

WEBER THOMPSON



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# 1321 Seneca

EARLY DESIGN GUIDANCE II | DPD #3012930 | JULY 18<sup>TH</sup>, 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. Ground level landscaping within the required setbacks is designed to enhance the pedestrian experience along the site and reinforce the residential feel of this part of the First Hill Neighborhood.

The preferred option presented at this second EDG meeting, has been revised in several aspects in response to feedback obtained at two community meetings that were held following the first EDG meeting. The massing of the building has been revised to a more “classic” tower form with a defined base podium that relates to the scale of neighboring buildings, and a simplified tower shaft that has a smaller foot print than the other two options presented. The proposed parking count has been increased and the proposed unit count has been decreased. The grade level landscaping scheme has been revised with a focus on both positive reinforcement of the pedestrian realm and avoiding potential public safety issues.

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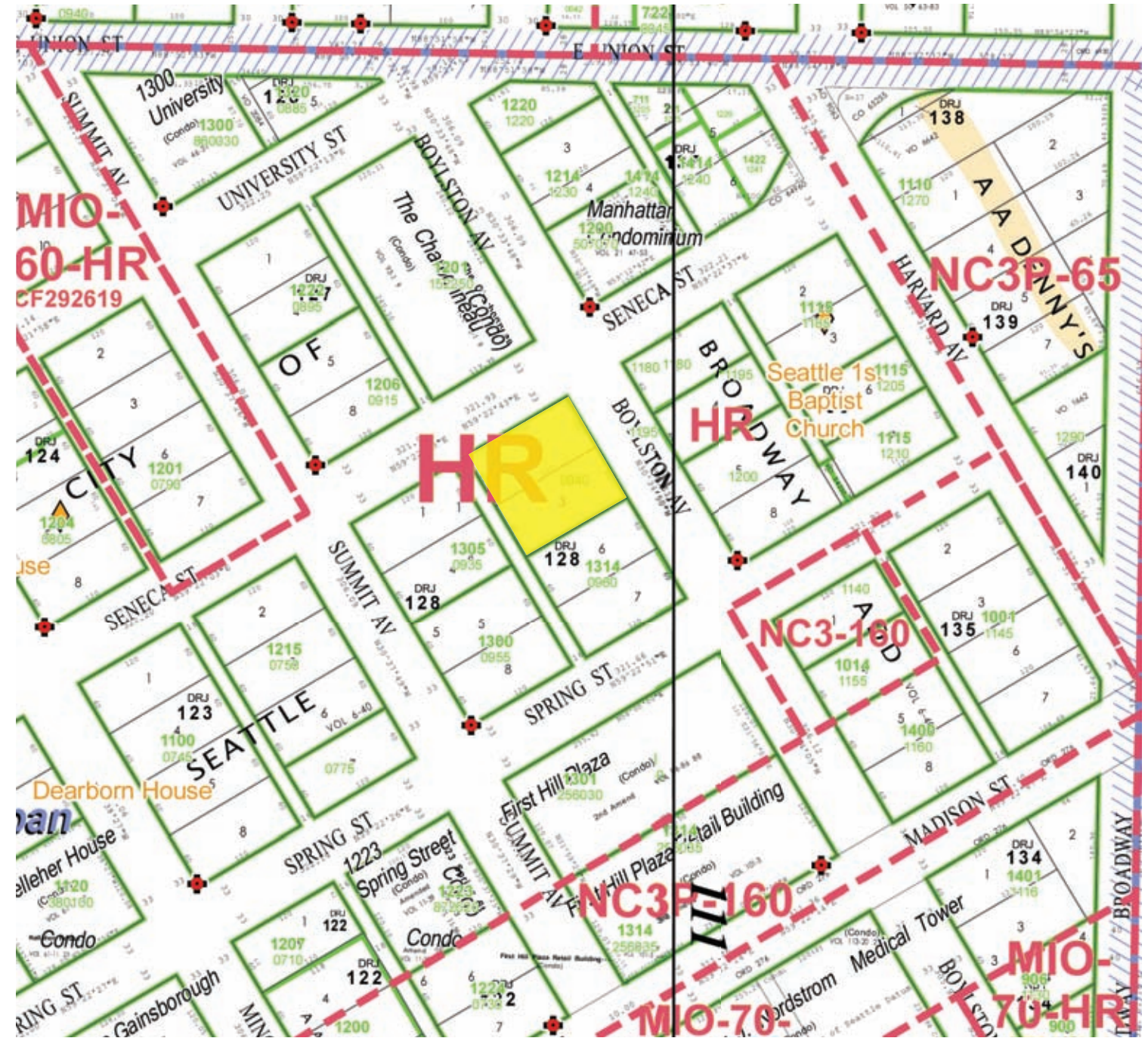


# Project Objectives

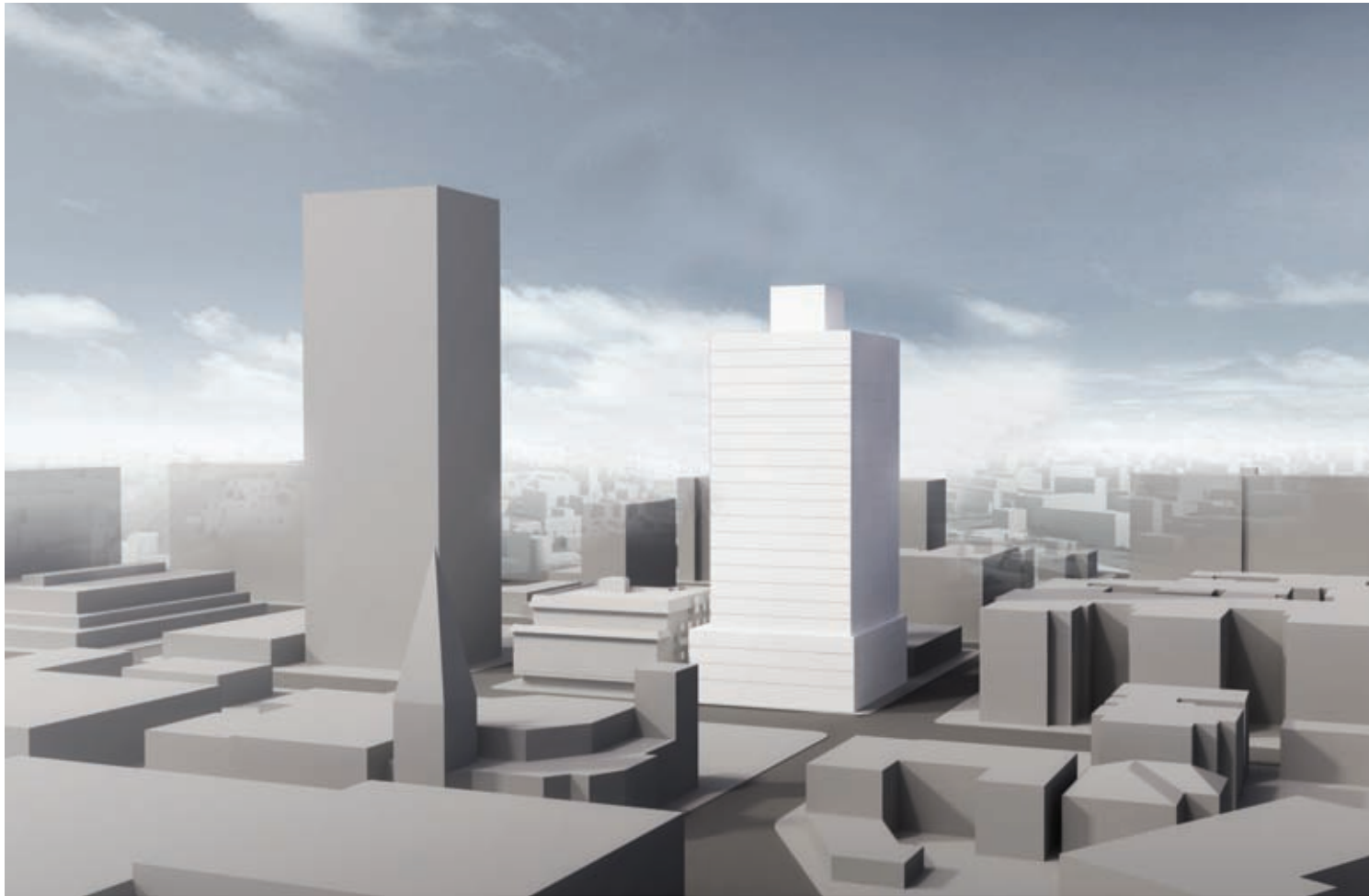
ADDRESS	1321 Seneca Street
RESIDENTIAL USES	Approx. 215 residential apartments; a mix of studio, 1 and 2 bedroom units <b>Basement:</b> Parking 5 floors – Approx. 0.8 parking stalls/Unit <b>Level 1</b> Residential Lobby and Live/Works <b>Level 2-23</b> Residential Levels <b>Level 24 (Roof):</b> Roof Deck & Garden
USE DISTRIBUTION BY FLOOR	
HEIGHT	240' Height (+30' for Mechanical and Amenity)
TOTAL BUILDABLE AREA	Approx. 194,000 gsf

## CALULATIONS

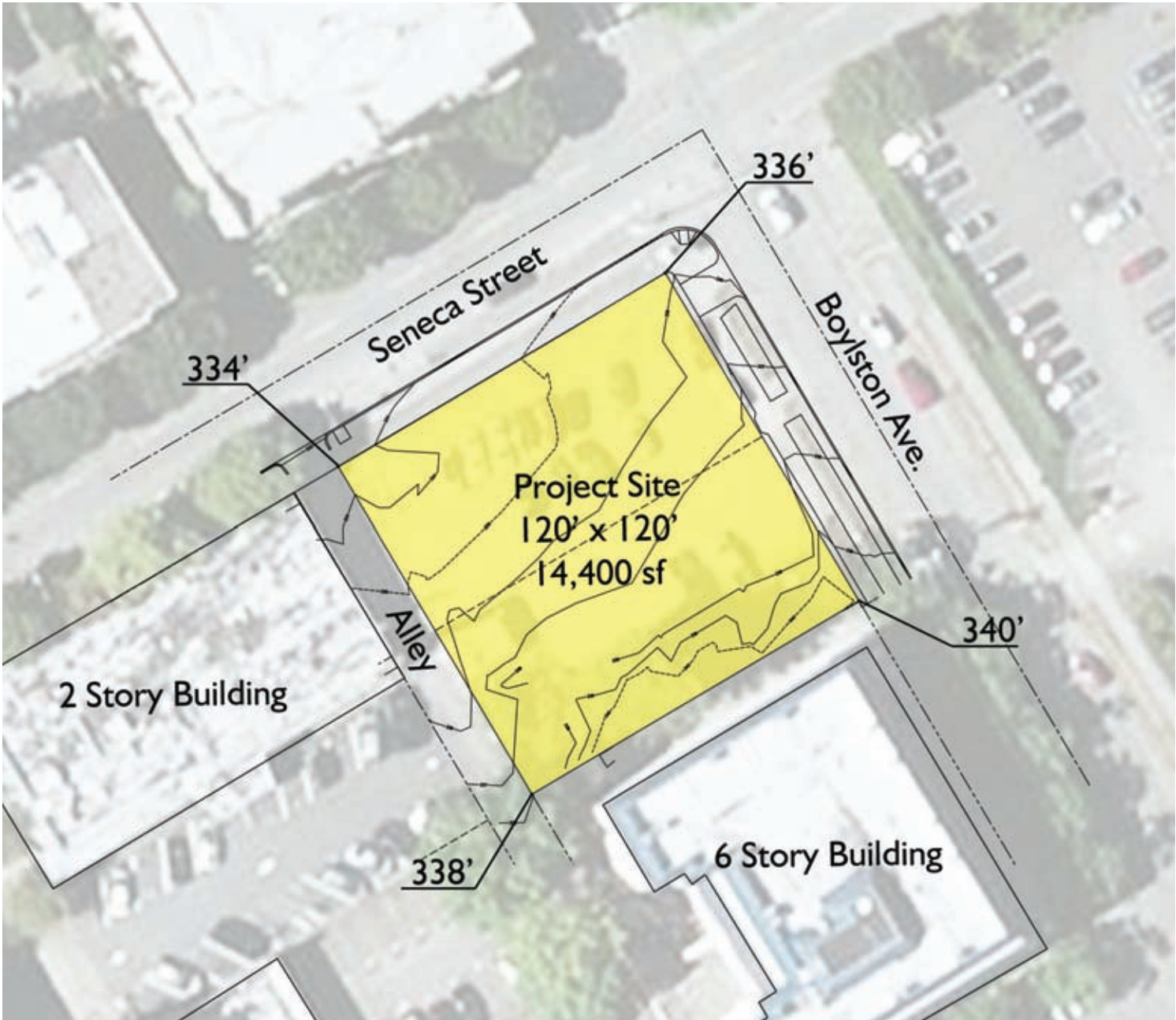
		GSF	NRSF
	GF	8,983	1,563
	L2	8,222	6,734
	L3	9,748	8,338
	L4	9,454	8,060
	L5	7,212	5,456
	L6-21	133,184	110,016
	L22-23	16,643	13,950
<b>TOTAL</b>		<b>193,437</b>	<b>154,117</b>



# 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 building 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

# 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.

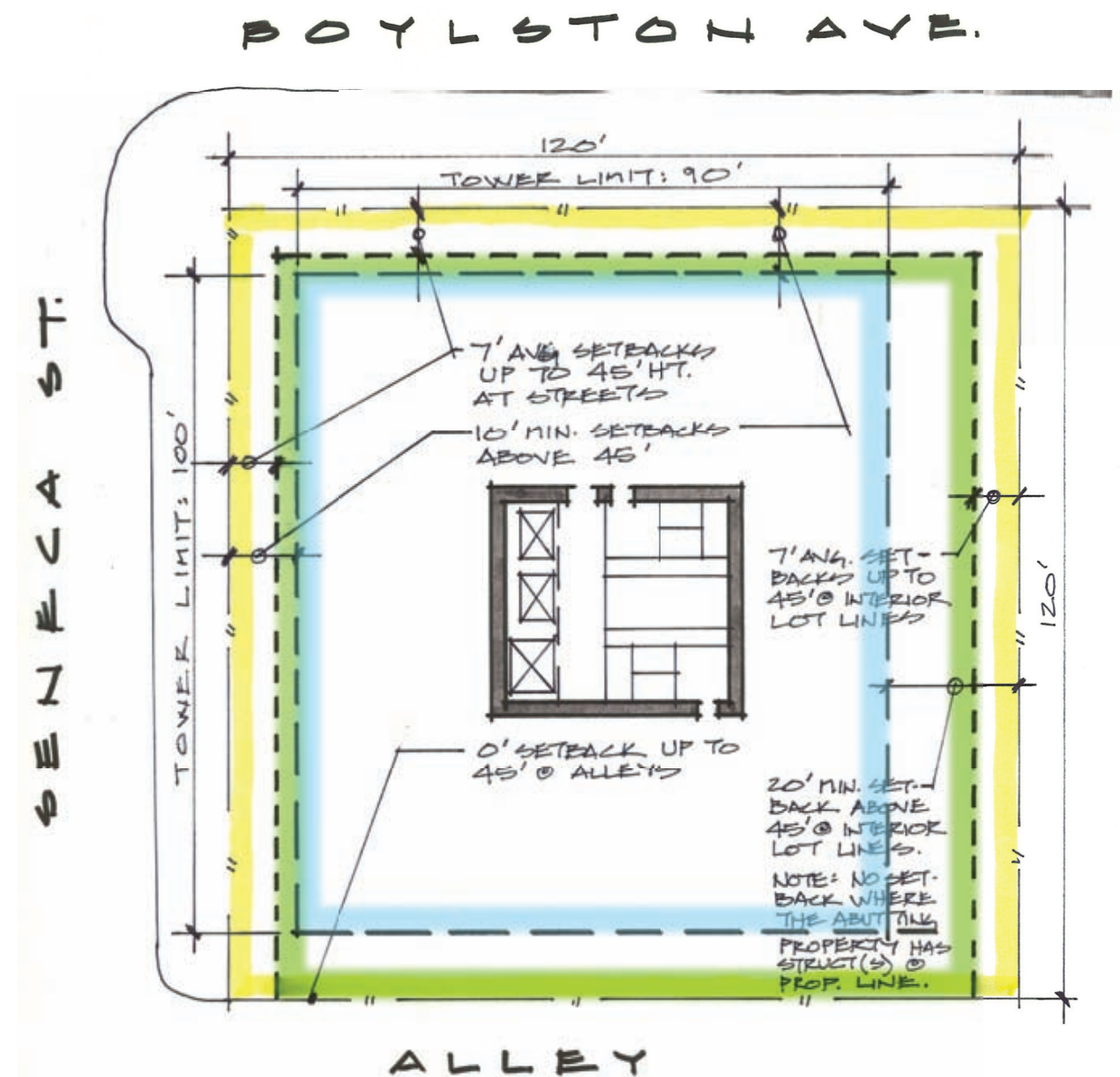
At lot lines abutting an alley:

