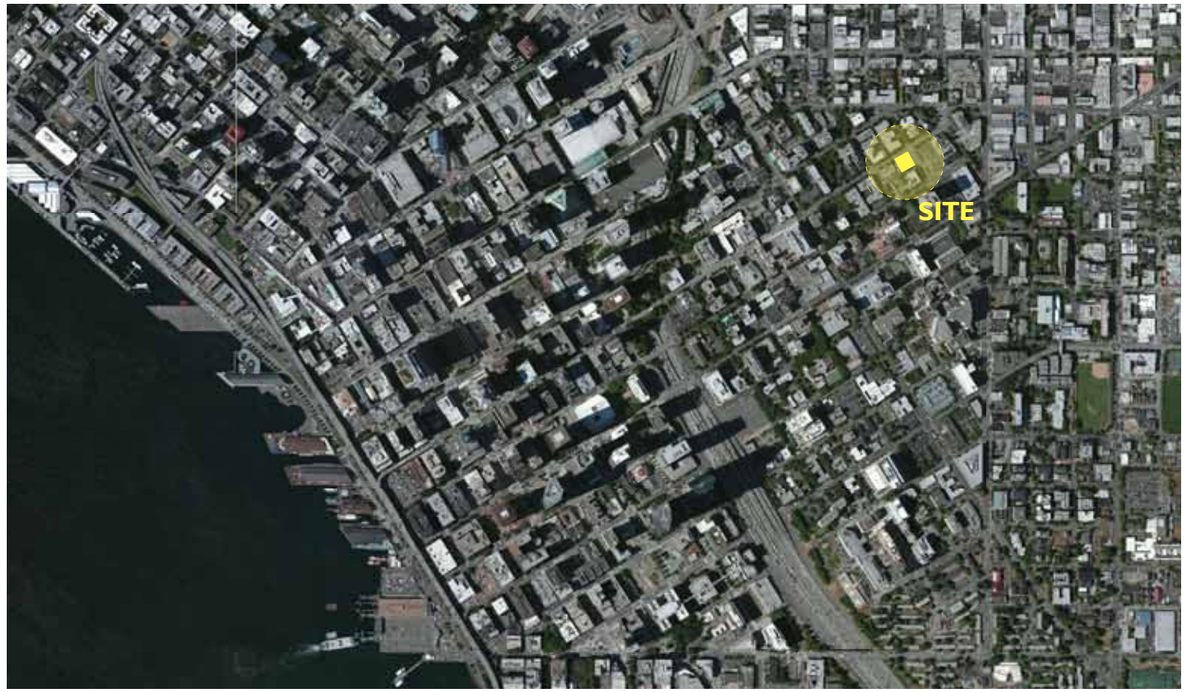
WEBER THOMPSON GRAPHIC PRESENTATION

WEBER THOMPSON

alecta

1321 Seneca

EARLY DESIGN GUIDANCE | DPD #3012930 | MAY 2, 2012



Project Vision

The 1321 Seneca project is located at the intersection of the vibrant neighborhoods of First Hill and the Pike Pine Triangle. With close proximity to the city's major medical campuses and Seattle University, the project is expected to draw a diverse group of residents. The project is being developed as rental apartments and will offer a mix of unit sizes and configurations that meet the varied needs of potential residents. Amenity spaces within the project will be located and designed to both activate the street level and take advantage of spectacular views from the site. By providing a well designed, high-rise rental option at the site, we are filling what we perceive to be a "hole" in the neighborhood rental market.

Based on our careful study of the existing building stock in the neighborhood, there are examples of many different architectural styles and a wide variety of materials. Generally, many of the buildings exemplify the prevalent styles of the time of their construction. We will propose to continue that established pattern and the building will be detailed in a clean, modern style. As indicated in the following pages, utilizing simple geometries, and careful attention to detailing, will guide the design as it is further developed. We are proposing generous landscaped setbacks at the street façades to enhance the pedestrian experience along the site and reinforce the residential feel of this part of the First Hill Neighborhood.

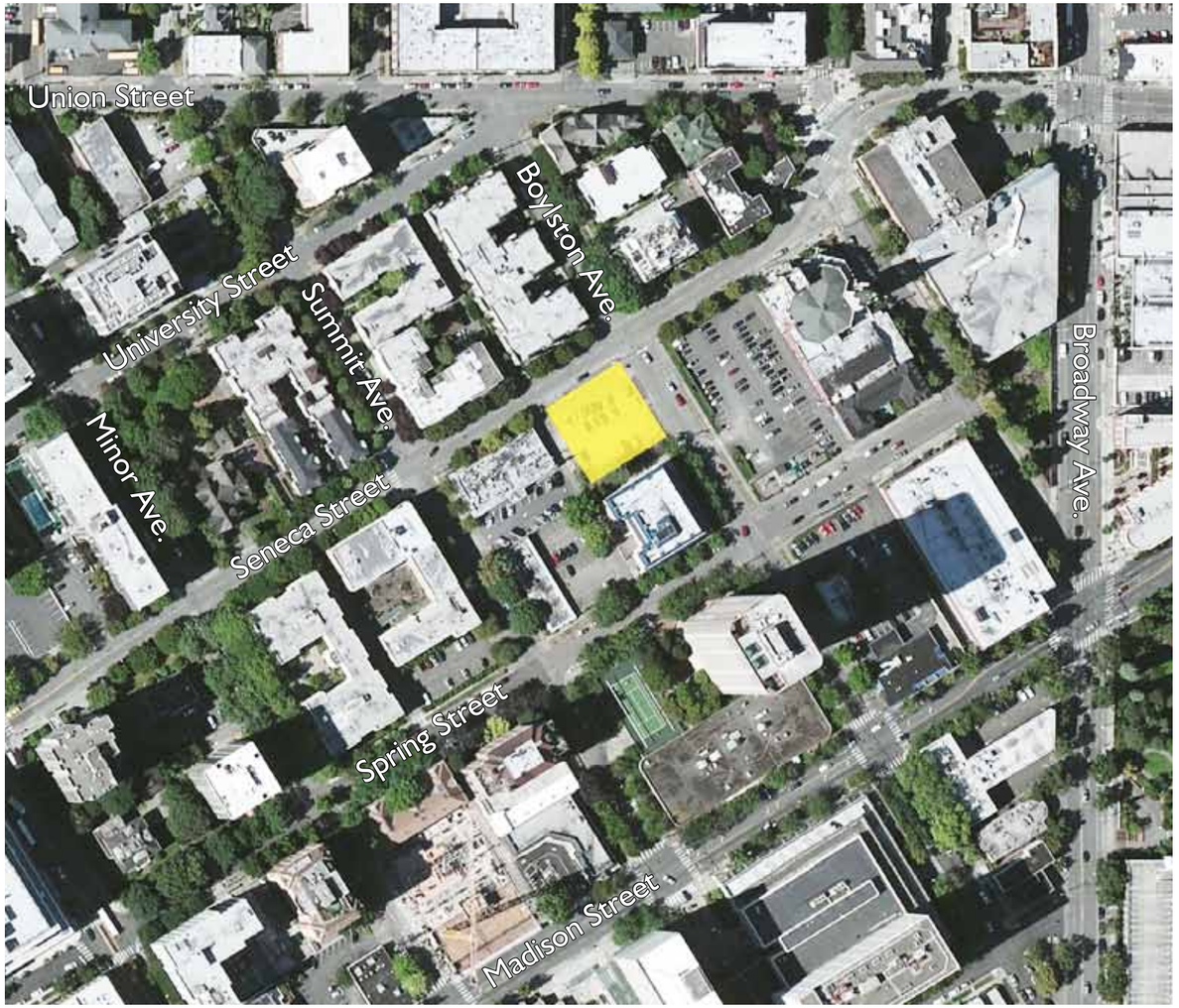
Contents

Project Objectives

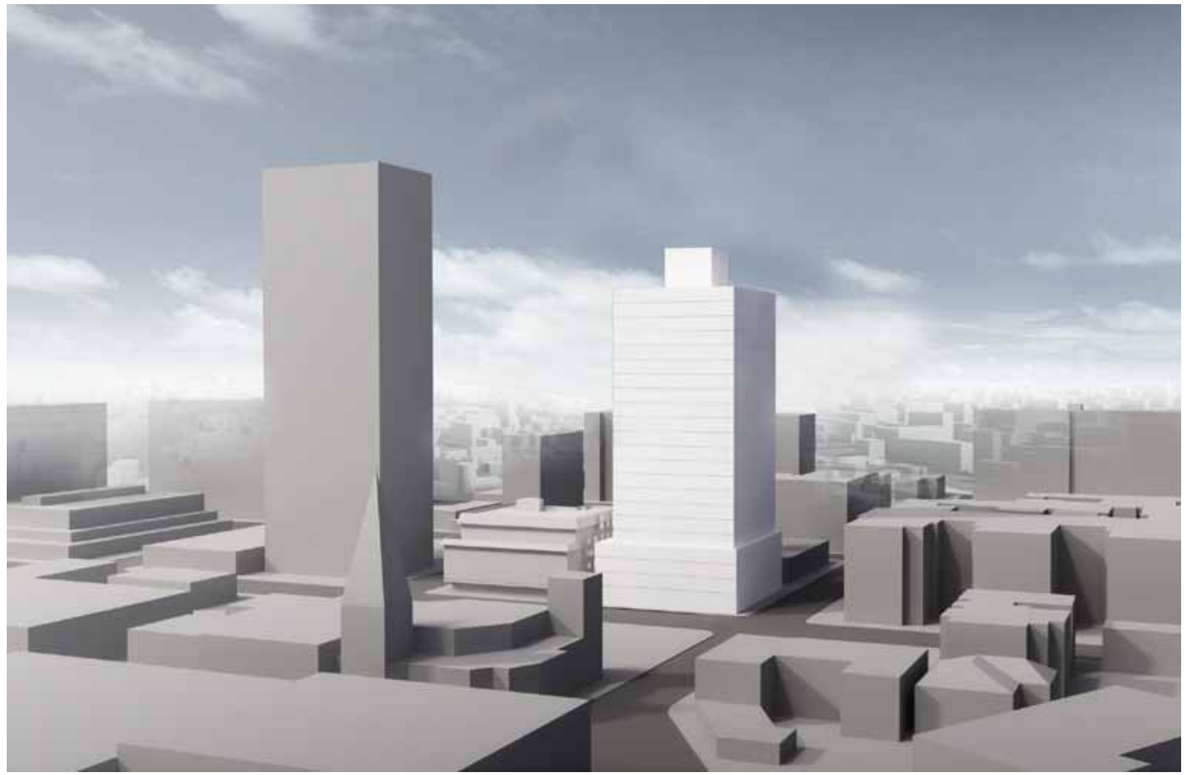
ADDRESS	1321 Seneca Street
RESIDENTIAL USES	Approx. 220 residential apartments; a mix of studio, 1 and 2 bedroom units
COMMERCIAL USES	Approx. 1,475 sf commercial for use as Live/Work or retail.
USE DISTRIBUTION BY FLOOR	**Basement:** Parking 3-4 floors – Approx. 0.6 parking stalls per Unit **Level 1** Residential Lobby/ Commercial **Level 3-22** Residential Levels **Level 23 (Roof):** Roof Deck & Garden
HEIGHT	240' Height (+30' for Mechanical and Amenity)
TOTAL BUILDABLE AREA	Approx. 198,000 gsf

CALULATIONS

		GSF	NRSF		CORRIDOR
	GF	10,509	10,101		
	L2-4	25,965	20,688		5,277
	L5-19	135,000	108,615		26,385
	L20-21	18,000	14,606		3,394
	PH	9,000	7,349		4,651
TOTAL		**198,474**	**161,359**		**39,707**



Site Details



The site address is 1321 Seneca Street. The site is north of Spring Street, west of Boylston Avenue, east of Summit Avenue and south of Seneca Street. The site occupies the northeast portion of the block at the intersection of Boylston Avenue and Seneca Street. An alleyway services the site off of Seneca. The site contains a surface grade parking lot located off of Boylston Avenue. Adjacent to the site, to the west, across the alley, there is a two story wood framed building. South of the site, there is a six story apartment builidng with retail on the ground floor. The site slopes downward approximately six feet from the southeast corner to the northwest corner. The site has 120' of frontage both along Seneca Street and Boylston Avenue.

Constraints & Opportunities

CONSTRAINTS

Small lot size limits floor plate and parking efficiency.

Shallow water table.

Adjacent medical clinic creates need for enhanced safety features.

First Hill Plaza Tower is roughly 100' taller.

Neighbor to the south has windows facing the site.

OPPORTUNITIES

Access to Pike/Pine Corridor.

No highrise apartment options currently on First Hill.

With exception of First Hill Plaza, views are virtually unimpeded.

Limited Vehicular traffic/good pedestrian environment.

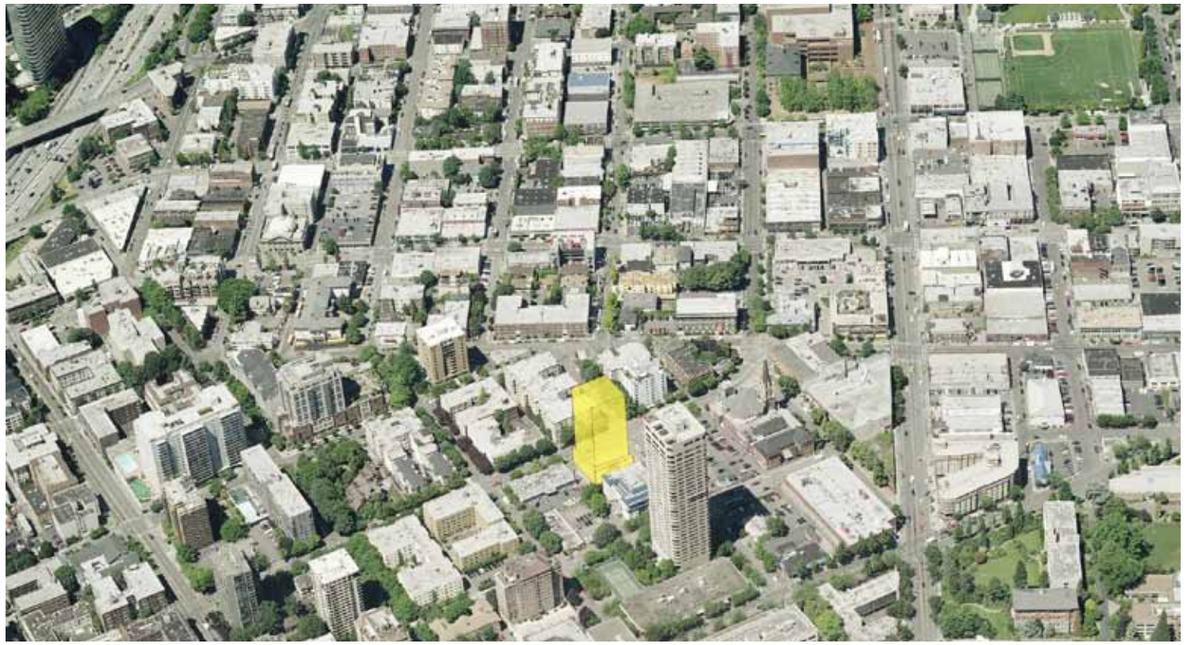
QFC Grocery Store.

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

Great proximity to hospitals and employment.

KEY

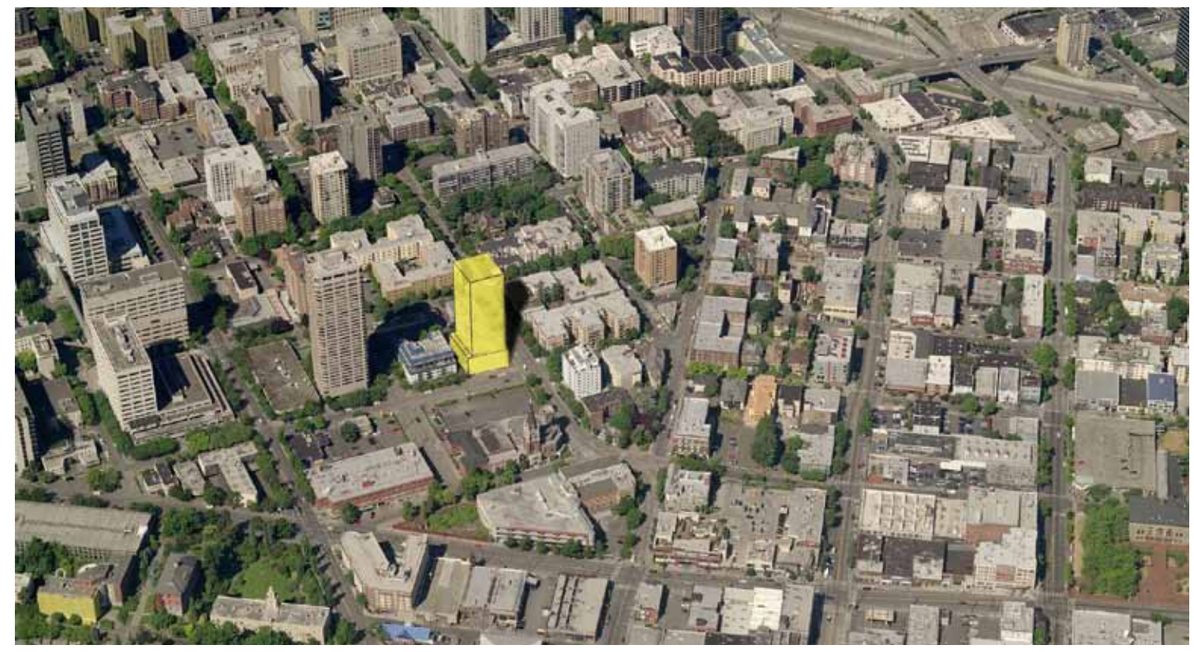
- Site
- Arterial/Freeway
- Park
- Hospital
- Bus Stop
- Educational



VIEW TO NORTH

VIEW TO EAST

VIEW TO SOUTH



VIEW TO WEST

Zoning & Overlays

HR (high rise) zone

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 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 SETBACK AND SEPARATIONS
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.

