WEBER THOMPSON GRAPHIC PRESENTATION

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KELLER ◆ CMS, Inc.
Project Delivery Services

WEBER THOMPSON

1321 SENECA

RECOMMENDATION MEETING | DPD #3012930 | 02.20.13

CONTENTS

PROJECT VISION

The 1321 Seneca project is located at the intersection of the vibrant neighborhoods of First Hill and Pike Pine. 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 alternative 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.

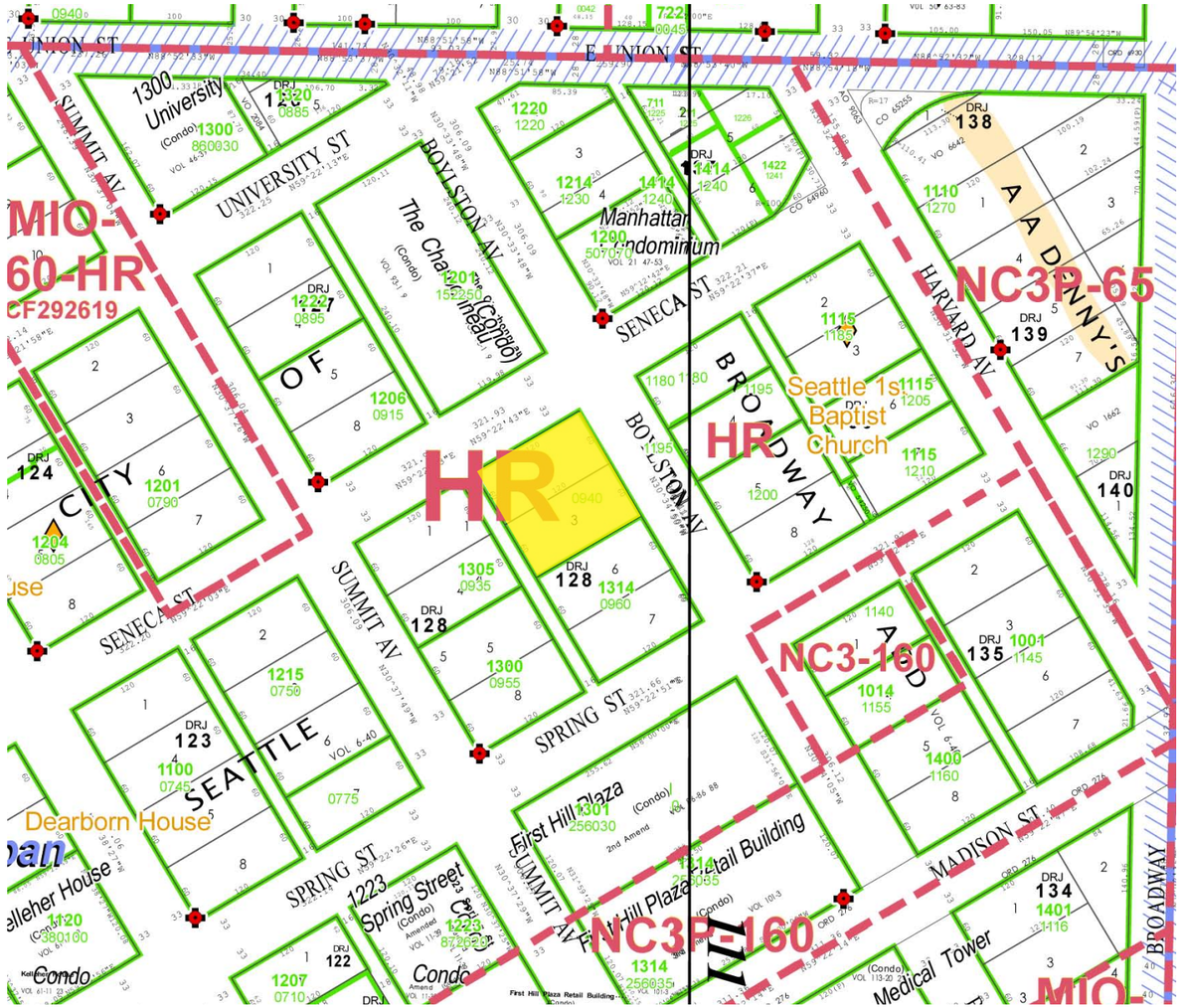
The preferred option presented at this recommendation meeting, has been revised in several aspects in response to feedback obtained at community meetings and the two EDG meetings. The massing of the building has been revised to a more "classic" tower form with a defined base podium that relates to the 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 raised by neighborhood residents. Transparent facades at the street level occupy 87% of the primary street frontages and are continuous. Necessary ventilation and exiting components of the project have been pushed to the alley and internal property lines to maximize the building's engagement with the street.

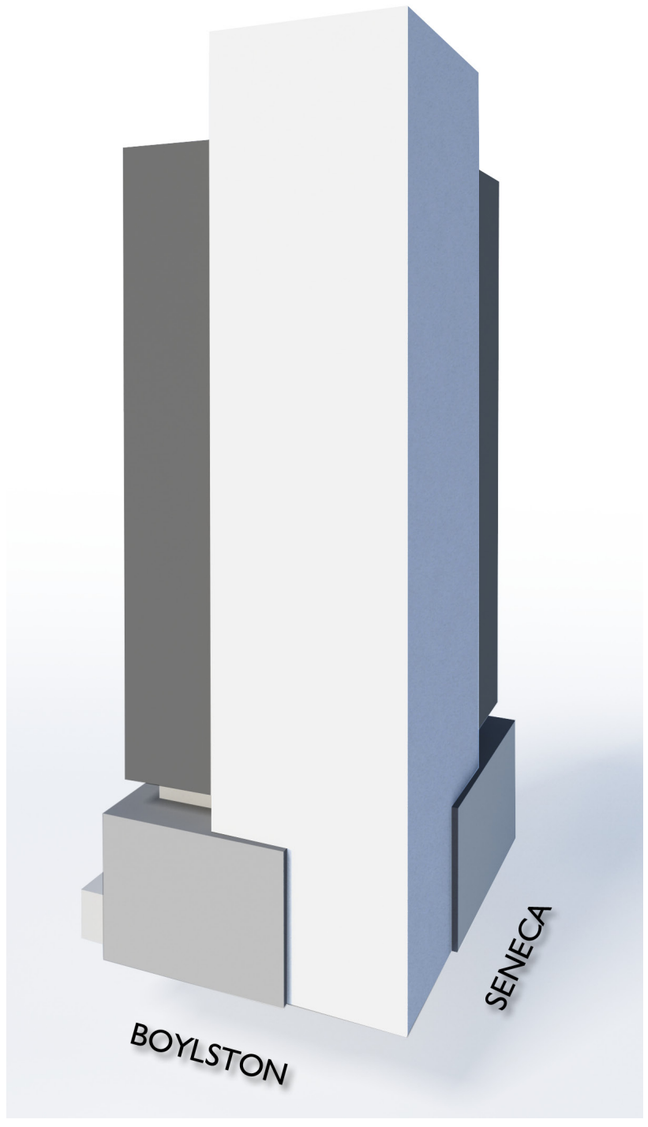
PROJECT OBJECTIVES

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

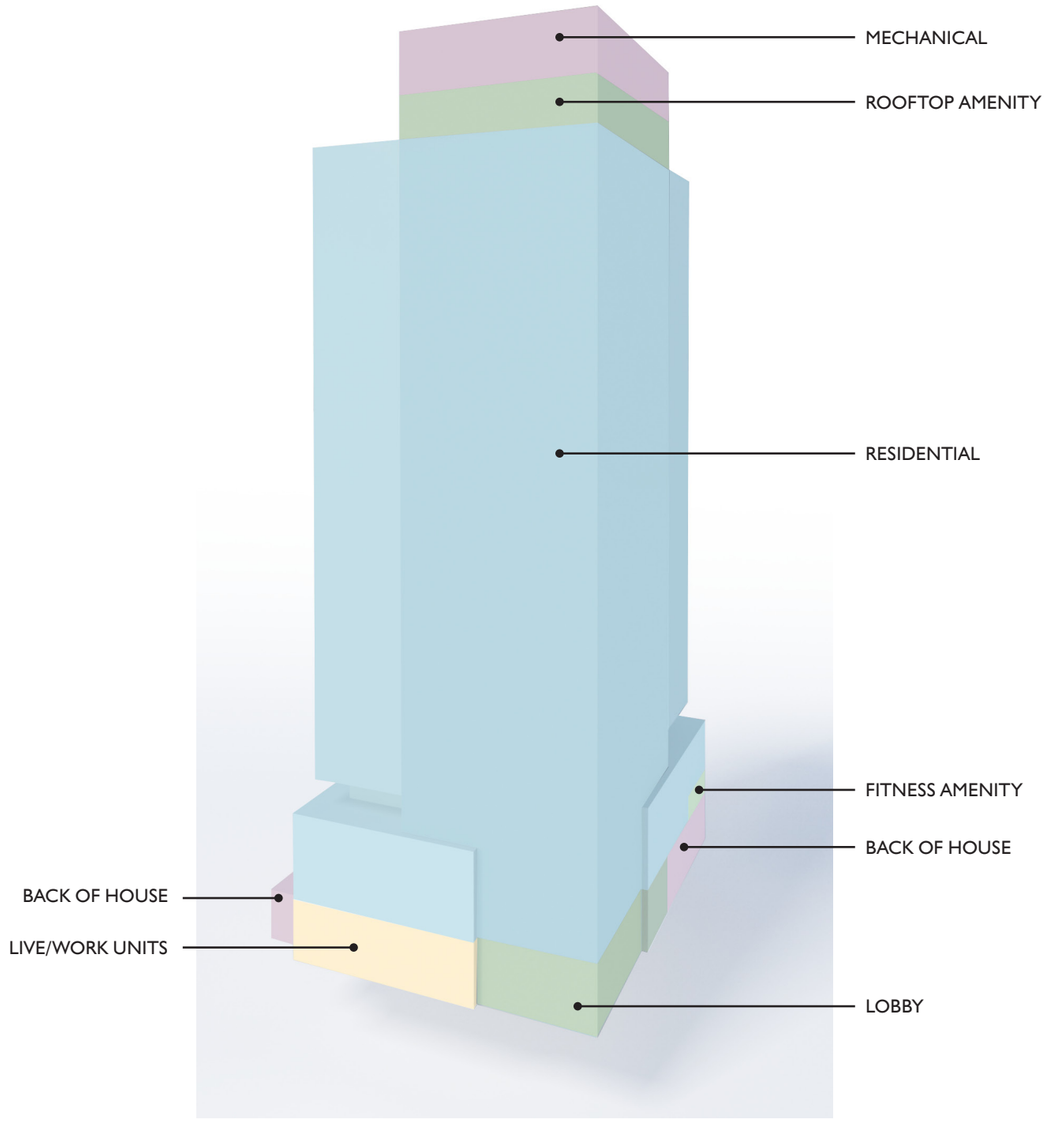
CALCULATIONS

		GSF	NRSF	INTERIOR AMENITY	EXTERIOR AMENITY
	GF	9,056	1,445		
	L2	8,567	7,123	946	1,875
	L3	9,348	7,934		
	L4	9,348	7,934		327
	L5	7,598	6,262		1,151
	L6-21	133,184	109,920		
	L22-23	16,648	13,936		3,504
	ROOF			4,009	3,467
TOTAL		**193,749 SF**	**154,554 SF**	**4,955 SF**	**10,324 SF**
				Required Amenity:	9,300 SF

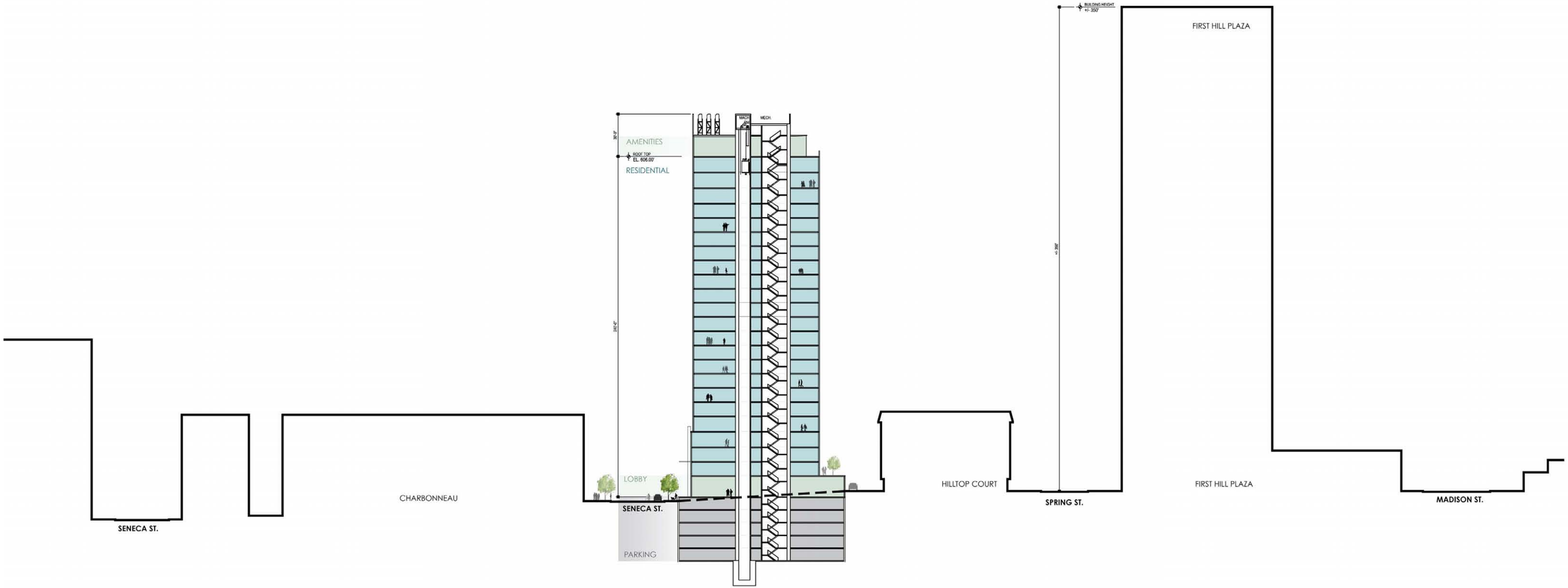




PARTI MASSING

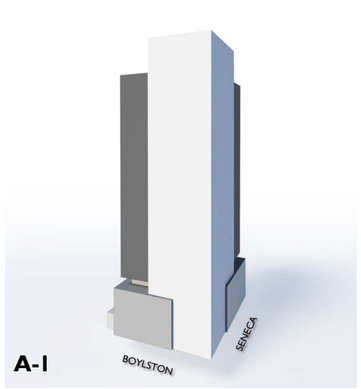


PROGRAM



DRB GUIDANCE

	TITLE	DESCRIPTION	EDG MEETING 1	EDG MEETING 2	RESPONSE
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 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.
A-2	*Streetscape Compatibility*	The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	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. 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.	Given the lack of a code requirement for commercial use at street level (the property lies within the city's Highrise zone) combined with a minimum of businesses on Boylston Ave between Seneca and Union Streets, the Board expressed its willingness to allow the two live/work units to appear less engaged with the street than were Boylston a more intensively commercial street. The proponent's conceptual illustration of a ten foot setback and fencing generally satisfied the Board. More design detail will be expected at the next meeting. The Board emphasized a need for greater porosity or transparency along the Seneca St. elevation. See guidance for A-4.	The applicant appreciates board support of the proposed two Live/Work units on Boylston. Further development of the street frontage design is found throughout this presentation. Regarding greater transparency along Seneca, the applicant has increased transparency at the leasing office, providing a total of 85 linear feet or approximately 79% transparency at ground level along the Seneca frontage. Overall, the proposed design incorporates continuous transparent facades for 87% of the primary street frontages with necessary ventilation and exiting components pushed to the alley and interior property line.
A-3	*Entrances Visible from the Street*	Entries should be clearly identifiable and visible from the street.			Per A-2 response above, the entry has been moved to the corner, facing Boylston.



