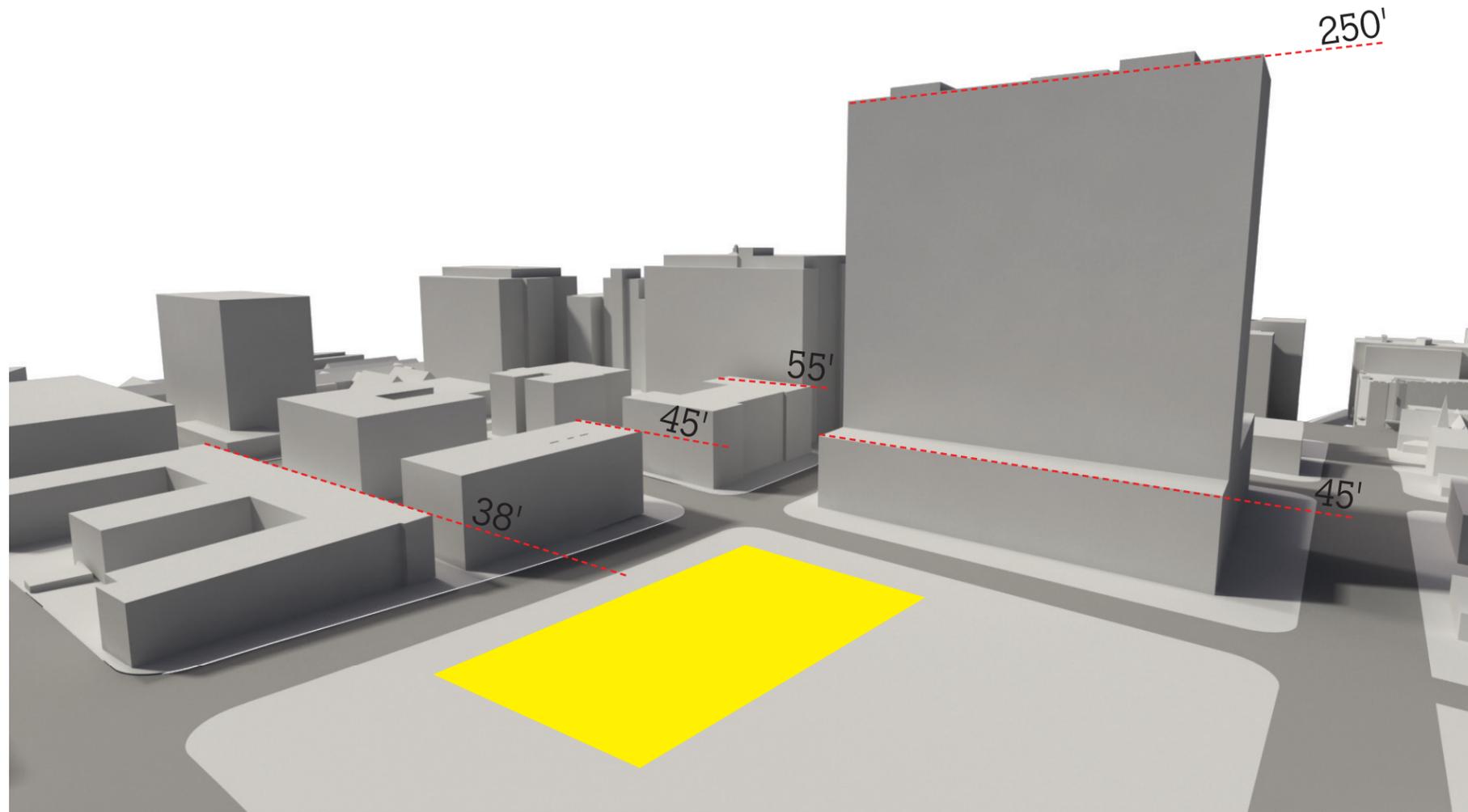
JEFFERSON STREET LOOKING SOUTHWEST

The Site is on two right of ways: 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 four blocks or more. Despite that proximity limitation, there is generous access to public transportation on Boren, James, and nearby Broadway.