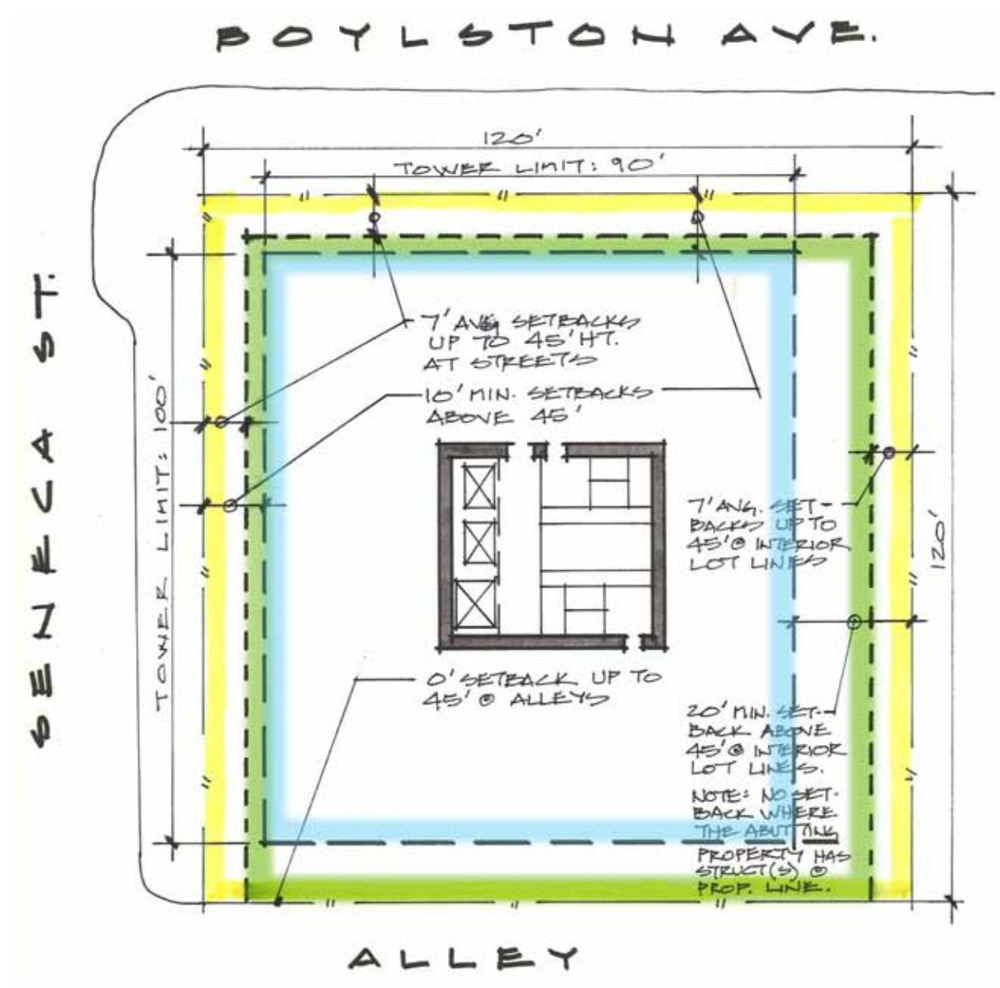
At lot lines abutting an alley:

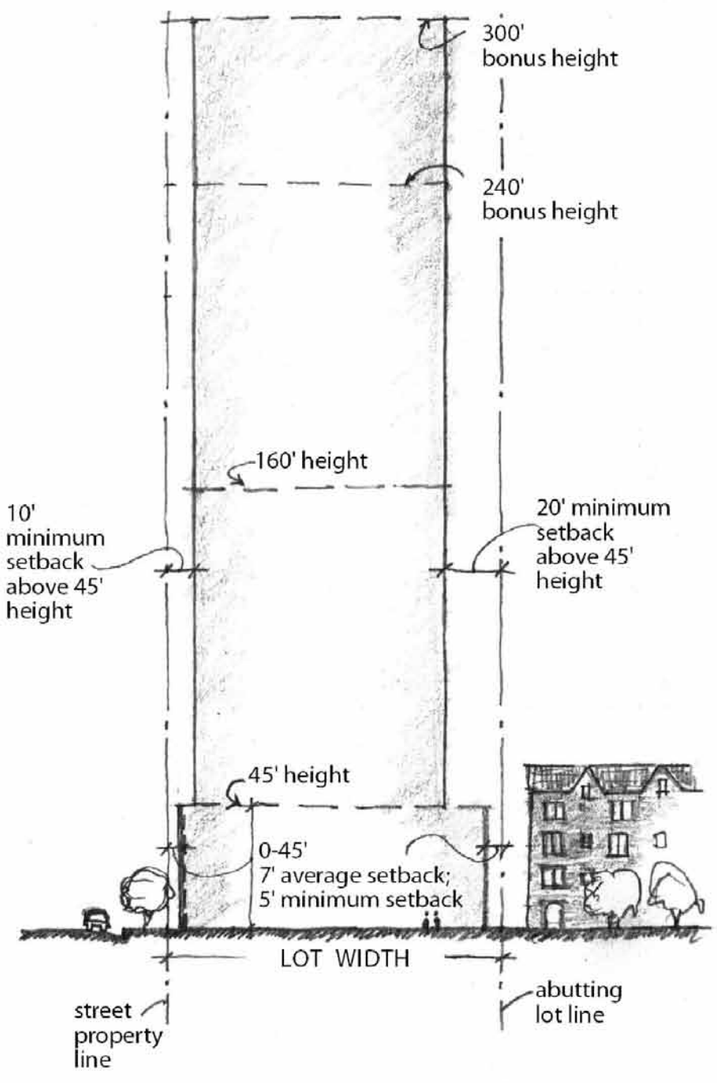
- Portions of a structure 45' or below: no setback is required.
- Portions above 45': 10' minimum setback.

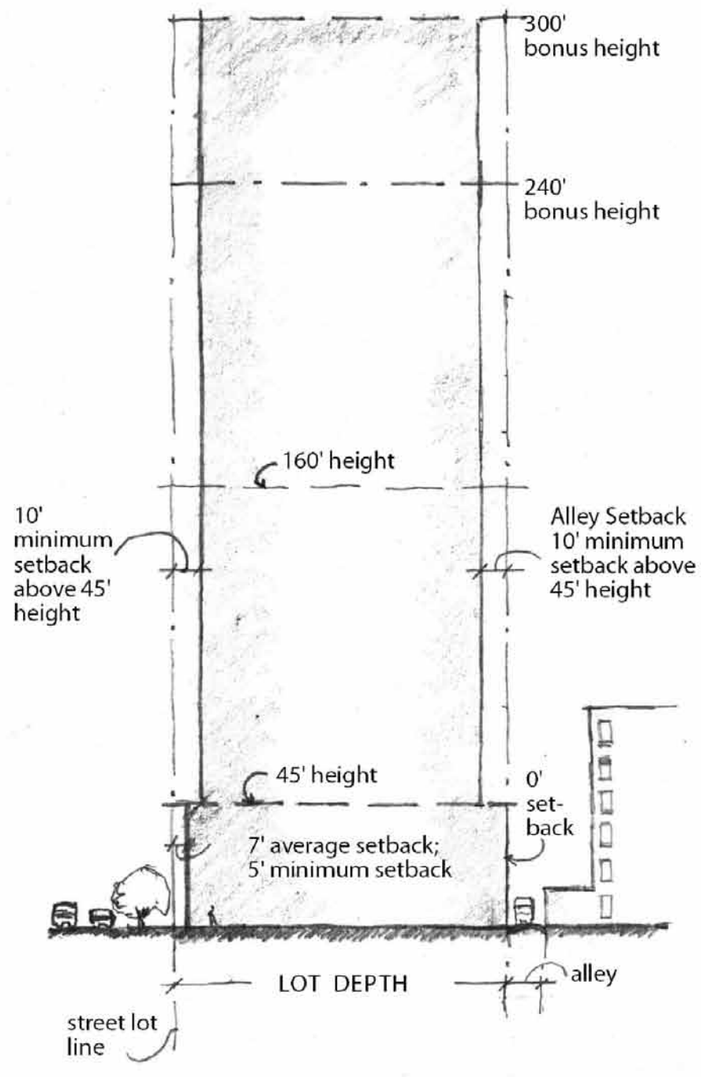
At lot lines that abut neither a street nor an alley:

- 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 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 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.

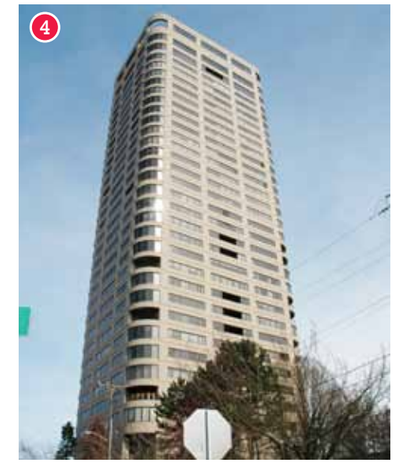
HR RESIDENTIAL AMENITY AREAS SMC 23.45.522

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.


THERAPEUTIC HEALTH


HILLTOP COURT


SUMMIT ANNEX


FIRST HILL PLAZA


TWELVE TWENTY THREE SPRING STREET


THE TUSCANY APARTMENT BUILDING


SINGLE FAMILY HOUSE


APARTMENT BUILDING


ST. PAUL APARTMENTS


CHARBONNEAU


THE MANHATTAN


MAXIMILLIAN


SEATTLE FIRST BAPTIST CHURCH

Context Analysis

POLYCLINIC

POLYCLINIC

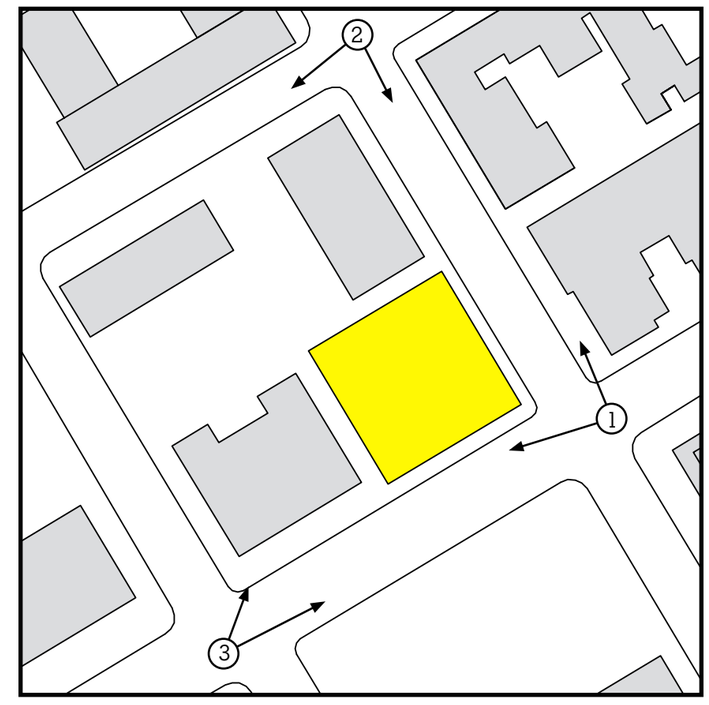
POLYCLINIC

PAY DAY LOANS

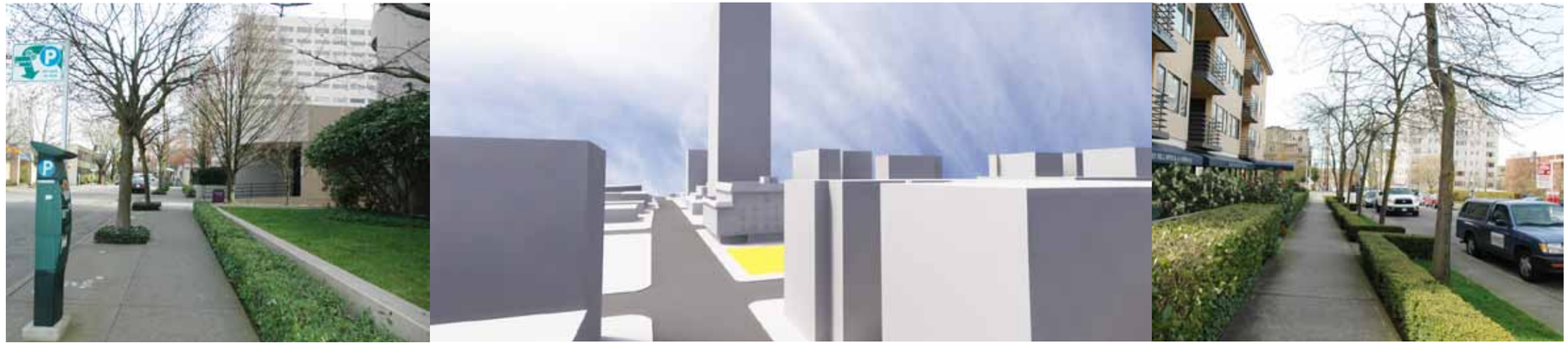
1. VIEW OF SITE FROM CORNER OF SENECA AND BOYLSTON

2. VIEW OF SITE FROM CORNER OF SENECA AND SUMMIT

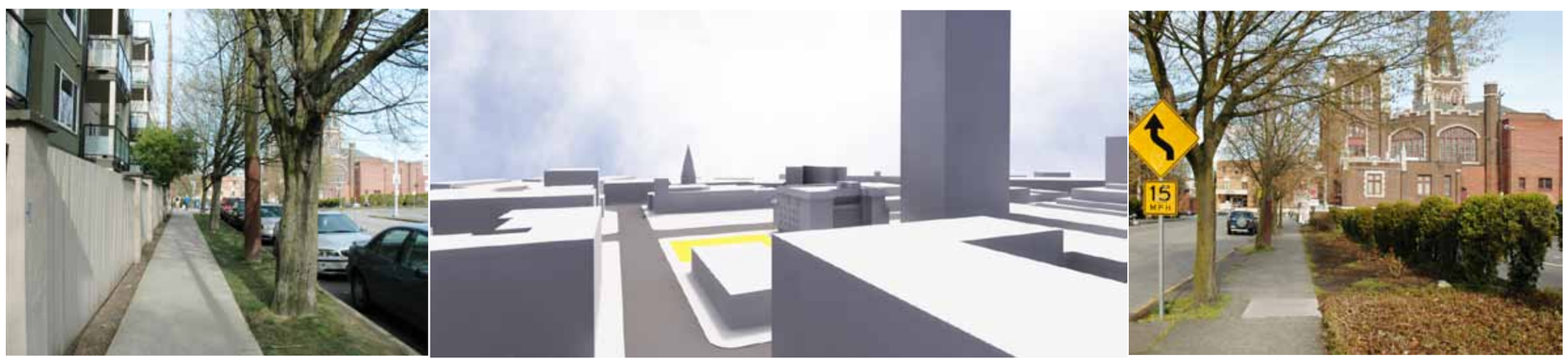
3. VIEW OF SITE FROM CORNER OF BOYSTON AND SPRING



Site Photos



BOYLSTON AVENUE



SENECA STREET

This site is in a quiet neighborhood offering excellent pedestrian access to shopping, amenities, employment, higher educational institutions and public transportation.