A-1


A-2


A-2

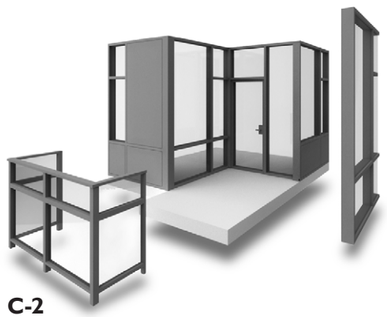
	TITLE	DESCRIPTION	COMMUNITY FEEDBACK		RESPONSE
A-4	*Human Activity*	New development should be sited and designed to encourage human activity on the street.		Dissatisfied with the clustering of back of house services fronting Seneca St., the Board requested that the uses facing Seneca relate to or enhance pedestrian and street life. Devote this area to residential amenities that lend themselves to transparent facades. Visually connecting the interior activity with the life on the street will ensure the building's greater affinity with the First Hill neighborhood.	Per commentary in the response above (A-2), the applicant has increased the transparency amount along Seneca to the greatest extent possible.
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.	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.
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.	See guidance for A-2. The Board registered its consternation toward the overly generous setbacks along Seneca and Boylston and asked for further analysis.	Option #4's setbacks at Seneca and Boylston (ten feet) were less than those of Option #3 and equal to or more than Option #2 and #1 respectively. The Board did not discuss the width of the setbacks from these property lines at the 2nd EDG meeting.	The "overly generous" setbacks that were proposed at the first EDG along Seneca and Boylston, have been reduced, per board direction to comply with the zoning code – seven feet for facades up to 45' and a ten foot setback for portions of a building above that.
A-7	*Residential Open Space*	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.
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.			The parking and vehicular accesses are in the alley and as far away from Seneca as possible, per DPD standards.

	TITLE	DESCRIPTION	COMMUNITY FEEDBACK		RESPONSE
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.		Design an entry with a strong statement of arrival at the corner. The Board encouraged a visually significant canopy integrated with the overall building concept. The canopy should reinforce the podium.	The applicant has increased the size of the canopy significantly, reinforcing the "front door" of the building with greater prominence while providing a grounding element at the base of the primary tower shaft. The linear geometry of the canopy parallels Boylston, the street that the building will eventually be addressed on. The applicant feels it is important to have the canopy visually relate more strongly to Boylston to mark the actual location of the main building entry.
B-1	*Height, Bulk, and Scale Compatibility*	Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.	The Board 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 #1 and #2 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.	Discussion of massing follows in the guidance for C-2.	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
C-1	*Architectural Context*	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.	The illustrations at the 2nd EDG meeting defined a four story base of mostly glazing and terra cotta piers capped with a wide entablature. The Board supported the general concept of the base and its relationship to the larger hierarchy. It did not comment upon the materials or the detailing of the podium.	The North (Seneca) and West (Boylston) frontages have podium floors that are clad in terra cotta panels. These frontages wrap their respective corners, returning a bay or two, providing a more three-dimensional, substantial base. At the street intersection, the main portion of the white, glass tower runs clean, from the top of the 330 foot facade to the ground, signifying the main entry and public spaces of the tower.
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 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.	Although it endorsed the overall building form and appreciated the clarity of the layers expressed on the exterior, the Board preferred that the taller volume, rising from the Seneca and Boylston corner, possess the lighter coloration, and the flanking mass possess the darker color. This reversal would endow the taller corner volume with lightness and lift as it emerges from a slightly heavier dominant mass that flanks it on the two streets. In addition to color, the two engaged volumes that represent the tower would be further defined by distinctions in the detailing of the glazing pattern. The changes should support the implicit hierarchy established by the heavier appearing base, the enfolding dark grey tower and the lighter volume at the corner. The Board could not discern how the balconies fit into this hierarchy. It asked for a reconsideration of their location and design. One possible change is to recess the balconies into the mass rather than to project them outward from it. The south and west (alley) podium elevations, the Board observed, speak a visual language variant from the podium's dominant composition of terra cotta and glazing.	Per board direction, the design team has reversed the application of the lighter and darker tower treatments. As suggested by the board, the balconies have been substantially recessed into the building mass. The detailing of the balconies has been developed further and the applicant has produced much clearer representations of their treatment. The applicant proposes vertical stacks of balconies at tower corners, which contribute to the visual slendering and articulation of the tower. The corner crenulations and half-in/half-out balconies add interest and separate facades that would otherwise intersect at the corners. The south and west podium treatment has been re-looked at, resulting in a greatly improved design to be reviewed at the recommendation that the applicant is very excited about. It was also suggested that the design team look at options in this area. In addition to the new, preferred design, options will be shown at the recommendation meeting.

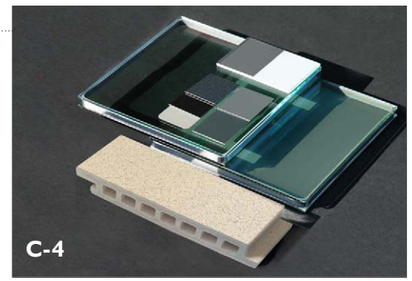

C-1


C-2


C-2


C-2

	TITLE	DESCRIPTION	EDG MEETING 1	EDG MEETING 2	RESPONSE
C-3	*Human Scale*	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.	As the design evolves, this guideline should govern much of the architect's thinking.	At the podium, the terra cotta panels, the treatment of the live/works on Boylston, the canopy and soft and hardscape elements contribute to providing human scale and interest.
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.	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.	The Board did not dwell on the type and nature of materials shown at the 2nd EDG meeting with the exception of recognizing the potential variations in detailing of the fenestration at the upper levels.	As mentioned, the podium will be enhanced by the use of terra cotta panels. The grace and simplicity of that material will provide a backdrop for metal details at railings, canopies, etc.
D-1	*Pedestrian Open Spaces and Entrances*	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.	The earlier guidance continues to apply.	CPTED principles are very important throughout First Hill. Lighting at all sides of the building and landscape, minimizing entries, "eyes on the street" are parts of the practices employed. There has been much discussion amongst design team members throughout the design along the alley at the ground floor due to additional, proximal issues associated with the Therapeutic Health Services.
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.			


C-4

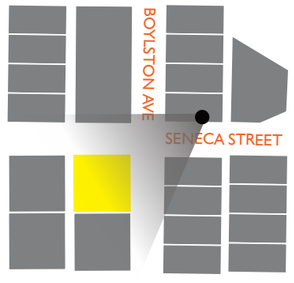
	TITLE	DESCRIPTION	EDG MEETING 1	EDG MEETING 2	RESPONSE
D-6	*Screening of Dumpsters, Utilities, and Service Areas*	Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility 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.	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?		Per board direction, the back of house areas for the project have been developed for review at the recommendation meeting. Waste and recycling bins will be stored indoors, within the first floor area that is subject to the departure request. Trash trucks will presumably pull up and have bins wheeled out and dumped into them. Loading docks for multi-family projects such as this are not required. The applicant has provided a dock to facilitate functions, including move-outs and move-ins. Due to the heavy traffic volume generated by the neighboring use, it is critical that the loading dock accommodate the typical moving vans expected in the urban environment in order to avoid alley staging for move-ins and move-outs.
D-7	*Personal Safety and Security*	Project design should consider opportunities for enhancing personal safety and security in the environment under review.	See guidance for D-1.		
D-8	*Treatment of Alleys*	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.	Based on a statement by a representative of Therapeutic Health Services, the Board requested that the applicant meets with its neighbor to solve issues of access from the alley. The applicant should provide a diagram of the relationship of the garage and driveways in the alley and intended vehicular movements. The Board noted the requirement to widen the alley by two feet.	For clarification, a 2' alley dedication is not required in this zone. However, the applicant has proposed a voluntary 2' setback in order to facilitate truck and vehicle movements at the parking entrance and loading dock. The applicant also prepared the requested turning movement diagrams and met with the Therapeutic Health Services executive director to coordinate proposed staging and loading areas for both buildings. These discussions will continue as construction and eventual occupancy of the building approaches.
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.	As design development occurs, the quality and placement of signage for the live/work or commercial spaces will be reviewed by the Board.	The earlier guidance continues to apply to the proposed live/work units.	The live/work frontages, as well as the main entry will include discreet signage, and will be shown at the recommendation meeting.
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.	The Board expects the submittal of a lighting plan for the exterior commercial spaces prior to the Recommendation meeting.	The earlier guidance continues to apply.	Lighting will be shown at the recommendation meeting.

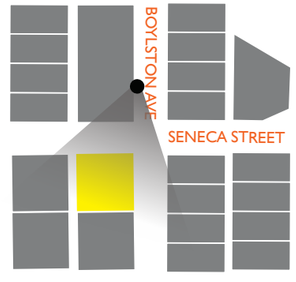
	TITLE	DESCRIPTION	EDG MEETING 1	EDG MEETING 2	RESPONSE
D-11	*Commercial Transparency*	Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.	As 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.	Please see A-2 guidance.	The live/works will have generous vision glass that is as transparent as the energy code allows.
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.			
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.	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?	Although the Board did not discuss this guideline at the second EDG meeting, it will continue to have relevance as the design evolves.	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.
E-2	*Landscaping to Enhance the Building and/or Site*	Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.	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.


D-11


E-1,2

DESIGN





PARKING

COMMERCIAL/RETAIL

RESIDENTIAL

AMENITY

VERT. TRANSPORTATION

BACK OF HOUSE

GROUND FLOOR PLAN

0 8' 16' 32'

1/16"=1'-0"

alecta

1321 SENECA | PREFERRED SCHEME GROUND LEVEL PLAN

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WEBER THOMPSON

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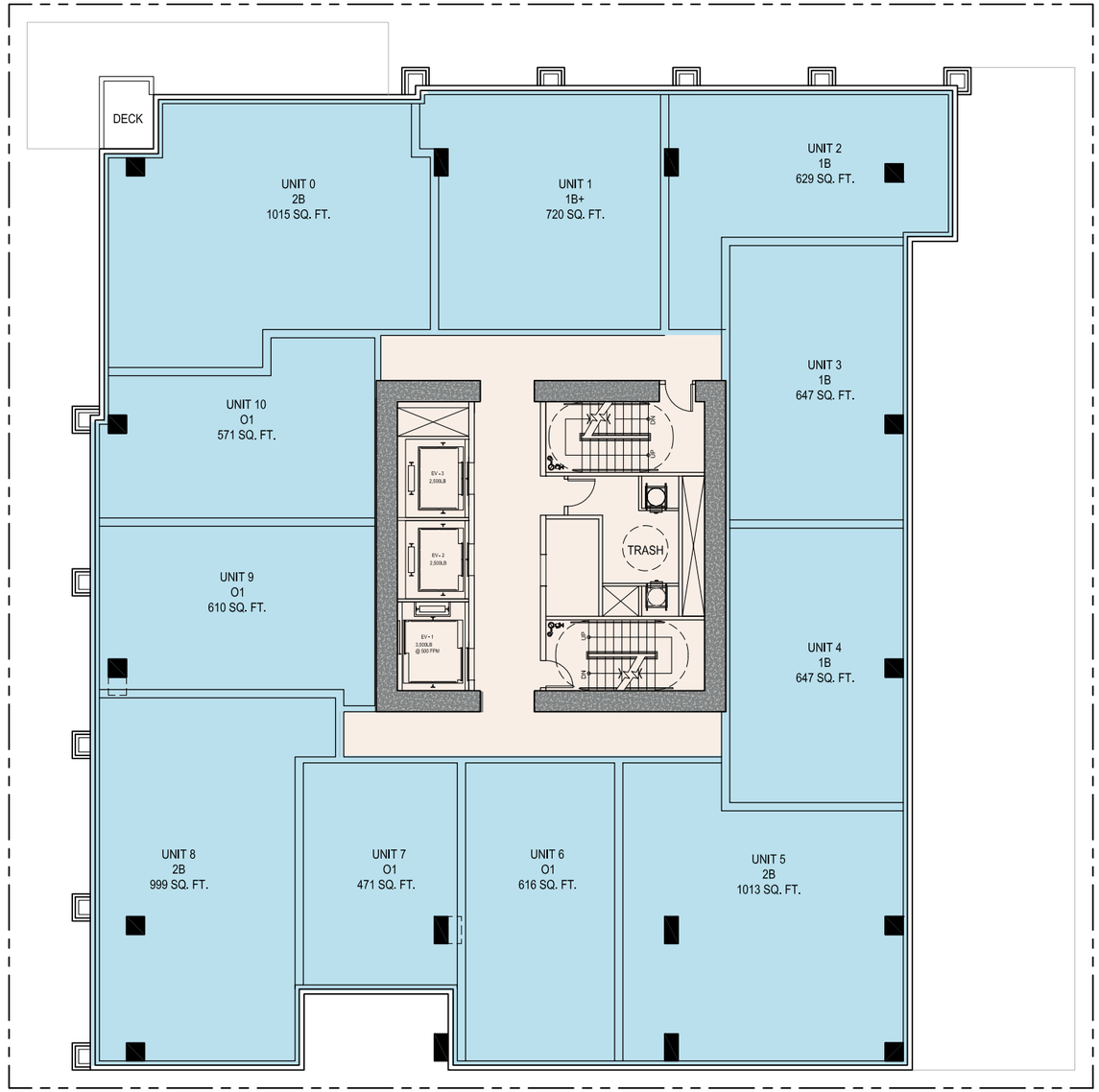
LEVEL 2 PLAN

0 8' 16' 32'