STREET EDGE





500 TERRY AVENUE | NEIGHBORHOOD BUILDING HEIGHTS

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PROJECT SITE



VIEW TO SITE ACROSS TERRY AVENUE



PROJECT SITE



VIEW TO SITE ACROSS JEFFERSON STREET





1. CORNER OF TERRY AVENUE AND JEFFERSON STREET



2. CORNER OF BOREN AVENUE AND JEFFERSON STREET



3. CORNER OF BOREN AVENUE AND JAMES STREET



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)

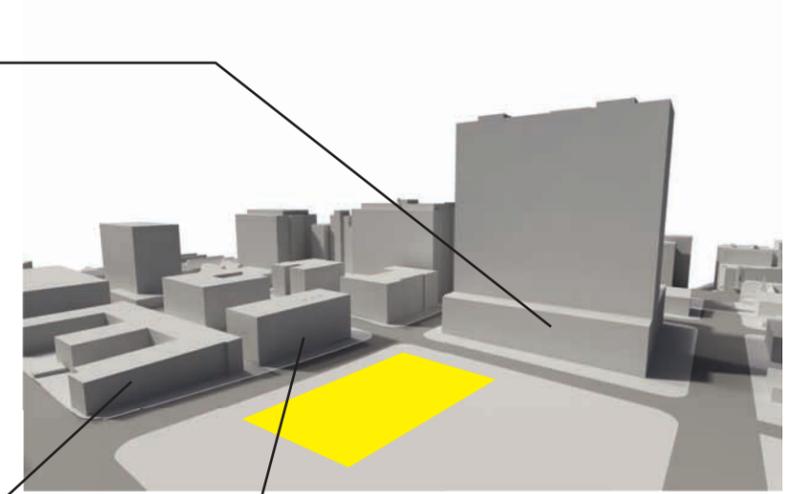
KEY

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





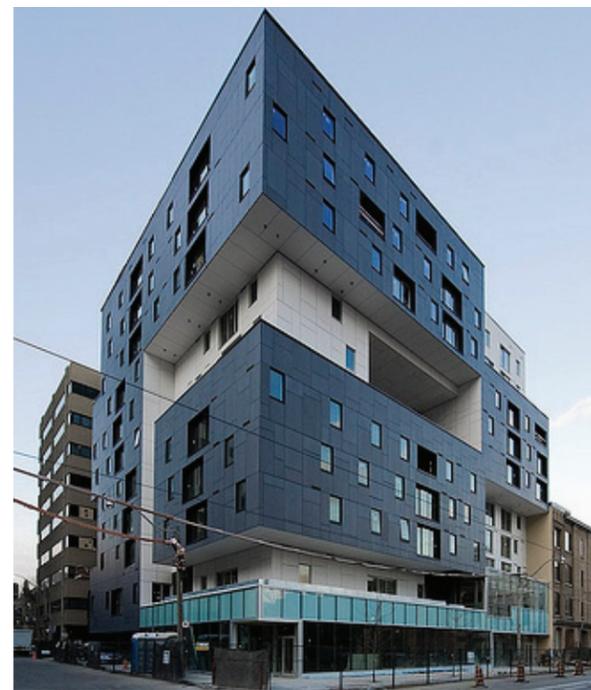
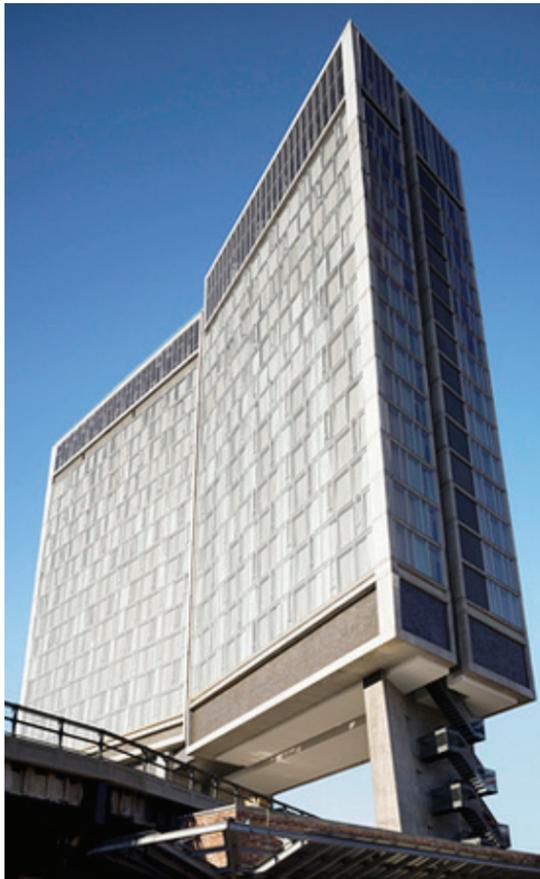
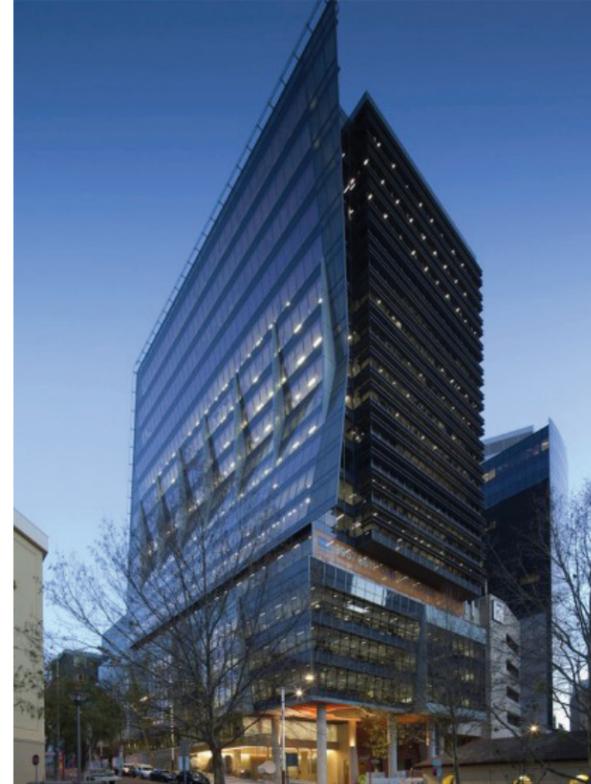
VIEW FROM SITE ACROSS TERRY AVENUE