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

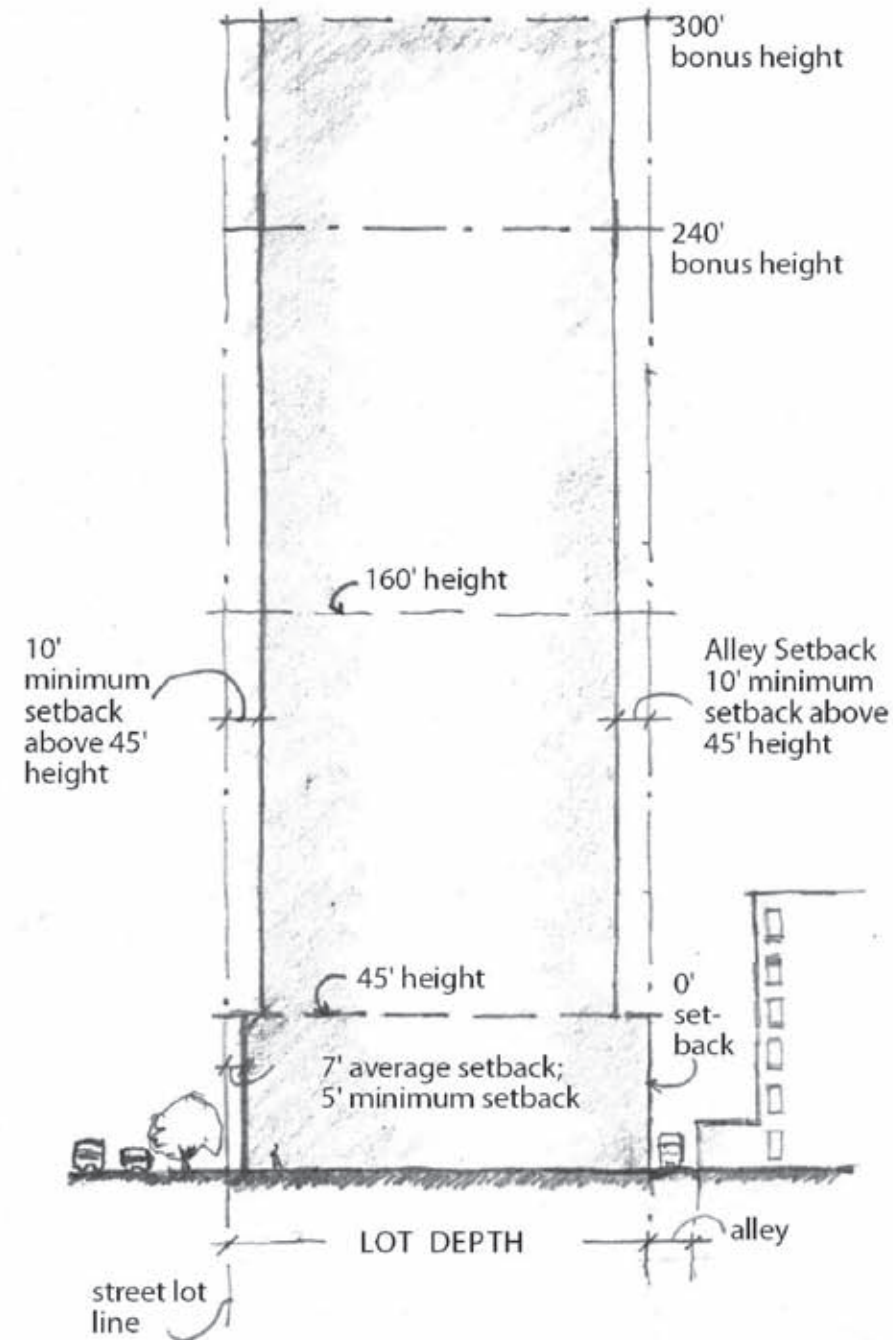
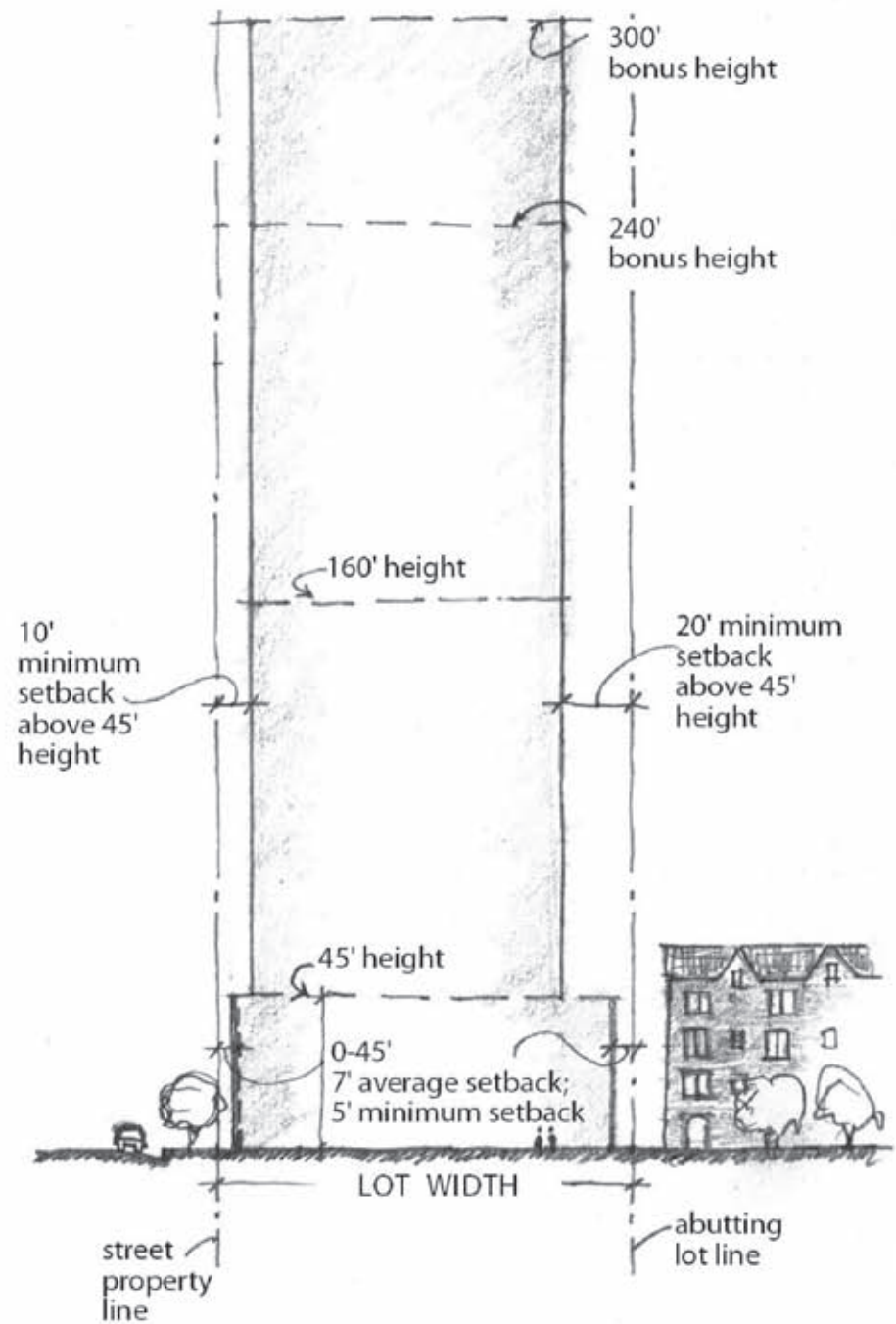
At lot lines that abut neither a street nor an alley:

- 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.



# Zoning & Overlays



## 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.





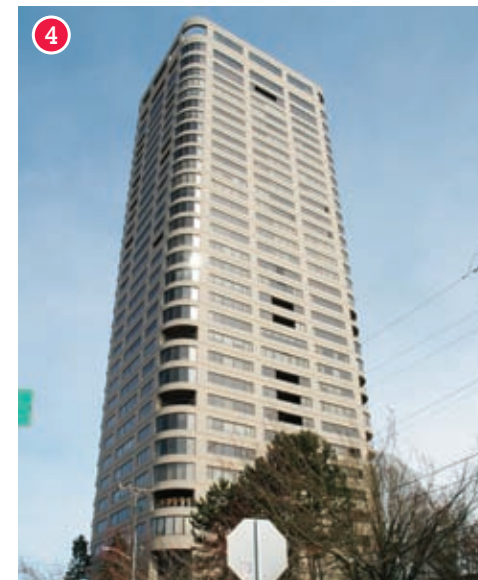
1 THERAPEUTIC HEALTH SERVICES



2 HILLTOP COURT



3 SUMMIT ANNEX



4 FIRST HILL PLAZA



5 TWELVE TWENTY THREE SPRING STREET



6 THE TUSCANY APARTMENT BUILDING



7 STIMSON GREEN MANSION



8 APARTMENT BUILDING



9 ST. PAUL APARTMENTS



10 CHARBONNEAU



11 THE MANHATTAN



12 MAXIMILLIAN



13 SEATTLE FIRST BAPTIST CHURCH





# Context Analysis



POLYCLINIC



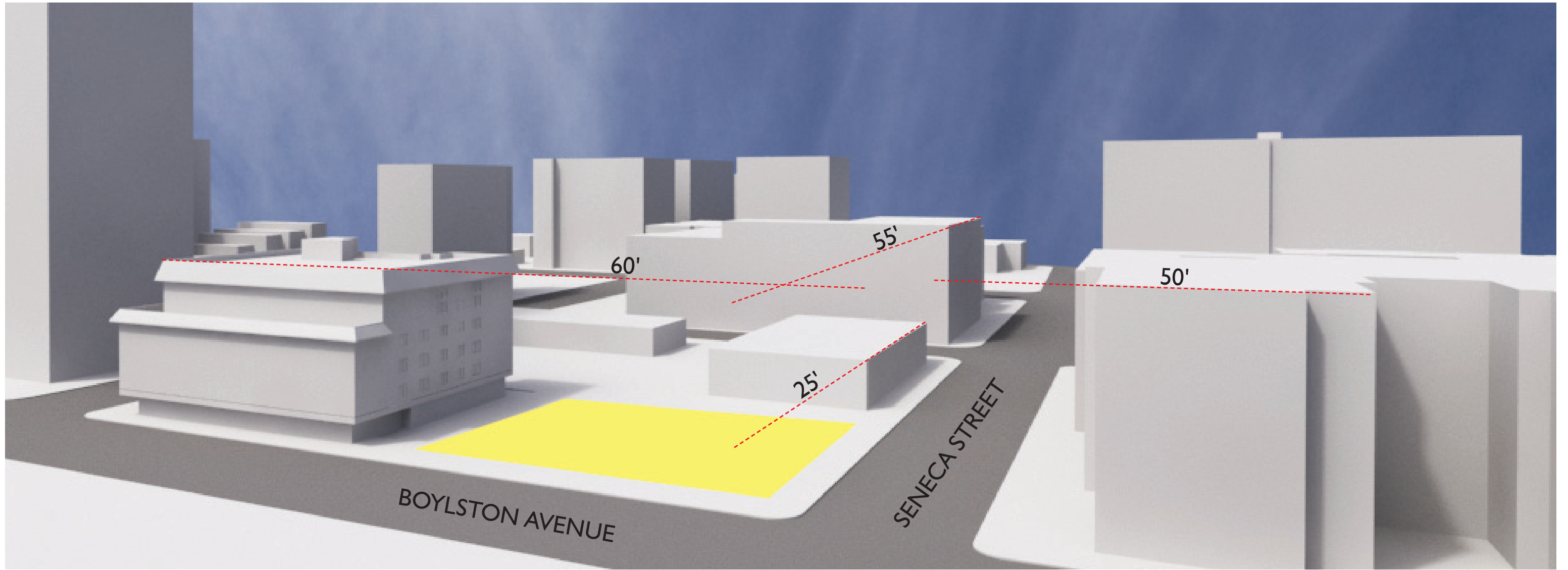
POLYCLINIC



POLYCLINIC



DEARBORN HOUSE





1920s



1930s



1940s



1950s



1960s





1970s



1980s



1990s



2000s



2010s



Massing Options from 1<sup>st</sup> EDG \_\_\_\_\_

# ORIGINAL MASSING OPTIONS

OPTION 1

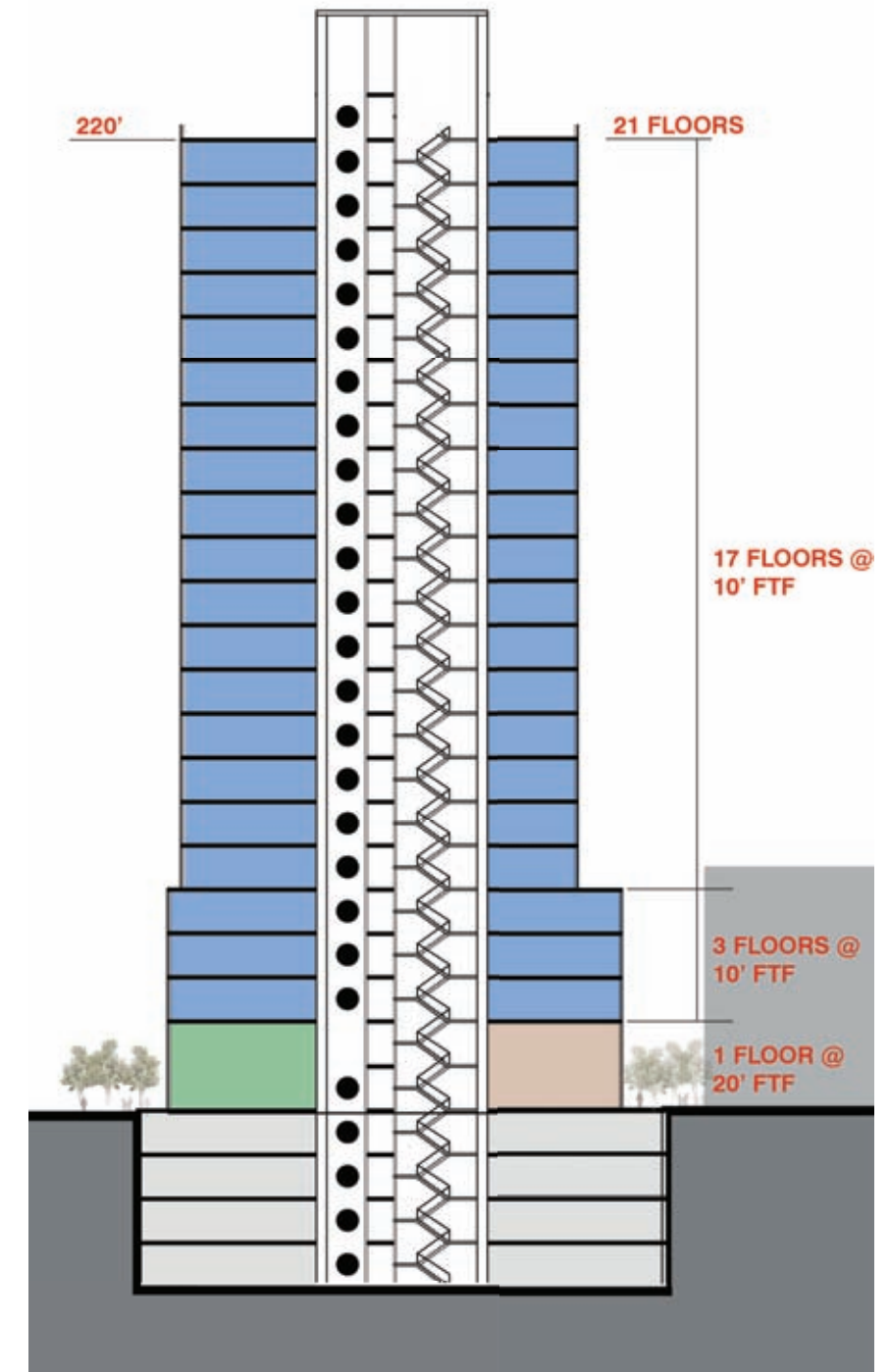
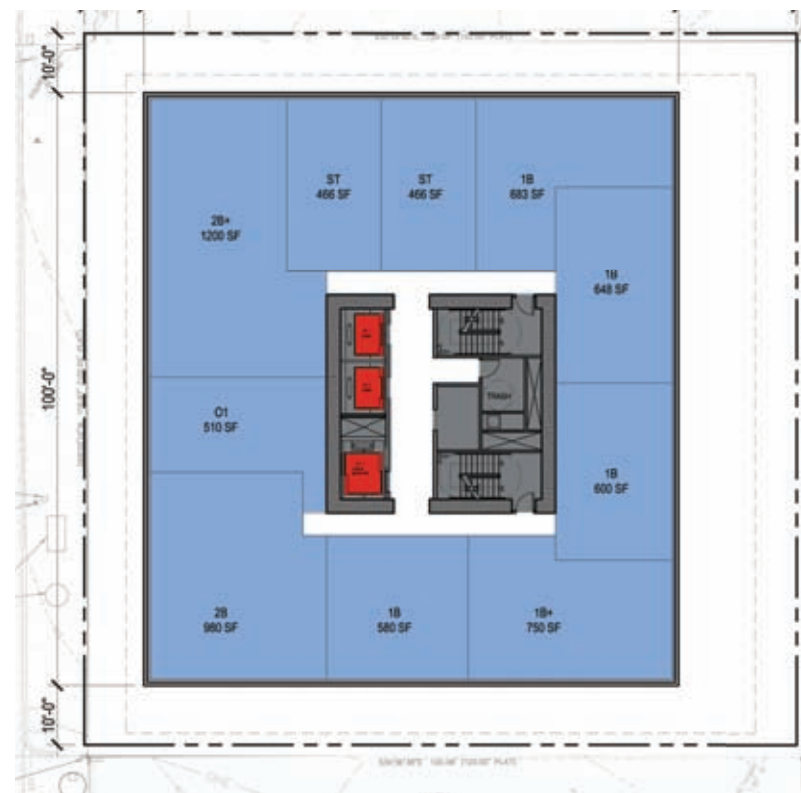


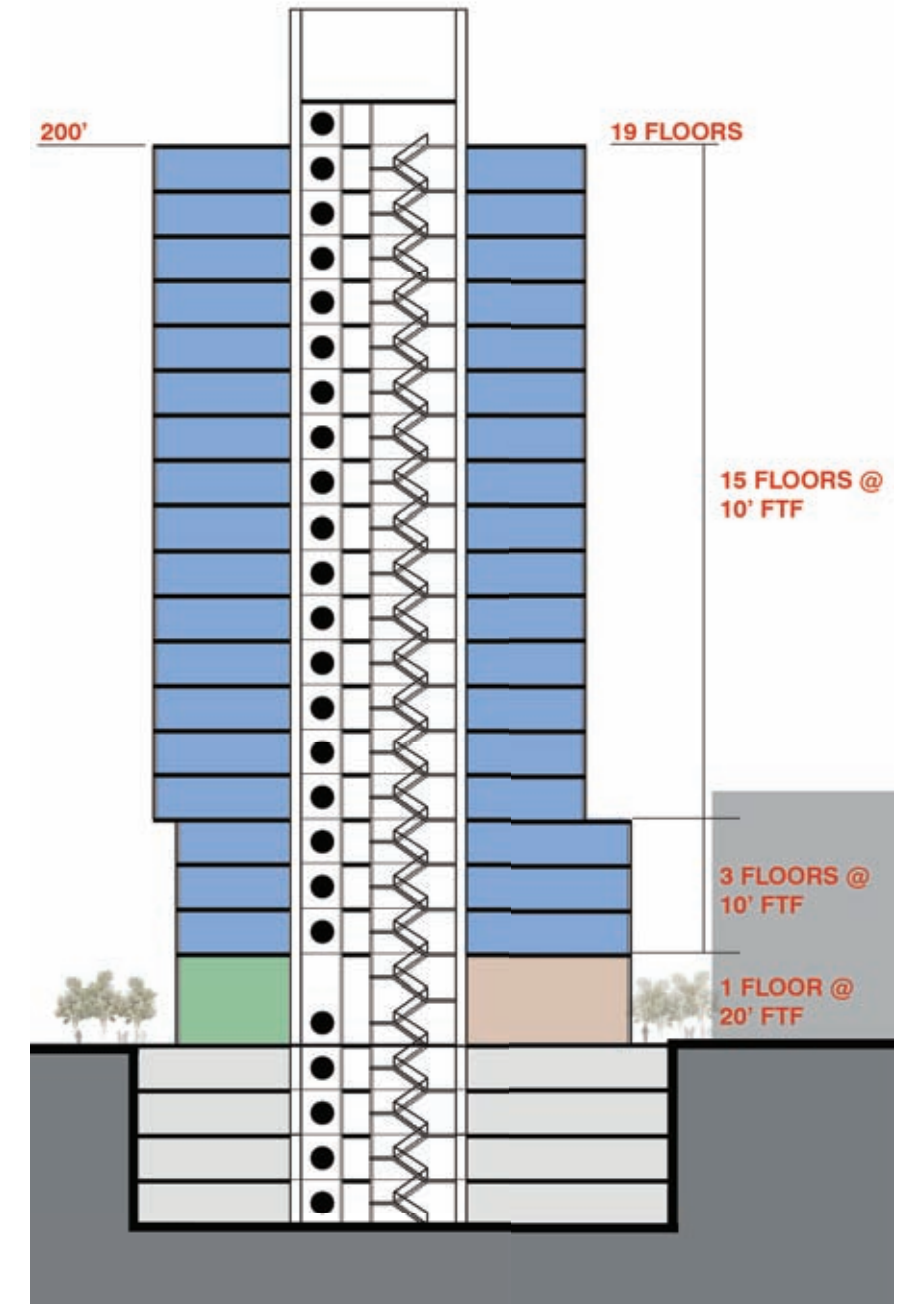
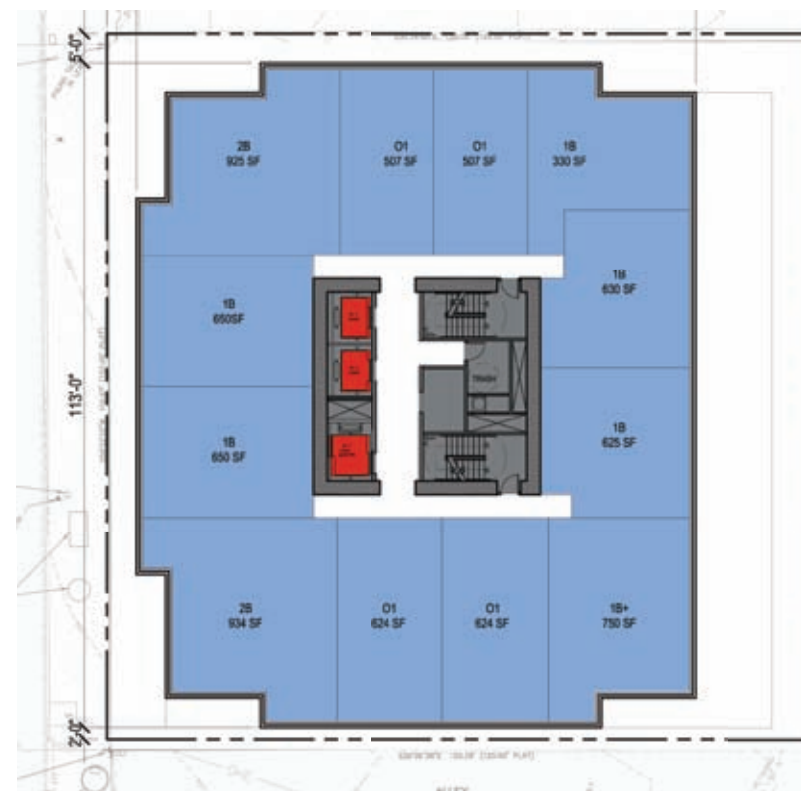
OPTION 2