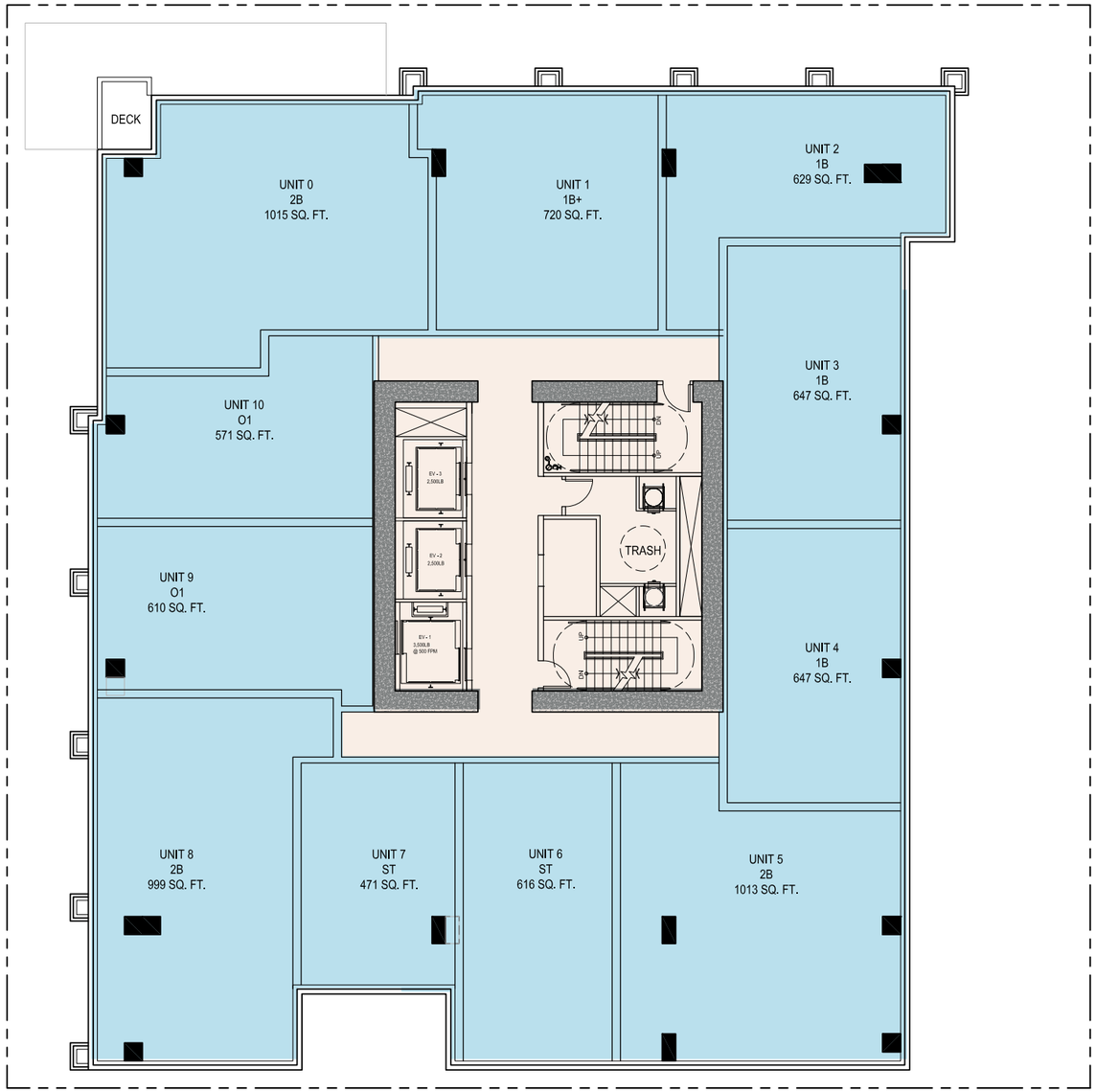
1/16"=1'-0"



LEVEL 3 PLAN

0 8' 16' 32'

1/16"=1'-0"



LEVEL 4 PLAN

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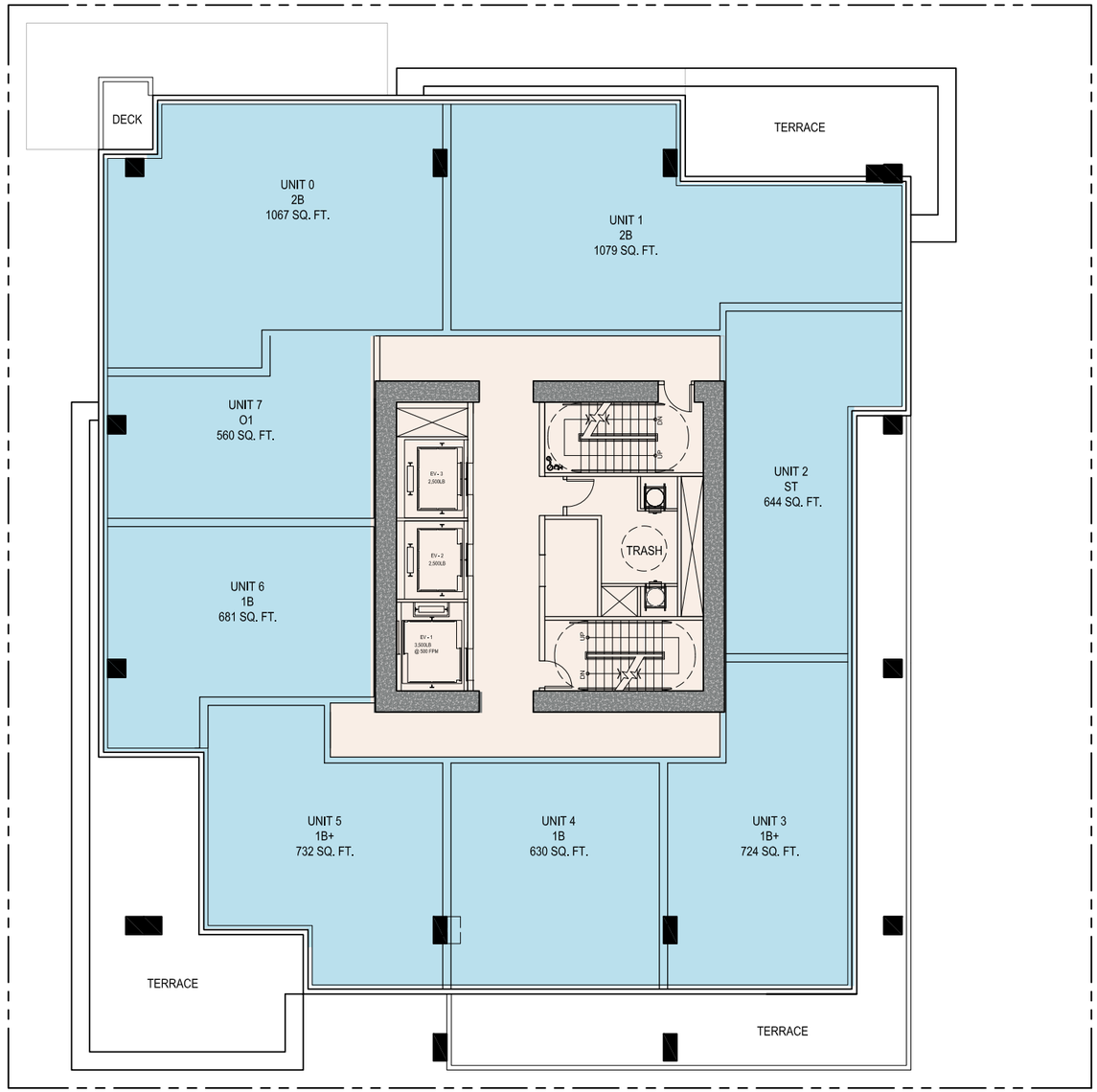

LEVEL 5 PLAN

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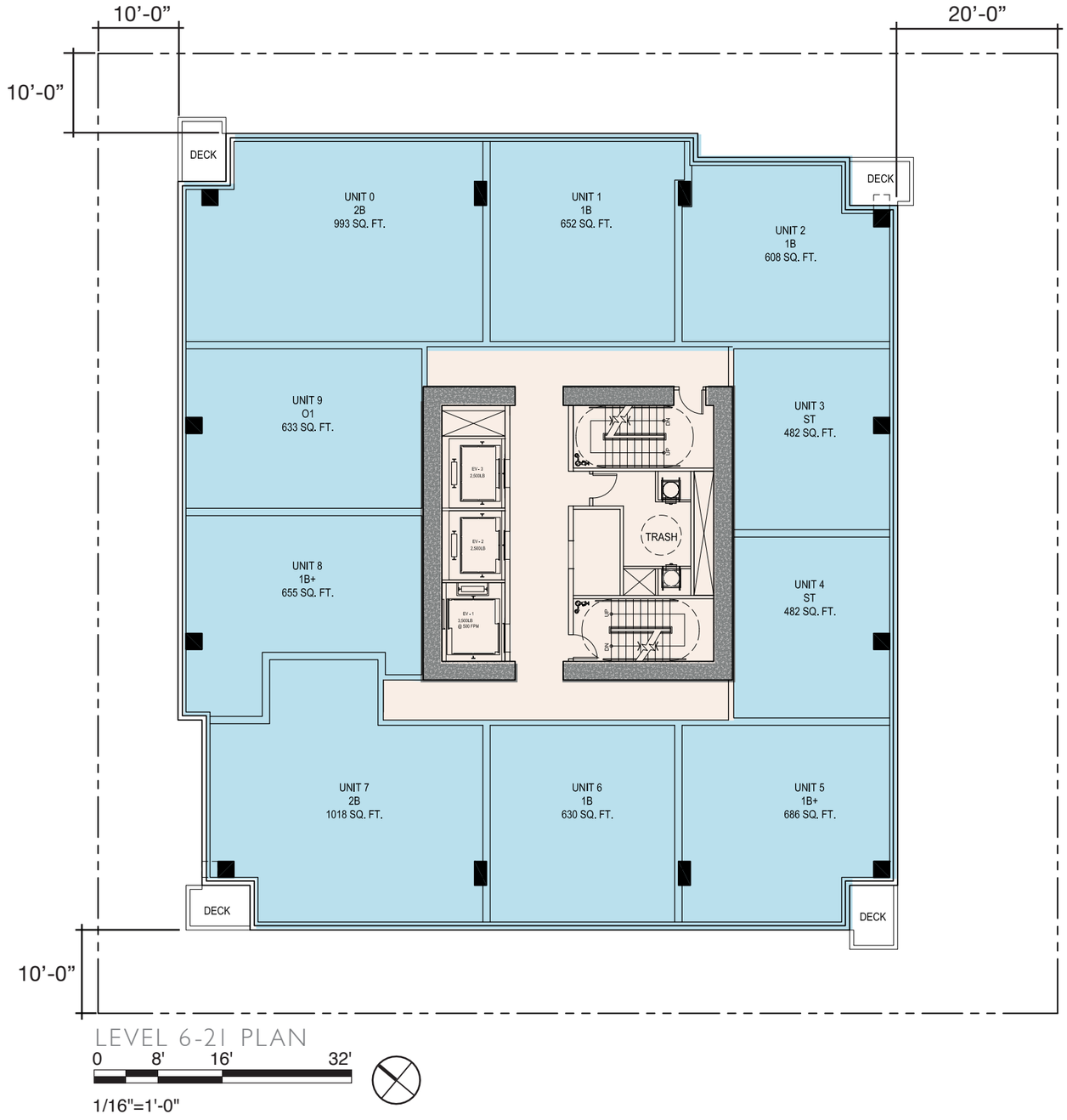

LEVEL 6-21 PLAN

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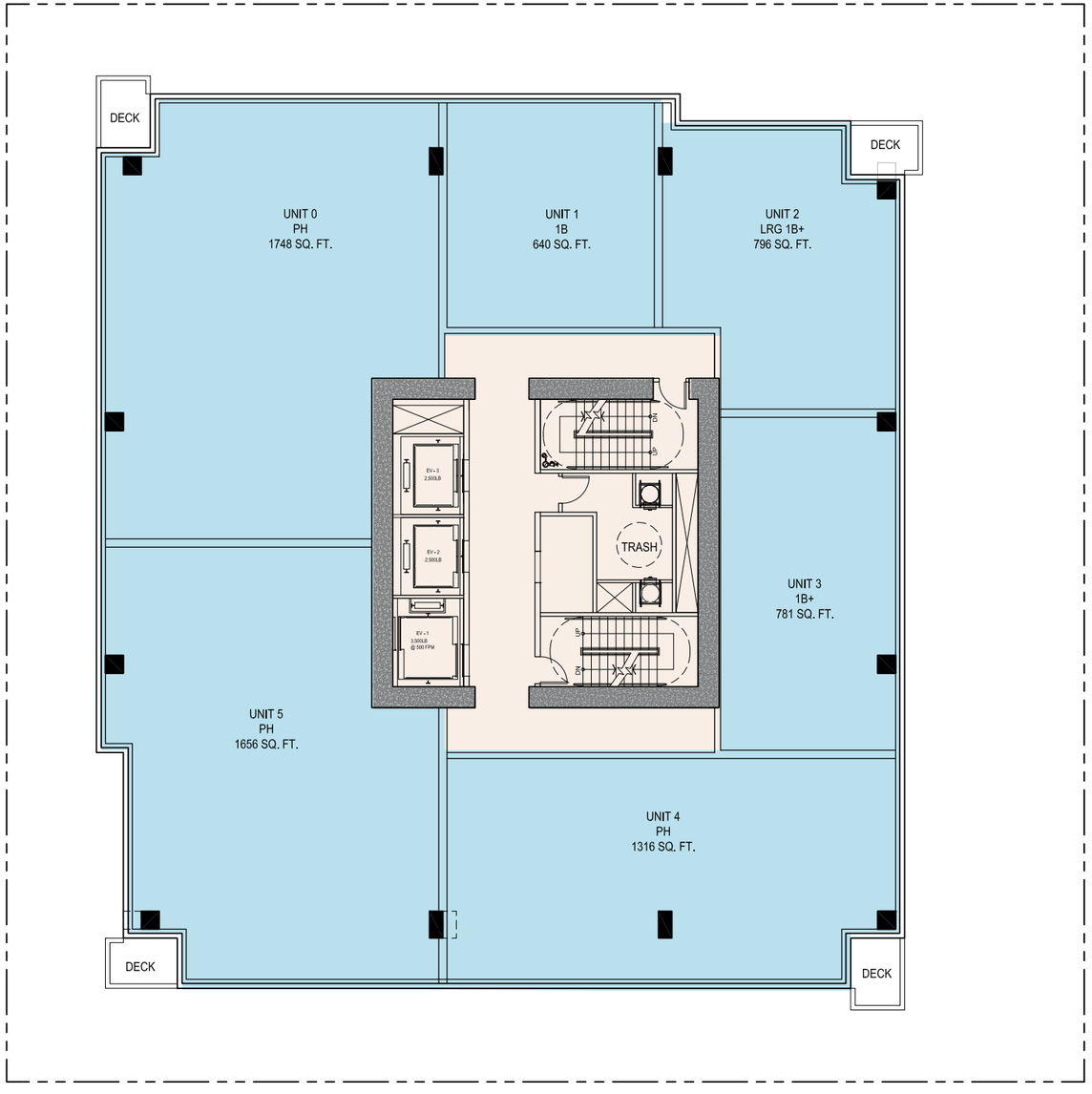
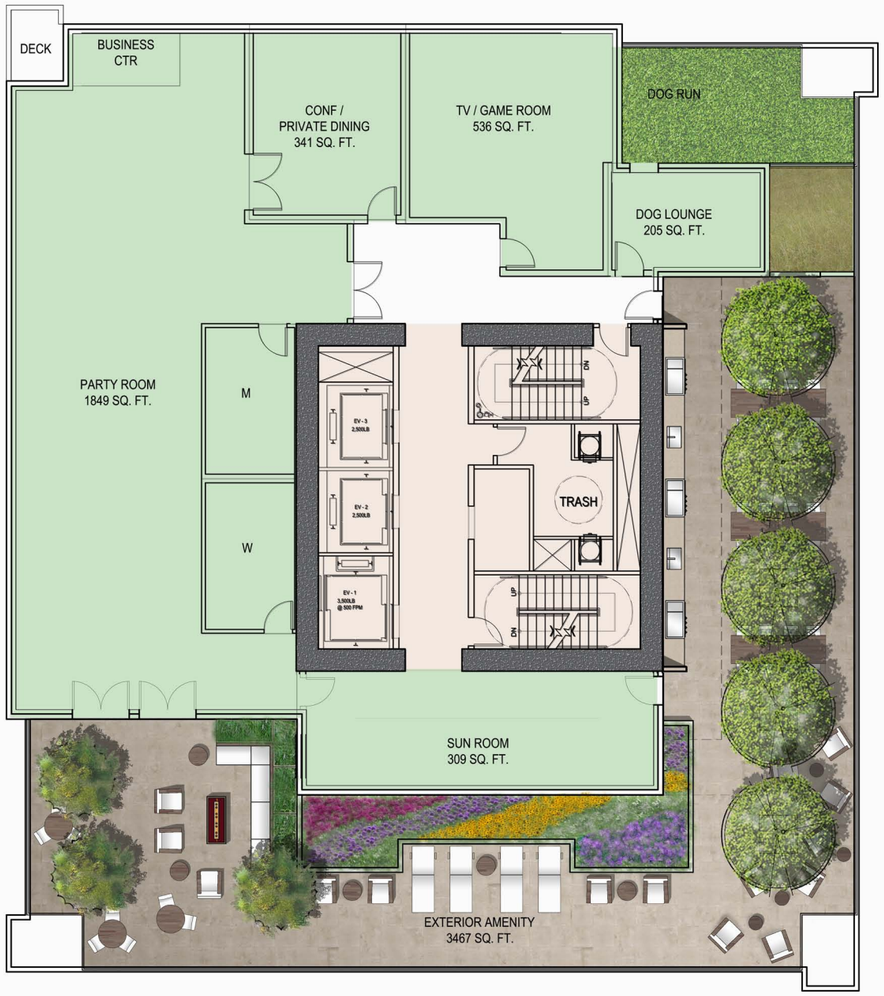