Pedestrian Access and Amenities: Excellent

- Large Supermarket (QFC): two blocks
- Restaurants and Shopping: two blocks
- Recreation: Cal Anderson Park and Playfields

Major Employment Centers:

- Seattle University campus: three blocks
- Swedish Medical Center: three blocks
- Virginia Mason Hospital: three blocks
- Harborview Hospital: two blocks
- Polyclinic: one block
- Seattle Downtown Office Core: eight blocks

Higher Education:

- Seattle University campus: three blocks
- Seattle Central Community College campus

Public Transportation: Excellent

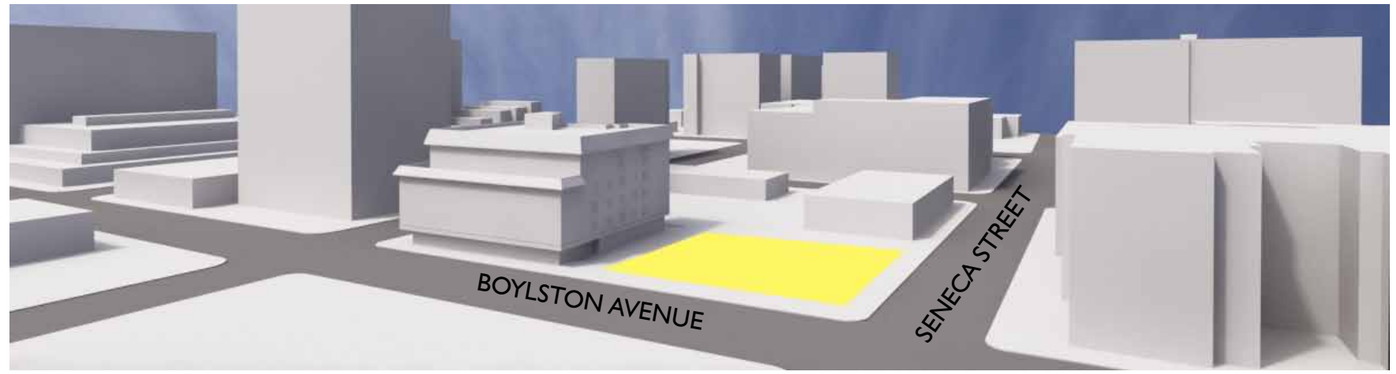
- Frequent Metro Bus Routes: one block
- Light Rail: Capitol Hill Station (under construction)
- First Hill Streetcar: (under construction) connects to
- Capitol Hill light rail station going north. Connects to the International District and Pioneer Square going southwest.
- Broadway and Marion Street Car Stop: two blocks