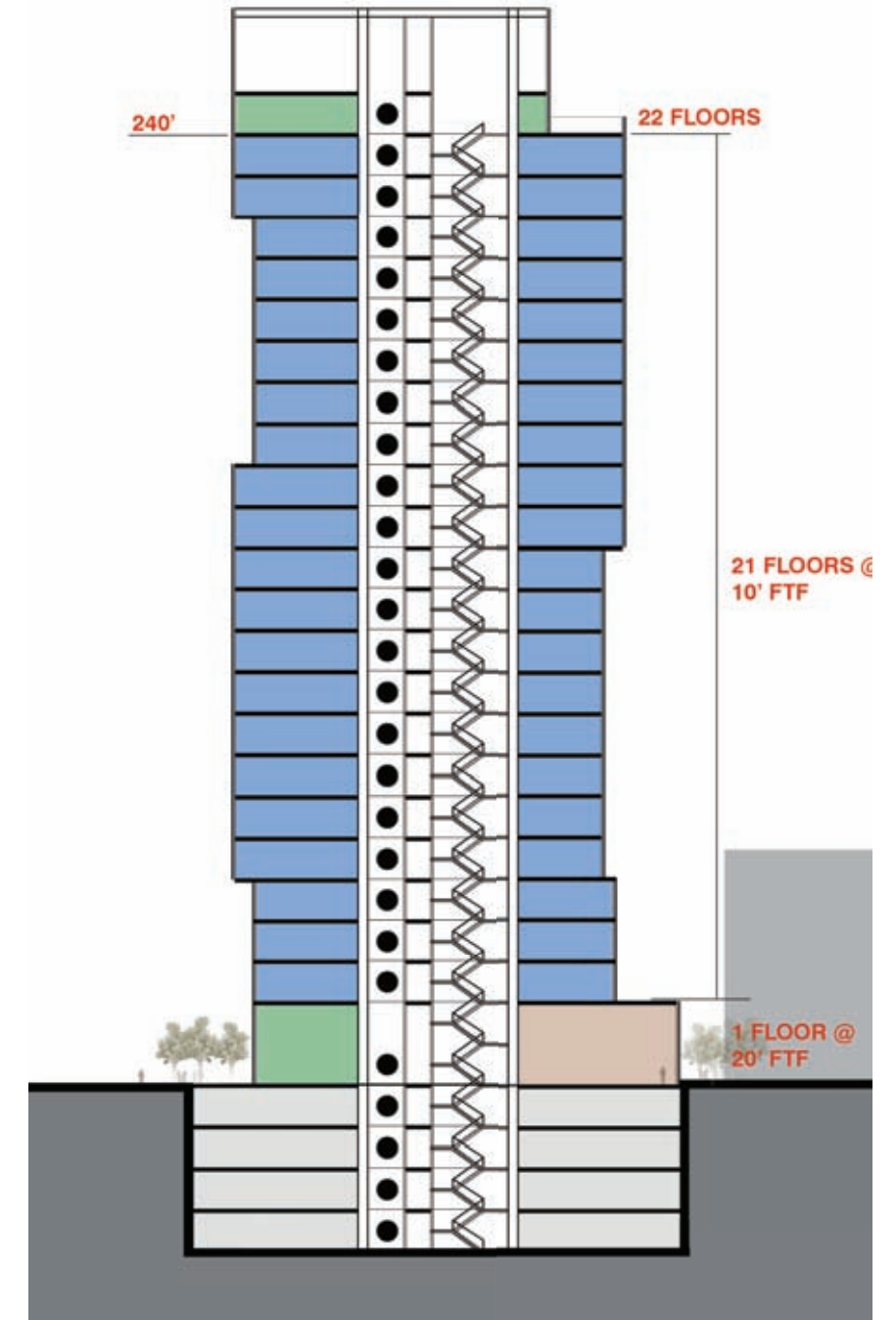
OPTION 3





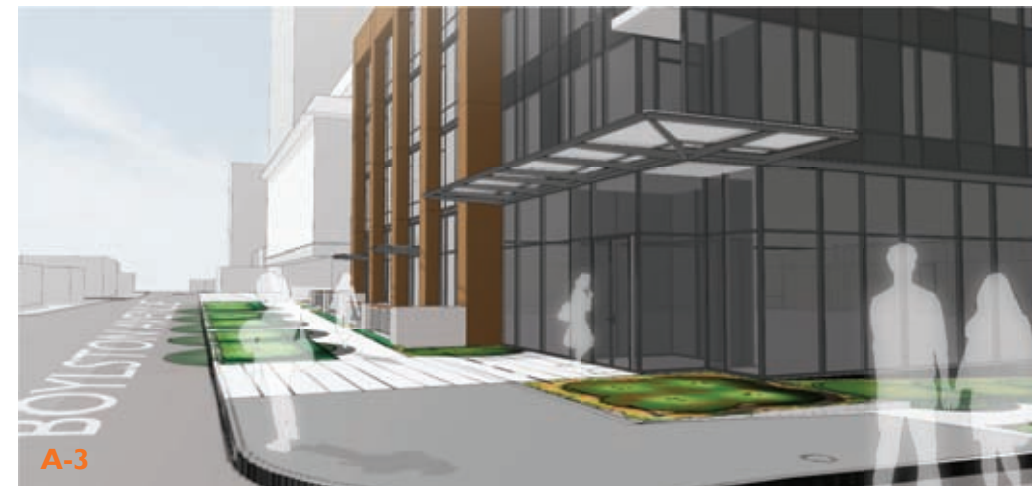
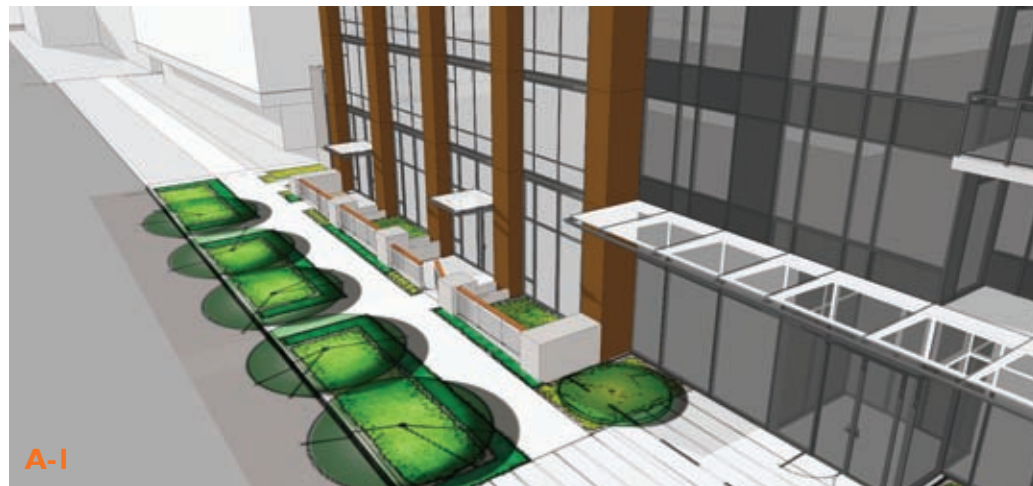




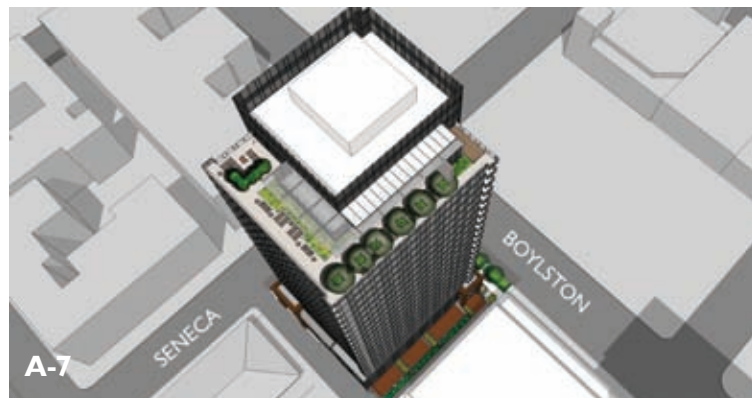


## Design Guidelines ---

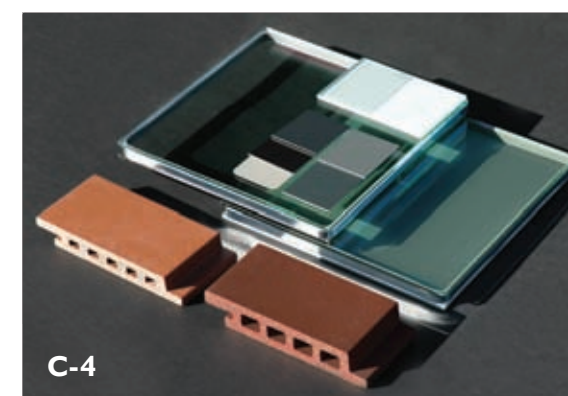
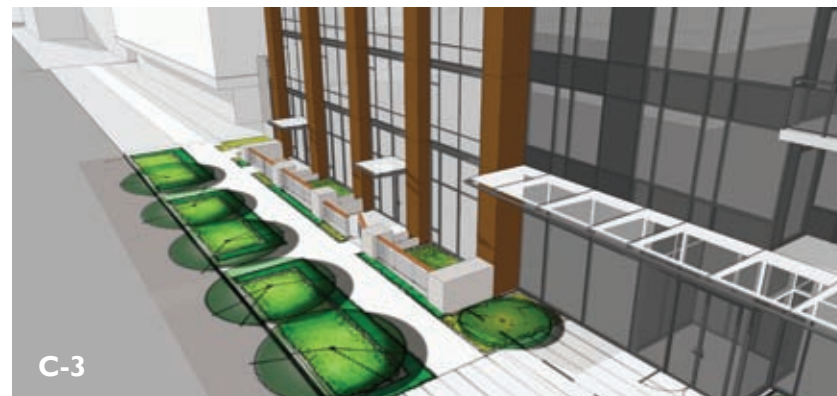
TITLE	DESCRIPTION	COMMUNITY FEEDBACK	RESPONSE
<b>A-1</b> <i>Responding to Site Characteristics</i>	The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.		While the site is small and setbacks as well as site size largely dictate building location, the site is at the SW corner of the intersection of Boylston and Seneca. The massing and organization of the building's primary architectural elements reinforce the relationship of the project to the streets and neighbors.
<b>A-2</b> <i>Streetscape Compatibility</i>	The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	<p>The Board characterized the proposed setback widths at the ground plane along Seneca St. and Boylston Ave. as overly generous (even heroic). This is particularly true for Option #3. The diagrams presented at the meeting do not reveal enough information about the character of the neighborhood for the Board to know whether these wide setbacks are appropriate and how their design responds to security concerns of the neighbors.</p> <p>The different characteristics of Seneca and Boylston should inform the design at the ground plane. Boylston appears to be more pedestrian oriented. Further analysis of the neighborhood character is necessary. In addition, the programming of uses within the first level should also influence the design of the streetscapes.</p>	<p>At EDG I, in the preferred option the applicant had attempted to provide double the amount of open space than required by code at the street frontages (15 feet rather than 7' average minimum) with the belief that it would be a public benefit. The zoning code calls for seven foot minimum setbacks at street frontages from 0-45' in height, so having the traditional zero-lot line, urban relationship to the sidewalk is therefore not supported or intended by DPD, so the applicant felt that providing even more setbacks and greenery would be a plus. However the board did not support increasing the setback, favoring the lesser setbacks from Options 1 and 2. The applicant has acquiesced and adjusted the new design and is providing approximately seven feet of building setbacks from the back of sidewalks along Seneca and Boylston up to a height of approximately 45 feet.</p> <p>Of the streetscapes, Boylston is thought to be the most pedestrian in nature. Per public and board comment, the applicant is now proposing to have the main residential entry facing Boylston, near the corner. The majority of the rest of the frontage of Boylston at grade is space for two live/work units. Those contribute positively to the environment of Boylston.</p> <p>Per A-2 response above, the entry has been moved to the corner, facing Boylston.</p>
<b>A-3</b> <i>Entrances Visible from the Street</i>	Entries should be clearly identifiable and visible from the street.		
<b>A-4</b> <i>Human Activity</i>	New development should be sited and designed to encourage human activity on the street.		
<b>A-5</b> <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 Board noted its reluctance to consider recommending departure request #3, reducing the ground plane setback at the south property line to two feet, given a representative of the Hilltop Court's opposition. The added depth of the setback at the upper portions of the podium seemed reasonable.	The applicant has met with a representative from Hilltop Court, pursuing mutually beneficial setbacks / separations. The new design reflects those discussions.



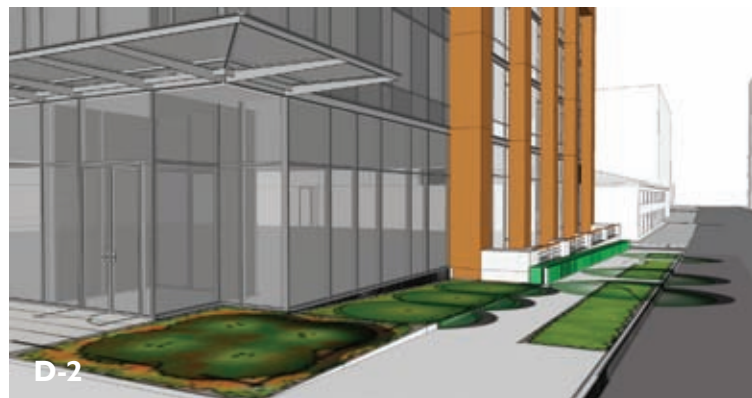
TITLE	DESCRIPTION	COMMUNITY FEEDBACK	RESPONSE
<b>A-6</b> <i>Transition between Residence and Street</i>	For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.	See guidance for A-2. The Board registered its consternation toward the overly generous setbacks along Seneca and Boylston and asked for further analysis.	Per A-2 above, the applicant has adjusted the new design per board comments, providing approximately seven feet of building setbacks for the podium. This design is similar to the podium design of Options 1 and 2 at EDG I.
<b>A-7</b> <i>Residential Open Space</i>	Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.	The 15 foot setbacks along the streetscape (Option # 3) would create problematic open spaces. As mentioned in other guidance, the Board requests more analysis of how the proposal adopts established urban patterns on First Hill.	Per A-2 and A-6 above, the applicant has adjusted the new design per board comments, providing approximately seven feet of building setbacks for the podium.
<b>A-8</b> <i>Parking and Vehicle Access</i>	Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.		The parking and vehicular accesses are in the alley and as far away from Seneca as possible, per DPD standards.
<b>A-9</b> <i>Location of Parking on Commercial Storefronts</i>			
<b>A-10</b> <i>Corner Lots</i>	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 new preferred design fronts the corner of the site and the intersection at it fronts.
<b>B-1</b> <i>Height, Bulk, and Scale Compatibility</i>	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 conveyed its reticence to encourage a bold or ambitious design such as Option #3 without additional information describing the applicant's attitude toward the structure's relationship to its context. The issue of setbacks along Seneca and Boylston has been discussed in other sections. If the applicant pursues Option #3, the architects will need to provide 1) more analysis of the urban patterns, buildings and landscapes within the neighborhood and 2) character studies of the tower and how the stacked or engaged boxes, the leitmotif of the proposal, addresses issues of neighborhood scale, materials and prevailing architectural elements (fenestration patterns, pier and spandrel, and building form). The massing and the street level setbacks for Options #2 and 3 resemble more traditional building forms (albeit the grids inadvertently suggest office rather than residential structures). The Board expressed its comfort with the applicant proceeding to the Master Use Permit (MUP) stage should the applicant choose to develop one of these massing approaches. Concerns regarding these options' relationship to their context, scale etc., as described for Option #3, would still be germane.	The applicant has embraced the board guidance and is no longer proposing or favoring an "iconic" tower. Per direction, the applicant is proposing a new preferred design, drawing from aspects of Options 1 and 2 from the first EDG. The generous setbacks are now at their code-minimum as directed and the podium is larger in plan view than the tower, resulting in a much more traditional massing relationship between base and tower. The massing of the tower is simple and respects the desire by many in the public as well as the board for the project to be less busy and more timeless, while being a modern building of its time.



TITLE	DESCRIPTION	COMMUNITY FEEDBACK	RESPONSE
<b>C-1</b> <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.	P. 14 of the supplementary information and pp. 14-15 of the booklet begin to suggest underlying urban patterns and building forms within the neighborhood in spite of the salmagundi of architectural styles. As design development of any of the three options proceeds, the architect must produce a convincing visual argument that the choices made represent a thorough understanding of this portion of the First Hill context.	While towers are few and far between in the immediate context, the clean design of First Hill Plaza provides [an even taller] contextual example of simplicity. The applicant is proposing a clean tower with an emphasis on verticality. The building's podium is partially expressed and visually supported by a framework that will be clad in materials of permanence. These frames are 45' from average grade at their floor lines, relating and bringing the scale down to that of many of the project's neighbors.
<b>C-2</b> <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.	Although it goes without saying that any elaboration of one of the three options requires architectural consistency from small detail to building form, the third scenario, in particular, has a higher hurdle due to its unusual form.	The project's parti involves three primary elements; a podium and two connected tower treatments, one partially wrapping the other. The other taller and darker form grounds itself while fronting the corner and the entry.
<b>C-3</b> <i>Human Scale</i>	The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale	Depending upon the execution of the stacked boxes (Option #3) concept, the design's scale should not overwhelm the intimate residential character that much of the neighborhood exudes. The architect's investigation should recognize that the building will be experienced from a variety of distances. The proposed structure should speak to those distances just as the First Baptist Church is experienced differently from both a variety of directions and distances.	Much has changed with the new preferred design and many of the comments and directional statements pertaining to the previously preferred option no longer apply.
<b>C-4</b> <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.	Should the architect choose to create a mostly transparent or porous base, then the programming of the uses along the two perimeter streets should engage the streetscape. Alternatively, a design emphasizing the street wall lined with residential uses and composed of predominantly opaque materials is also a suitable strategy. At the next Board meeting, the choice should be evident. Do the stacked boxes have different materials depending upon their height? Do the base and possibly the lower boxes want to be a different material than the upper boxes? These considerations should be studied by the architect and brought forward at the next meeting. The applicant will need to produce character sketches that illustrate the choice of materials or the range of materials being considered. The Board emphasized the desire for a richness of materials and noted that stone and brick were commonly found on First Hill.	