LEVEL 22-23 PLAN

0 8' 16' 32'

1/16"=1'-0"

LEVEL 6-21 PLAN LEVEL 22-23 PLAN



ROOF PLAN

0 8' 16' 32'

1/16"=1'-0"

OPTION 1 – PREFERRED

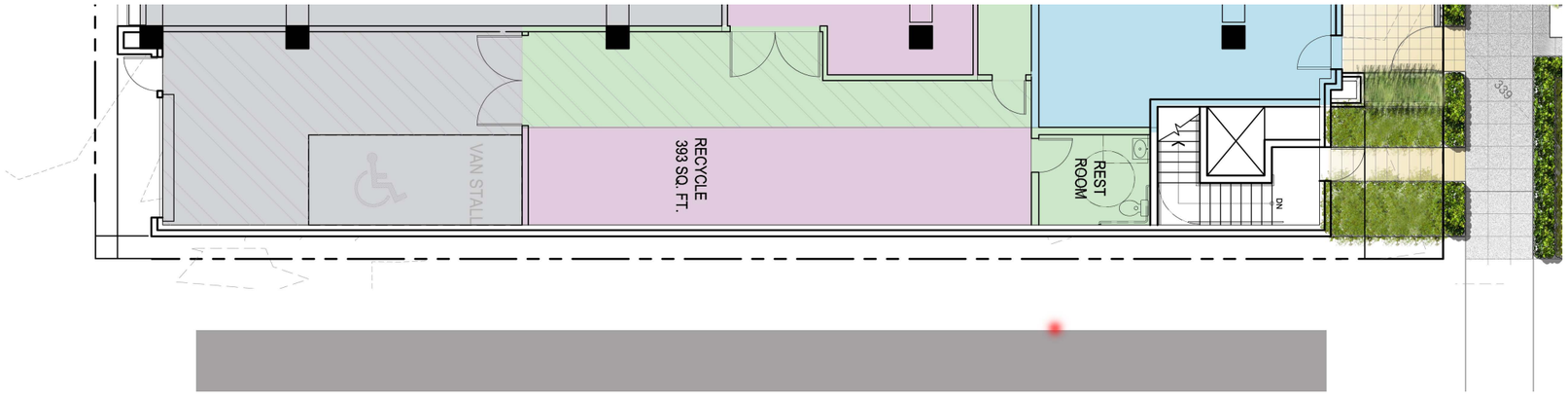
OPTION 2

alecta

1321 SENECA | EAST ELEVATION VIEW

WEBER THOMPSON

www.weberthompson.com



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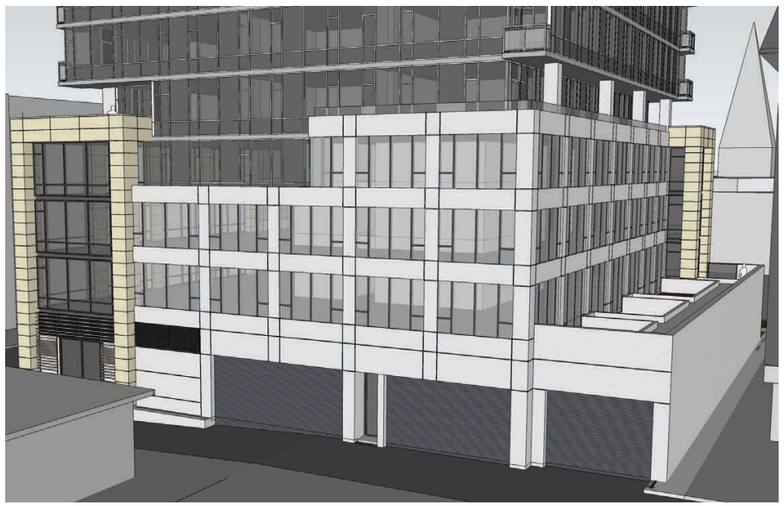
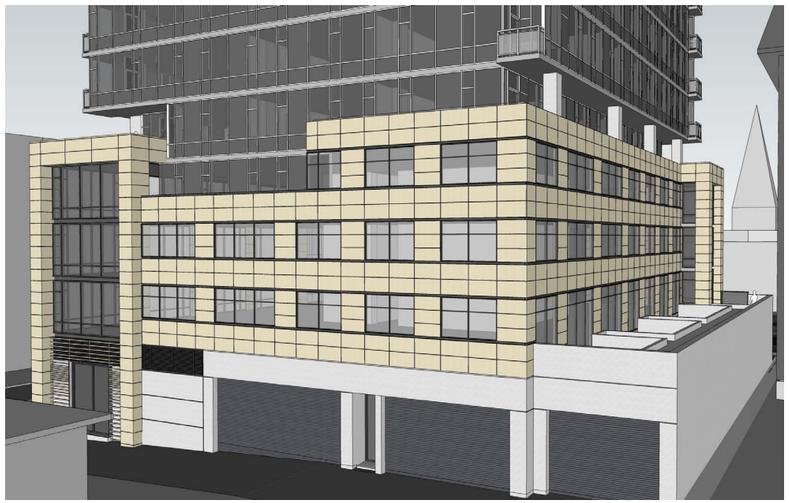