Photos from Site

VIEW FROM SITE ACROSS SENECA STREET

VIEW FROM SITE ACROSS BOYLSTON AVENUE

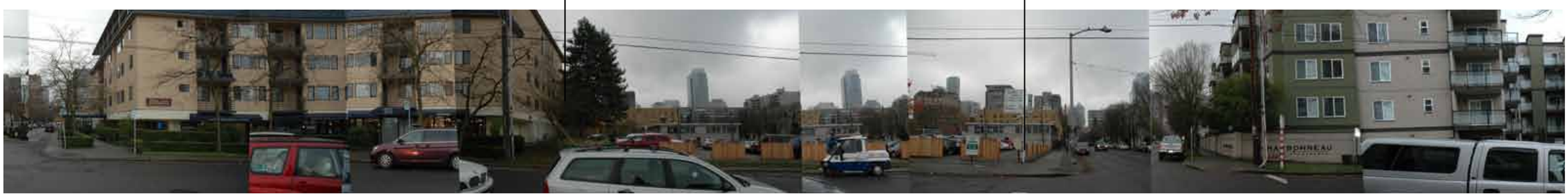
Photos to Site



SITE

VIEW TO SITE ACROSS SENECA STREET

SITE



VIEW TO SITE ACROSS BOYLSTON AVENUE

1920s

1930s

1940s

1950s

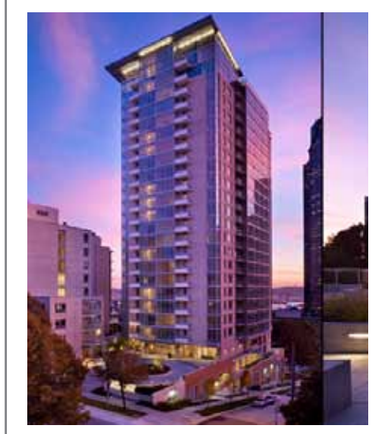
1960s

1970s

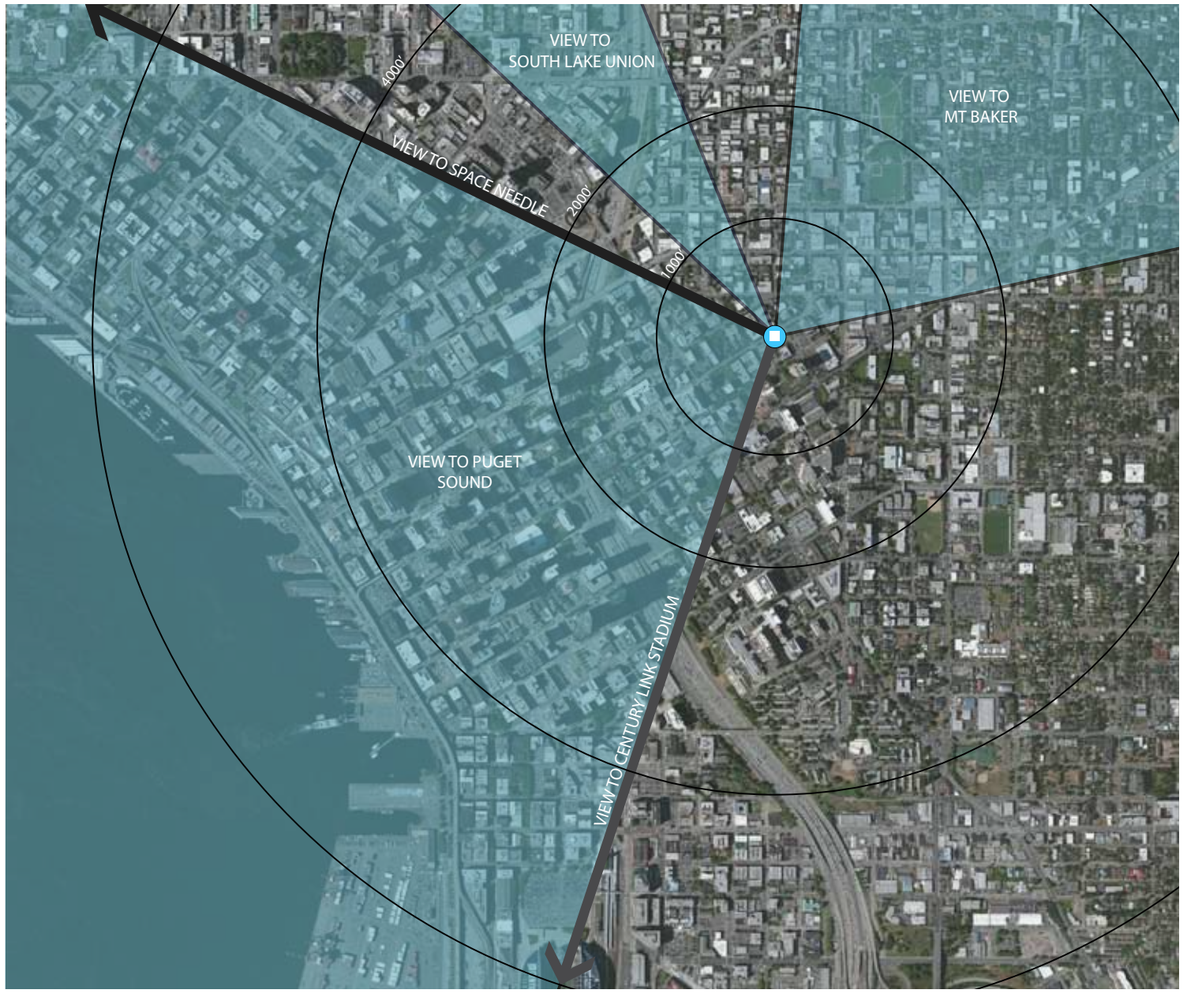
1980s

1990s

2000s



2010s




240' VIEWS

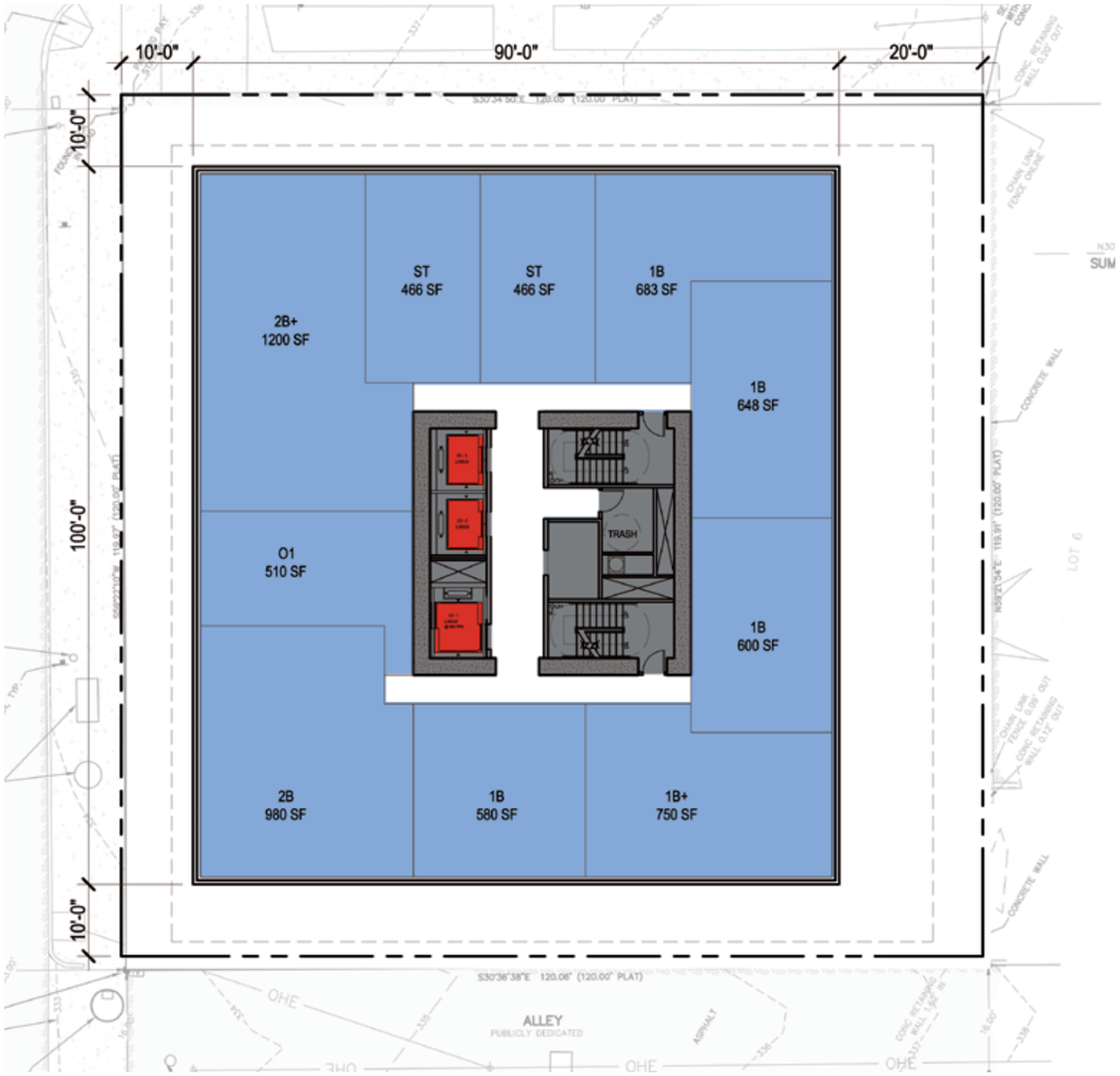

180' VIEWS


140' VIEWS

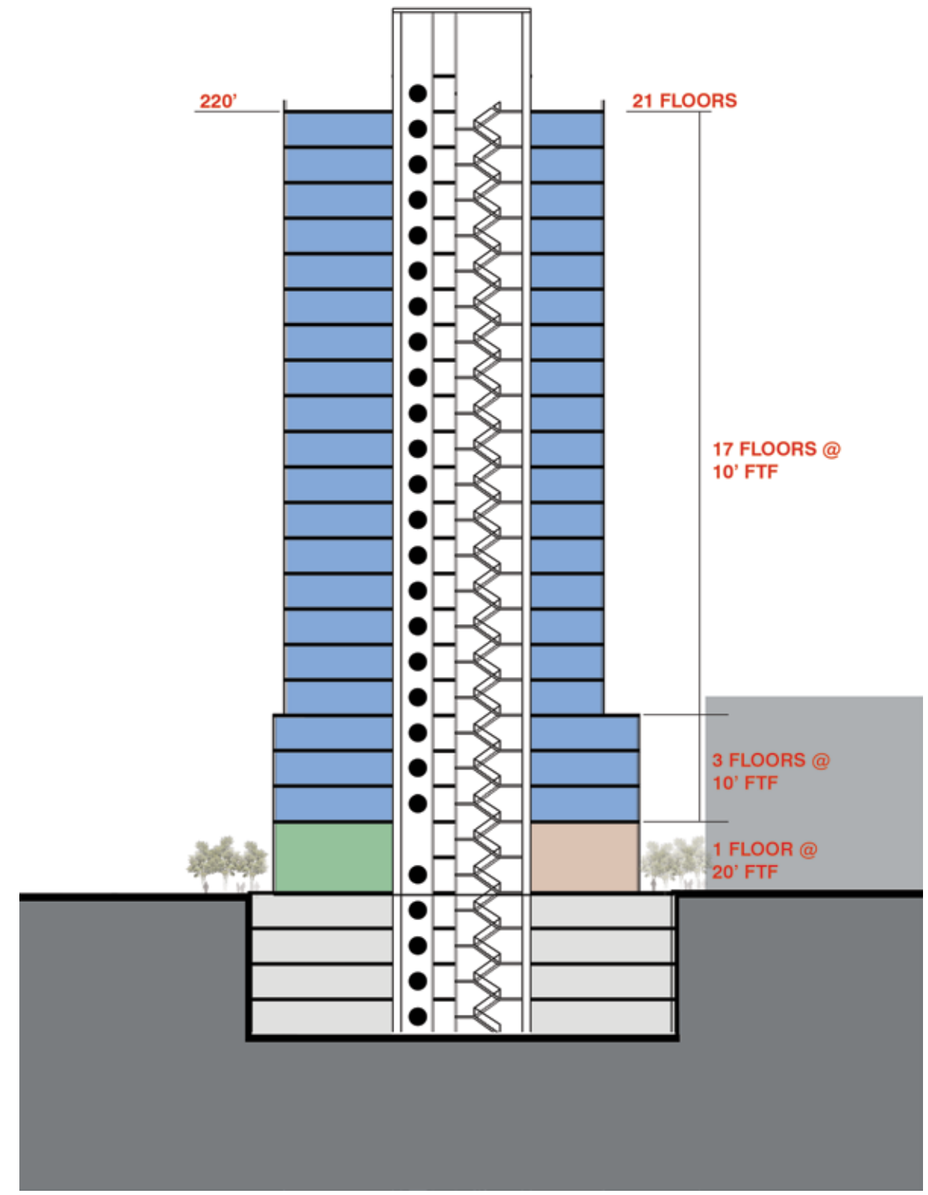

80' VIEWS

Massing Options

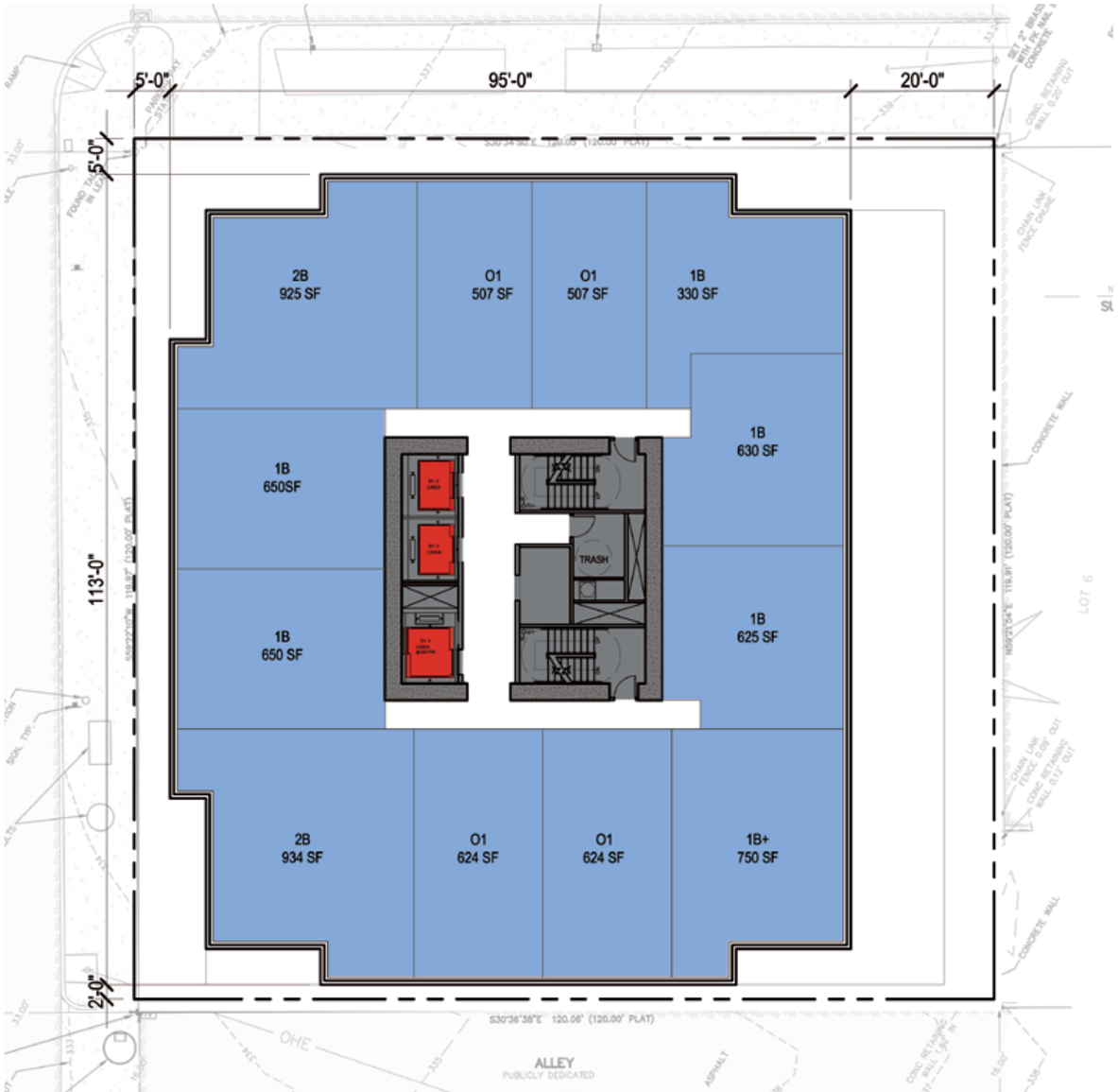
GROUND FLOOR PLAN



TYPICAL TOWER PLAN
SCALE: 1:40

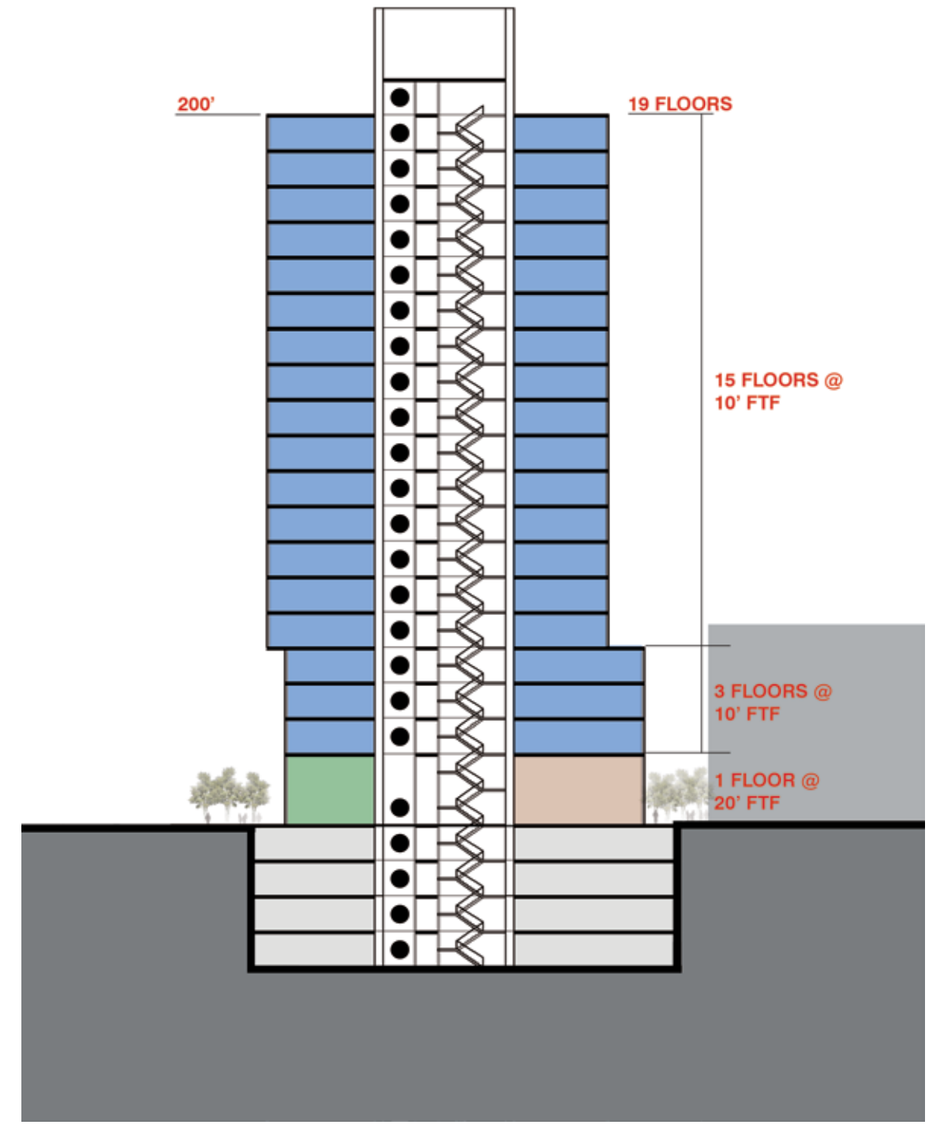


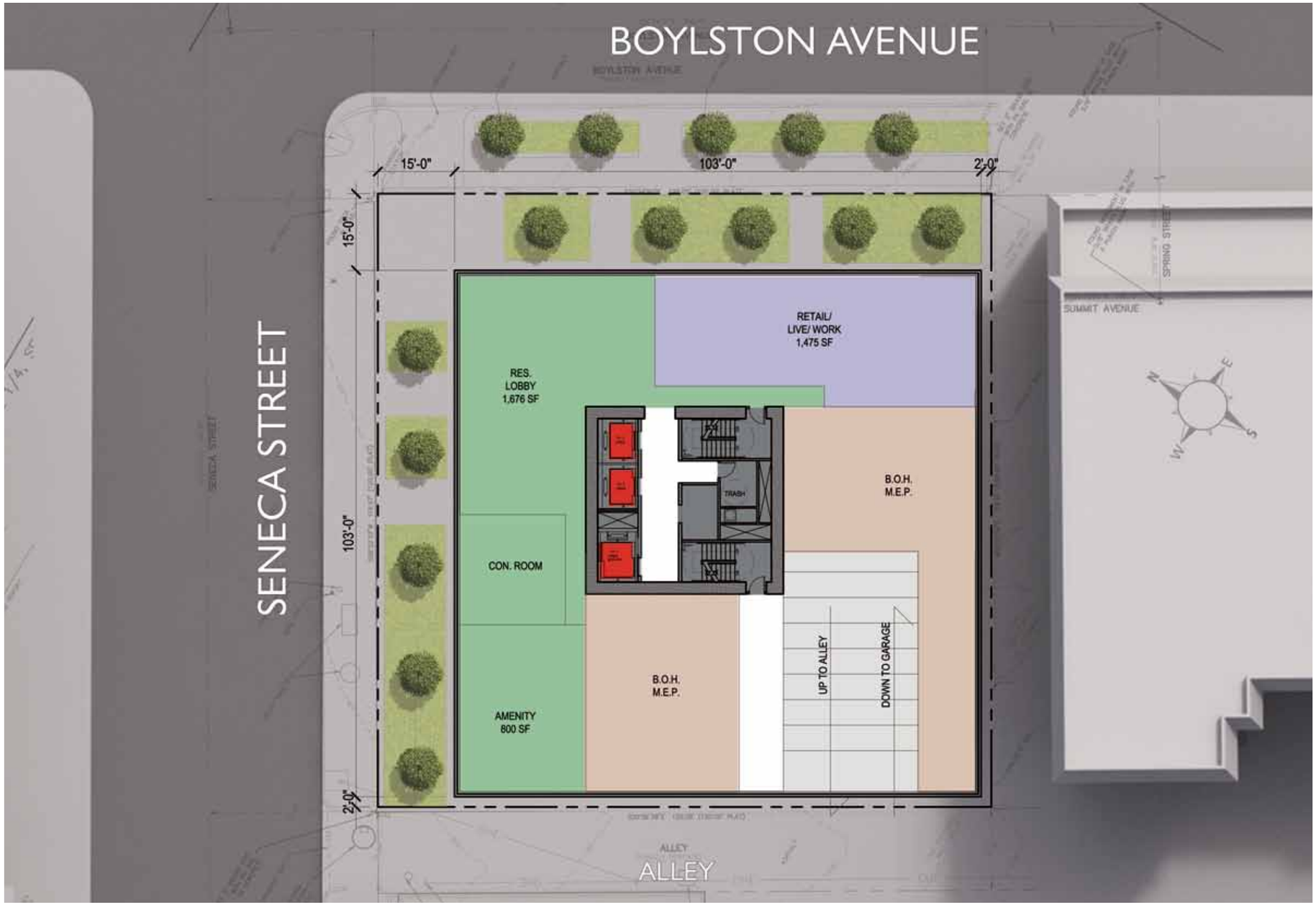
GROUND FLOOR PLAN



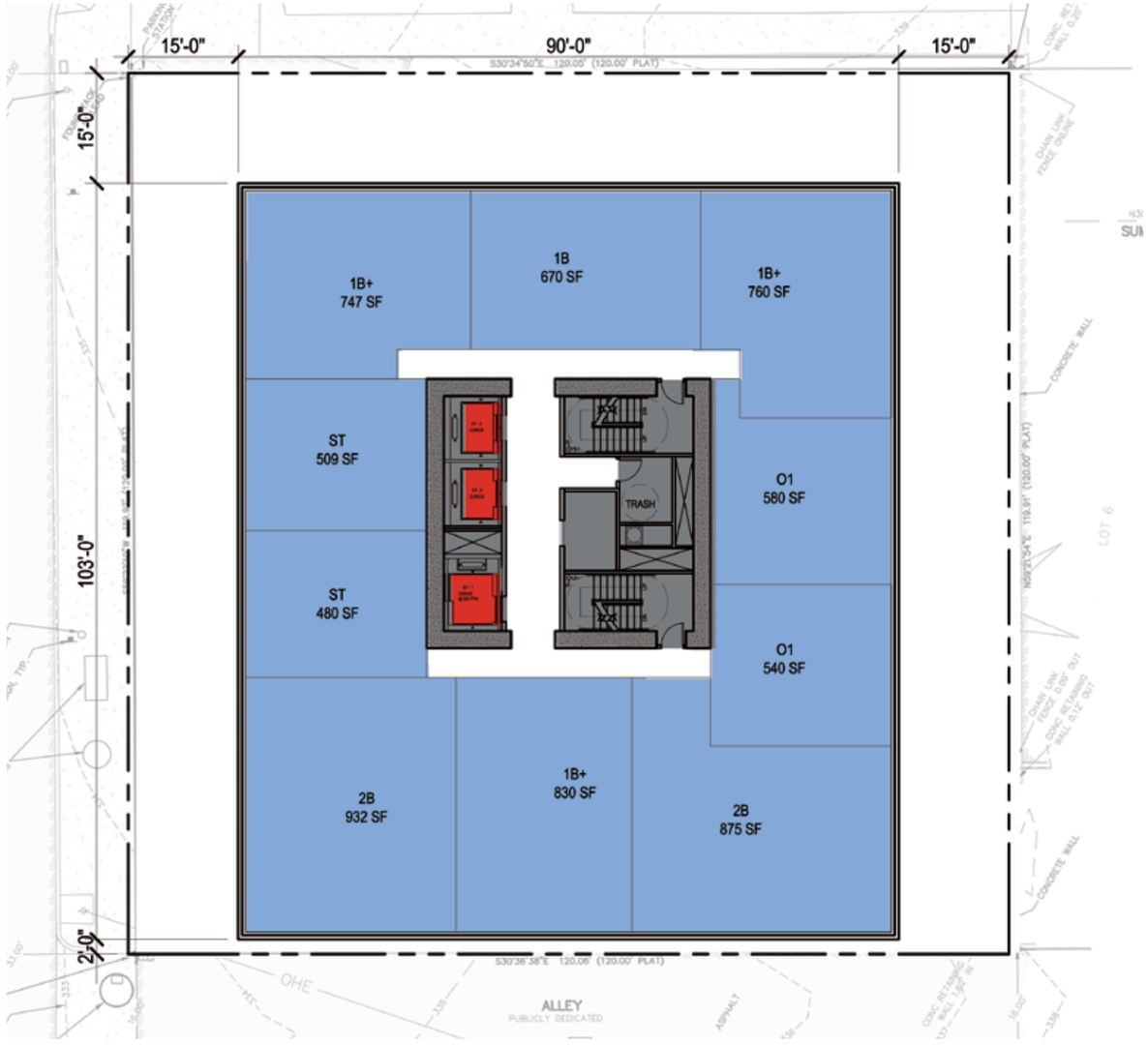
TYPICAL TOWER PLAN

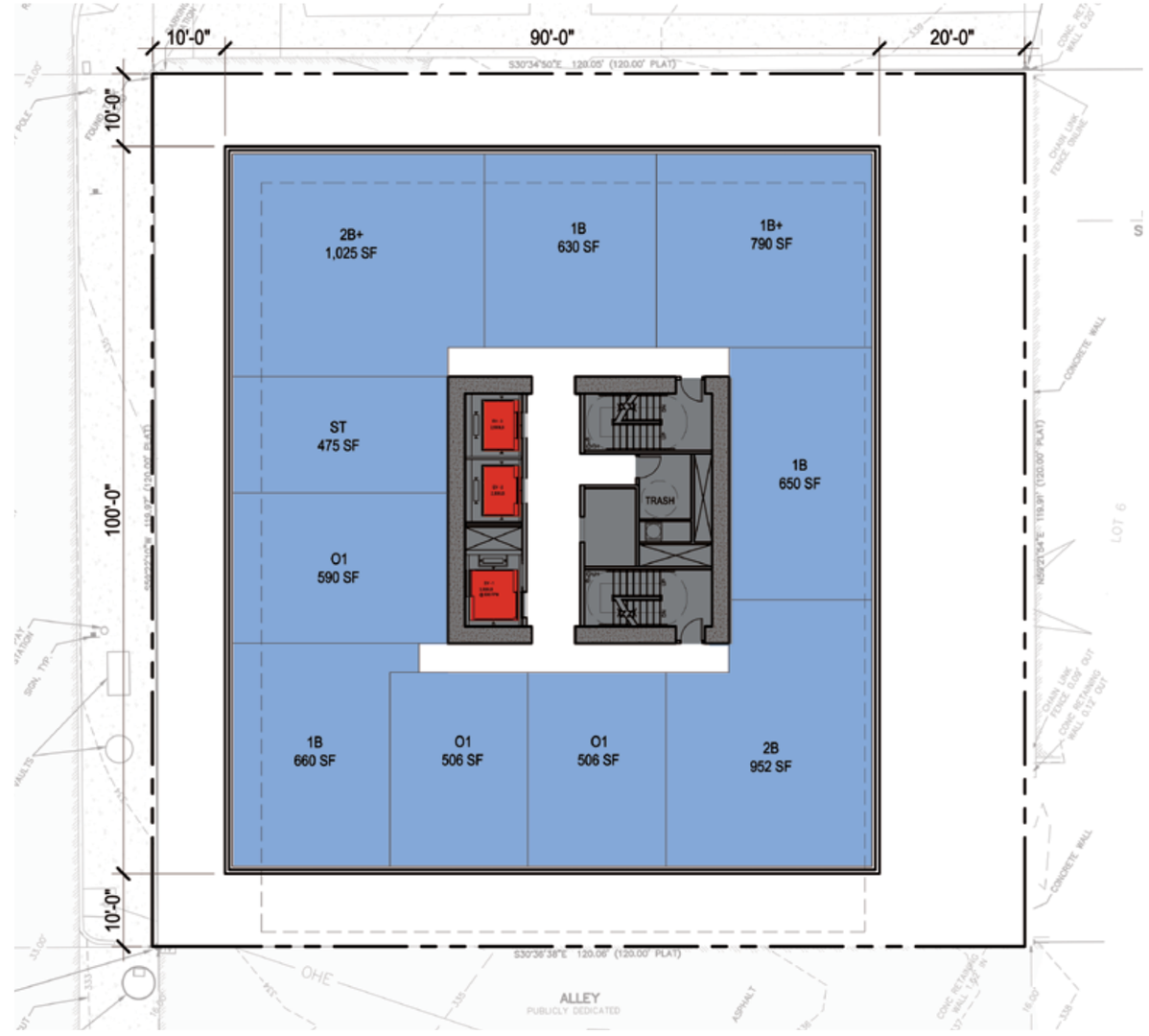
SCALE: 1:40





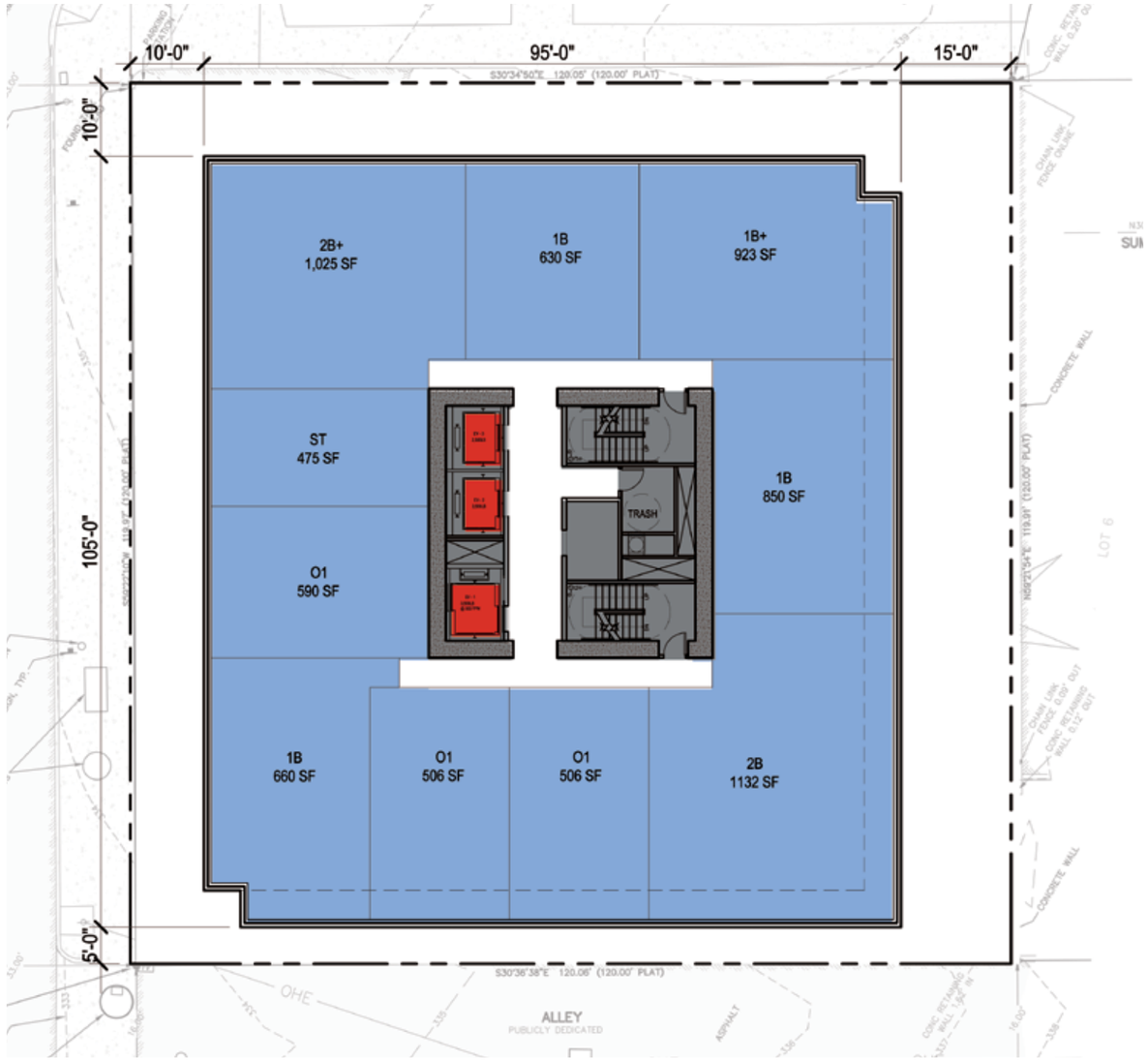
GROUND FLOOR PLAN



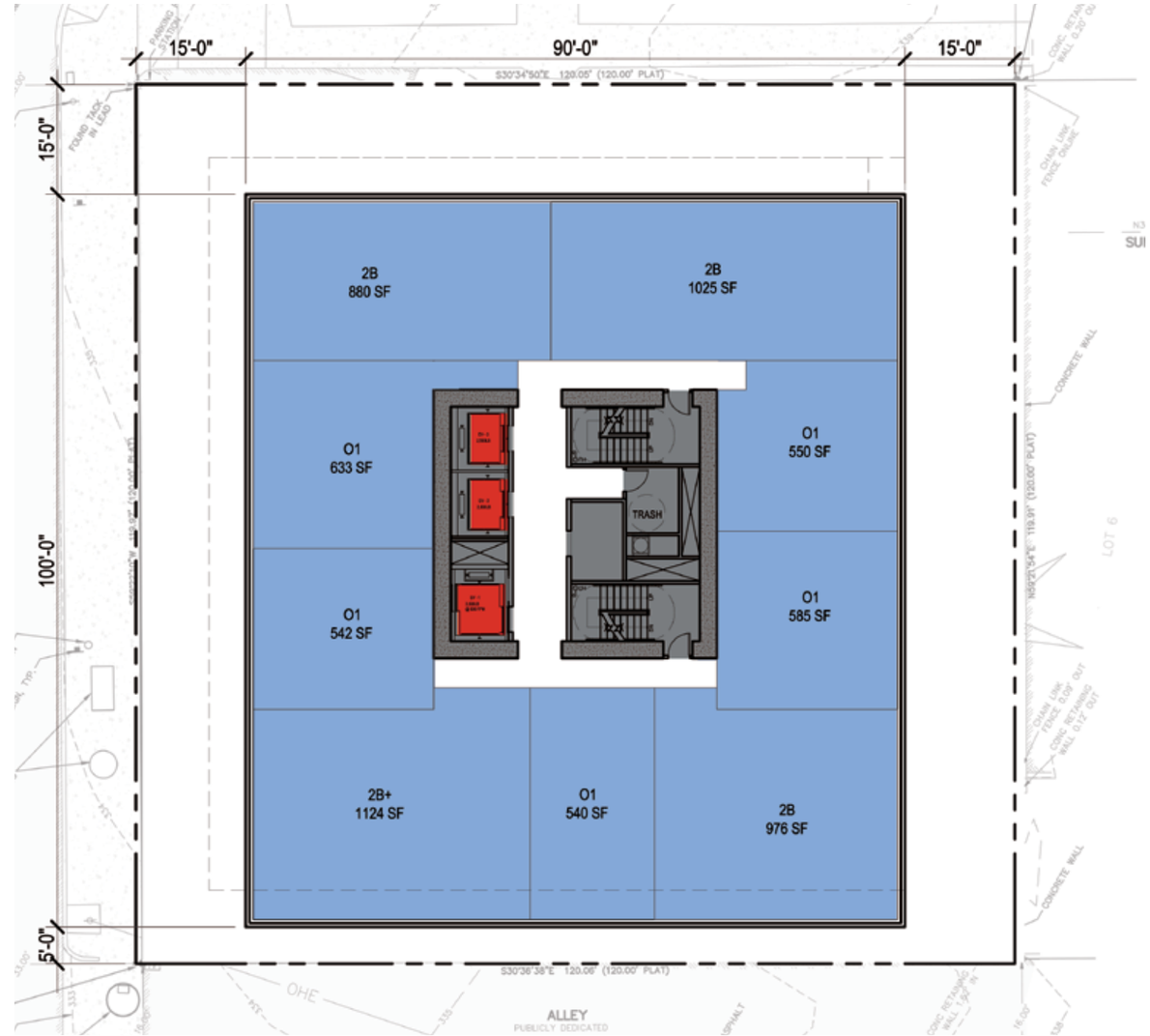


PODIUM: L2-4