TITLE	DESCRIPTION	COMMUNITY FEEDBACK	RESPONSE
<b>D-1</b> <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.	Use principles of crime prevention through environmental design (CPTED) to influence the decision making for the landscape and streetscape designs.	Agreed, CPTED practices are necessary at this site.
<b>D-2</b> <i>Blank Walls</i>	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		
<b>D-6</b> <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.	The Board requested more descriptive information showing how the services areas function. Where is the waste storage area? How will it be delivered to the recycling and garbage trucks? Will there be an exterior storage area on the alley?	All service areas as well as the dock and parking ingress and egress will be secured and within the building. Service areas show on the ground floor plan drawing. Trash and recycling are to be located near the trash chute in specified spaces. Typically trash and recycling are moved out to garbage trucks in dumpsters with wheels. There are no outdoor storage area(s) in the alley being designed with this project.
<b>D-7</b> <i>Personal Safety and Security</i>	Project design should consider opportunities for enhancing personal safety and security in the environment under review.	See guidance for D-1.	
<b>D-8</b> <i>Treatment of Alleys</i>	The design of alley entrances should enhance the pedestrian street front.	A considerable portion of the alley has exposure to Seneca St. Materials should wrap around the corner from Seneca into the alley.	The podium frame wraps around the corner, carrying with it a large bay of the frame treatment in the alley.
<b>D-9</b> <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.	As design development occurs, the quality and placement of signage for the live/work or commercial spaces will be reviewed by the Board.	Agreed. Signage information will be proposed at Recommendation.
<b>D-10</b> <i>Commercial Lighting</i>	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.	The Board expects the submittal of a lighting plan for the exterior commercial spaces prior to the Recommendation meeting.	The applicant respectfully proposes to provide a general lighting plan for the exterior at Recommendation. Please note, there are no "exterior commercial spaces" being proposed on the project.

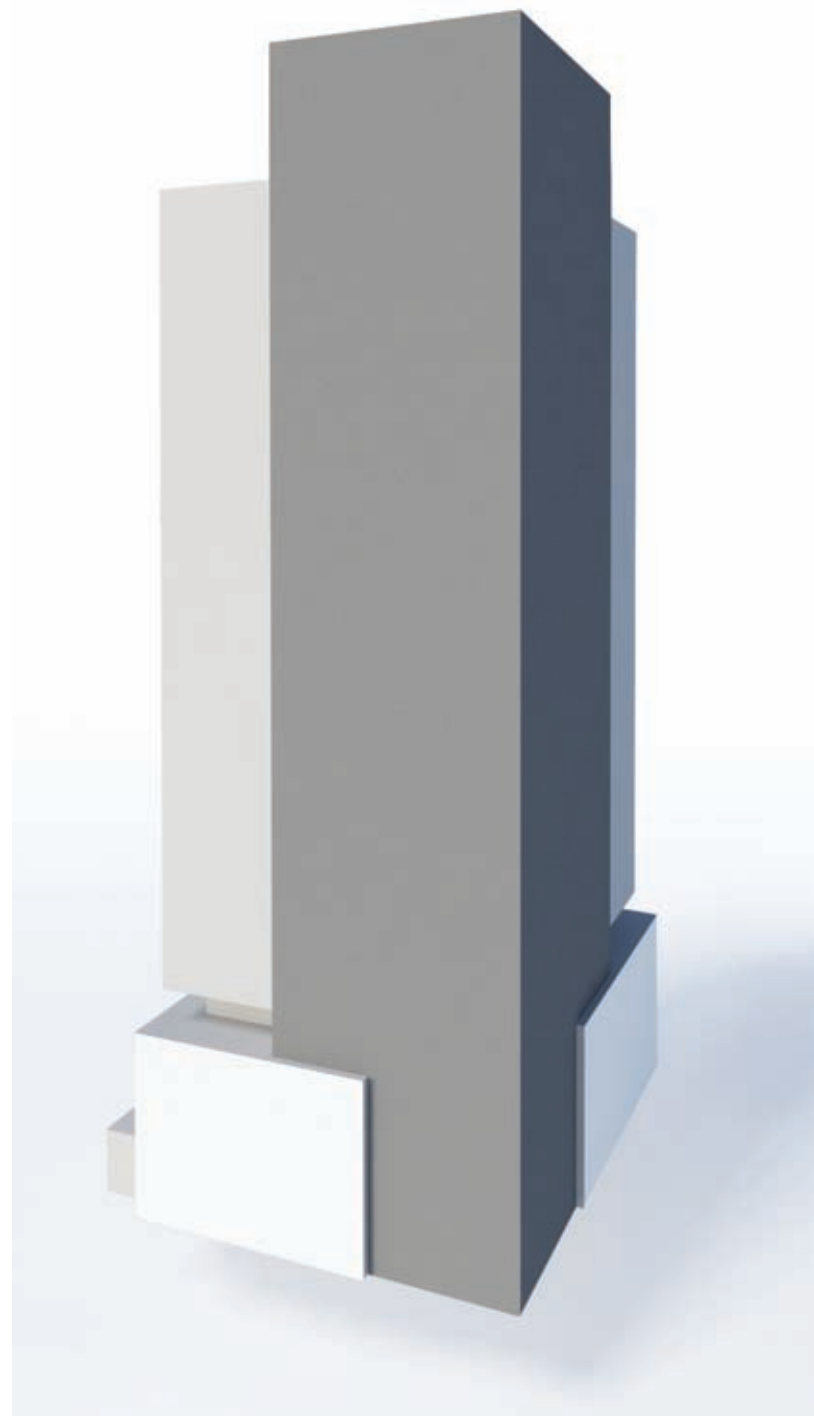


TITLE	DESCRIPTION	COMMUNITY FEEDBACK	RESPONSE
<b>D-11</b> <i>Commercial Transparency</i>	Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.	As design progresses, the character of the storefronts or live/work units facing Boylston Ave will need to meet the aspirations for a pedestrian oriented streetscape.	Agreed, this will be studied and appropriate glazing that also satisfies the energy code will be proposed.
<b>D-12</b> <i>Residential Entries and Transitions</i>	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.		
<b>E-1</b> <i>Landscaping to Reinforce Design Continuity with Adjacent Sites</i>	Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.	Other than offering vicinity photos and some text, the applicant has not fully investigated the context in which landscaping choices should be considered. How do the insights from this analysis inform the design? Is the proposal a tower in a garden or does it evoke a more traditional urban pattern in which the building sits close to the adjacent streets?	The landscape concept drawings indicate the applicant's desire to provide substantial amounts of green space and other visual amenities in the public realm. The live/work units will have small gardens and level stoops for ADA accommodations. These spaces will be gated and secure, reflecting the public comments from the first EDG. Due to generous right of way dimensions and the required setbacks, this actually creates the opportunity to have a series of landscaping zones, adding to the nature of a transition from streets to sidewalks to entries.
<b>E-2</b> <i>Landscaping to Enhance the Building and/or Site</i>	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.	The concerns noted by the public and the Board as reflected in the guidance provided in A-2, A-6, A-7 and E-1 should influence the decision making as the landscape design develops.	Agreed.

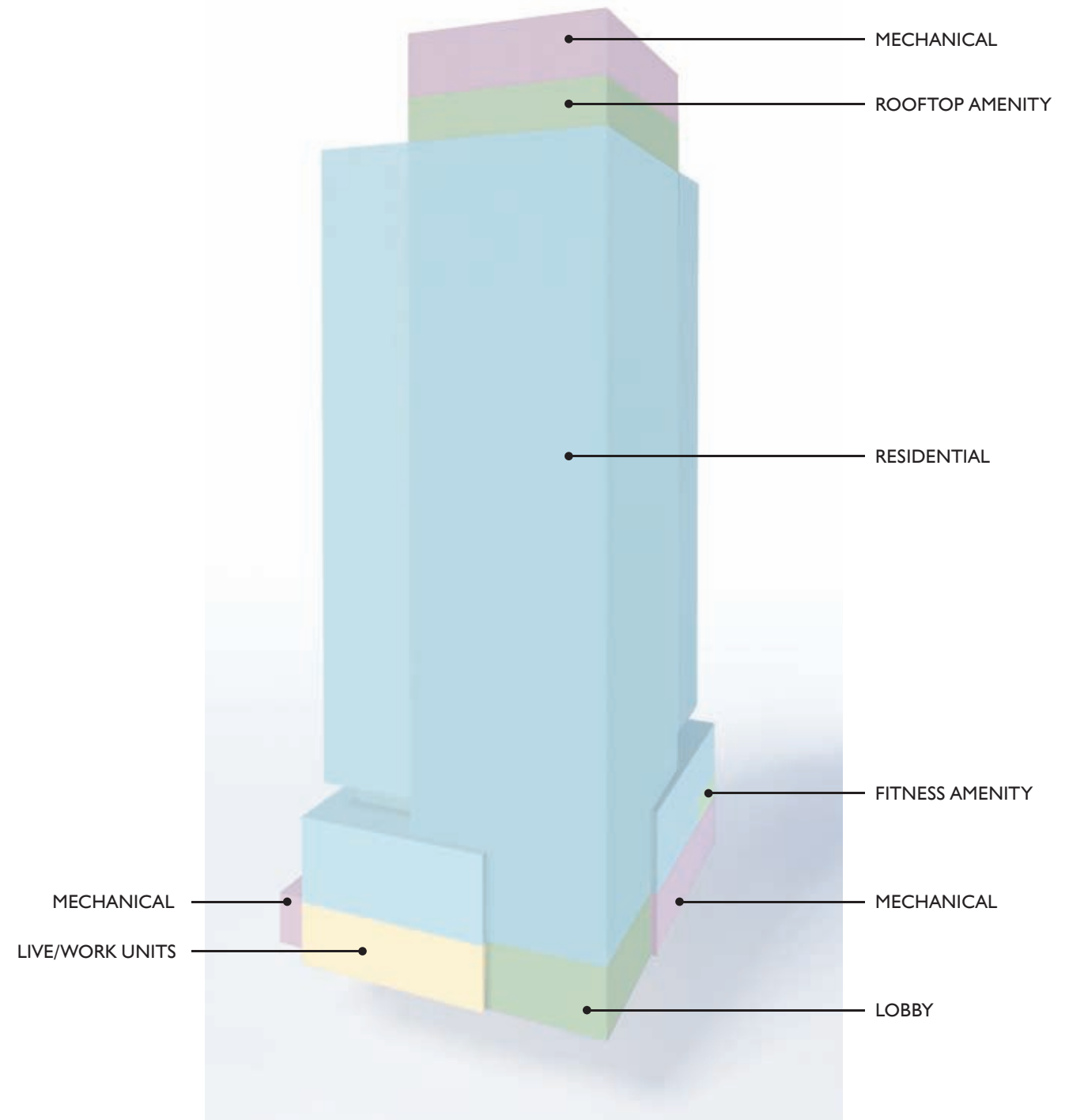


New Preferred Option \_\_\_\_\_





PARTI MASSING



PROGRAM







**1321 SENECA** | PREFERRED SCHEME

07.18.12

30

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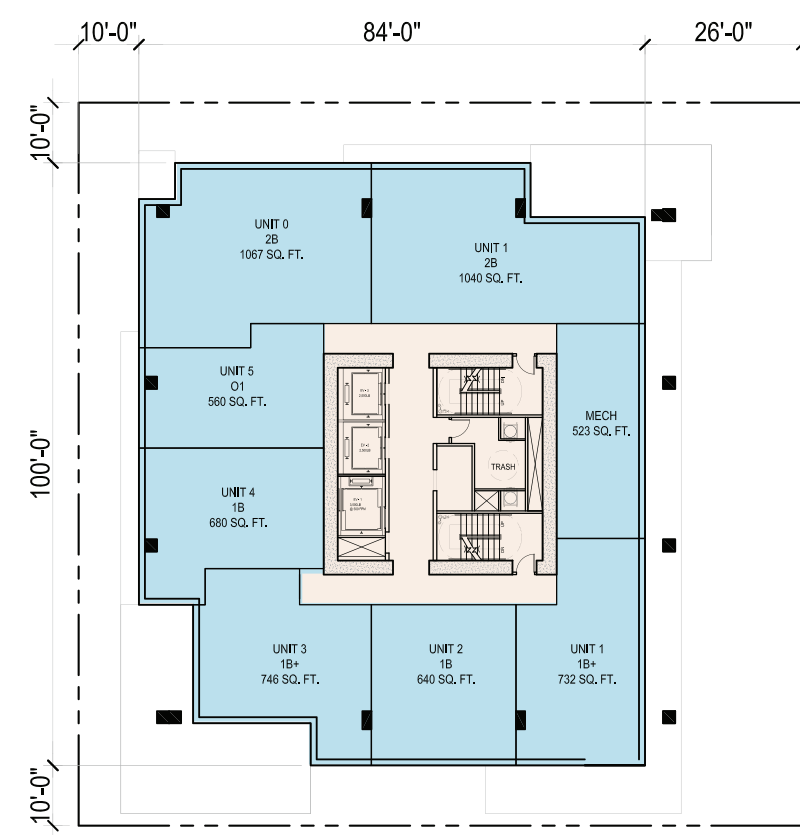
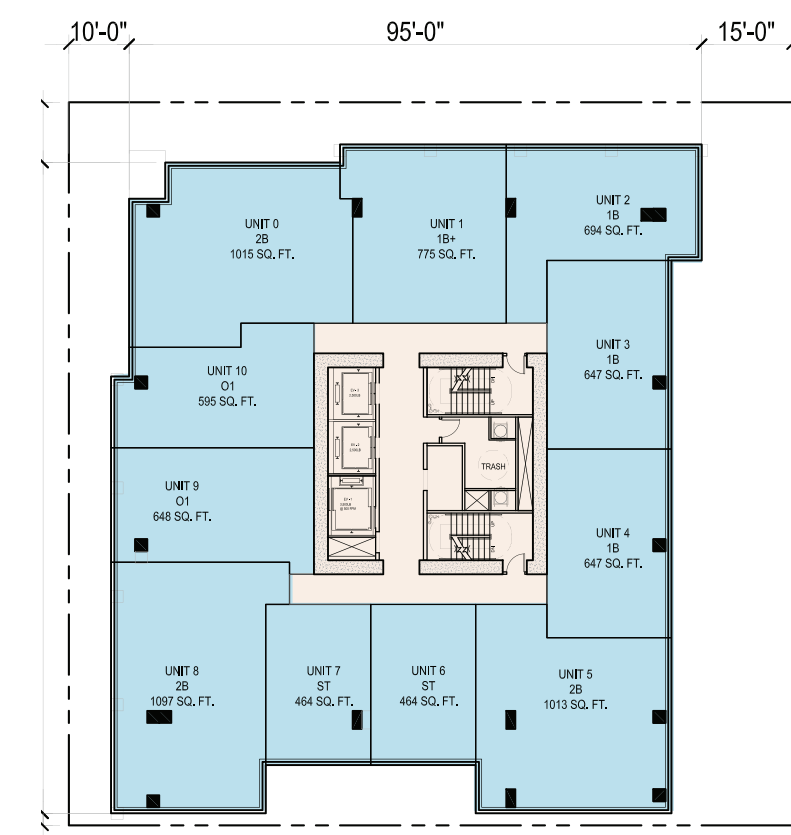
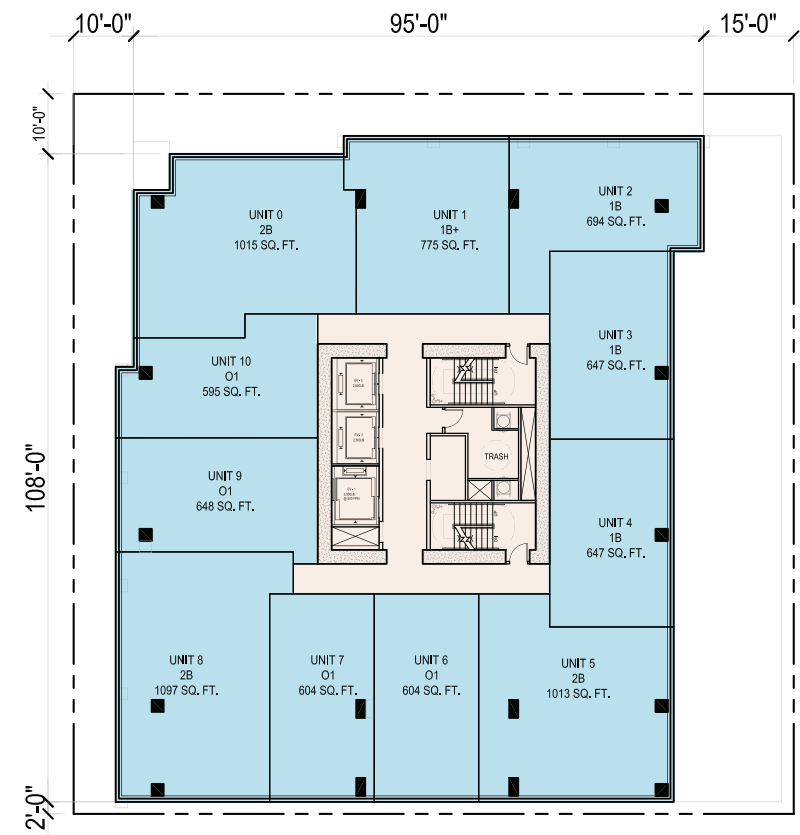
- PARKING
- COMMERCIAL/RETAIL
- RESIDENTIAL
- AMENITY
- VERT. TRANSPORTATION
- BACK OF HOUSE

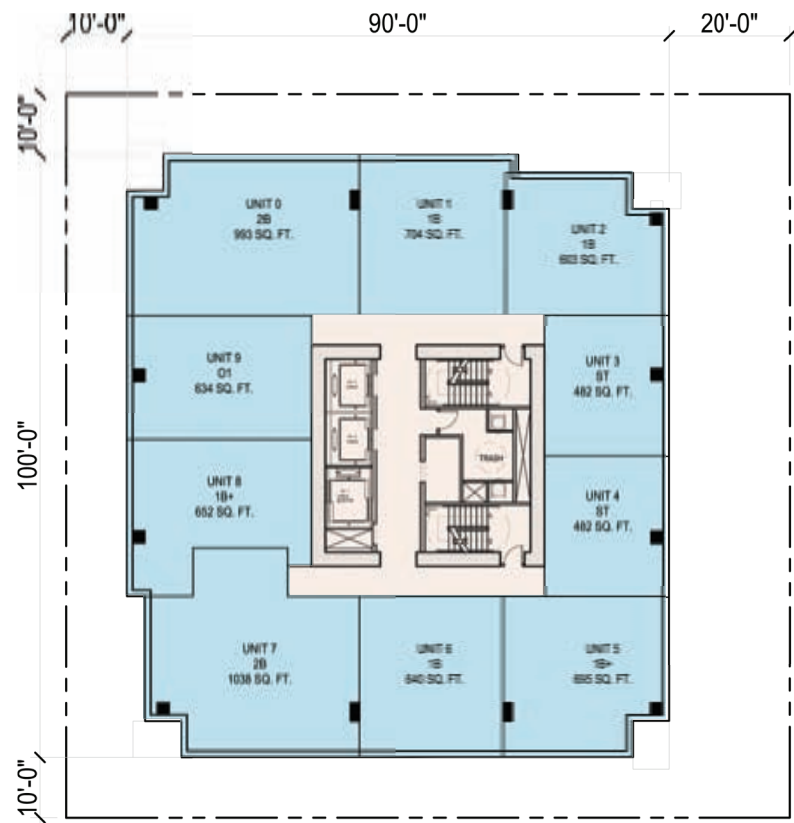


GROUND FLOOR PLAN  
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 1/16"=1'-0"