DESIGN OPTION A



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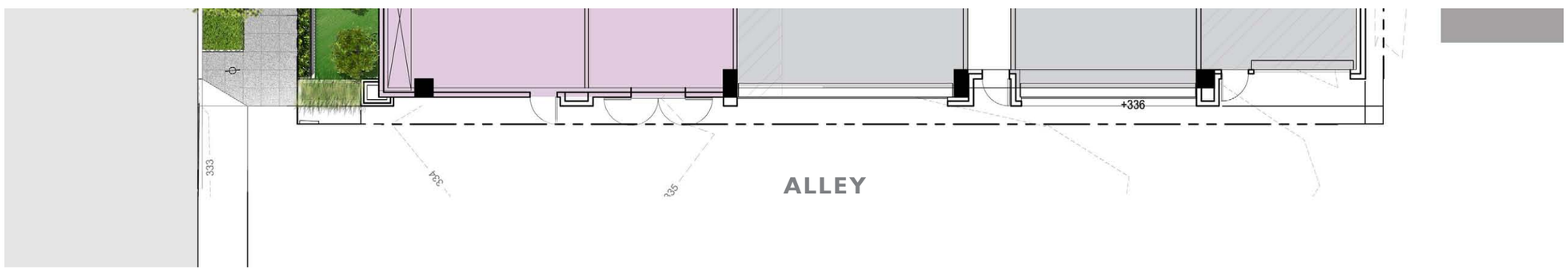
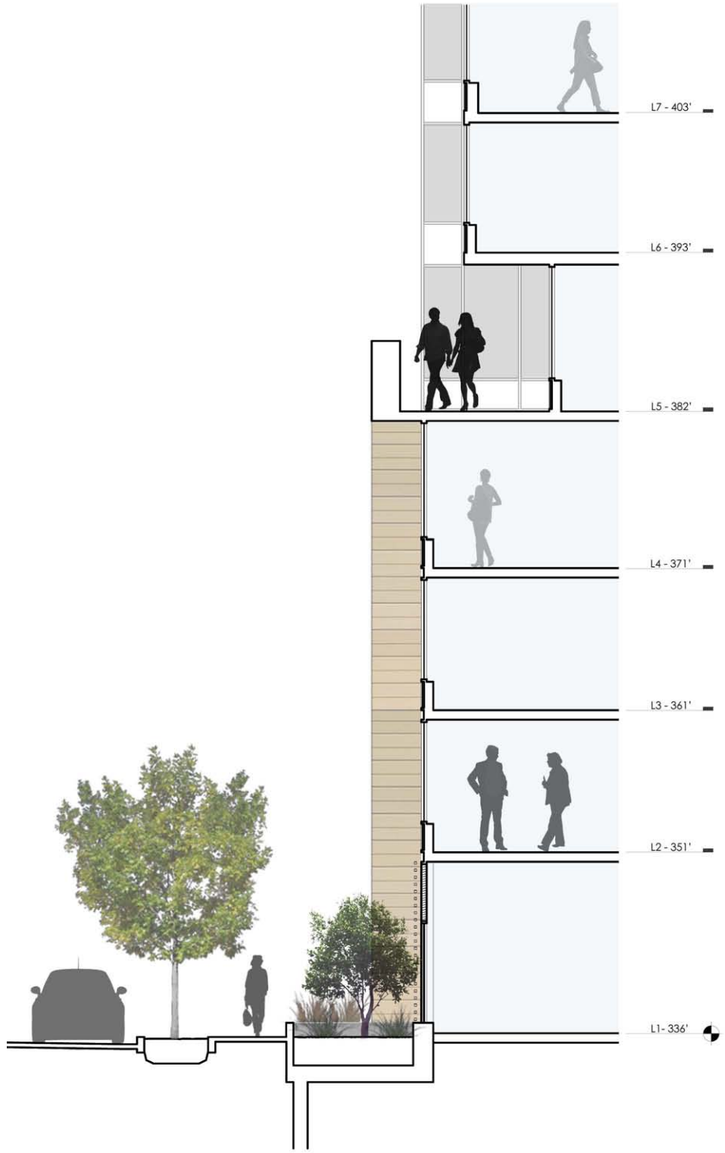
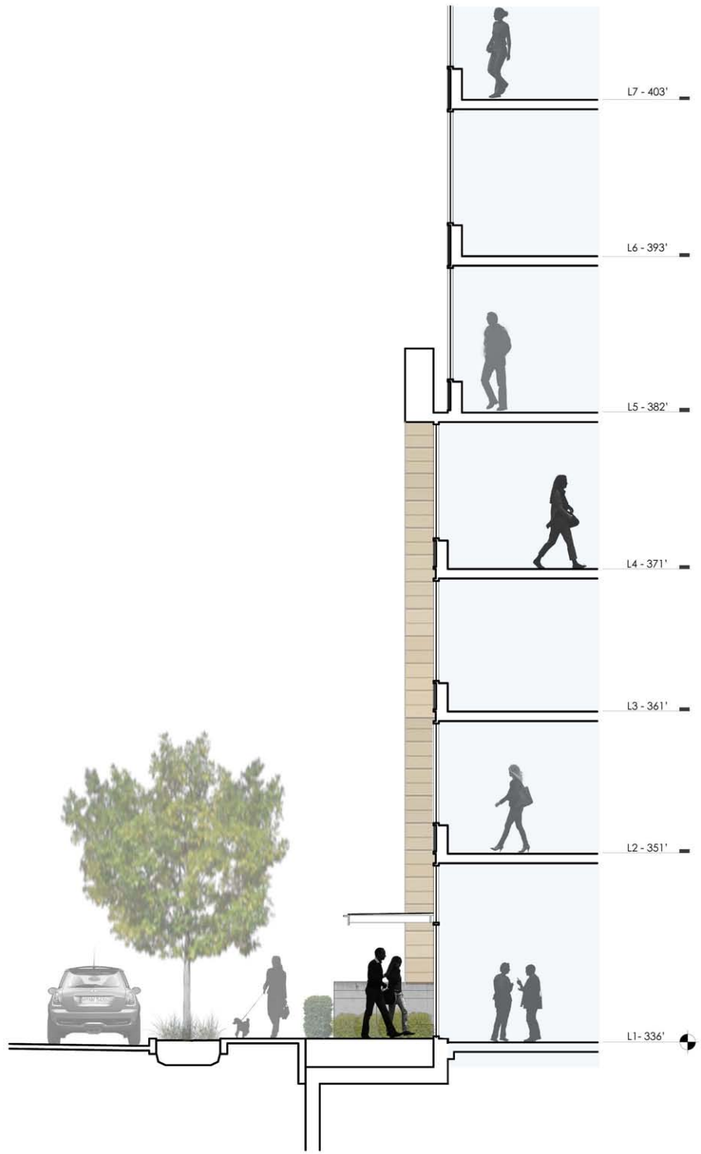
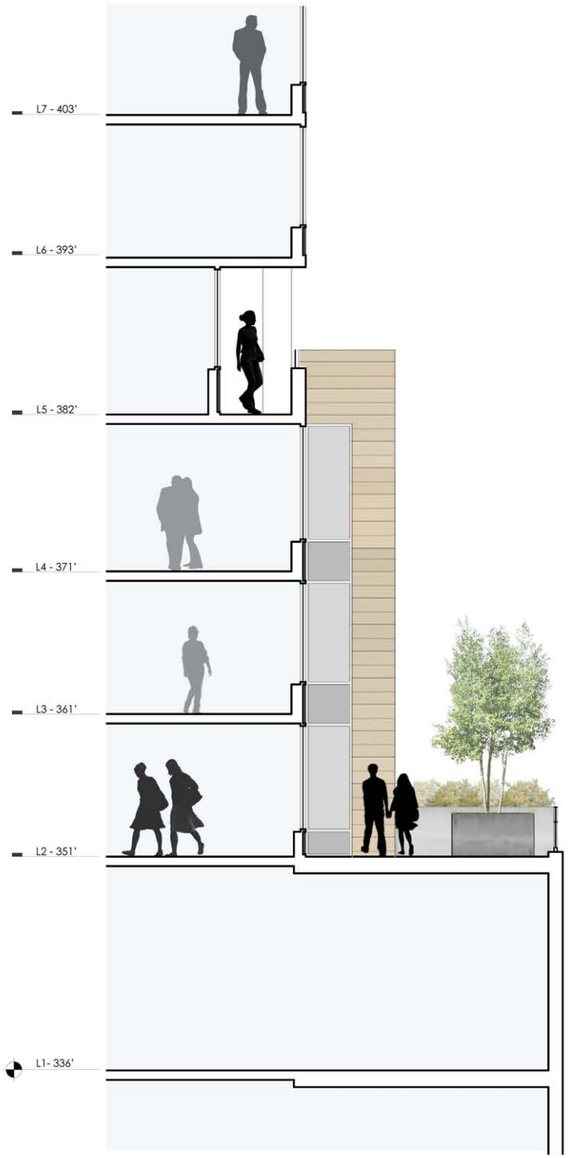
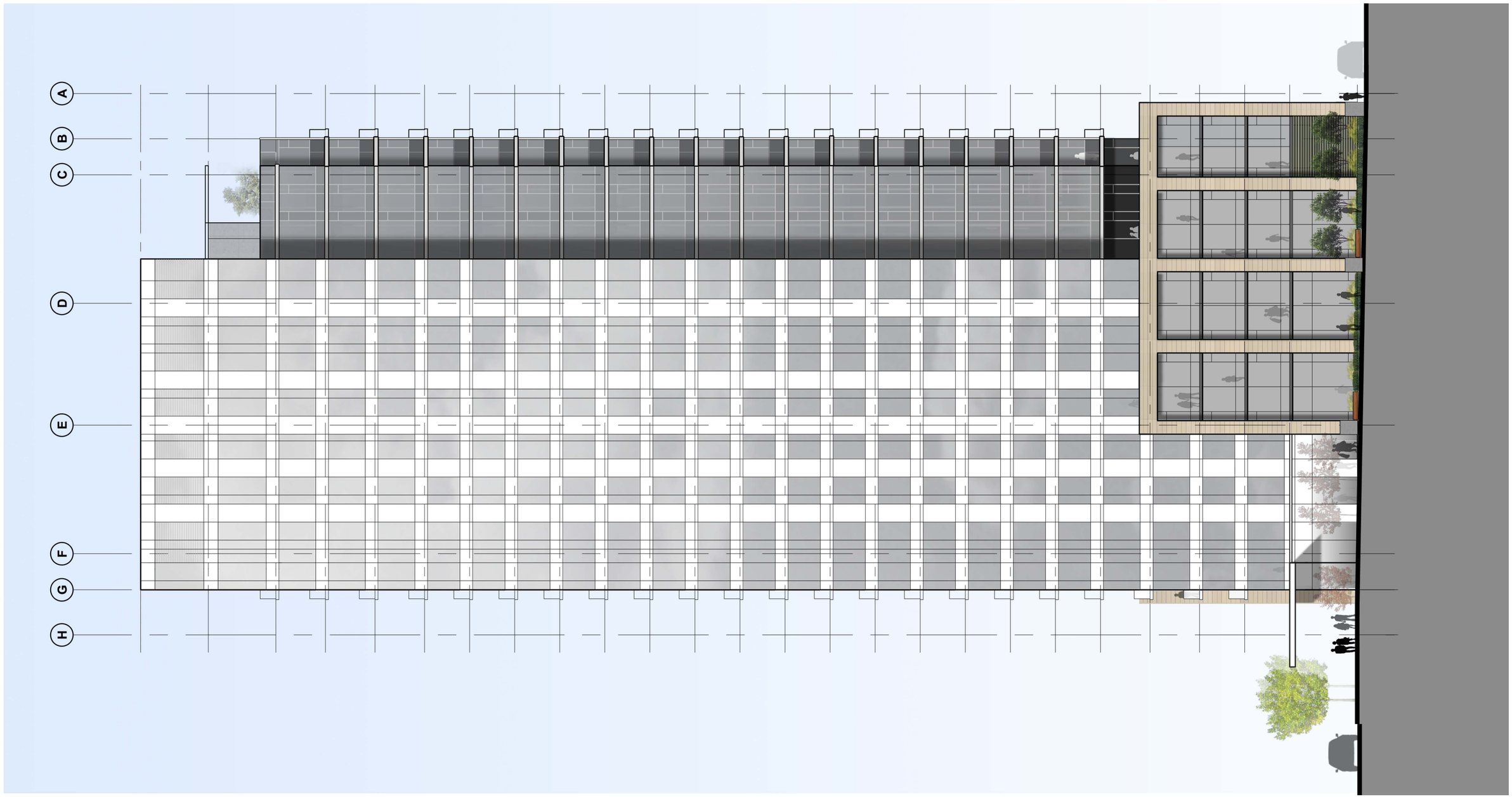
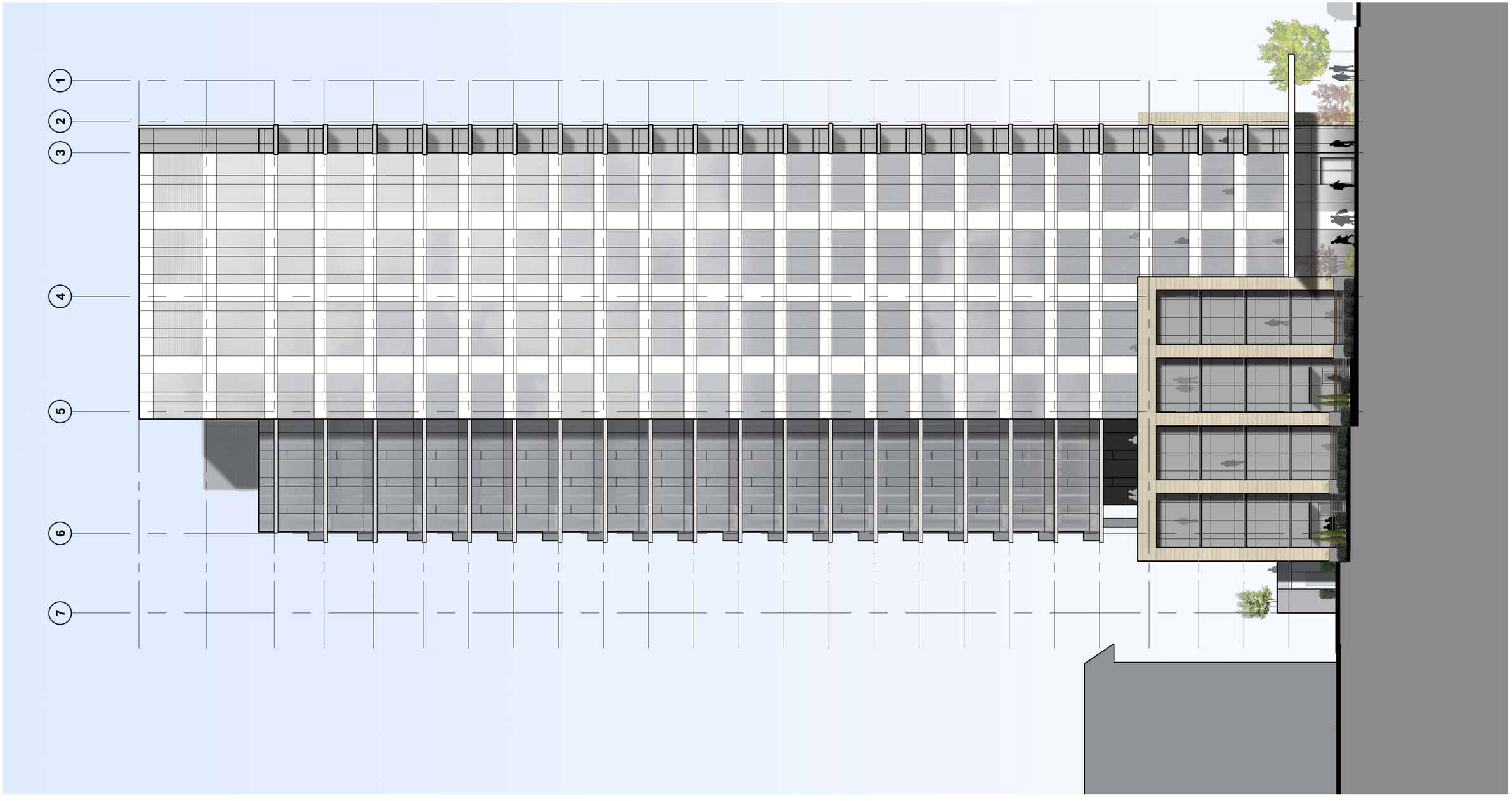