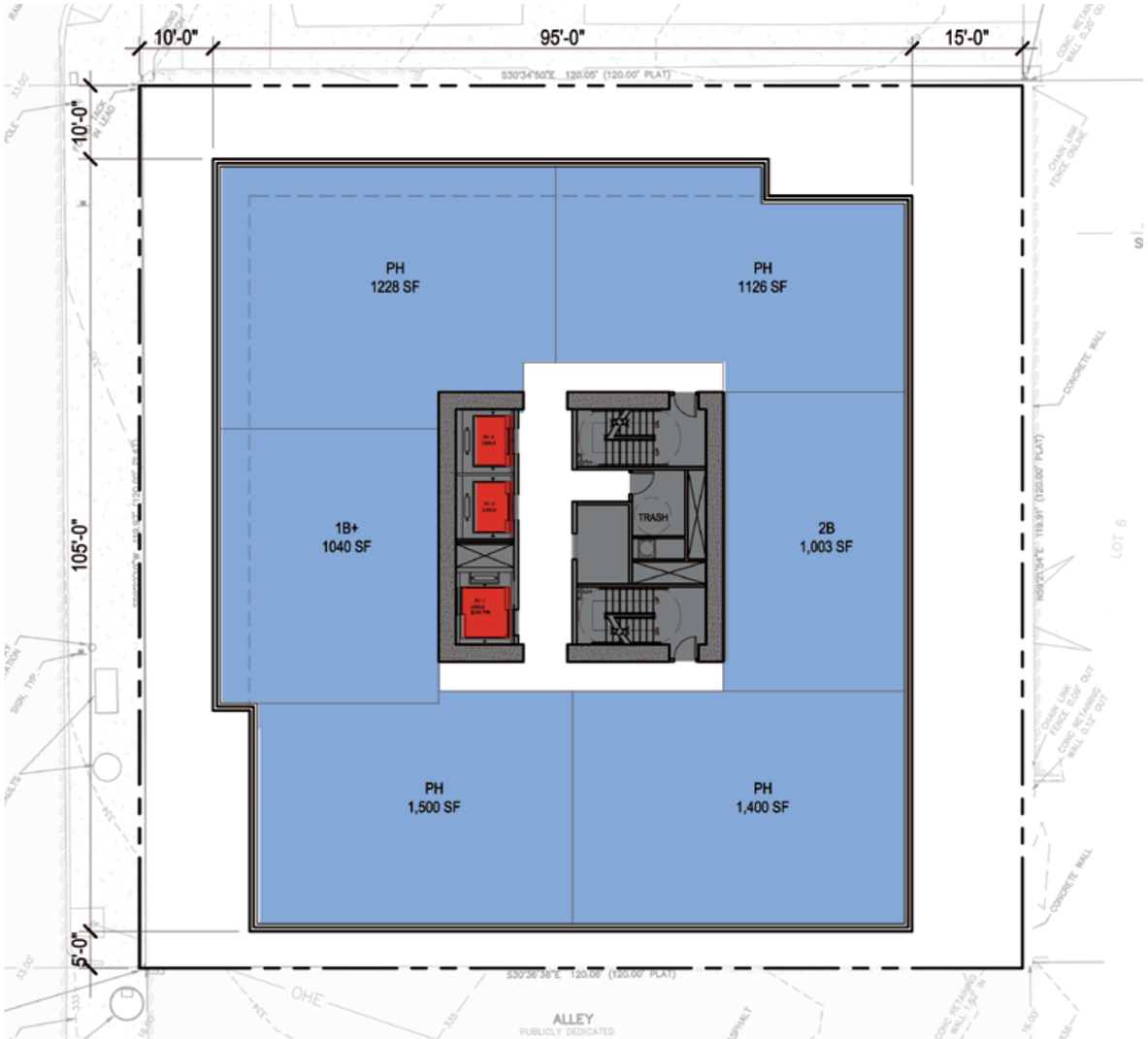
TOWER: L5-12
SCALE: 1:40



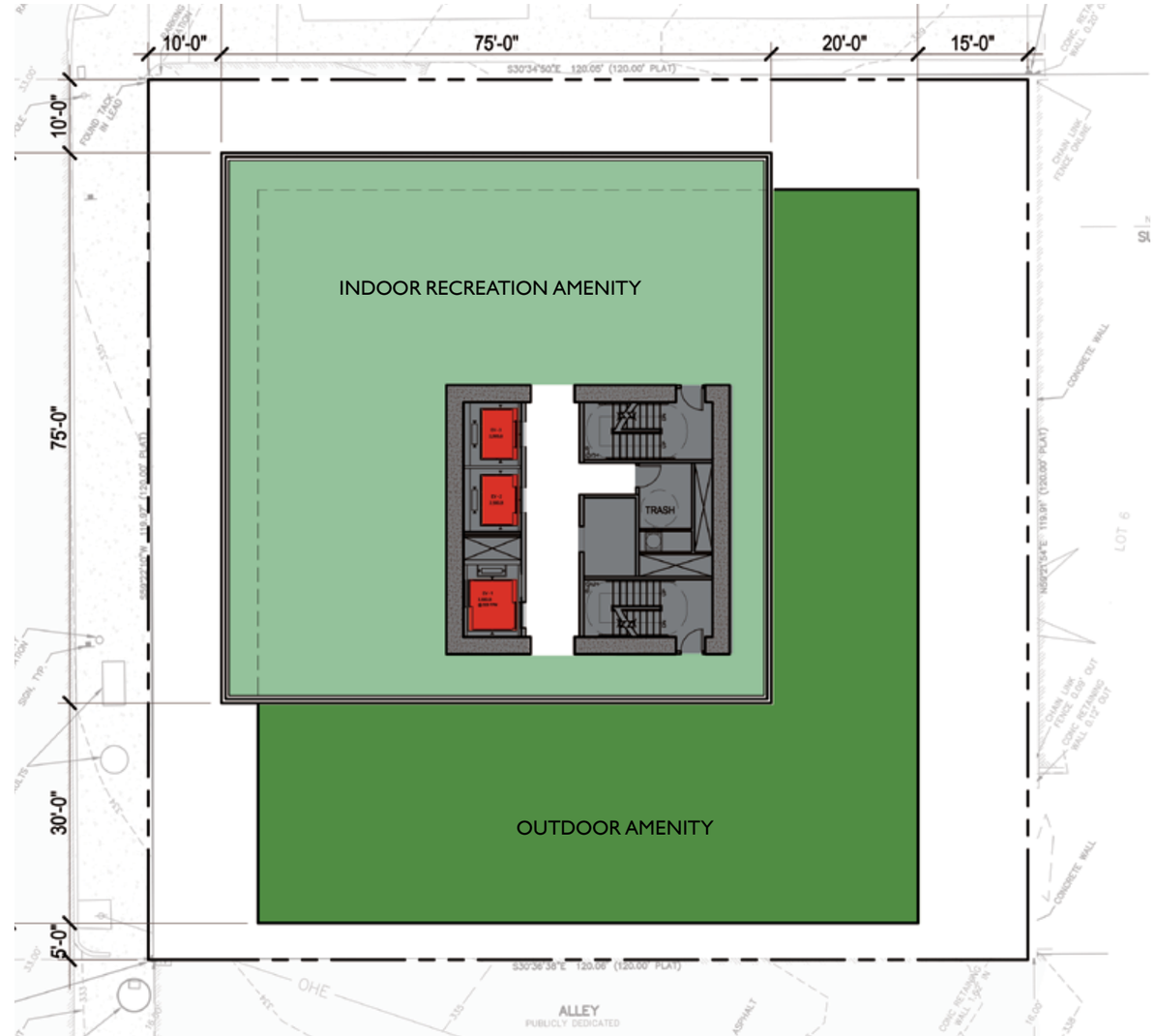
TOWER: L13-14



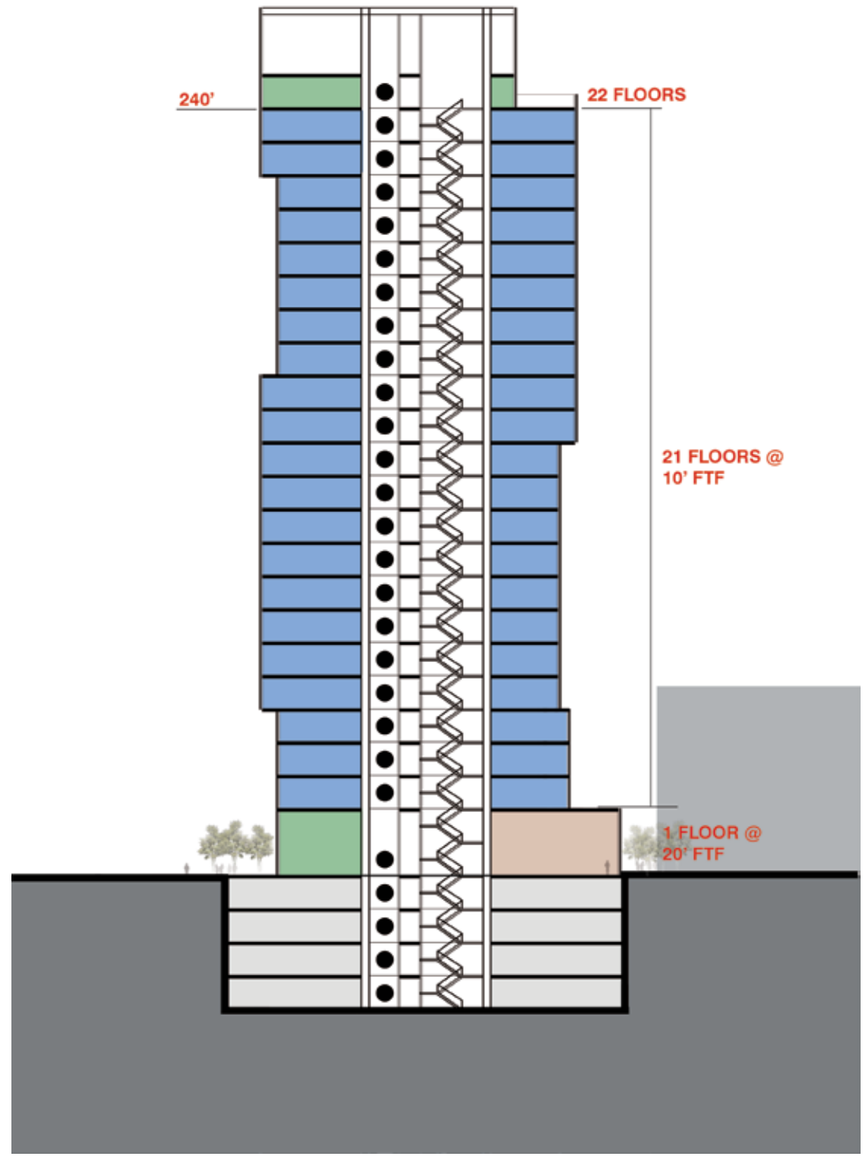
TOWER: L15-20
SCALE: 1:40

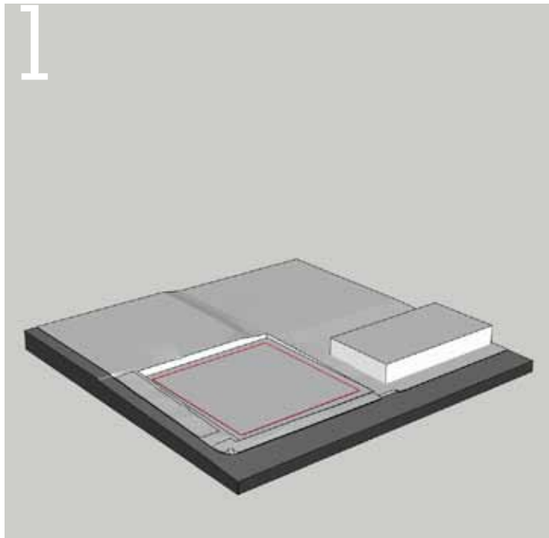


TOWER: L21-22

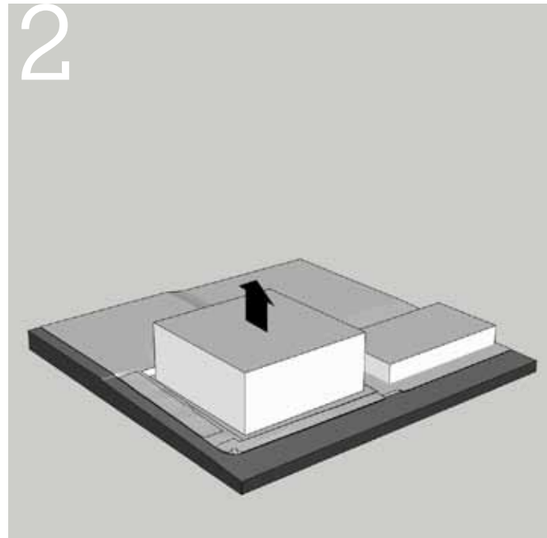


TOWER: ROOF
SCALE: 1:40

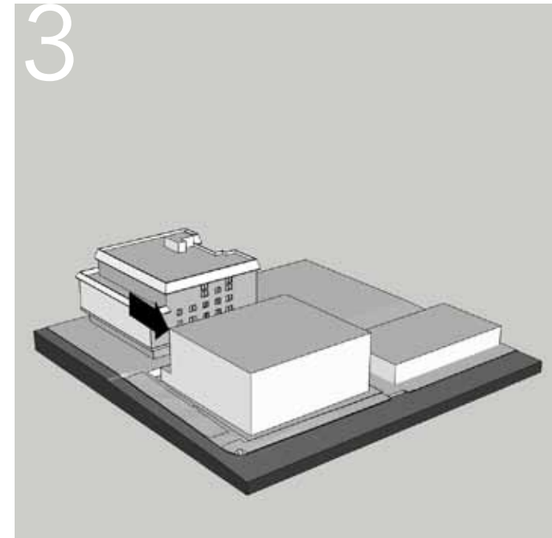




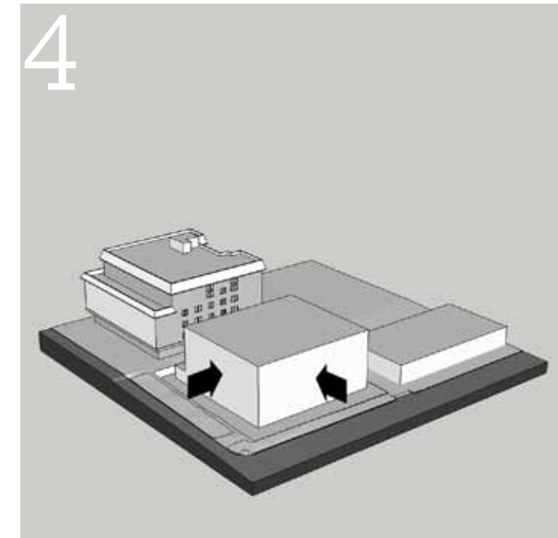
SITE



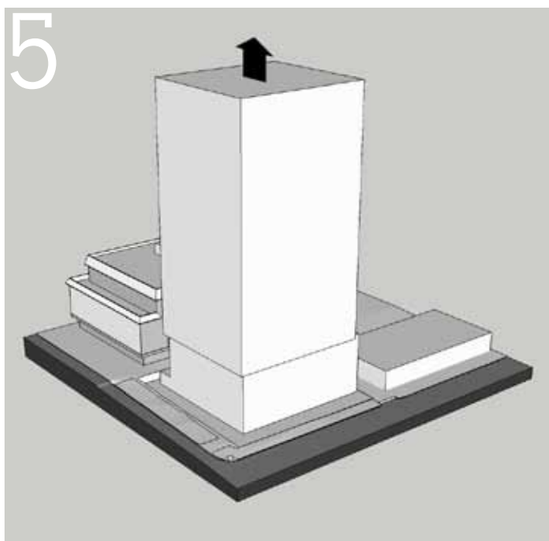
PODIUM: THE BASE OF THE BUILDING VOLUME EXTRUDES TO A HEIGHT OF 45'



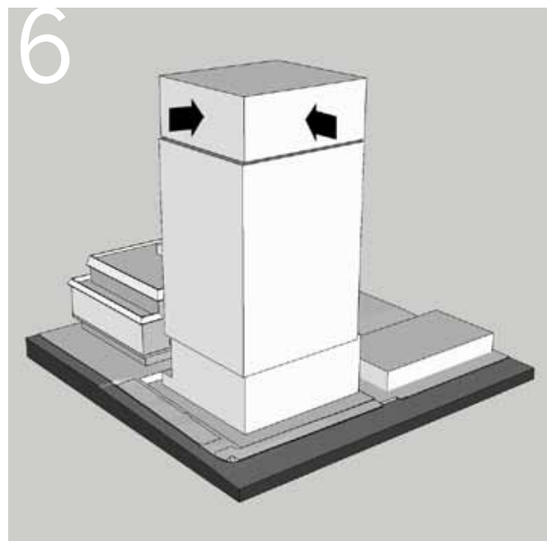
NEIGHBOR: THE BASE OF THE BUILDING IS REDUCED TO PROVIDE ADDITIONAL LIGHT AND AIR TO THE WINDOW OPENINGS OF THE APARTMENTS TO THE SOUTH.



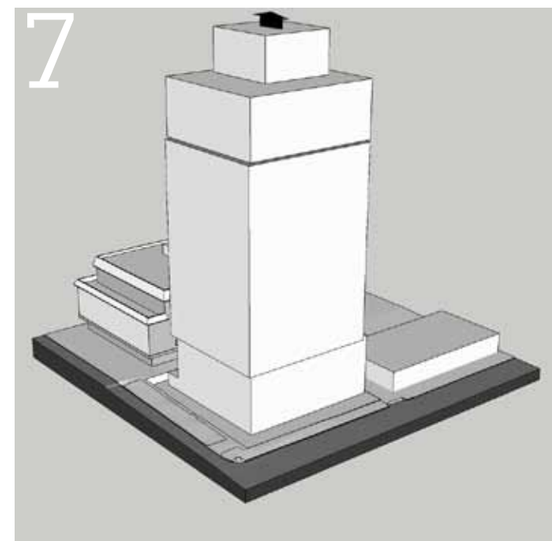
SIDEWALK: THE BASE OF THE BUILDING IS REDUCED TO ALLOW AN ADDITIONAL 15' OF LANDSCAPING.



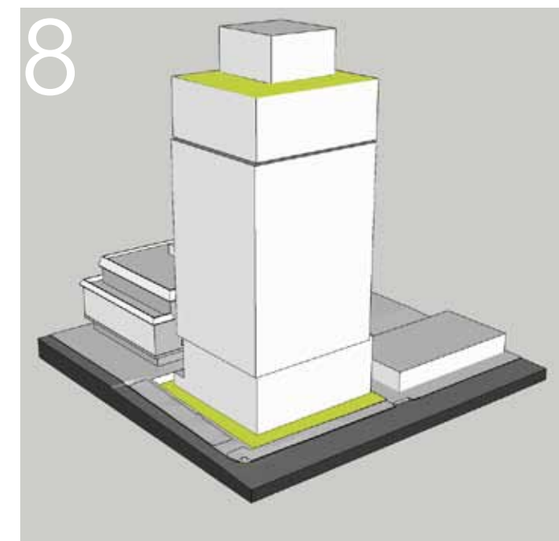
TOWER: THE TOWER IS EXTRUDED FROM THE PODIUM TO A HEIGHT OF 240'.