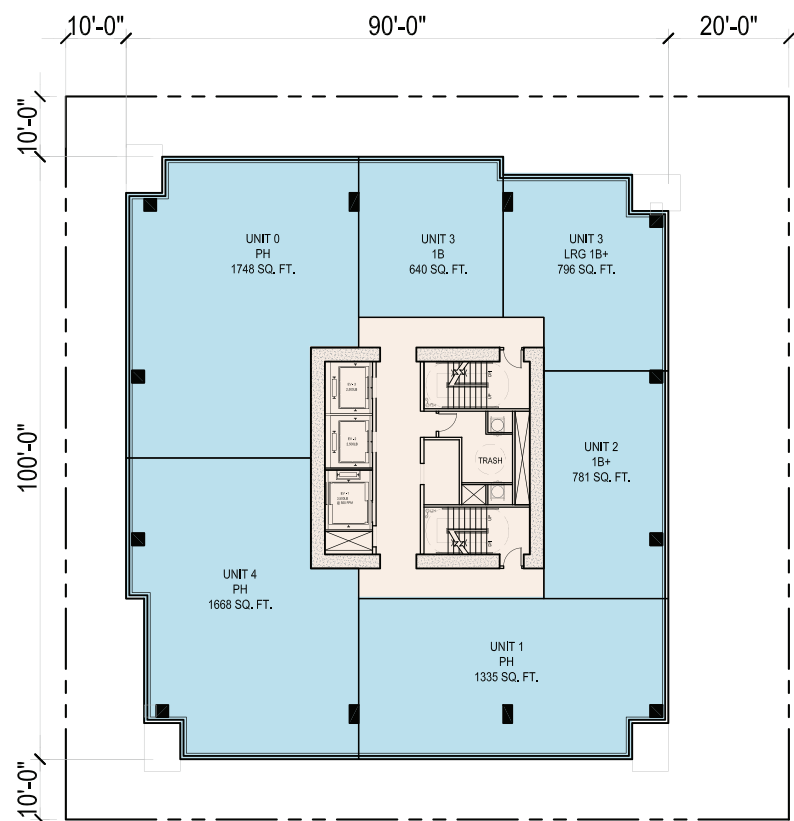


- PARKING
- COMMERCIAL/RETAIL
- RESIDENTIAL
- AMENITY
- VERT. TRANSPORTATION
- BACK OF HOUSE





LEVEL 6-21 PLAN  
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 1/32"=1'-0"

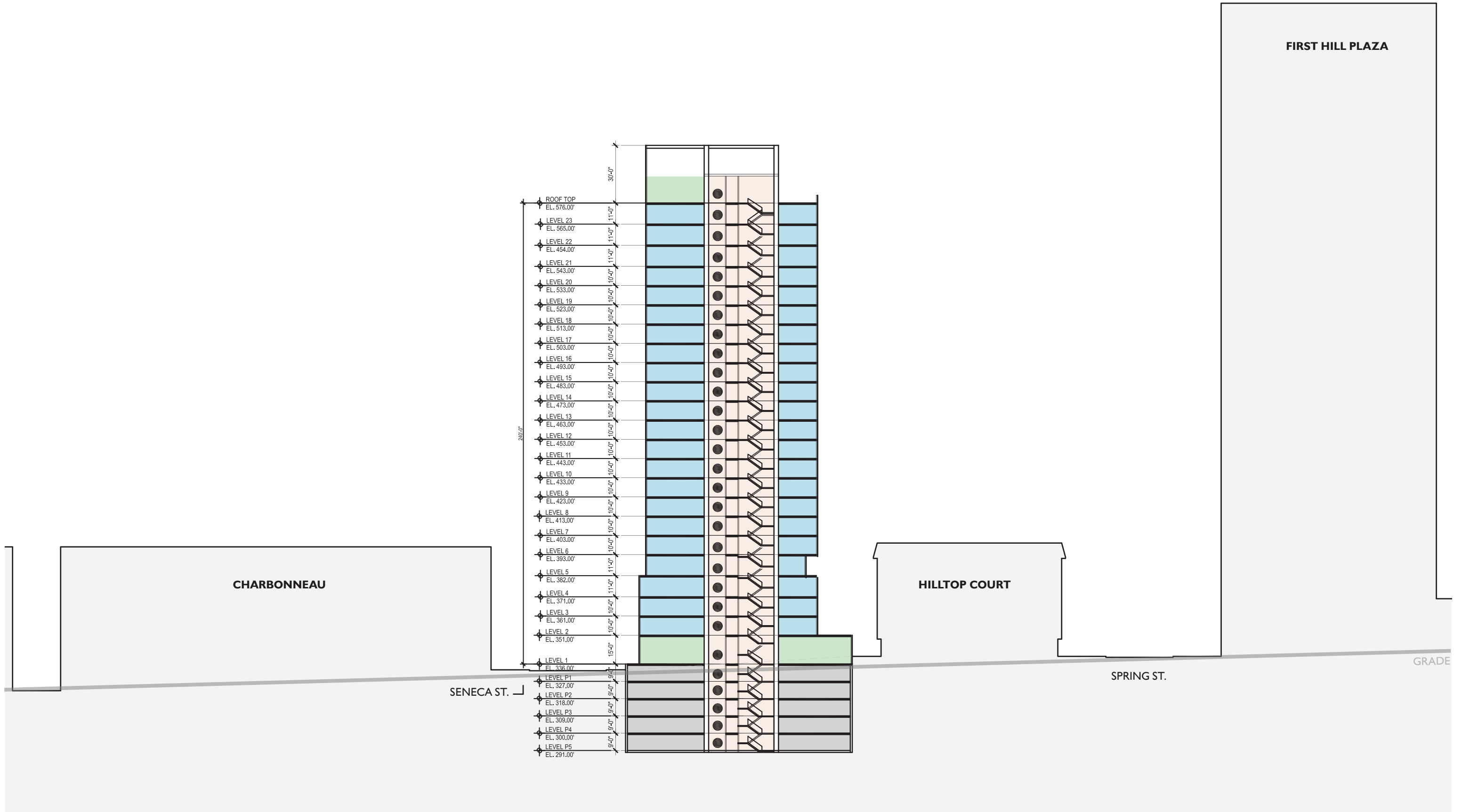


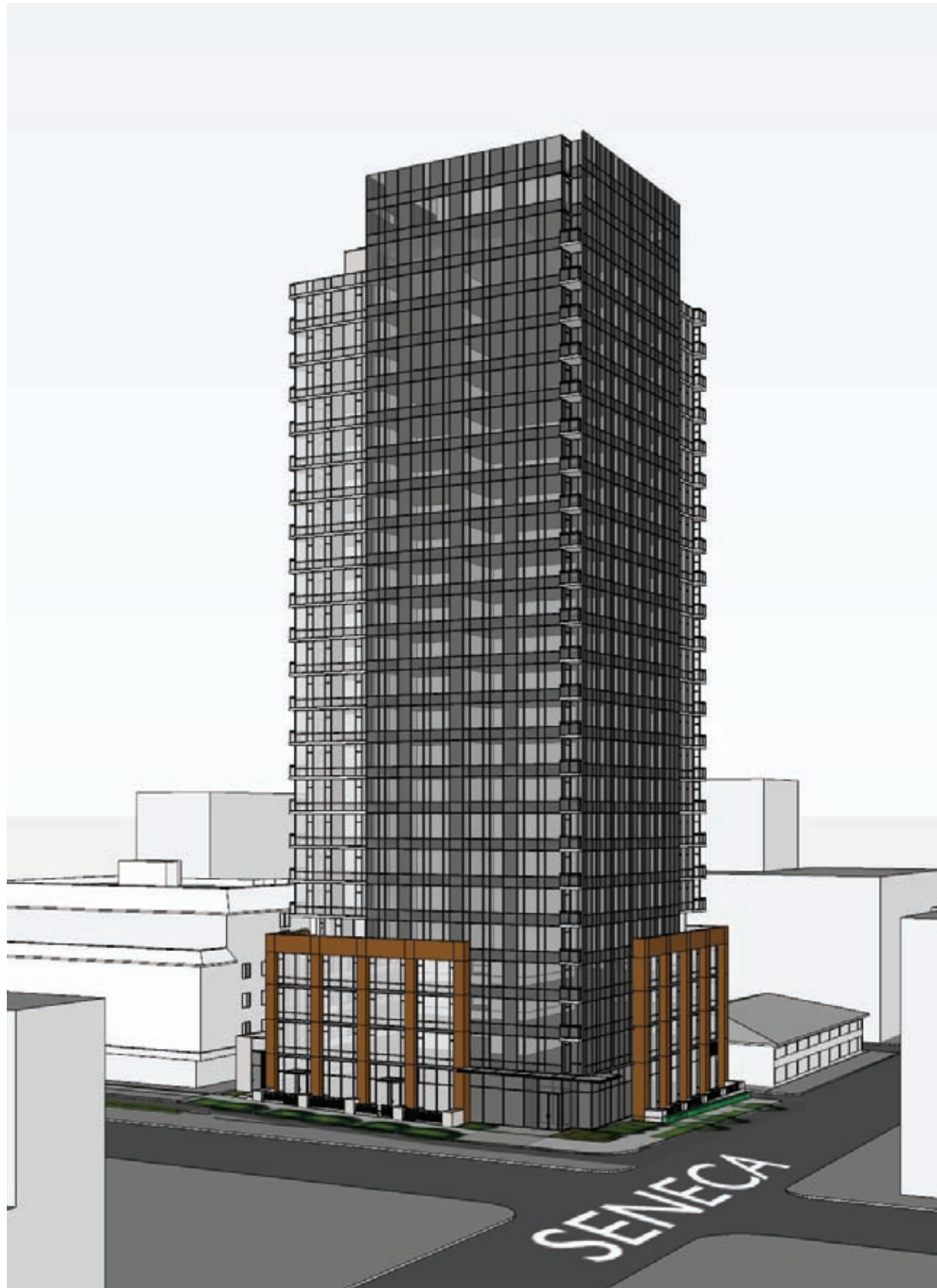
LEVEL 22-23 PLAN  
 0 8' 16' 32' 64'  
 1/32"=1'-0"



ROOF PLAN  
 0 8' 16' 32'  
 1/16"=1'-0"







VIEW FROM NORTHEAST



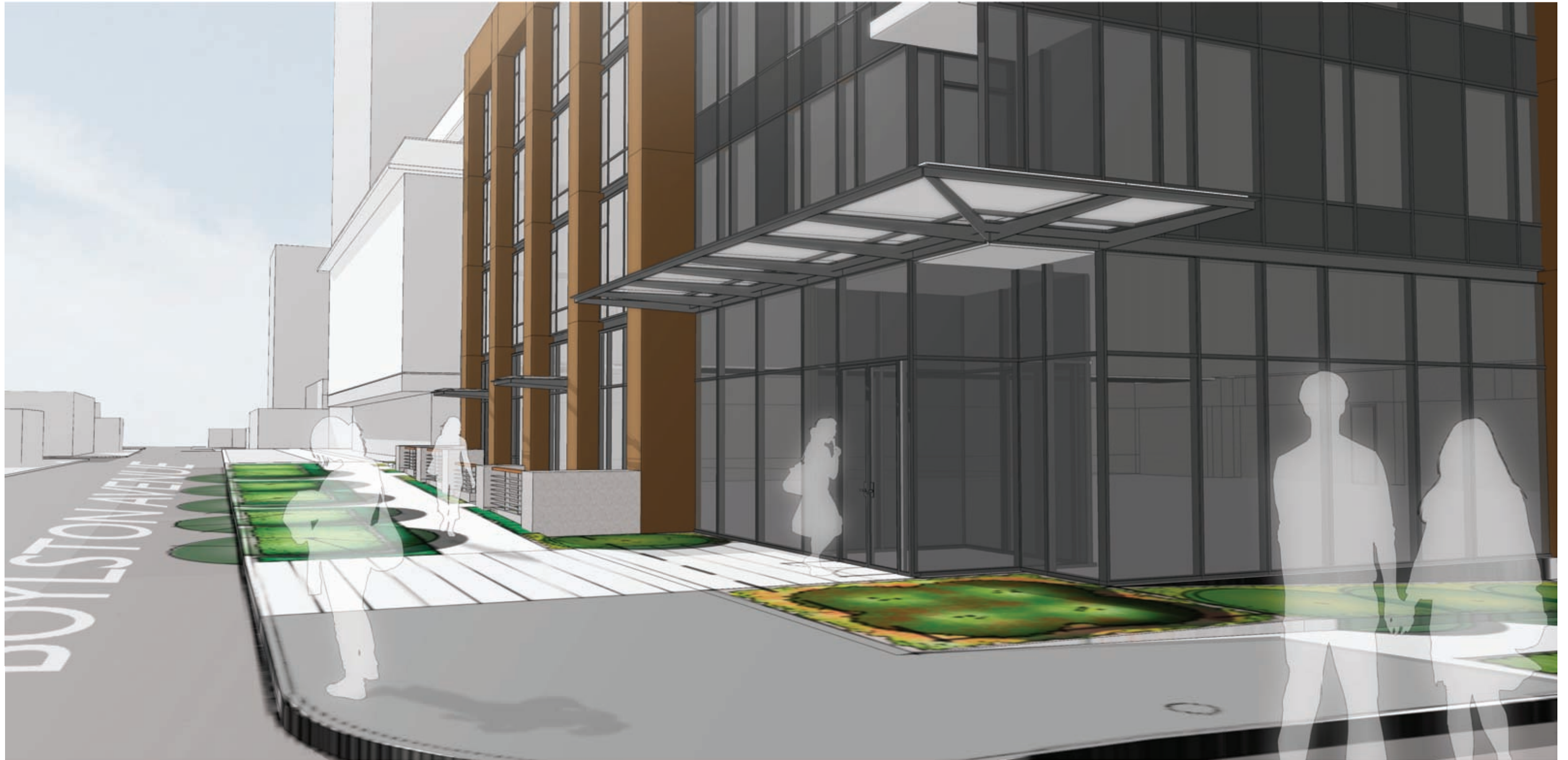
VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST







**1321 SENECA** | PREFERRED SCHEME ENTRANCE

07.18.12

36

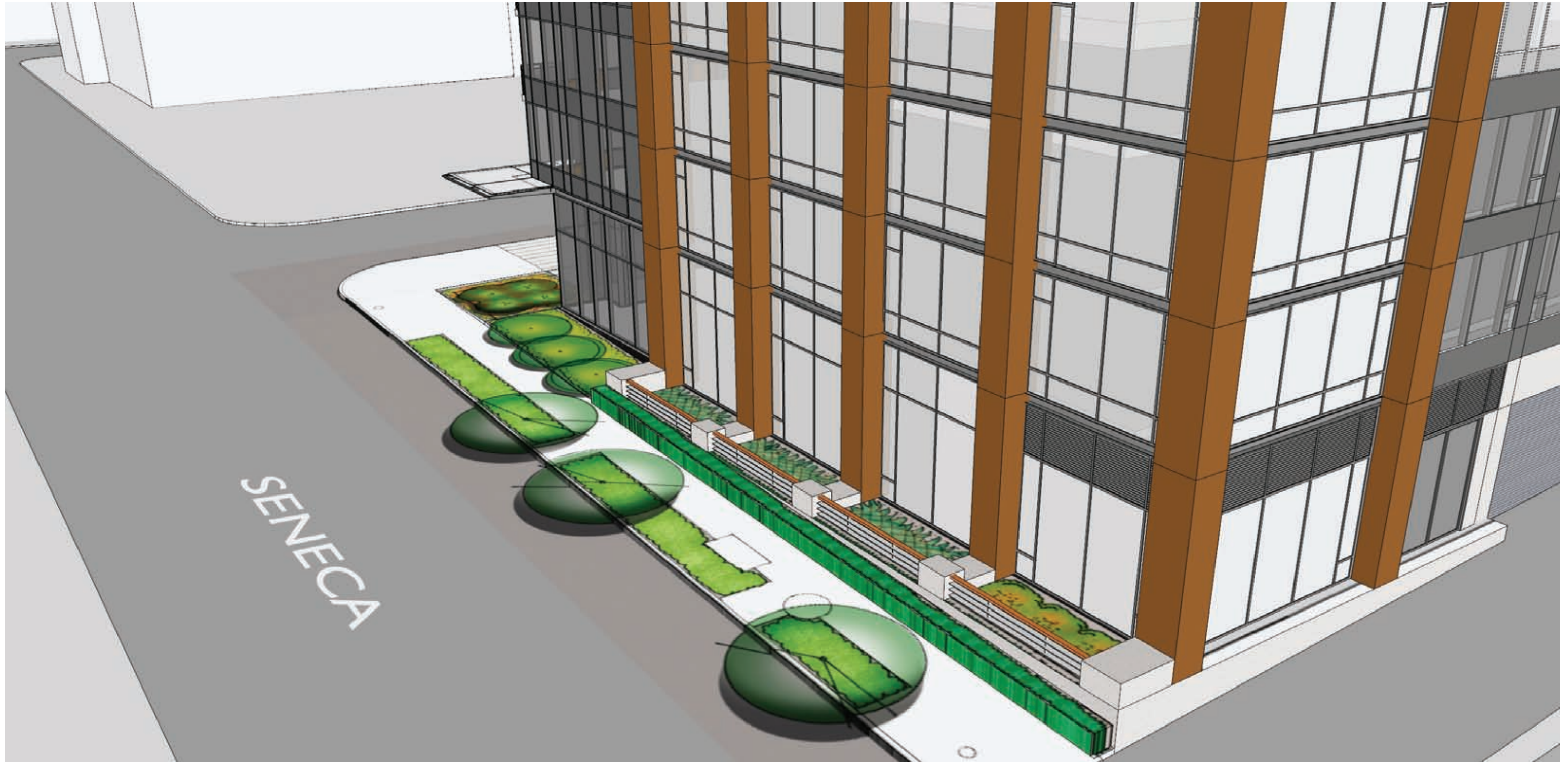
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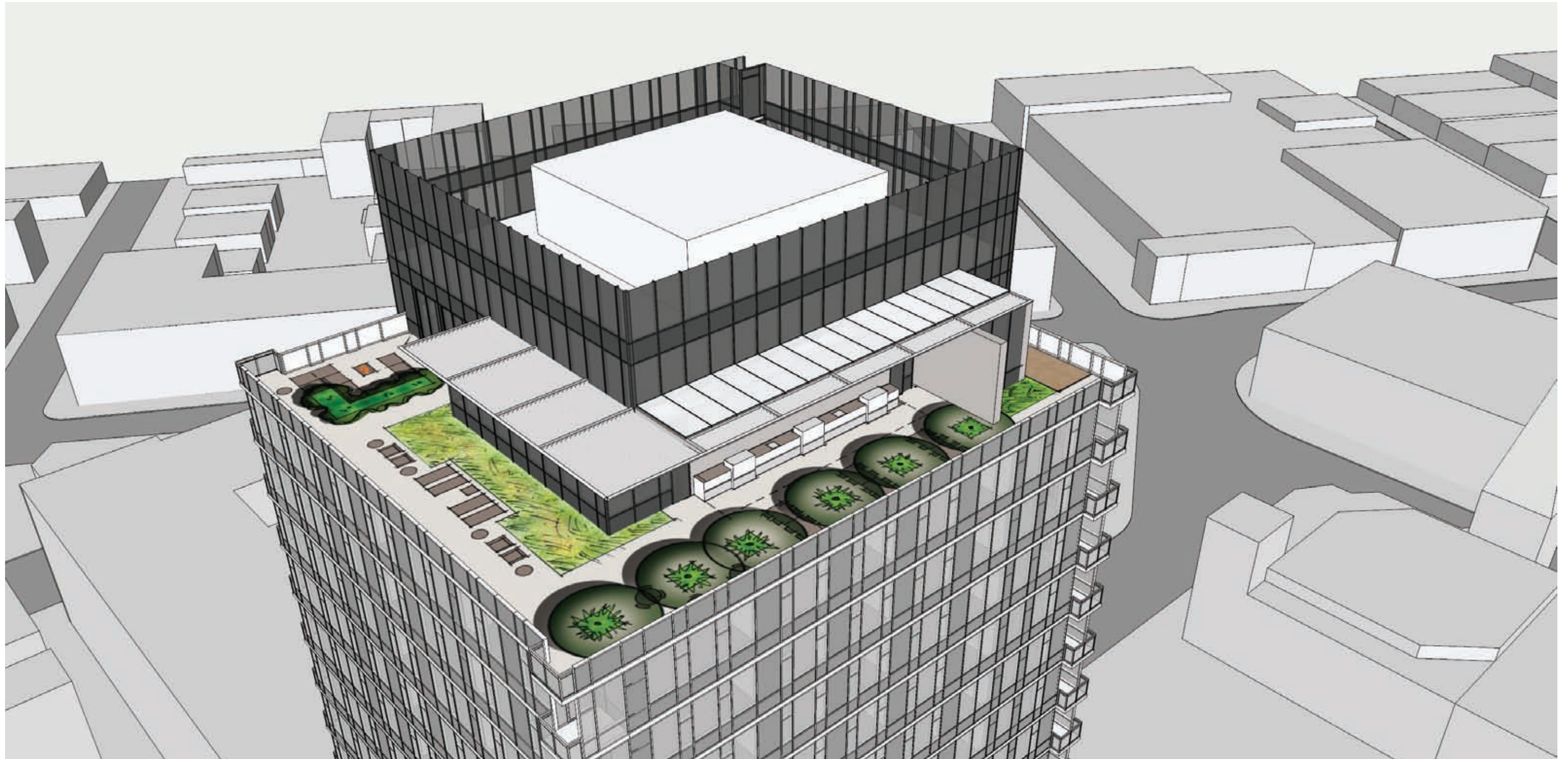
VIEW FROM SENECA TO ALLEY