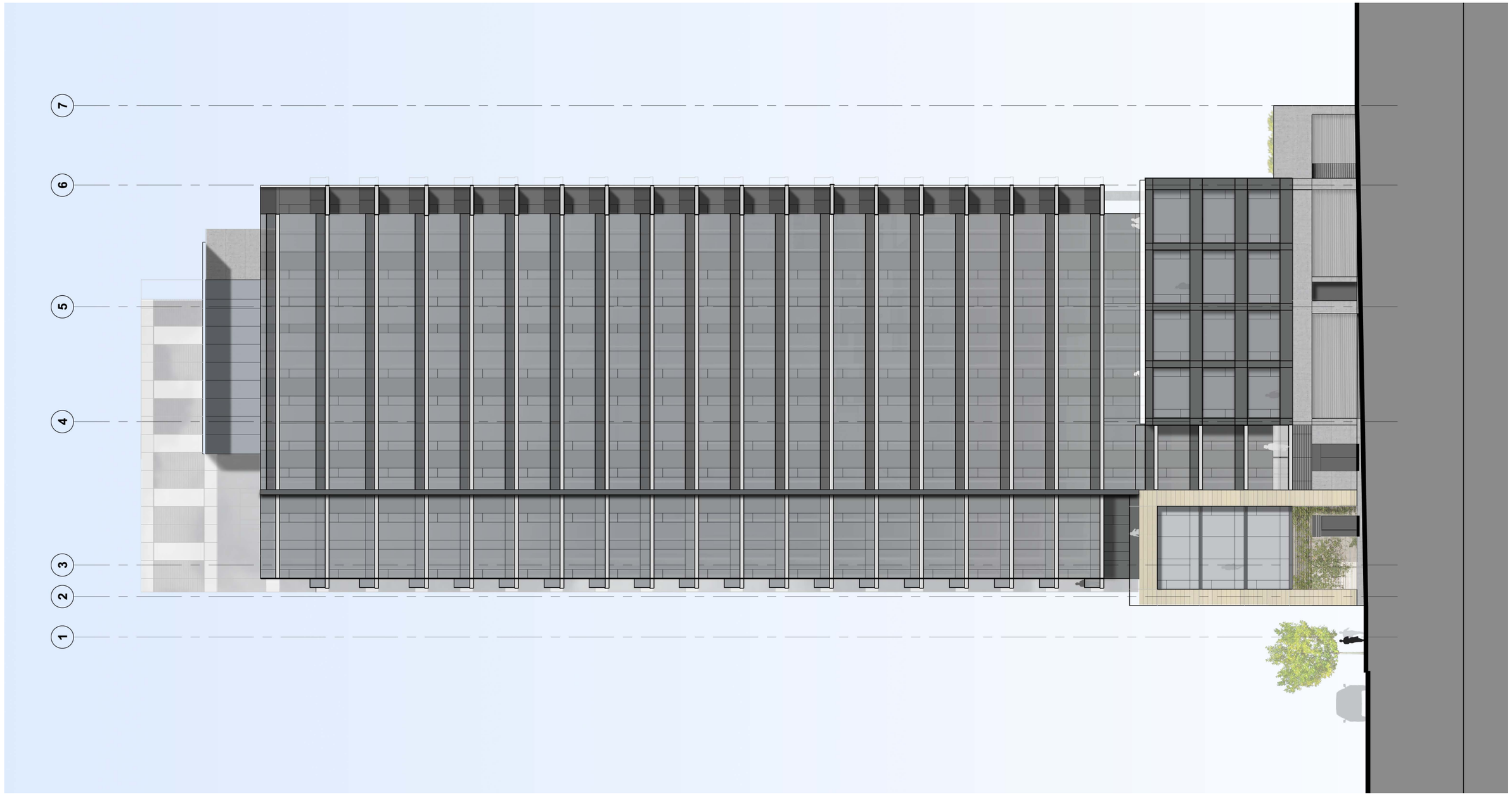


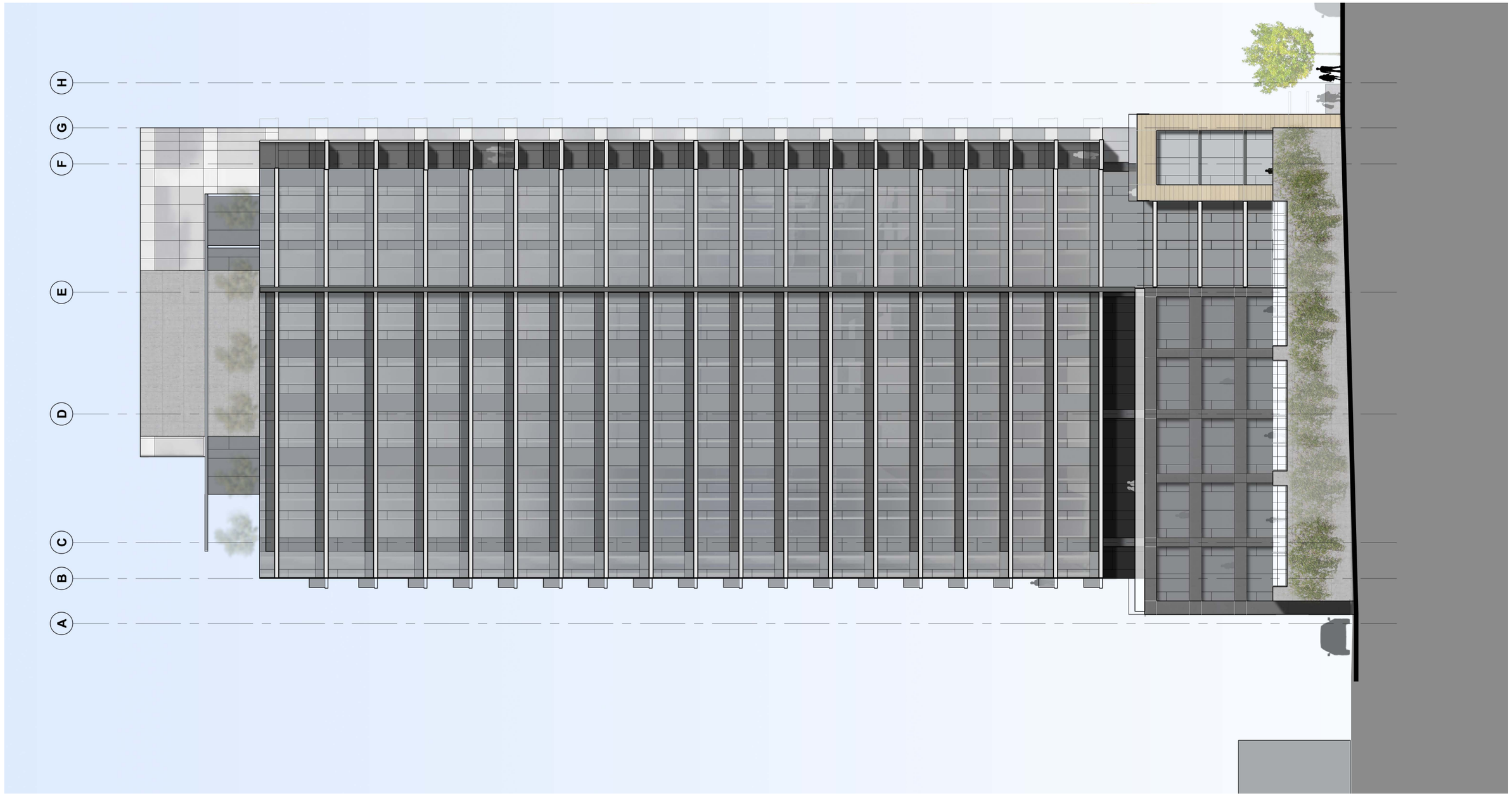


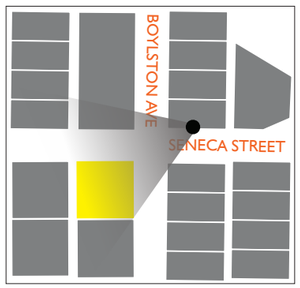


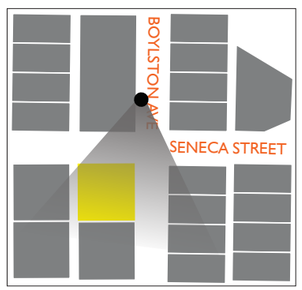


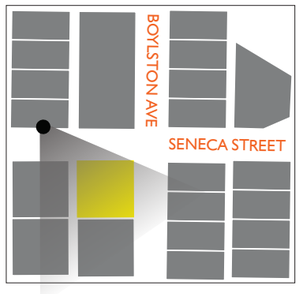


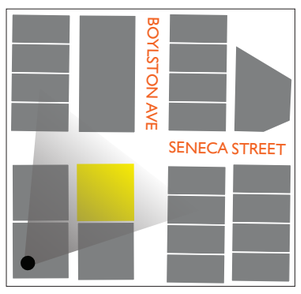


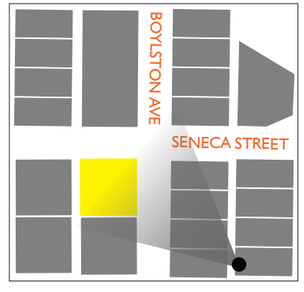


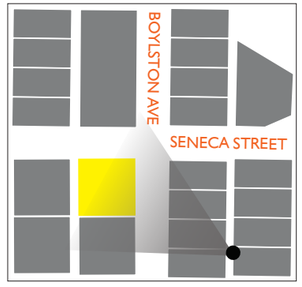




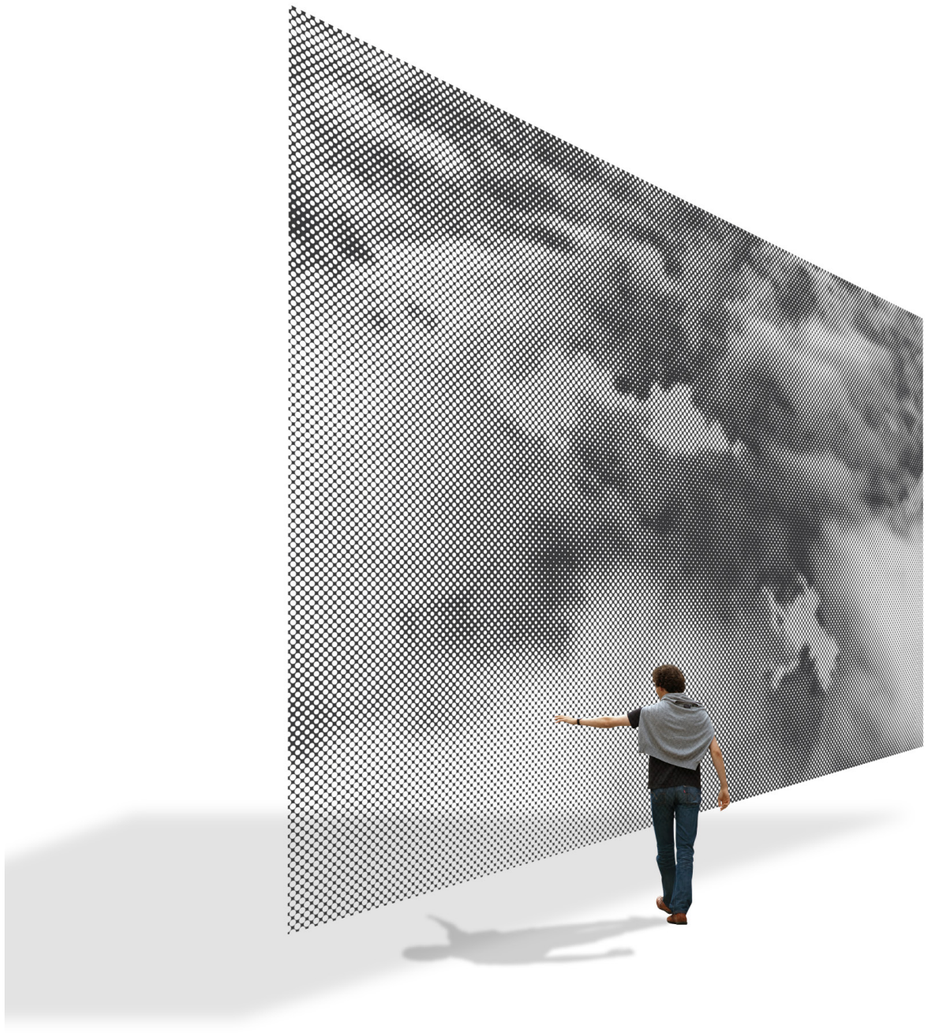








SCREEN DETAIL



SCREEN DETAIL

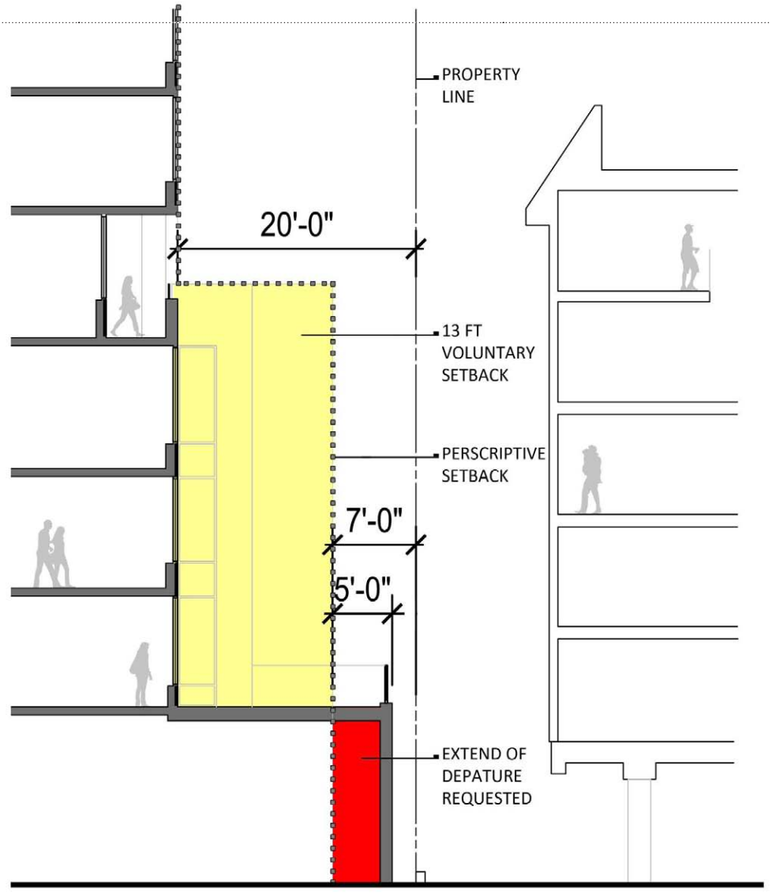
PHOTOGRAPH

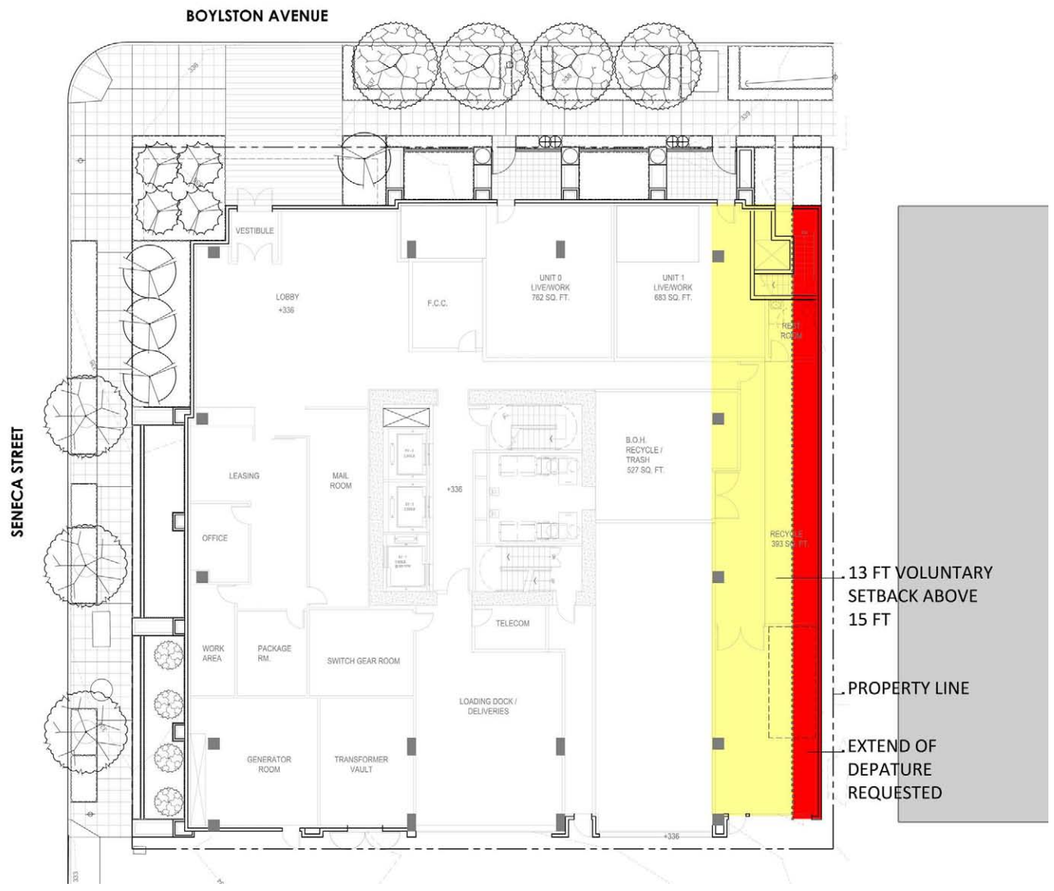
PIXELATED

DEPARTURE

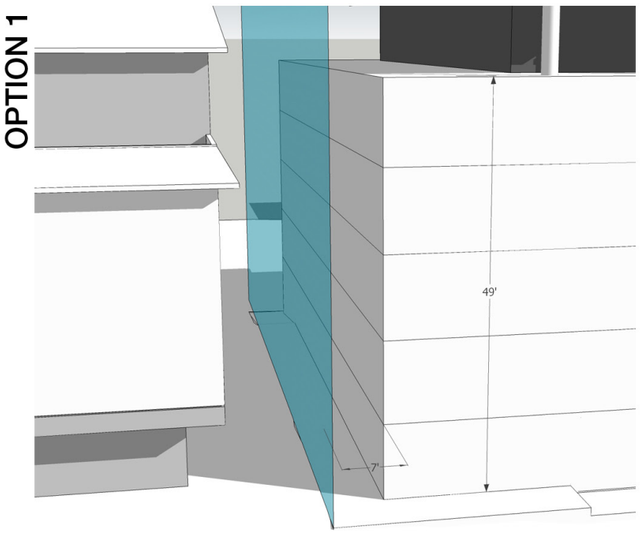
PROPOSED DEPARTURE

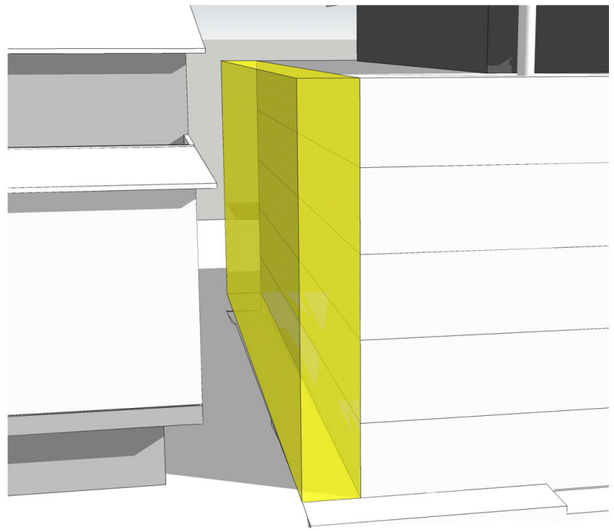
	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE REQUESTED	RATIONALE	DIAGRAM
1	SMC 23.45.518 HR SETBACKS	**At lot lines abutting neither a street nor alley: Portions of a structure 45' or below: 7' average setback, 5' min.**	At the lot line abutting the neighbor to the south: Portions of a structure 45' or below: 2' setback on ground floor and 15-20' set back on floors 2-4.	**Allows for a more generous separation between podium and neighboring building to the south.**	See Diagrams Below