PENTHOUSE: THE TOP OF THE TOWER IS REDUCED BY 5' TO ALLOW FOR A STRONG SEPARATION BETWEEN UNIT STACKS.



ROOFTOP: THE CORE IS EXTRUDED AN ADDITIONAL 30' TO ALLOW FOR INTERIOR AND EXTERIOR AMENITY SPACE.



STACKED BOXES

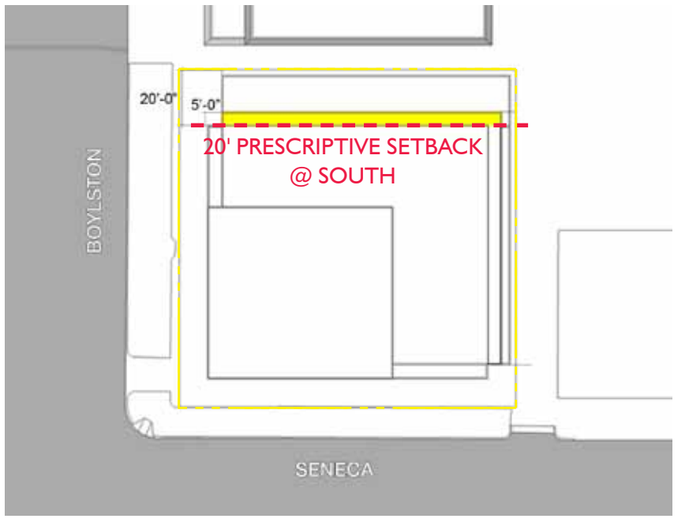
PER CODE: 7' PODIUM SETBACK

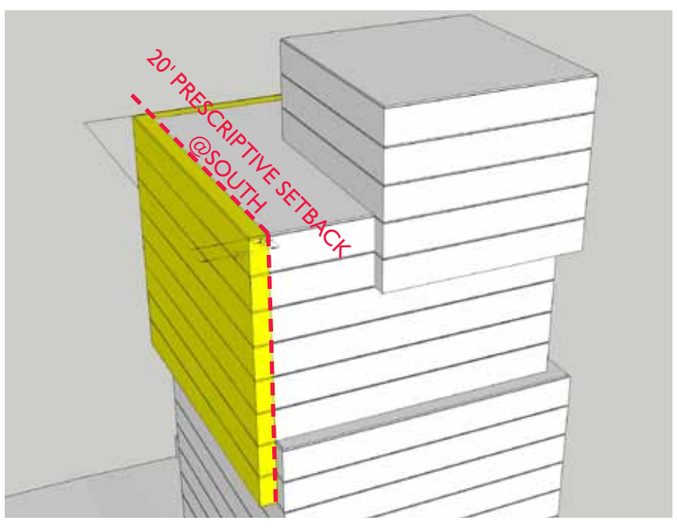
PROPOSED: 15' PODIUM SETBACK

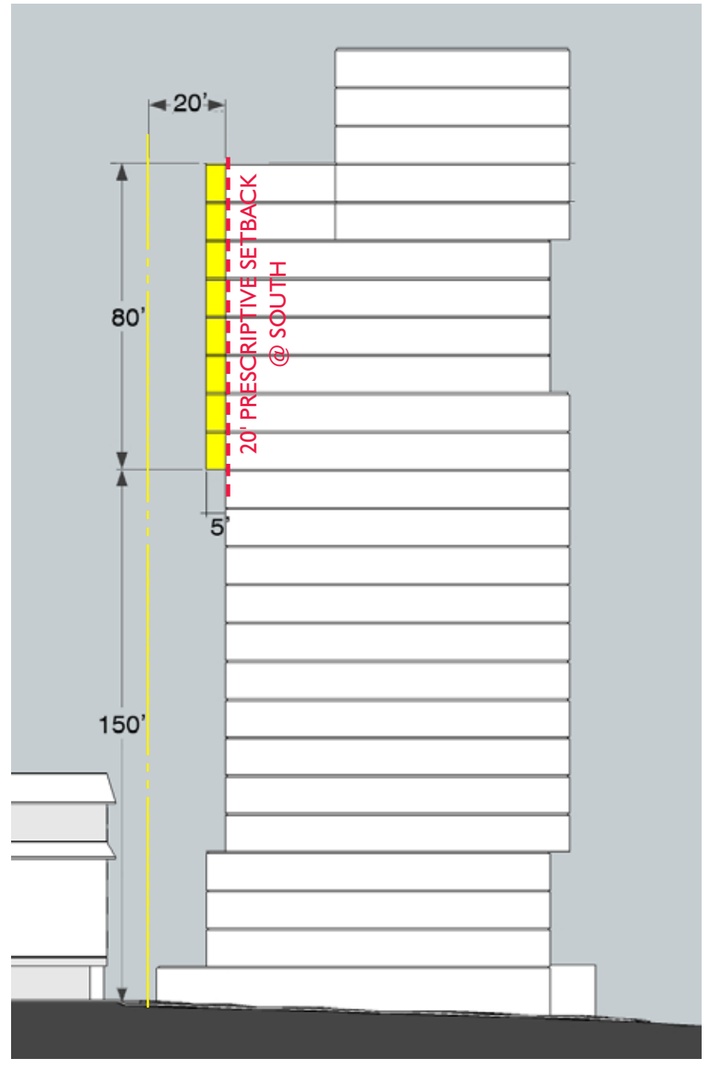
PER CODE: 7' PODIUM SETBACK

PROPOSED: 15' PODIUM SETBACK

Proposed Departure 1

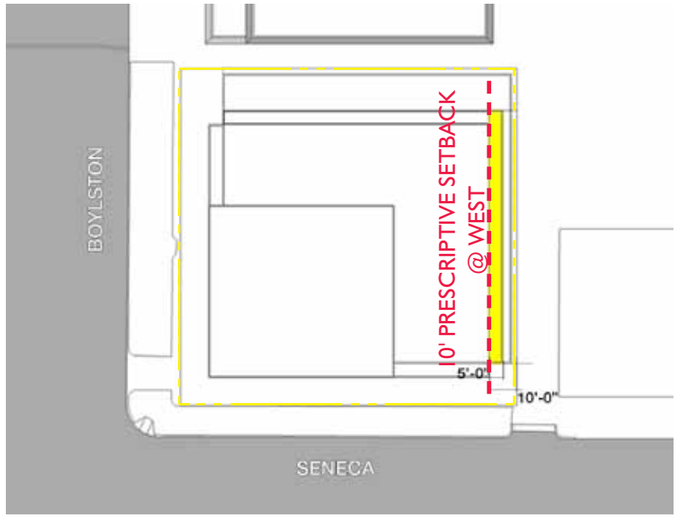


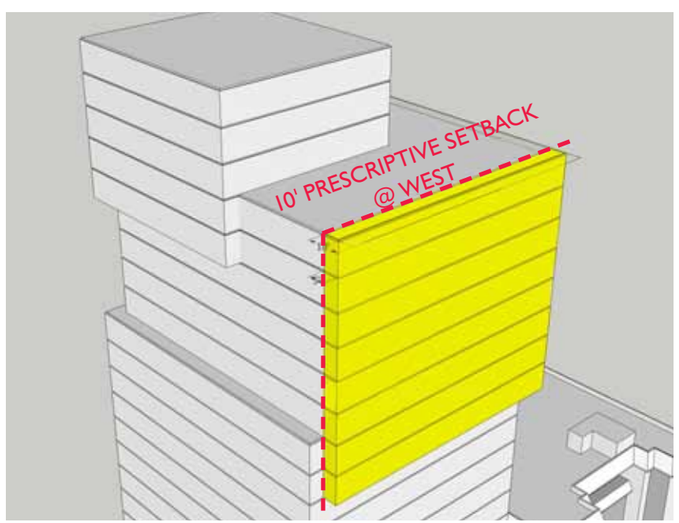


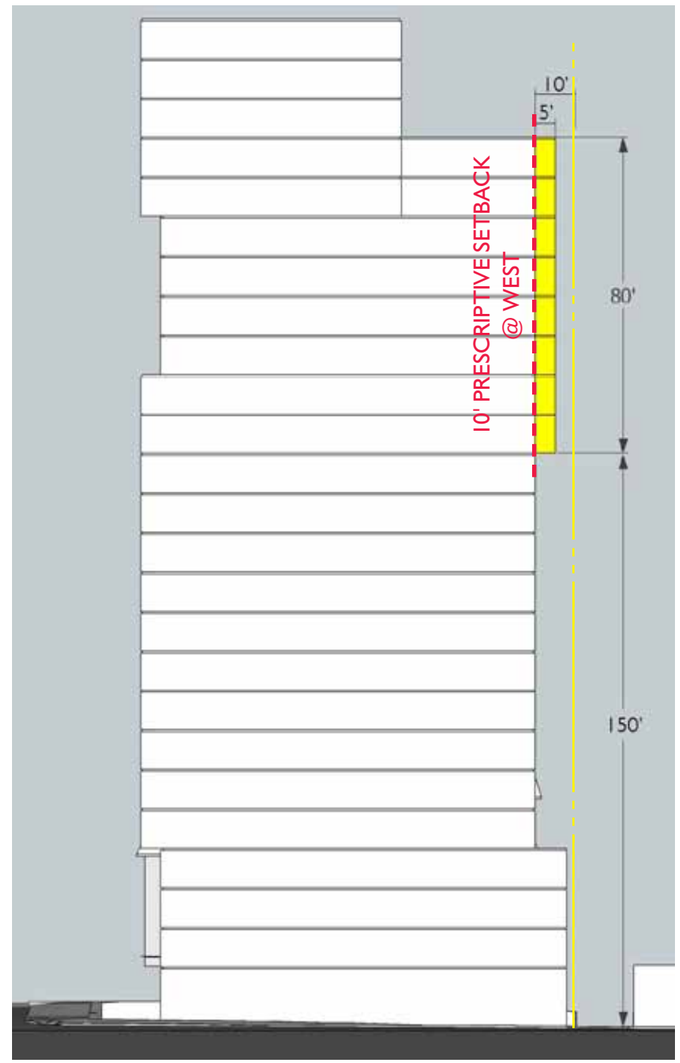


ITEM #	ONE
DEVELOPMENT STANDARDS	SMC 23.45.518 HR SETBACKS
PRESCRIPTIVE	At lot lines abutting neither a street nor alley: Portions above 45': 20' minimum setback
PROPOSED	At the lot line abutting the neighbor to the south: Portions above 150': 15' minimum setback.
CONSIDERATIONS	Allows for a strong separation between unit stacks. The extrusion is 100' higher then the neighbor to the south.