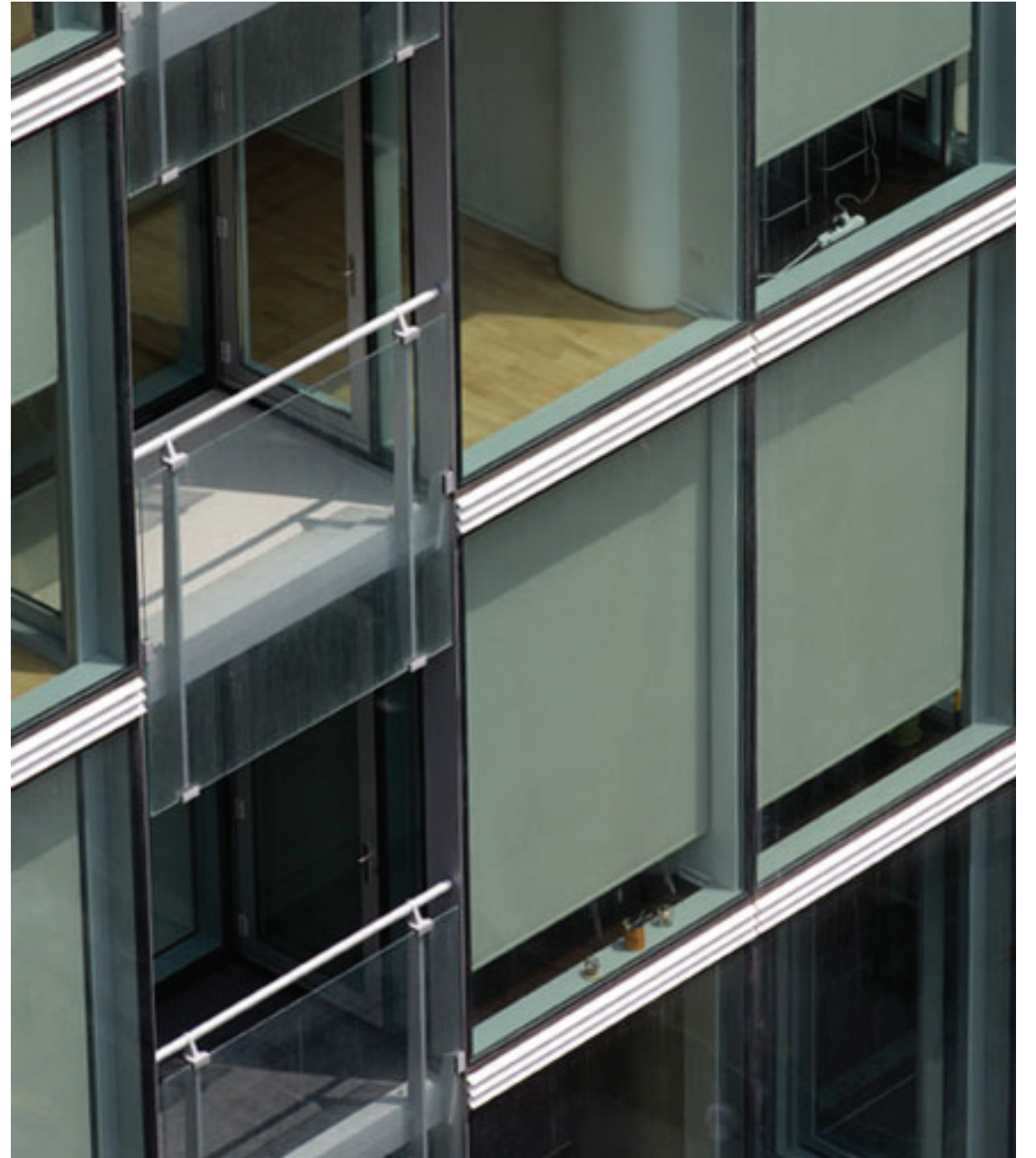
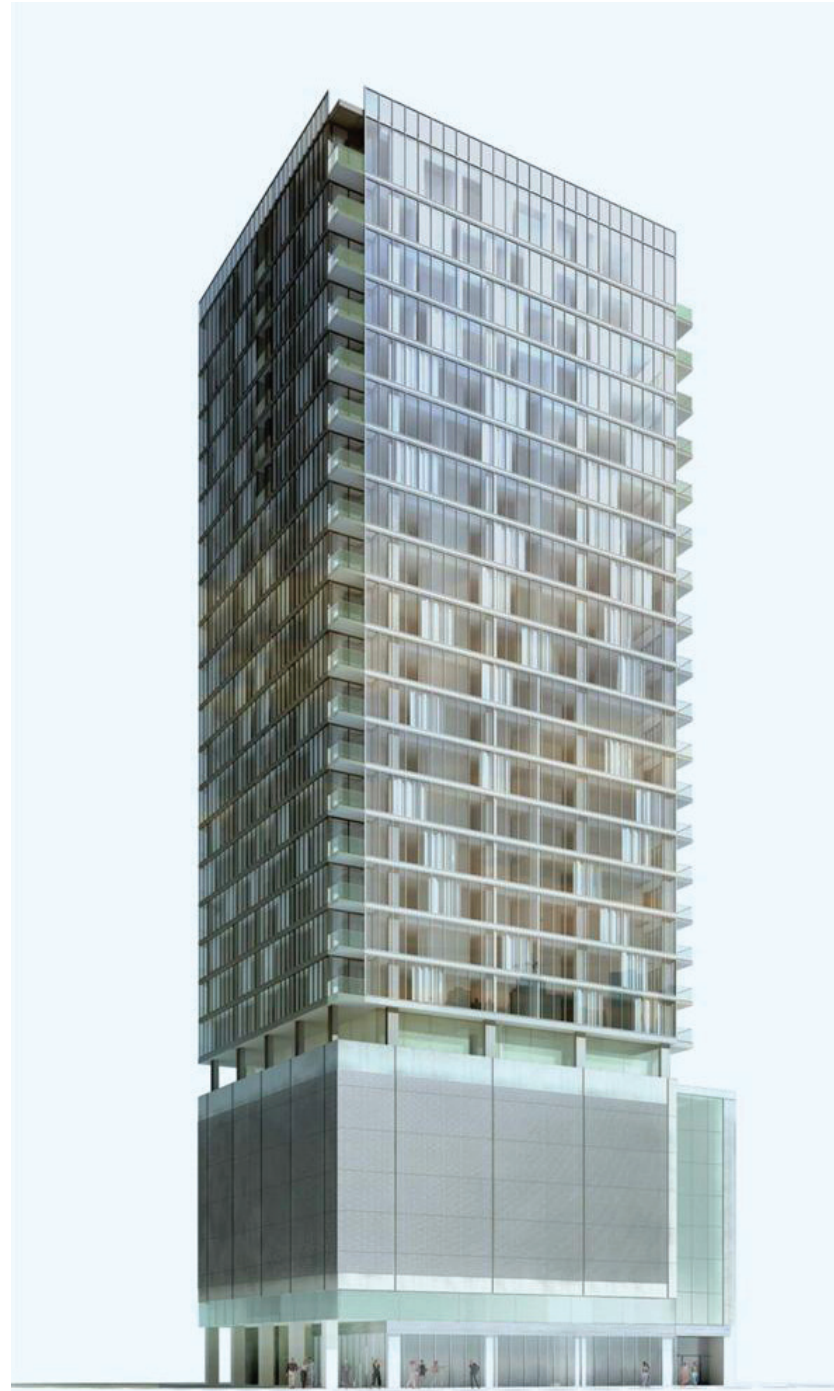


VIEW ABOVE ALLEY









VISION GLASS

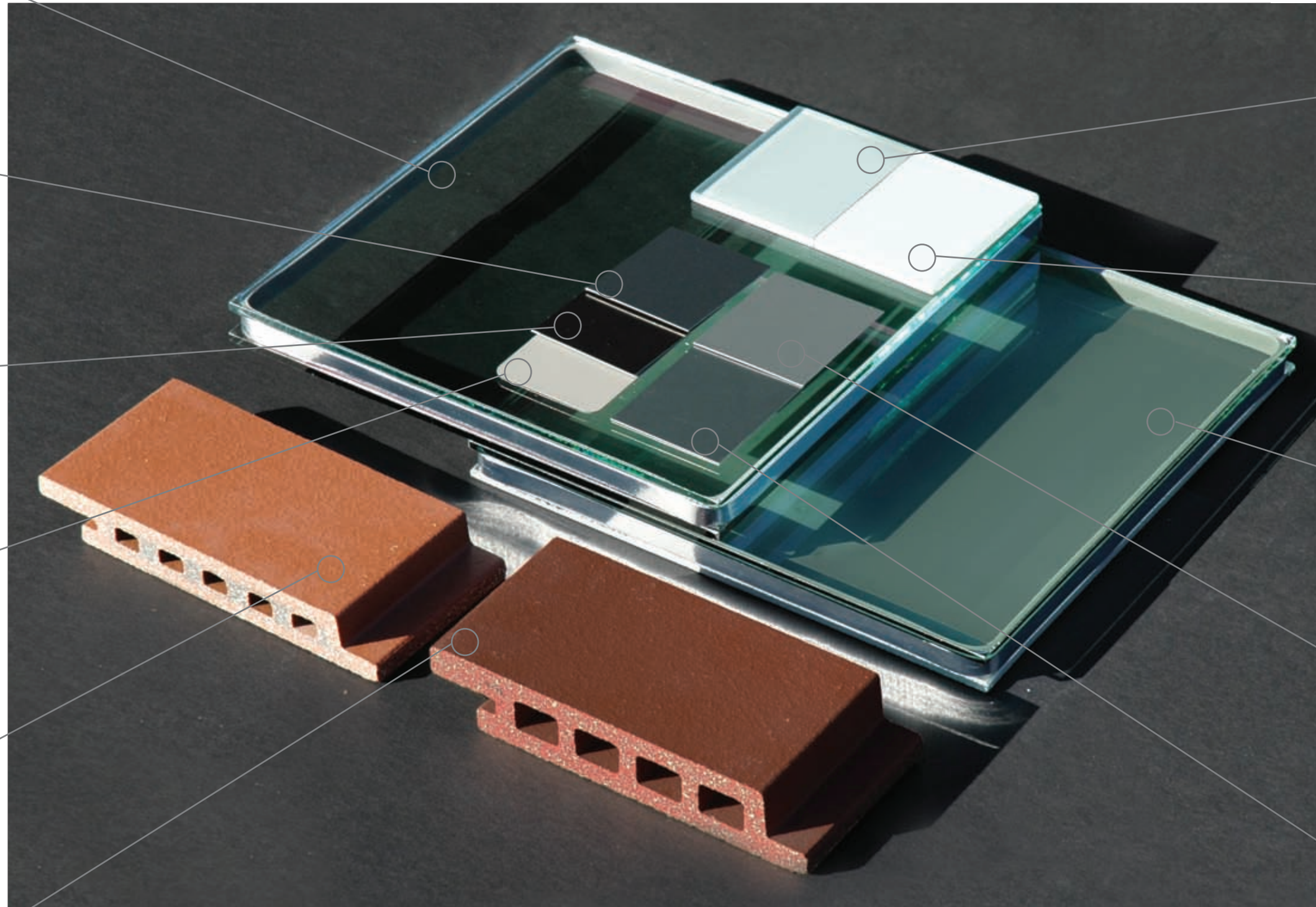
CHARCOAL METAL

BLACK METAL

MEDIUM GRAY METAL

TERRA COTTA 1

TERRA COTTA 2



LIGHT GRAY SPANDEL

WHITE SPANDEL

WARM GRAY SPANDEL

MULLION 1

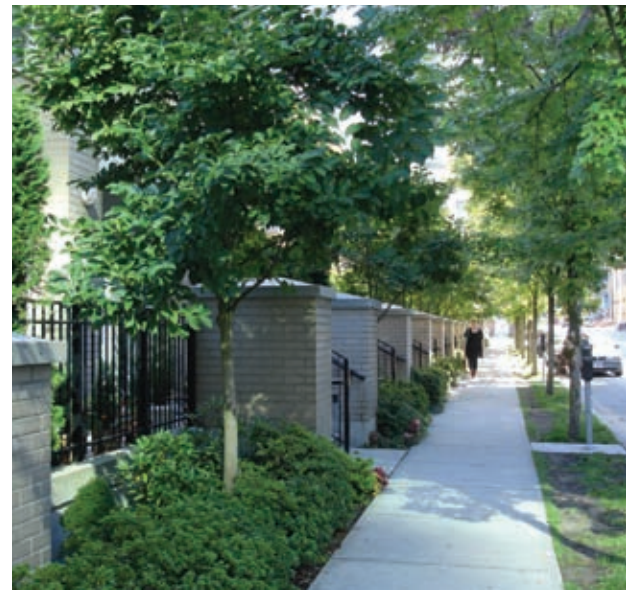
MULLION 2



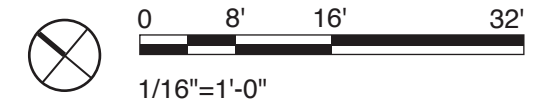


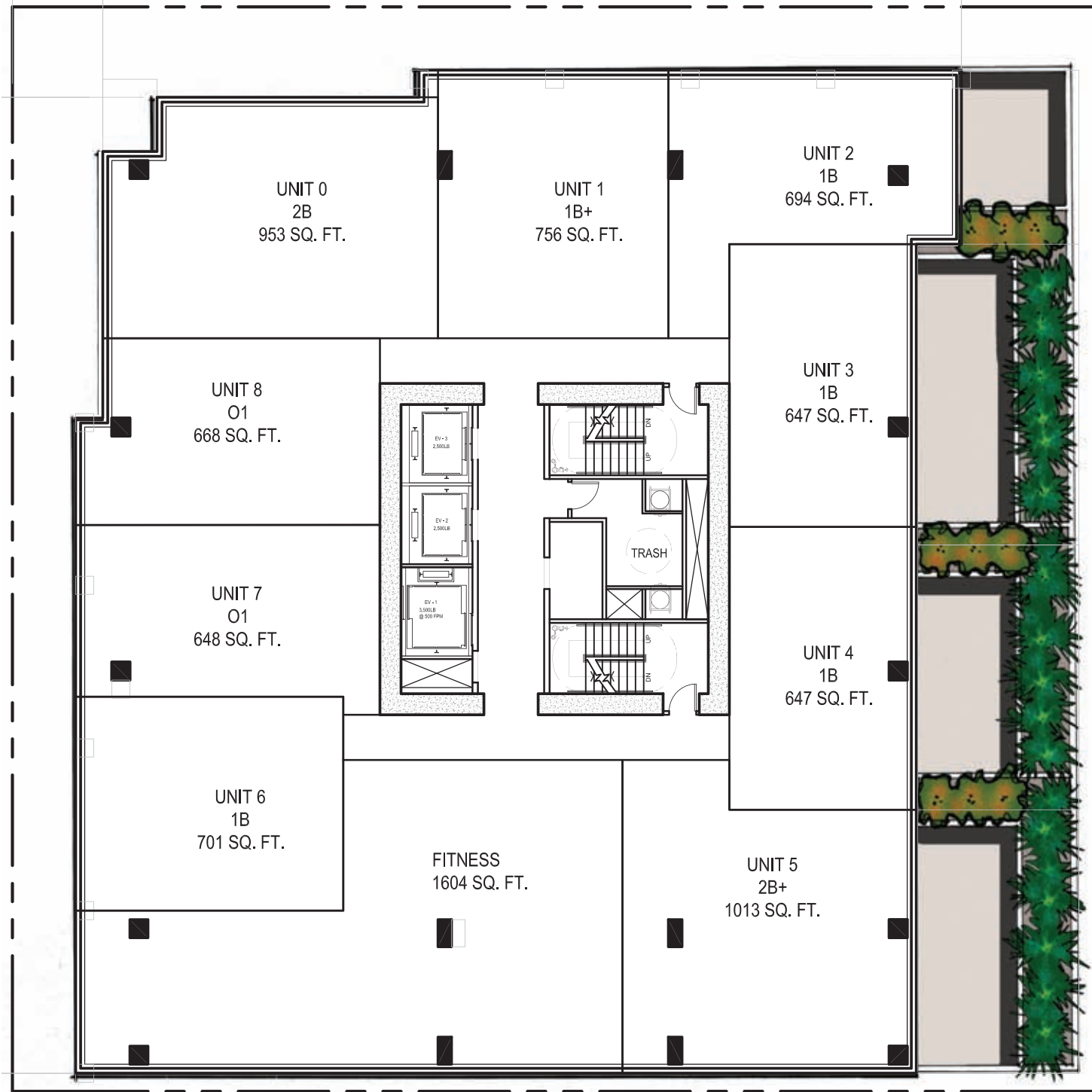


LOW CURB WALL  
W/FENCE & GATE  
(TYP)