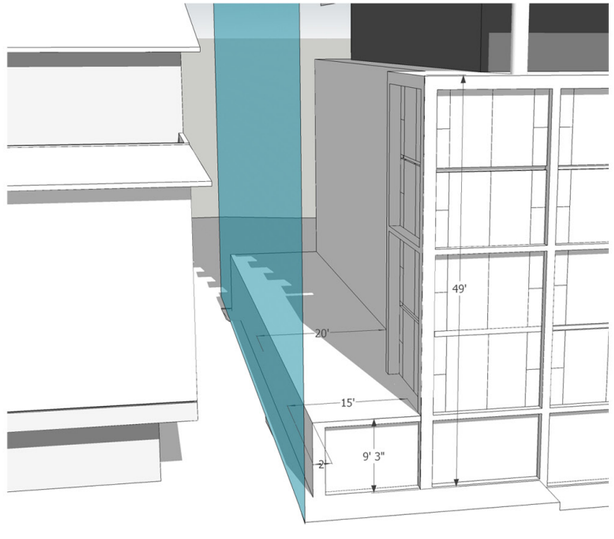
OPTION 1

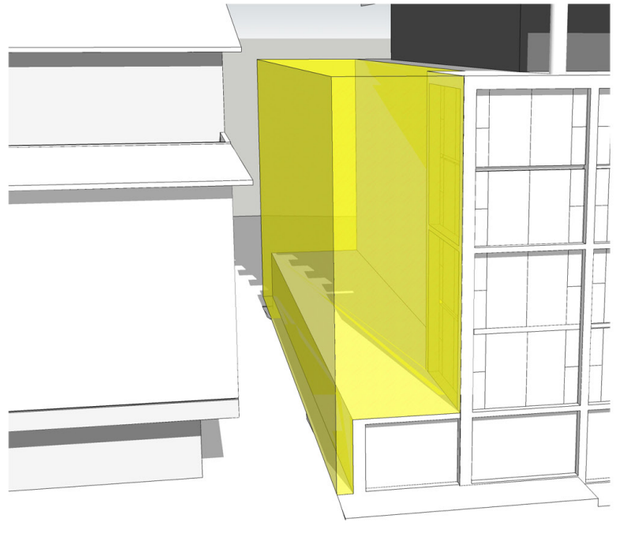


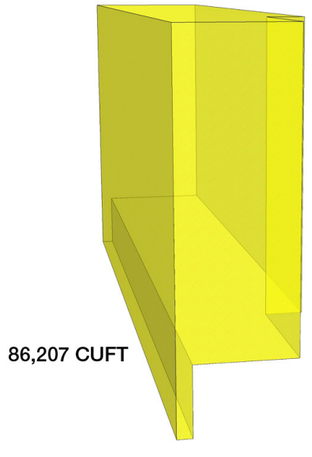


37,353 CUFT

OPTION 2: PREFERRED







86,207 CUFT

GROUND FLOOR OPTION 1

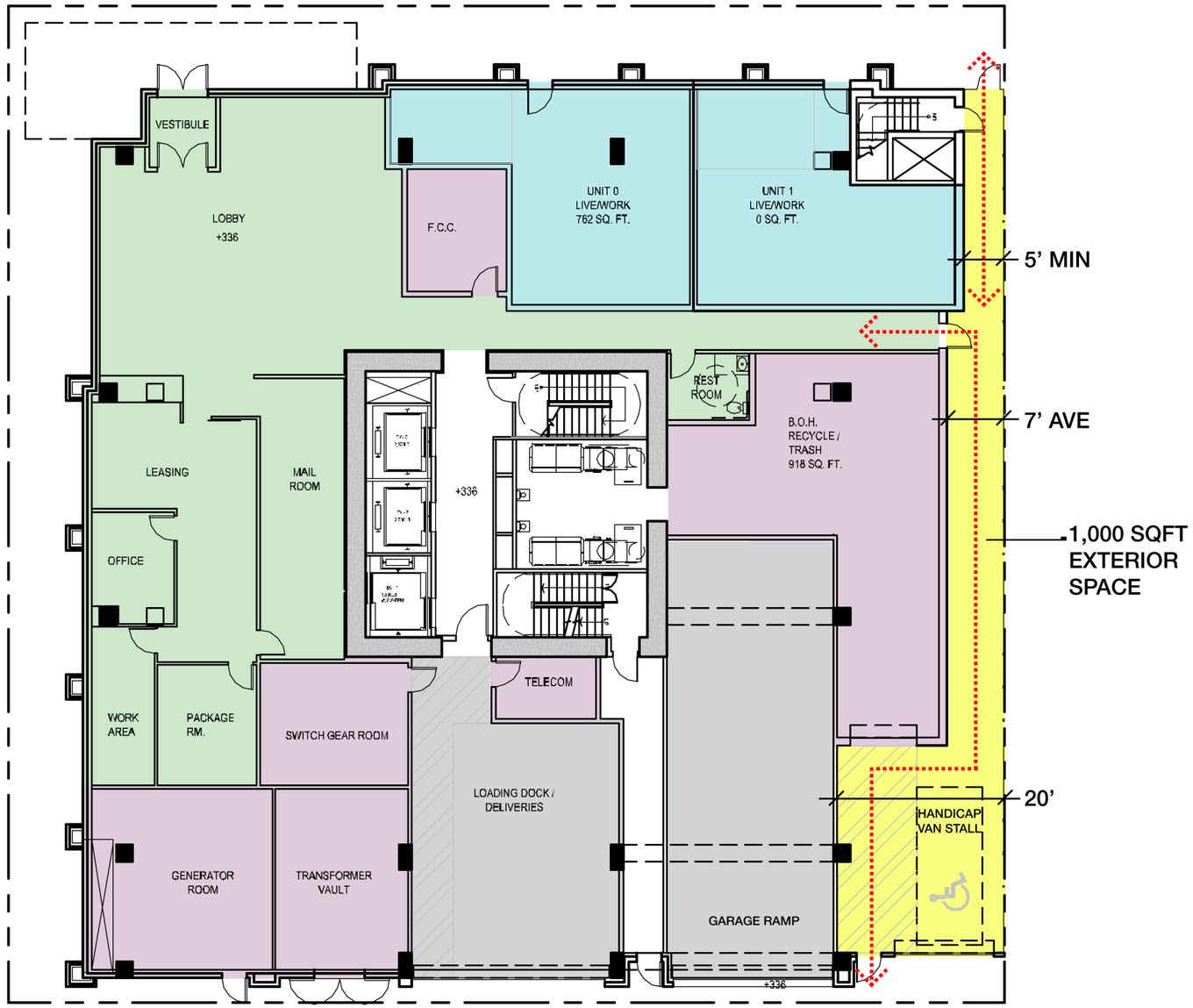
PREFERRED

GROUND FLOOR OPTION 1

PREFERRED

GROUND FLOOR OPTION 2

CODE COMPLIANT

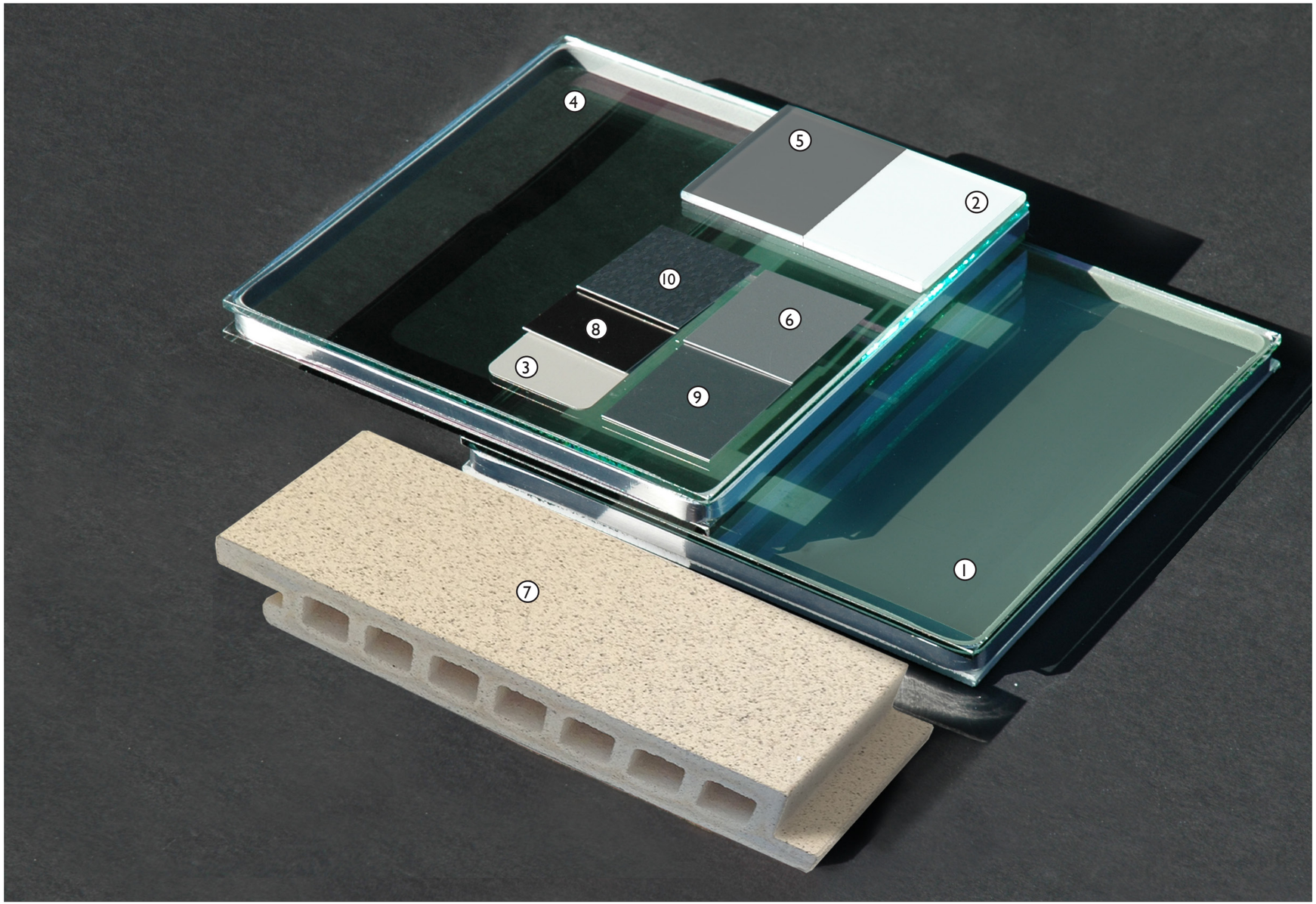


GROUND FLOOR OPTION 2

CODE COMPLIANT

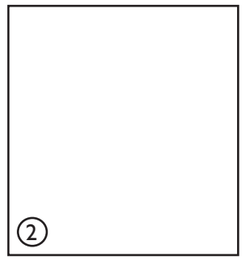
MATERIALS

PROJECT MATERIALS




1

Vision Glass: SolarBan 60


2

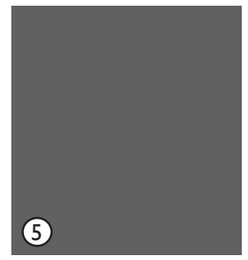
Glass Spandrel:
OPACI-COAT Primary White


3

Mullion:
Duranar XL Platinum


4

Vision Glass: SolarBan 70 XL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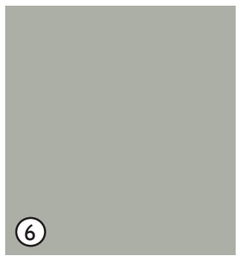
Glass Spandrel:
Web Gray Frit Surface #3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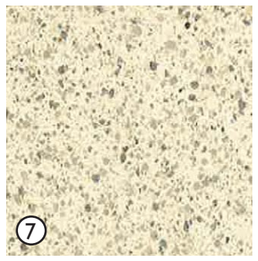
Mullion:
Duranar XL Silver Shadow


7

Terracotta:
NBK Ceramic Natural Sand
Blasted


8

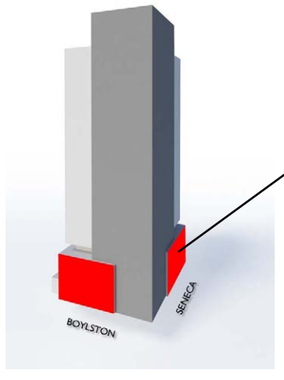
Mullion:
Duranar Matte Black


9

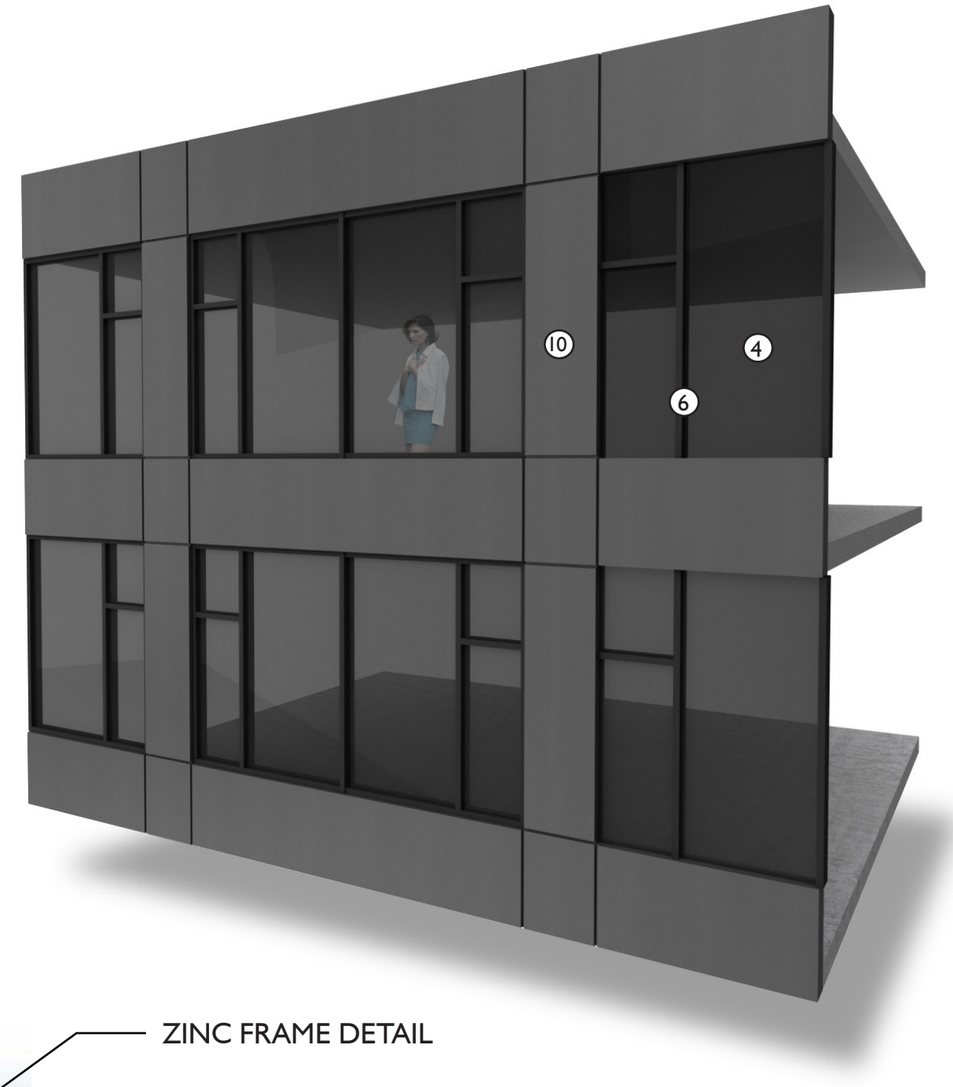
Glass Spandrel:
Matte Black Frit Surface #3