VIEW FROM SITE ACROSS JEFFERSON STREET







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 mechanical 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 separation 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.



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. 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.



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>

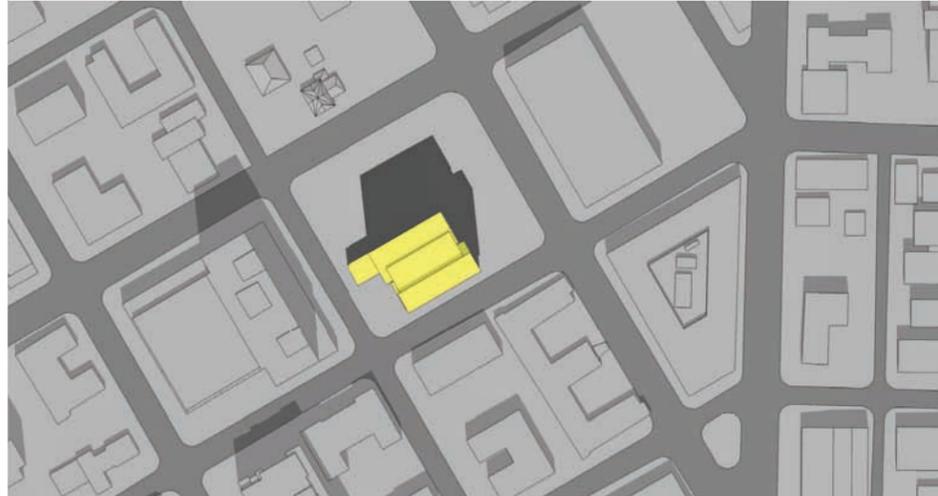
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<http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=&s3=117117&s4=&s2=&s5=&Sect4=AND&l=20&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F%7Epublic%2Fcbory.htm&r=1&f=G>





SUMMER 7:00 AM



SUMMER 12:00 NOON



SUMMER 7:00 PM



WINTER 8:30 AM



WINTER 12:00 NOON



WINTER 3:30 PM