STREETSCAPE

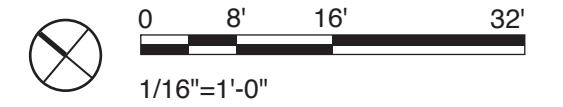




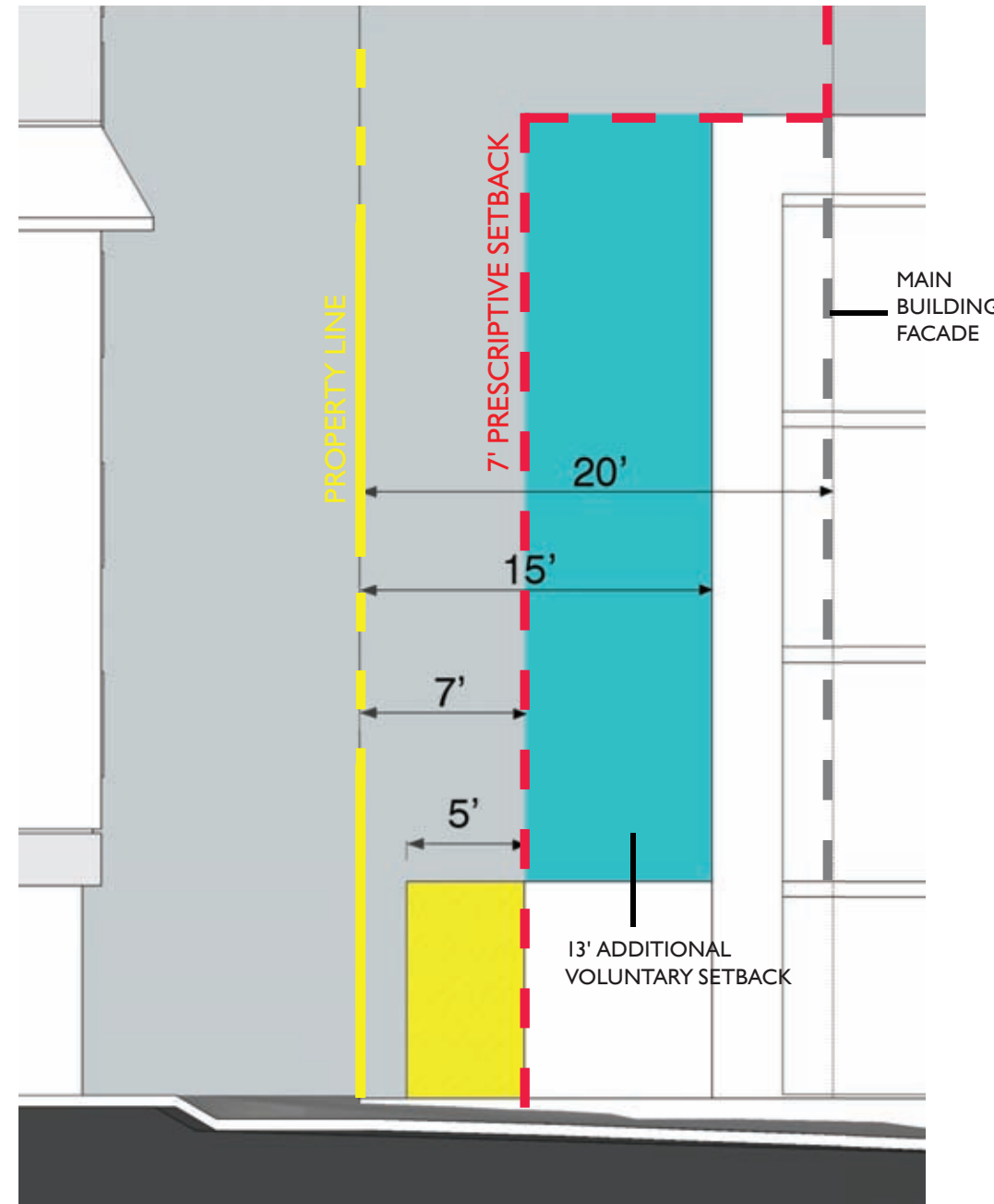
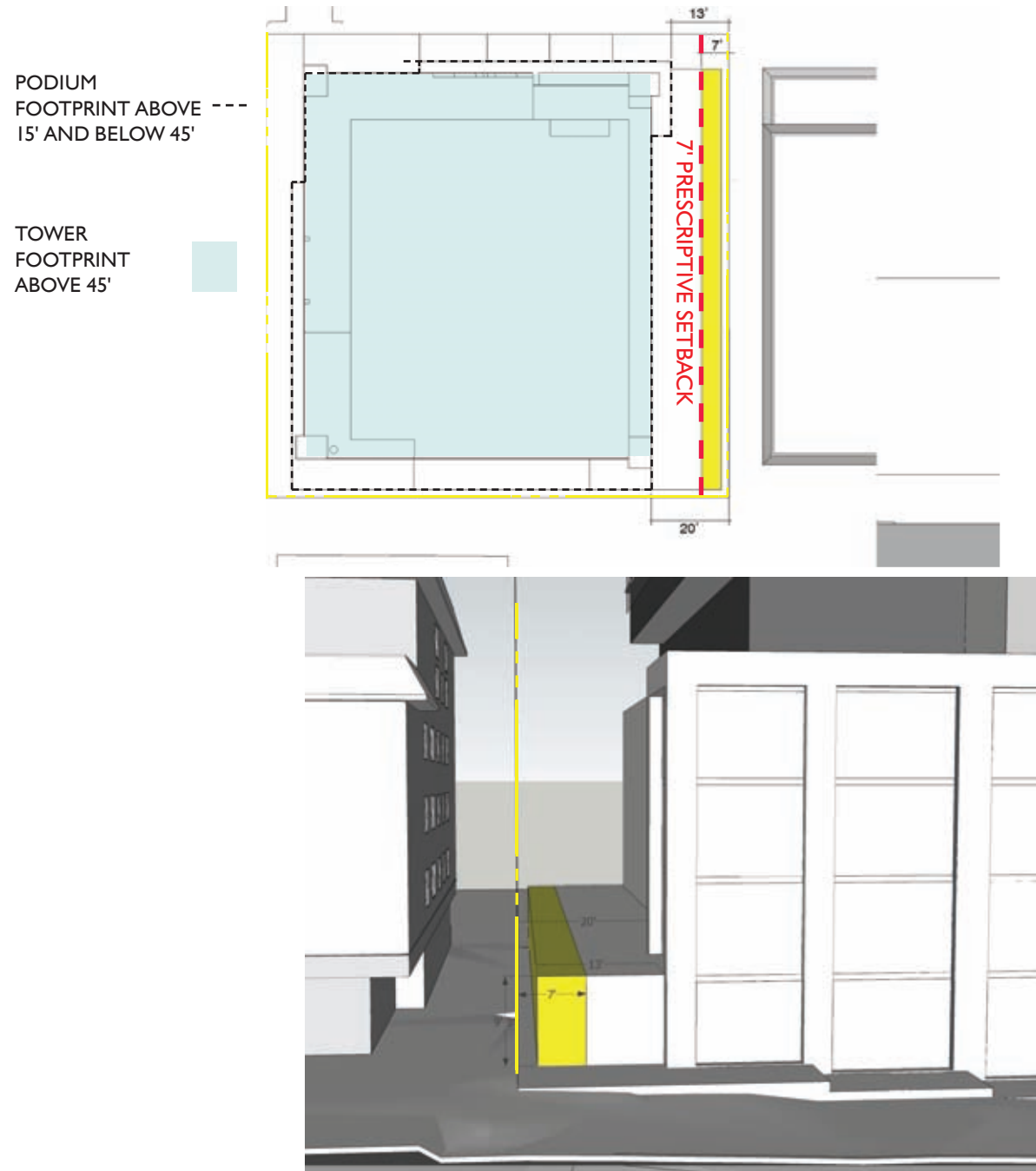
L2 TERRACE



ROOFTOP AMENITY TERRACE



# Proposed Departure



ITEM #	1
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 15-20' set back on floors 2-4.
CONSIDERATIONS	Allows for a more generous separation between podium and neighboring building to the south.

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 least half the width of the projection.
  - c. Other conditions apply in the code.

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

## HR LANDSCAPING REQUIREMENTS: SMC 23.45.524

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

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

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

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

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

Caveats – Which Apply to Both Options:

- Calculations are approximate estimates of what can be expected. The specific building program, design and other factors can influence yield, efficiency, etc.
- Similarly, actual parking area will be the result of factors to be determined such as actual car count desired, design efficiency, etc.

- 300' tower height maximum with 9,500 SF maximum floor plates and an FAR maximum of 14 is of course different than 240' tower height maximum with 12,000 SF maximum floor plates and an FAR maximum of 13. Both should be applied, studied and compared in depth when the final site and other relevant project parameters are determined.
- Floor plates in this study are simple boxes, absent shaping, modulation, etc.
- Topography information for this study was sourced from King County GIS, which is generally close to being accurate; however it is recommended that a topographic survey for the site(s) be commissioned.

## DPD ZONING DOCUMENTS ONLINE:

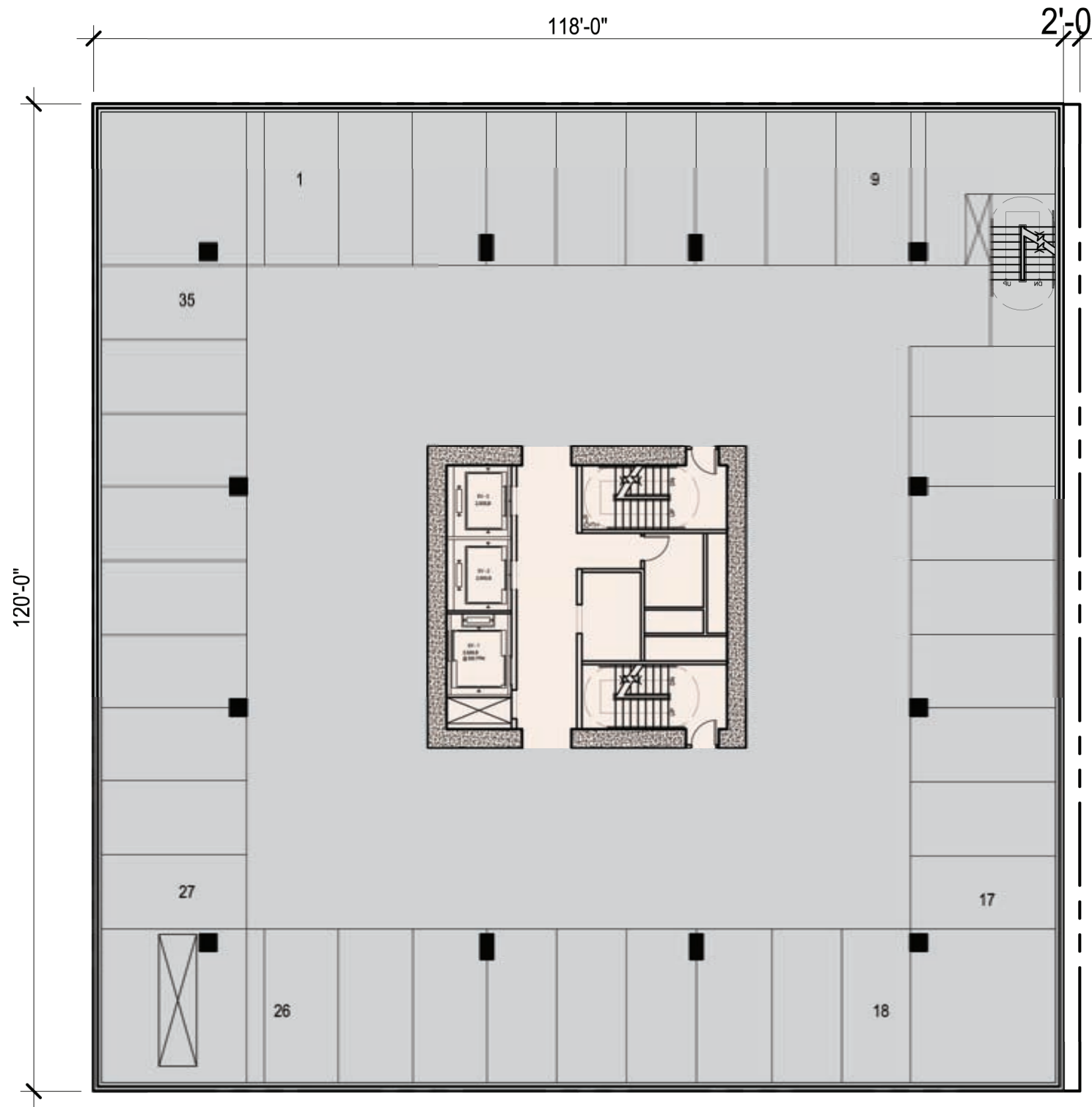
Relevant City of Seattle zoning documents are on line at these addresses:

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

<http://clerk.ci.seattle.wa.us/~scripts/nph-brs.exe?sl=&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>

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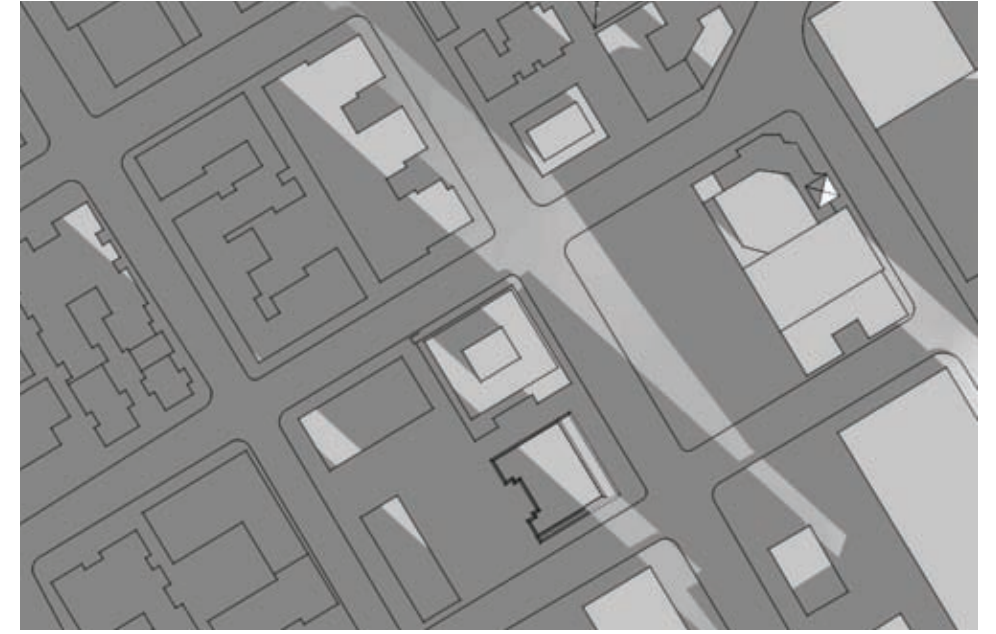
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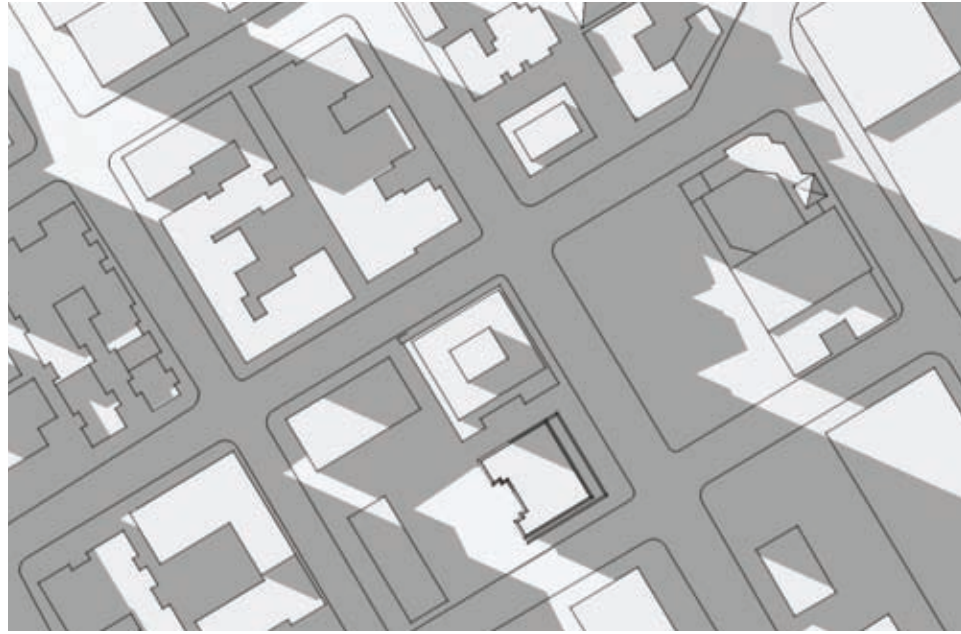