Proposed Departure 2

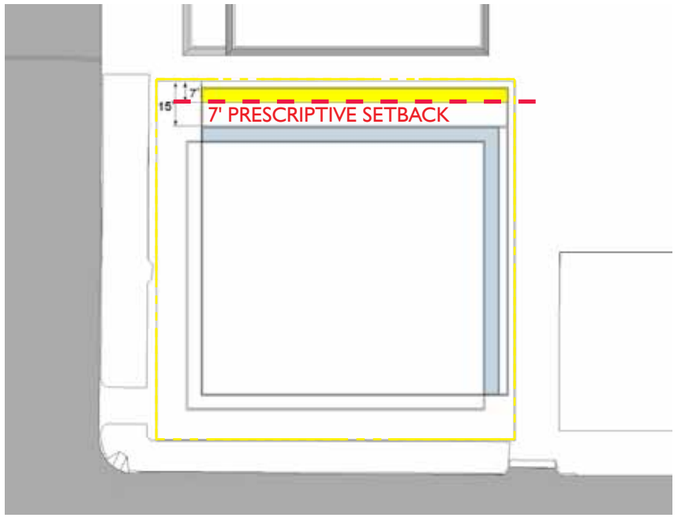


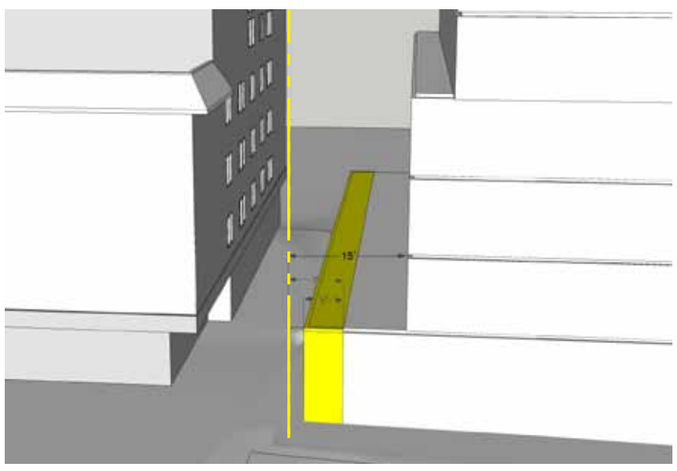


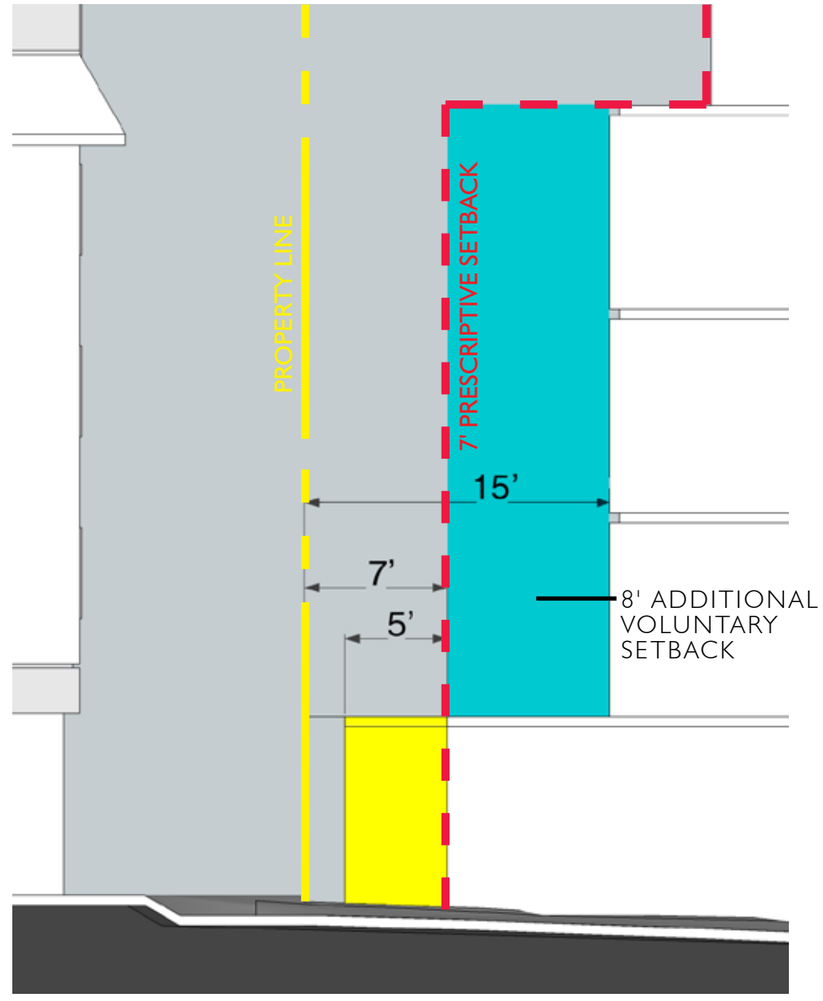


DEPARTURE:	2
DEVELOPMENT STANDARDS	SMC 23.45.518 HR SETBACKS
PRESCRIPTIVE	At lot lines abutting the street: Portions above 45': 10' minimum setback.
PROPOSED	At the lot line abutting the alley: Portions above 150': 5' setback
CONSIDERATIONS	Allows for a strong separation between unit stacks. The extrusion is 150' above the alley.

Proposed Departure 3

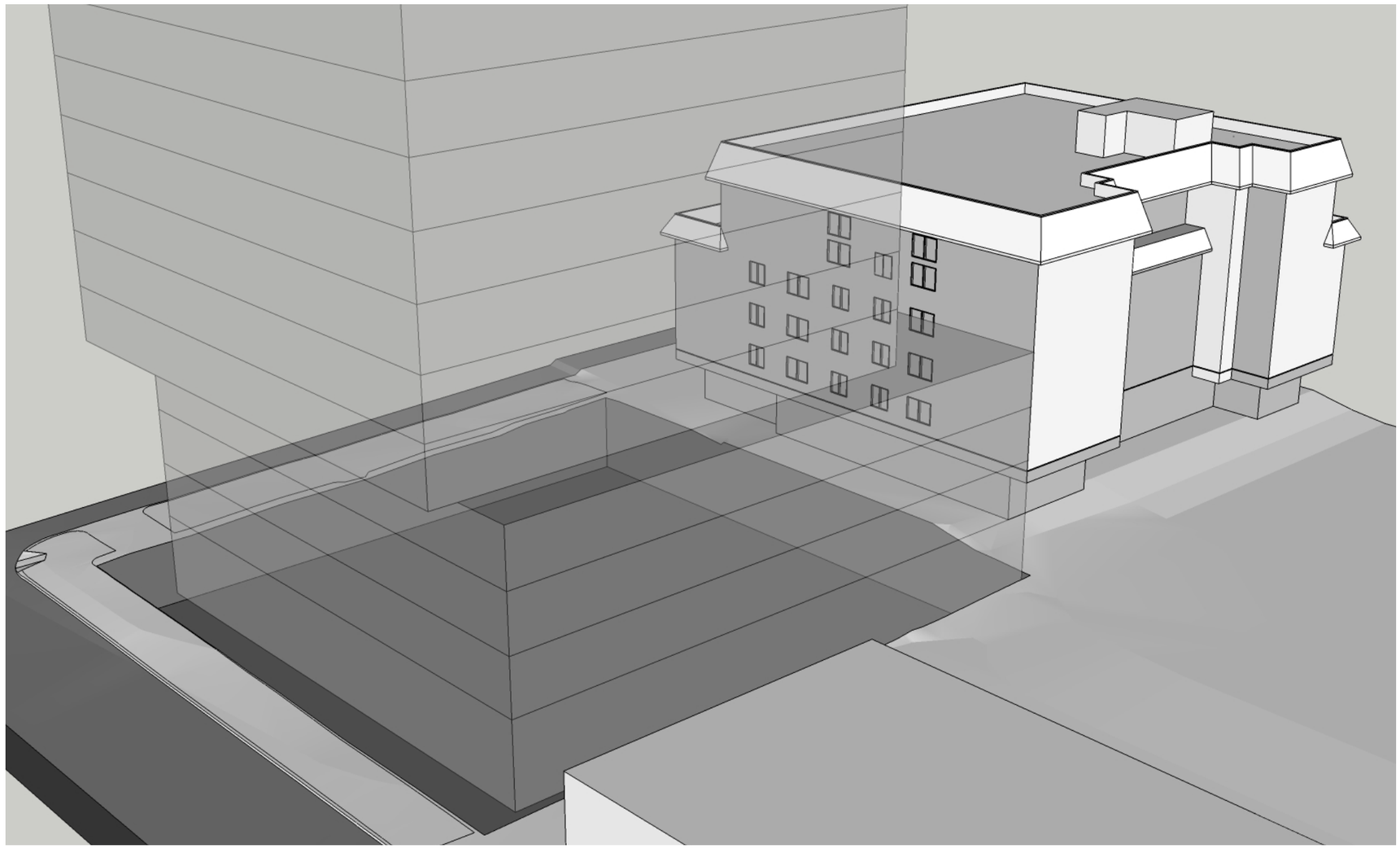




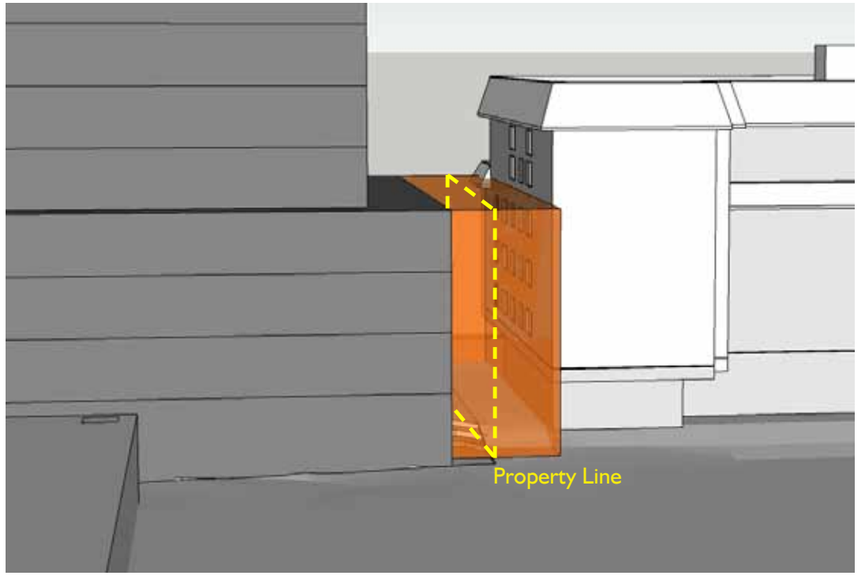


ITEM #	3
DEVELOPMENT STANDARDS	SMC 23.45.518 HR SETBACKS
PRESCRIPTIVE	At lot lines abutting neither a street nor alley: Portions of a structure 45' or below: 7' average setback, 5' min.
PROPOSED	At the lot line abutting the neighbor to the south: Portions of a structure 45' or below: 2' setback on ground floor and 15' set back on floors 2-4.
CONSIDERATIONS	Allows for a more generous separation between podium and neighboring building to the south.

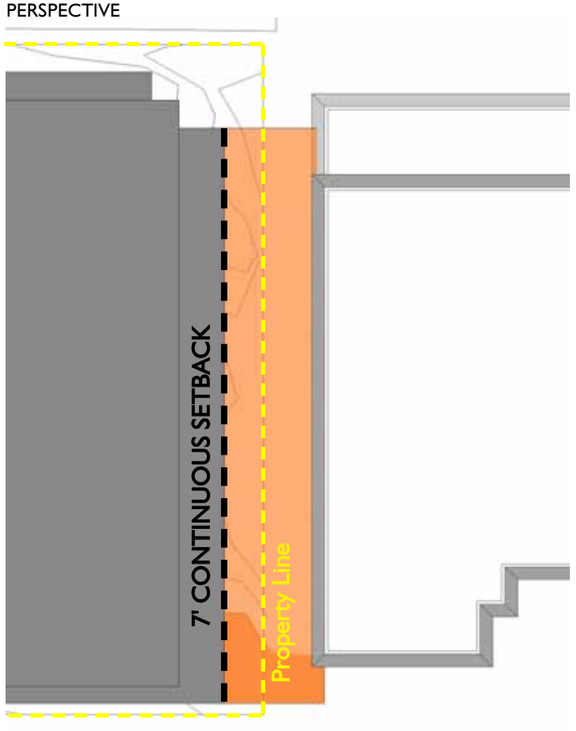
Podium Options



Code Compliant: 7' Continuous Setback

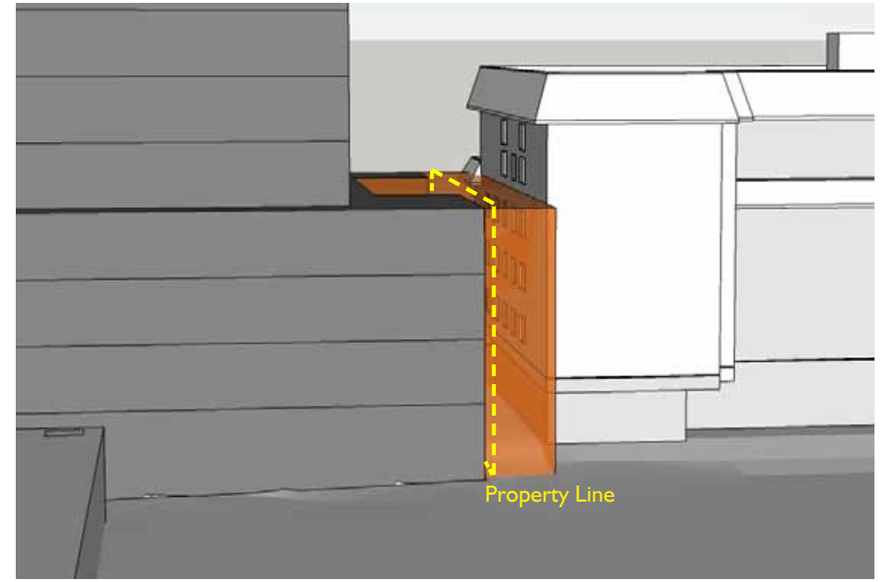


PERSPECTIVE

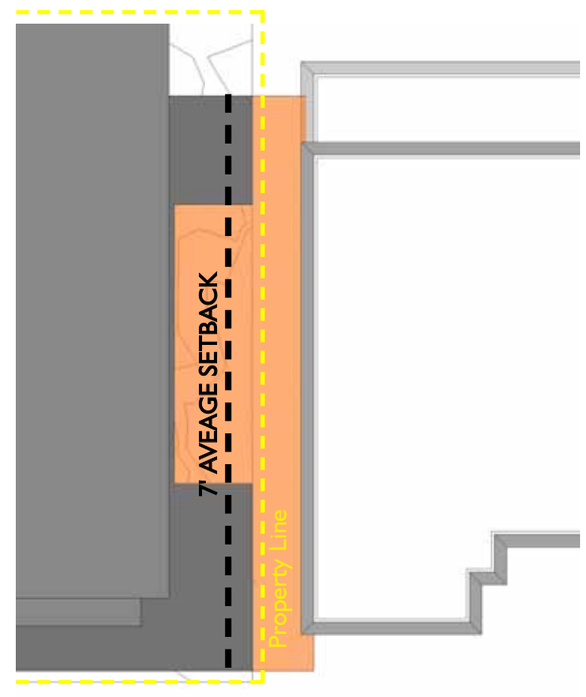


PLAN

Alternate 2: 7' Average Setback

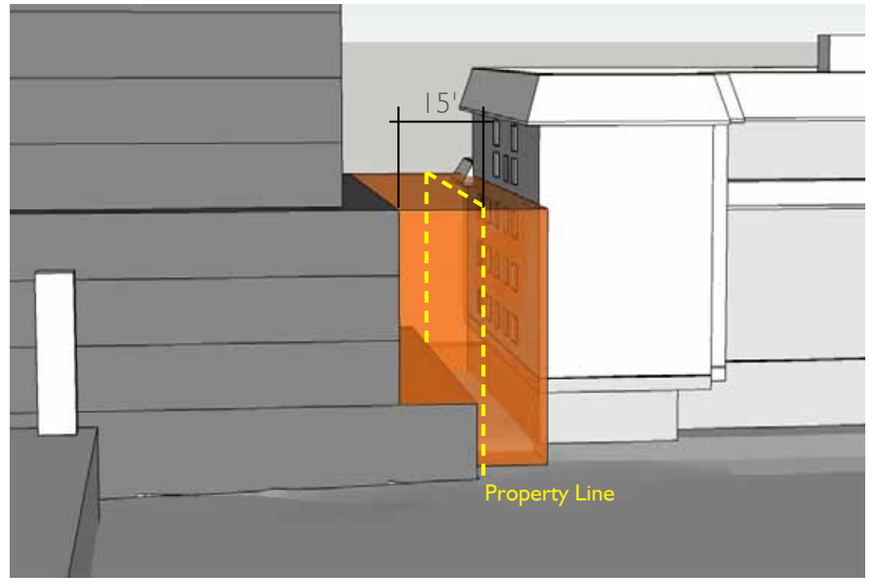


PERSPECTIVE



PLAN

Preferred: 2' Setback on ground floor, 15' setback on floors 2-4



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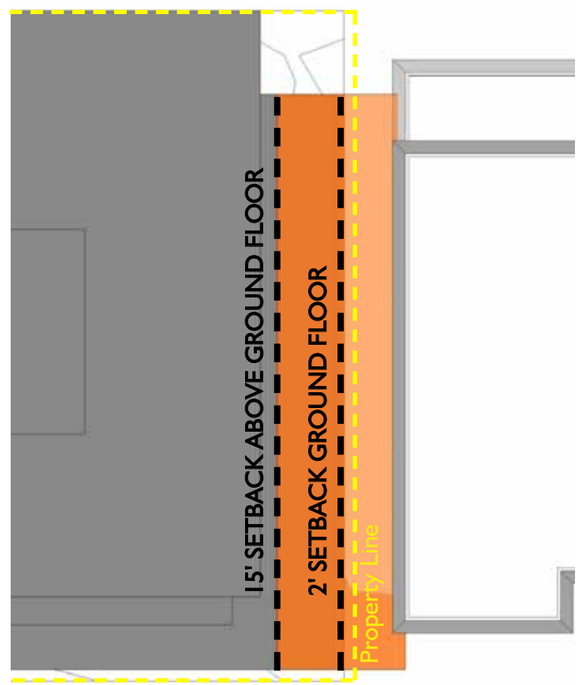
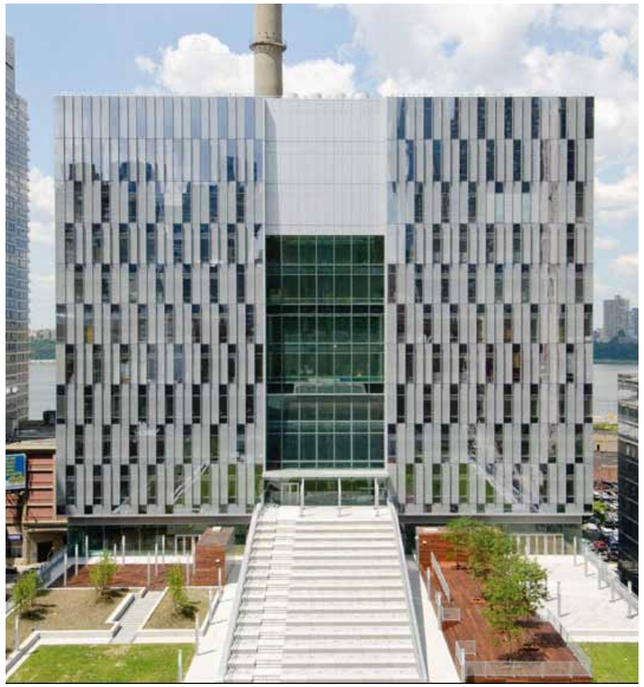


PLAN

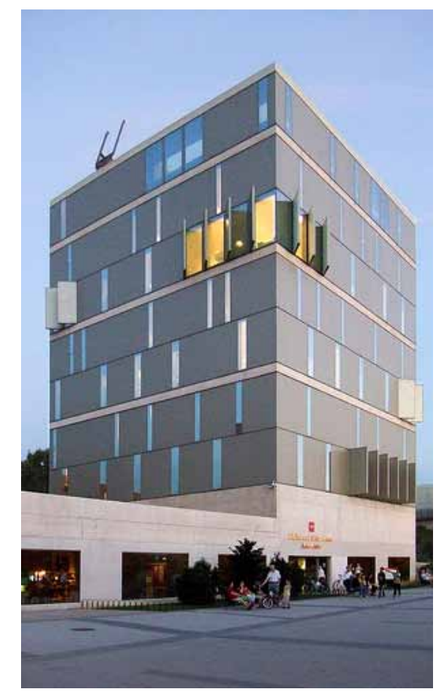












Design Guidelines

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 grade of this 120' x 120' site drops about 6' 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 Seneca. This site is not thought to be a good commercial opportunity. This is in response to comments made by the FHIA group. As a result of that important input, the applicant proposes live/work space fronting Boylston with floor elevations that typically will stair-step to maintain appropriate relationships to the sidewalk. The residential lobby and leasing center will be positioned roughly at the corner, with a bias towards Seneca. The remaining Seneca frontage will be residential amenity space, most likely a fitness center.

A-2 Streetscape Compatibility

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

The existing open space of neighboring buildings ranges from no setbacks from the sidewalk (typically street property lines) to some residential buildings that provide some linear open spaces along their frontages. The code prescribes that on new projects the podium setback (up to 45') be a minimum average of 7' from street property lines and the floor plates above that are to be set back 10' from property lines along streets. The applicant is proposing to set back the podium 15' along Boylston and Seneca from both property lines. This provides public open space that far exceeds requirements and that of many of the existing neighboring buildings.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

The building is addressed on Seneca, a more recognizable street name than Boylston. The residential entry will be accessed from Seneca, near the corner. The lobby and the leasing center will provide "eyes on the street" during portions of the day. The live/work spaces along Boylston will be clearly and visually articulated.

A-4 Human Activity

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

There is decent, but not significant amounts of foot traffic on Seneca and less on Boylston. There are methadone clinics immediately across the alley to the west which do generate foot traffic, albeit with some definite issues and concerns regarding public safety, sanitation, etc. These facilities are singled out because of the proximity of the clinics and because much of the rest of the immediate neighborhood appears to be a great, classic First Hill experience and environment. The enhanced setbacks, with landscaping, etc will greatly improve upon the quality of this area. Although there will need to be special attention given to the safety and security concerns.

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.

In addition to the clinics across the alley, the most proximal building to the project is the Hilltop Court building, immediately to the south east, along Boylston. This five-story structure is sited approximately 11 feet from the property line shared with 1321 Seneca. There are no windows at the lowest floor, facing the property line on Hilltop Court. The other floors have windows on the same elevation, mostly towards the center of the building. The applicant is providing alternative methods and a recommended solution for the treatment of the podium floors in response to the Hilltop Court building.

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 Seneca and Boylston in part by virtue of the generous, voluntary 15' open space setbacks, allowing for greater 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 spaces are provided at the ground level frontage along Seneca and Boylston at the widened podium setbacks, as well as at the top of the tower. The 240' level will provide indoor residential amenities with a horizontal relationship to an open, outdoor roof terrace.

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 as possible, near the property line with the Hilltop Court building to the south.

A-9 Location of Parking on Commercial Streetfronts

N/A

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.

The massing of the tower relates symmetrically to the corner and residential entries will be at or near 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.

With the exception of the First Hill Plaza, some 90' taller than the proposed tower, 1321 Seneca is located in an immediate context of low to mid-rise neighbors. The treatment and differentiation of the new project's podium from the tower is an important scale reference to those buildings. The indented podium shape occurs at roughly the average height of the neighboring structures creating an interesting contemporary massing form of a building responding to the surrounding buildings.

The preferred option breaks the scale of the tower down into stacked elements, each of fewer floor plates than one tower form, subtly changing overall scale into smaller pieces, while decidedly still being a tall tower.

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 relates to what was provided immediately above in B-1. To add specifically, the applicant believes that the First Hill Plaza and 1321 Seneca will share a "design dialogue" since they are taller than their immediate neighbors, even though First Hill Plaza is nine stories taller. Meanwhile the nearby, mid-rise structures will relate more to the podium, ground-level landscape and streetscape treatments.

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 1321 Seneca is a modern tower represented as a simple, artful object in the form of what the design team calls "Stacked Boxes," providing visual interest albeit in a "quiet," subtle way. The Stacked Boxes of the preferred option are programmatic compositions, breaking the scale of the tower down in a unique fashion. The four-story podium, Box 1, is reduced in floor plate size from those above. This "squeezing" effect allows the public domain to grow by voluntarily setting back twice the amount required along street right of ways. Boxes 2 and 3 comprise the primary tower, with two different floor plates and unit types. Box 4 houses indoor amenity spaces at the 240' elevation with screening for mechanical and other engineering functions above that.

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, although abstractly there are similarities. Box 1, the podium, is an important datum to bring scale down, and as mentioned, reference neighbors, and change in program, etc. Providing good design at the ground plane in terms of landscaping, site furniture and lighting, to name a few, will be very 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 at this early stage to be key material considerations.

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. All parking will be below grade. 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 Boylston 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.

Blank Walls and associated issues are not anticipated on this project – N/A

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.

Retaining walls are not anticipated on this project - 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.

N/A

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.

Alley treatment to follow at recommendation phase – 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.

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.

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.

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 minimum.
- 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 setbacks 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.

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, and
    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.

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 lease 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.

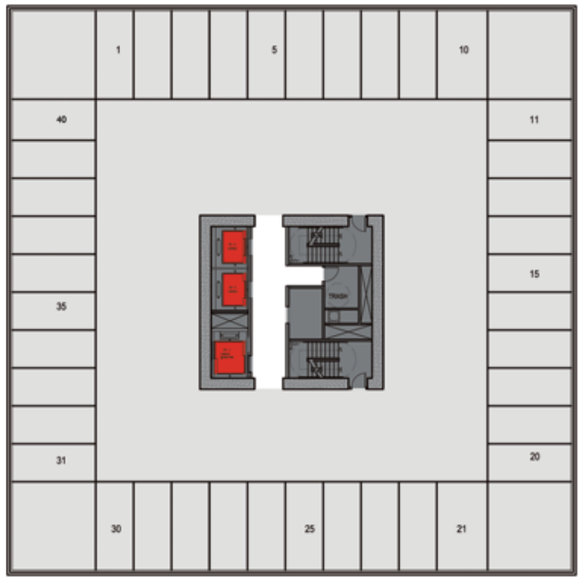
DPD ZONING DOCUMENTS ONLINE:

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

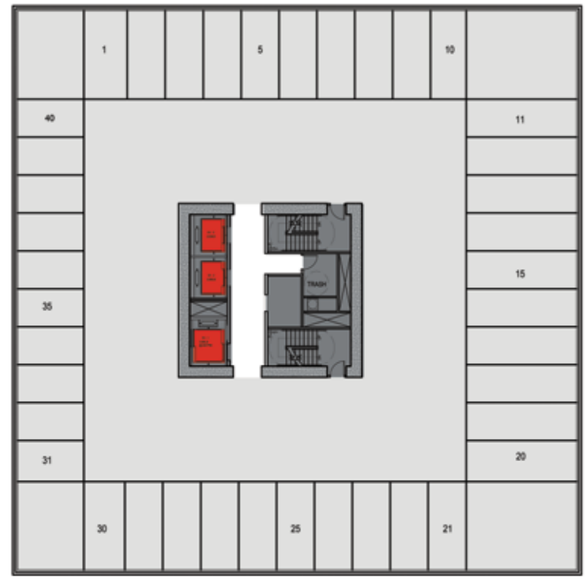
http://clerk.ci.seattle.wa.us/~public/toc/23-45.htm

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

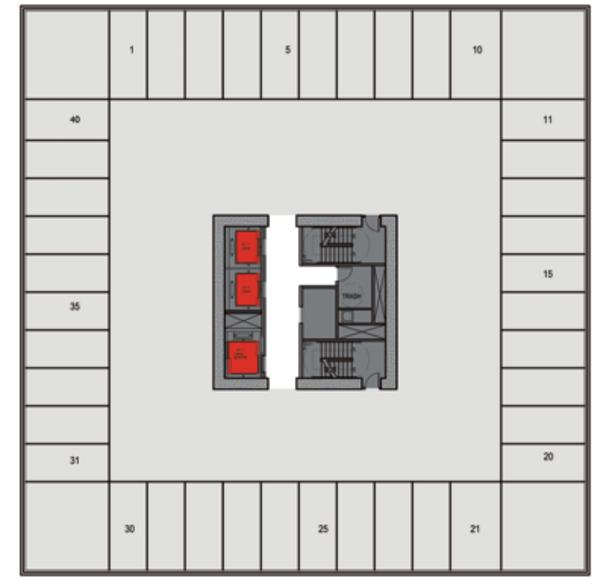
http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=&s3=117117&s4=&s2=&s5=&Sect4=AND&l=20&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F%7Epublic%2Fcbory.htm&r=1&f=G



DESIGN SCHEME 1 PARKING



DESIGN SCHEME 2 PARKING



DESIGN SCHEME 3 PARKING

WINTER SOLSTICE

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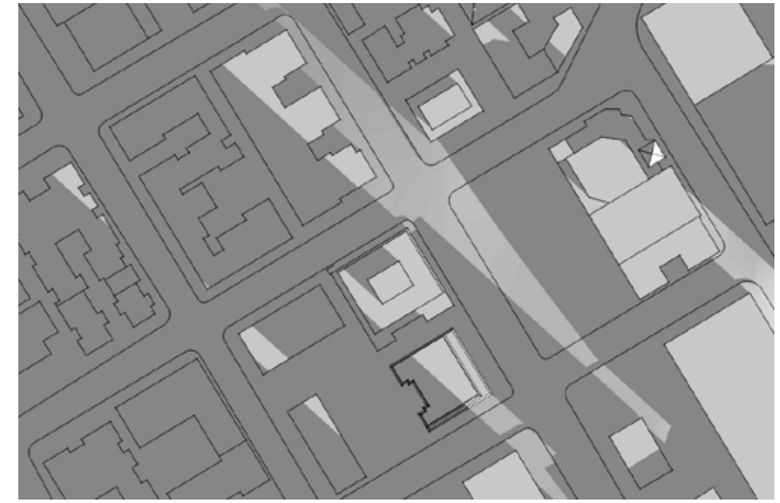
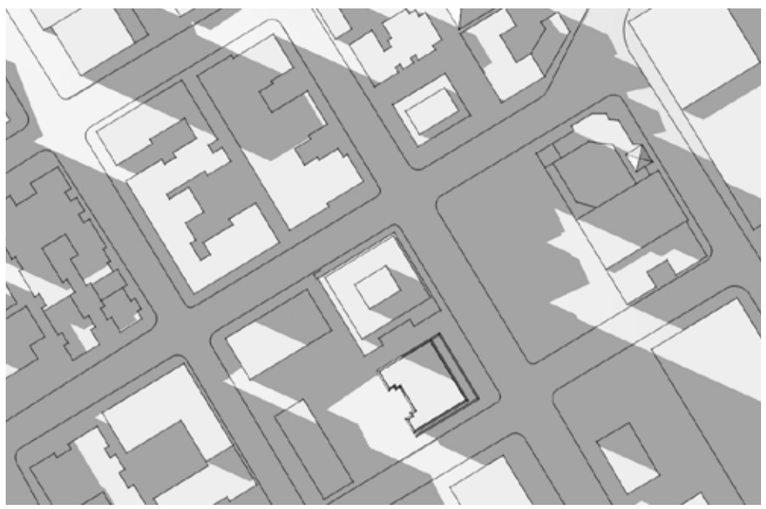
12:00 PM



8:30 AM

SUMMER SOLSTICE



7:00 PM

12:00 PM

7:00 AM