12:00 PM



8:30 AM

SUMMER SOLSTICE



7:00 PM

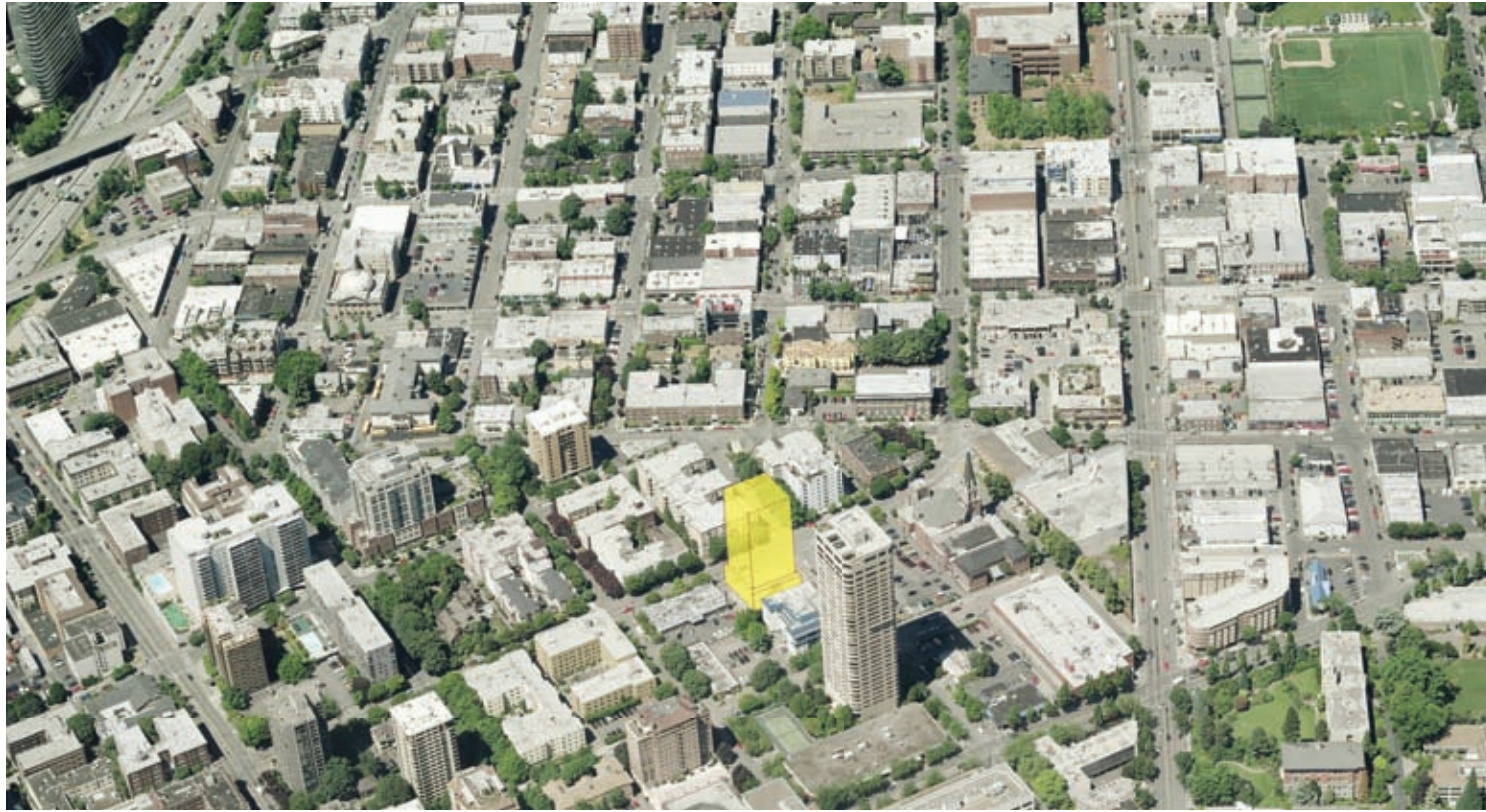


12:00 PM



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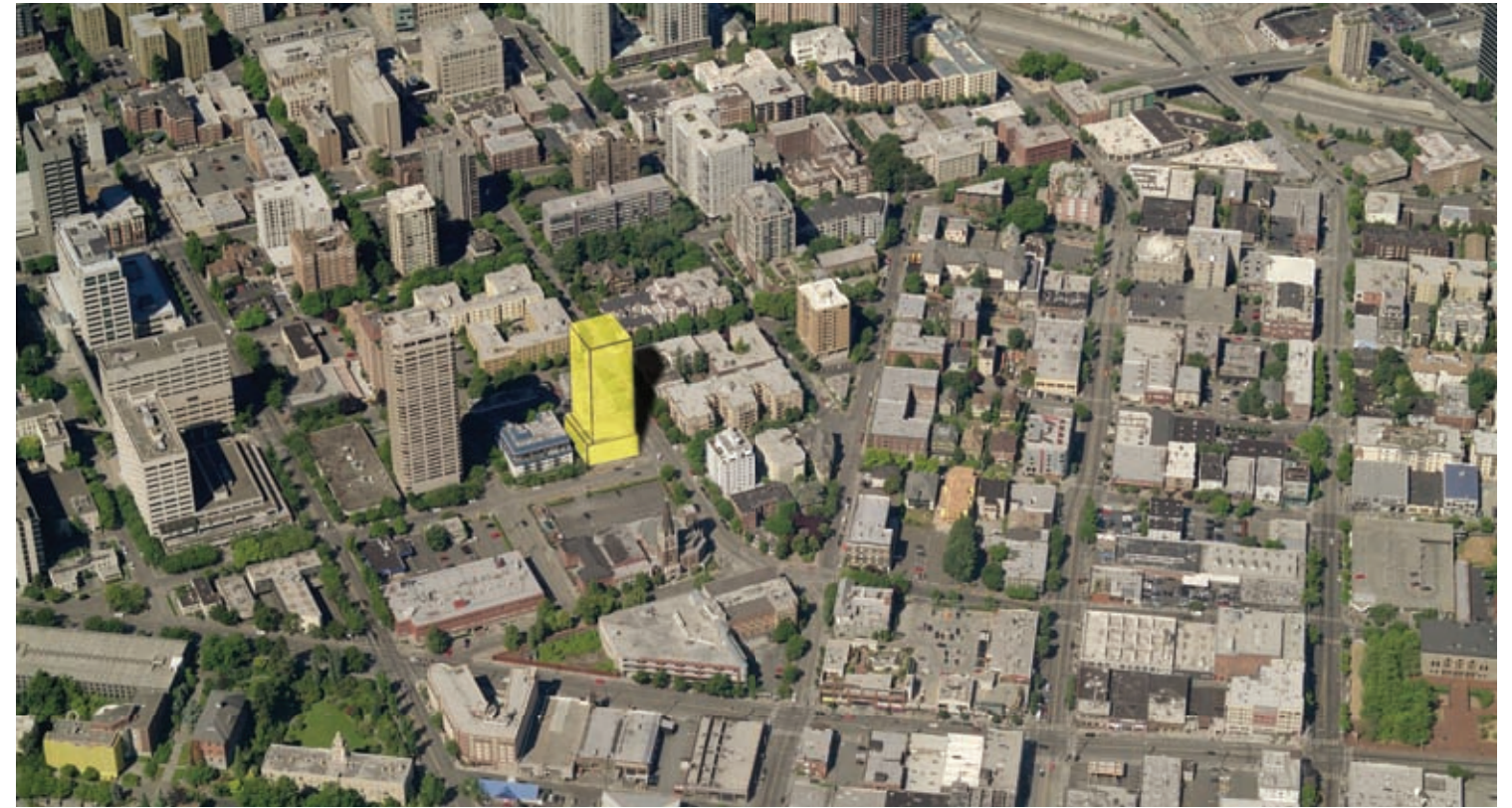
VIEW TO NORTH



VIEW TO EAST



VIEW TO SOUTH



VIEW TO WEST

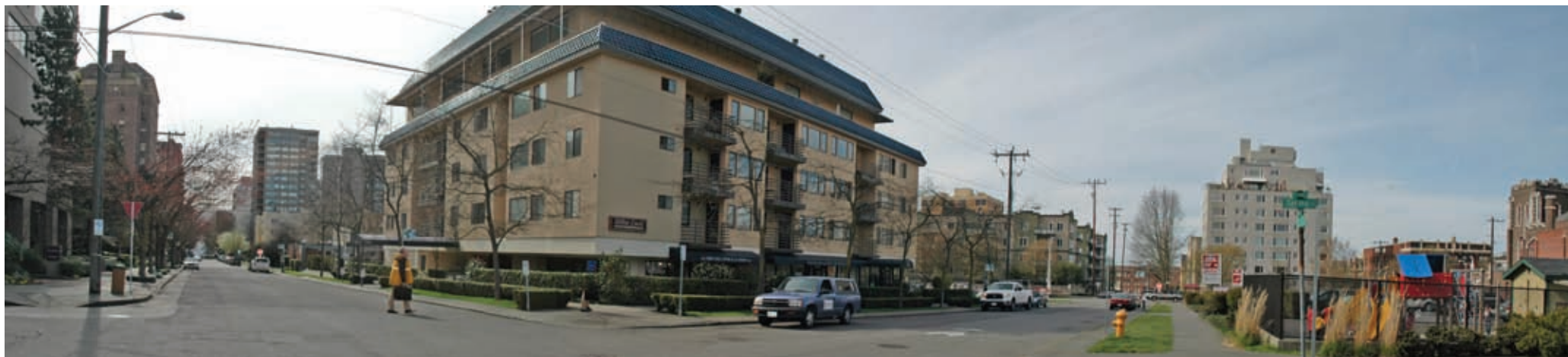




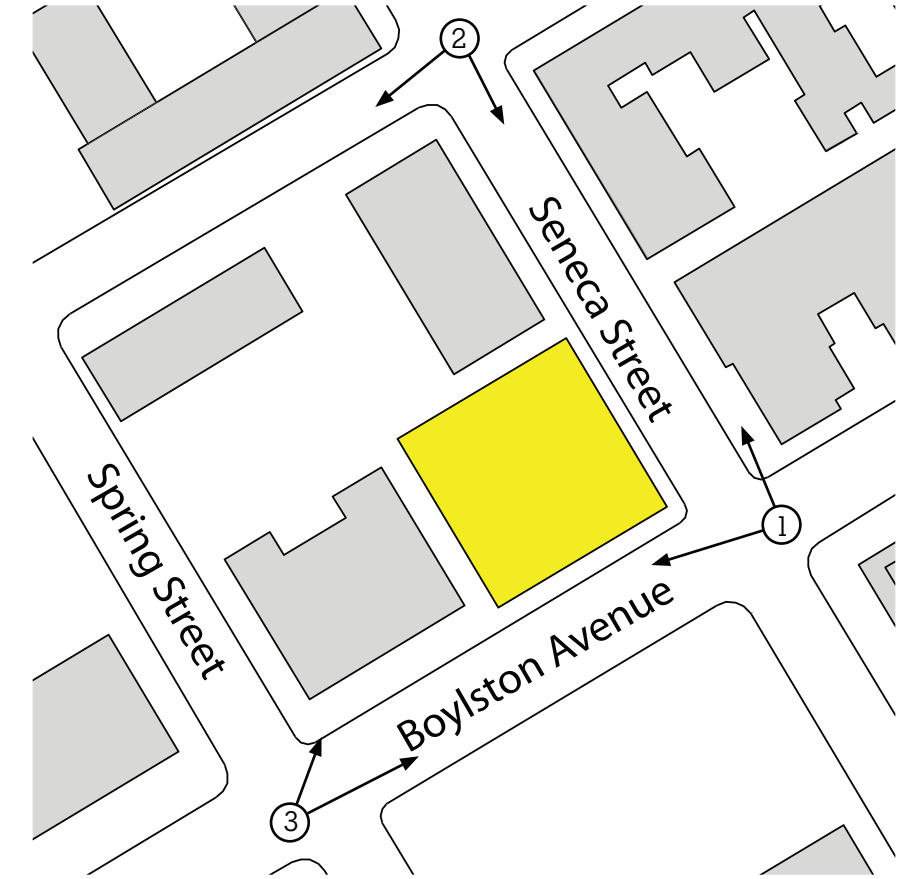
1. VIEW OF SITE FROM CORNER OF SENECA AND BOYLSTON



2. VIEW OF SITE FROM CORNER OF SENECA AND SUMMIT



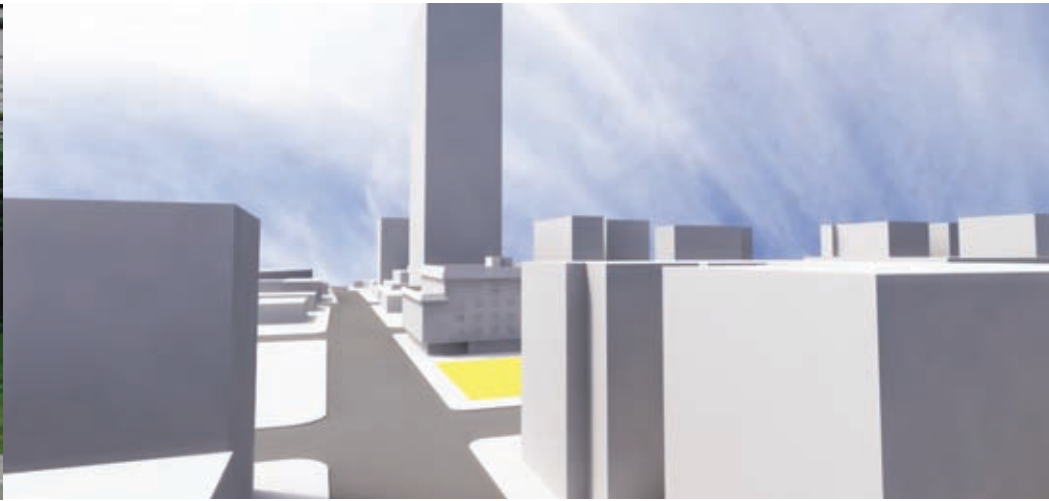
3. VIEW OF SITE FROM CORNER OF BOYSTON AND SPRING



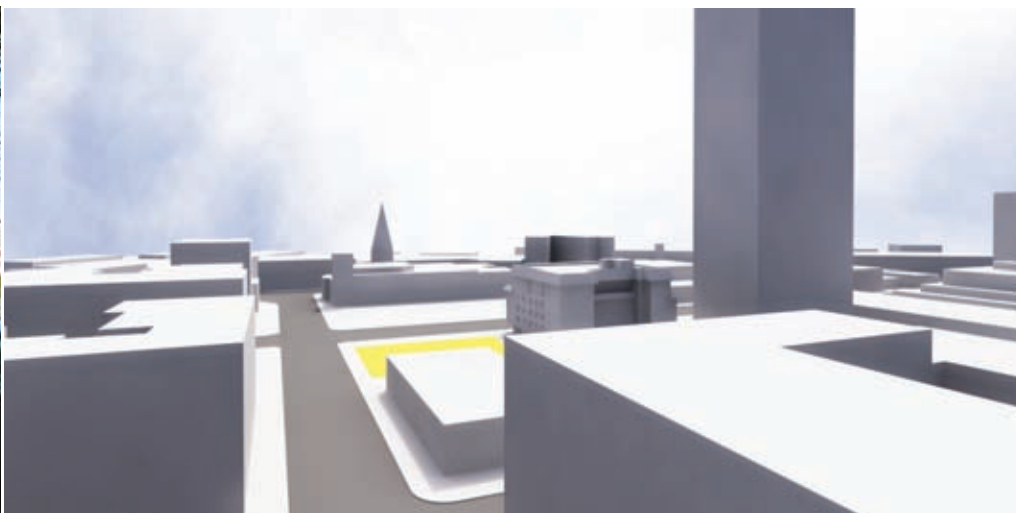
# Site Photos



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



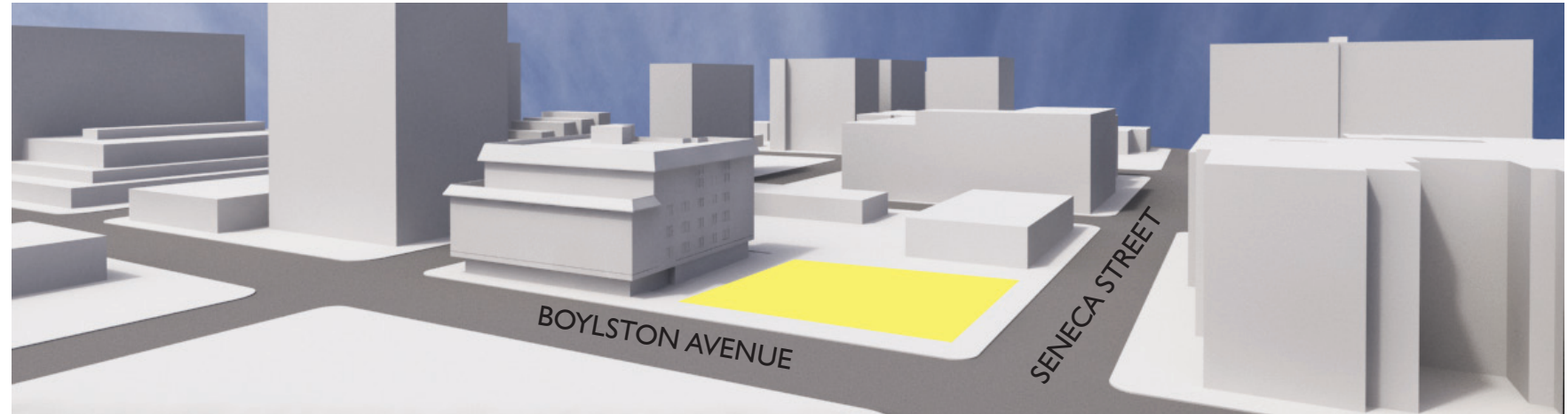
VIEW FROM SITE ACROSS SENECA STREET



VIEW FROM SITE ACROSS BOYLSTON AVENUE



# Photos to Site

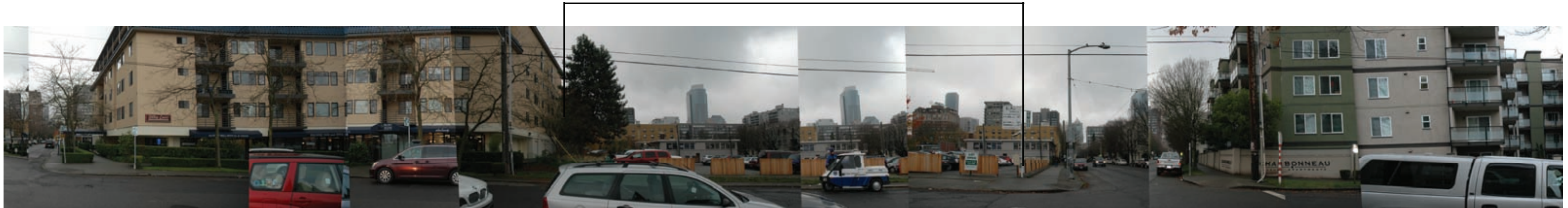


SITE



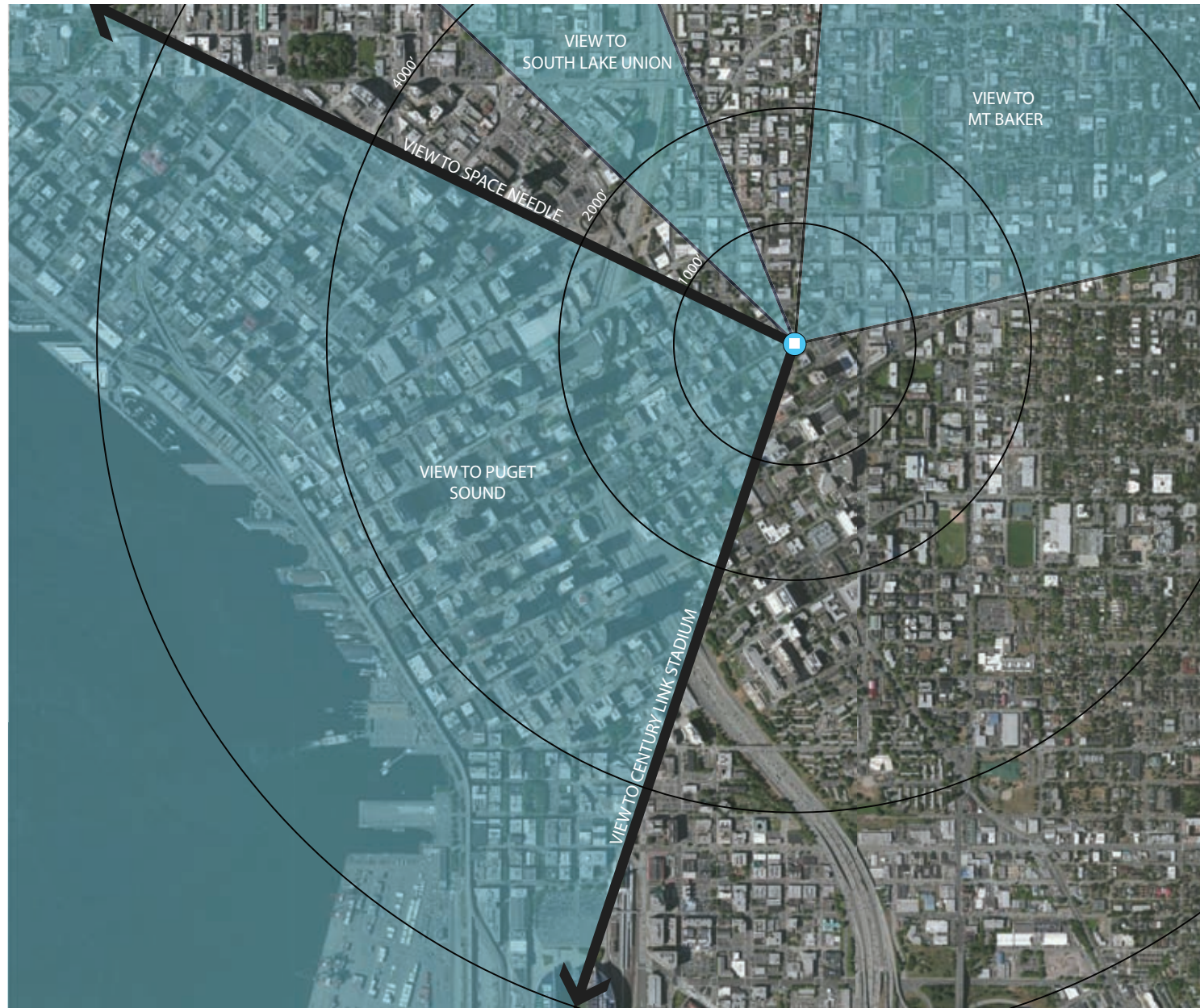
VIEW TO SITE ACROSS SENECA STREET

SITE



VIEW TO SITE ACROSS BOYLSTON AVENUE





240' VIEWS



180' VIEWS



140' VIEWS



80' VIEWS