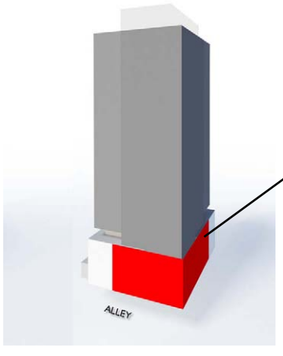

10

Metal Panel:
VMZINC Anthra-Zinc

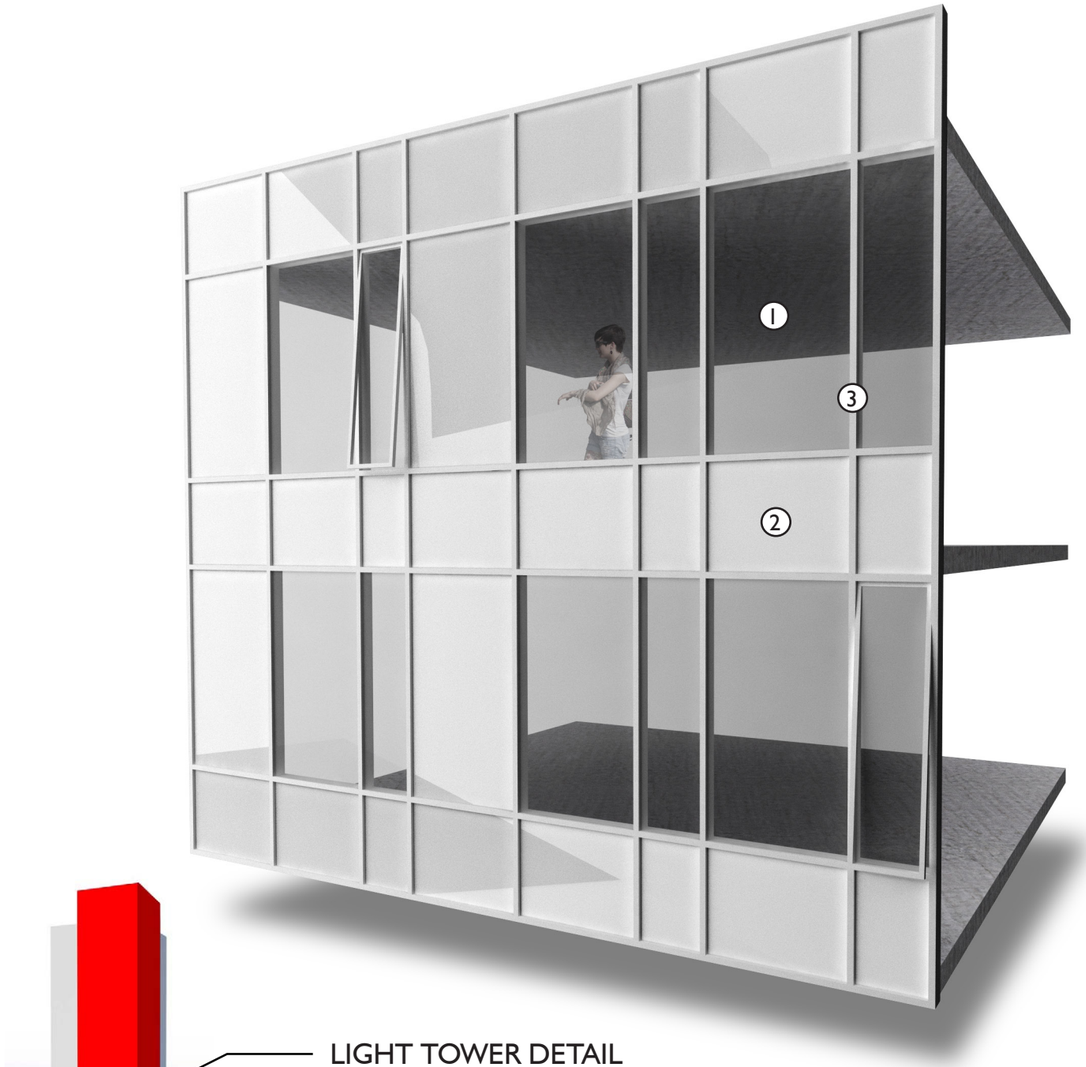


PODIUM FRAME DETAIL

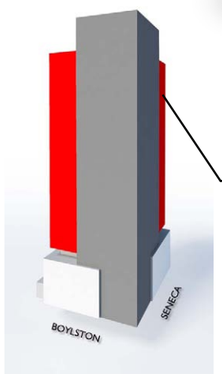




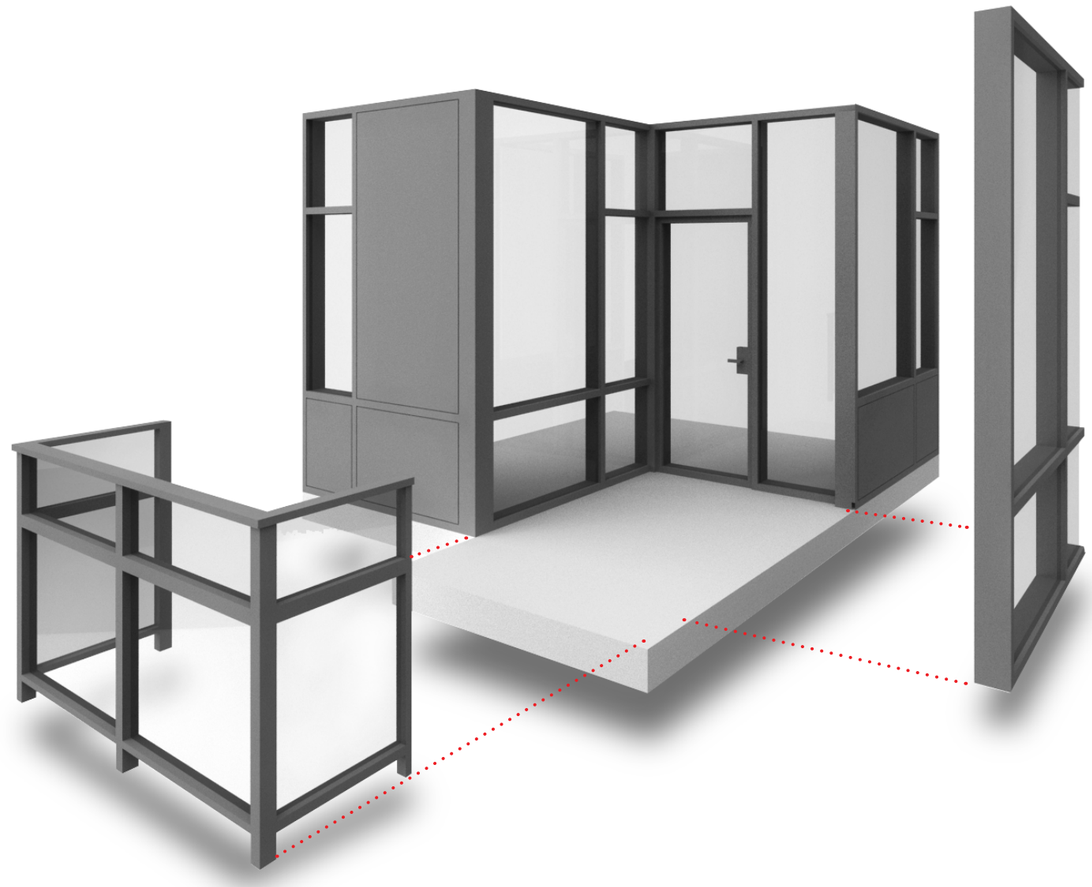
ZINC FRAME DETAIL



LIGHT TOWER DETAIL



DARK TOWER DETAIL



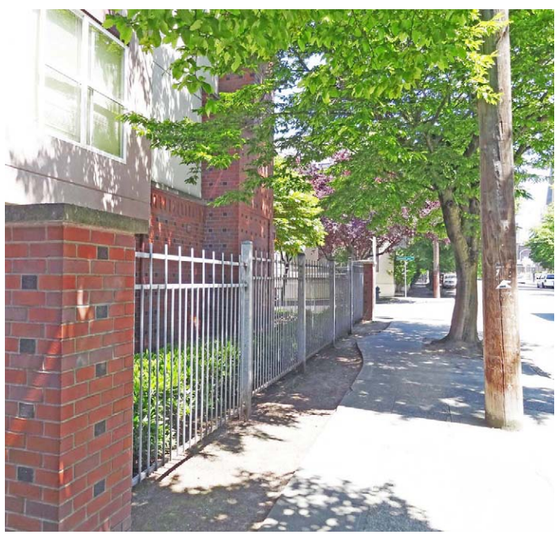
EXPLODED AXON
DETAIL

LANDSCAPE

STREETSCAPE CONTEXT

ADJACENT STREETSCAPE

ADJACENT STREETSCAPE



APARTMENT BUILDING

CHARBONNEAU

THERAPUTIC HEALTH SERVICES

THE MANHATTAN

HILLTOP COURT APARTMENTS

FIRST HILL PLAZA

Carex testacea (Autumn Sedge)

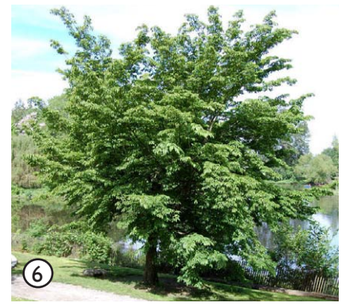
Acer japonicum 'Aconitifolium'
(Fernleaf Japanese Maple)

Acer griseum
(Paperbark Maple)

Senecio greyi
(Sunshine Bush Daisy)

Hydrangea quericifolia (Snow Queen
Oakleaf Hydrangea)

STREETSCAPE



Carpinus japonicus
(Japanese Hornbeam)

Microbiota decussata
(Russian Juniper)

Buxus 'Green Gem'
(Green Gem Korean Boxwood)

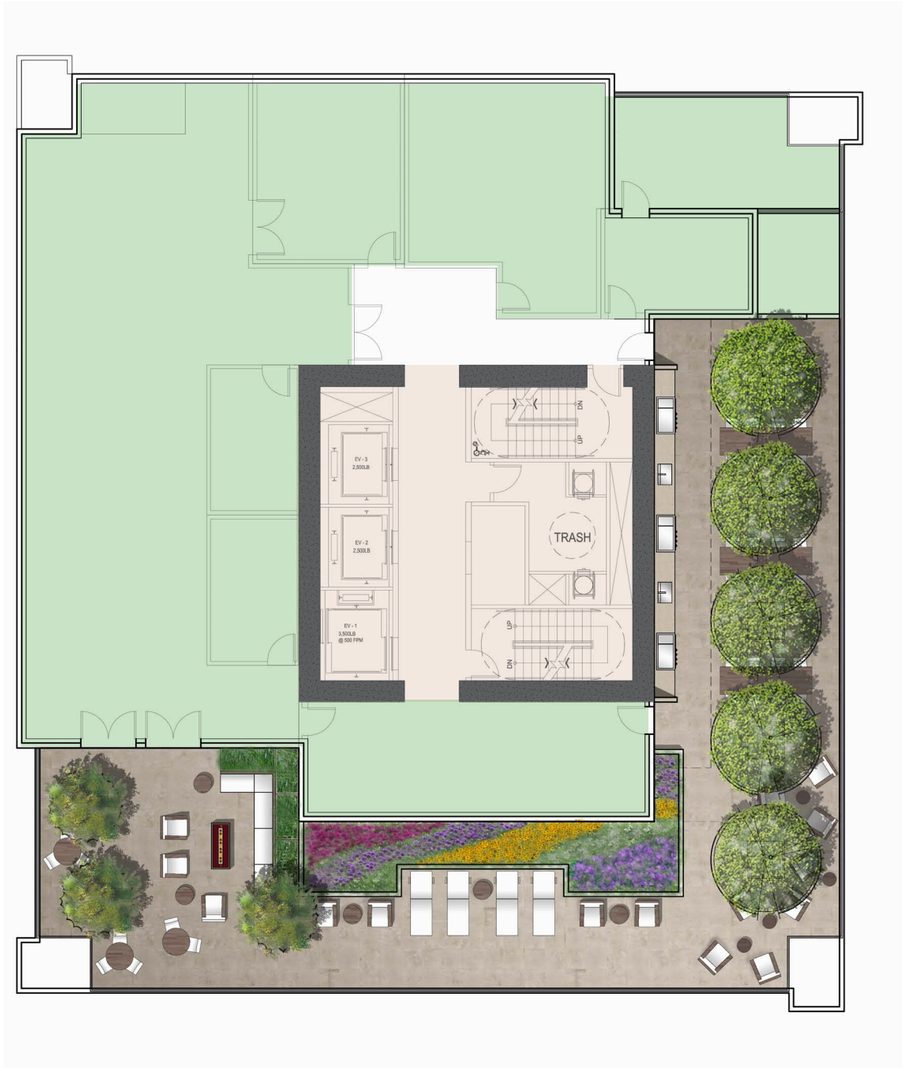
0 8' 16' 32'

1/16"=1'-0"

BOYLSTON AVENUE

SENECA STREET

L2 TERRACE



ROOFTOP AMENITY TERRACE

0 8' 16' 32'

1/16"=1'-0"

1321 SENECA
SITE LIGHTING

1

Main Canopy Light:
Adjustable surface mount LED lights located at main street level canopy along the North building facade provide higher light levels highlighting the main entry and walkway.

2

Architectural Wall Sconce:
Surface mount linear wall LED or fluorescent sconces at building columns provide low levels of illumination around building perimeter.

3

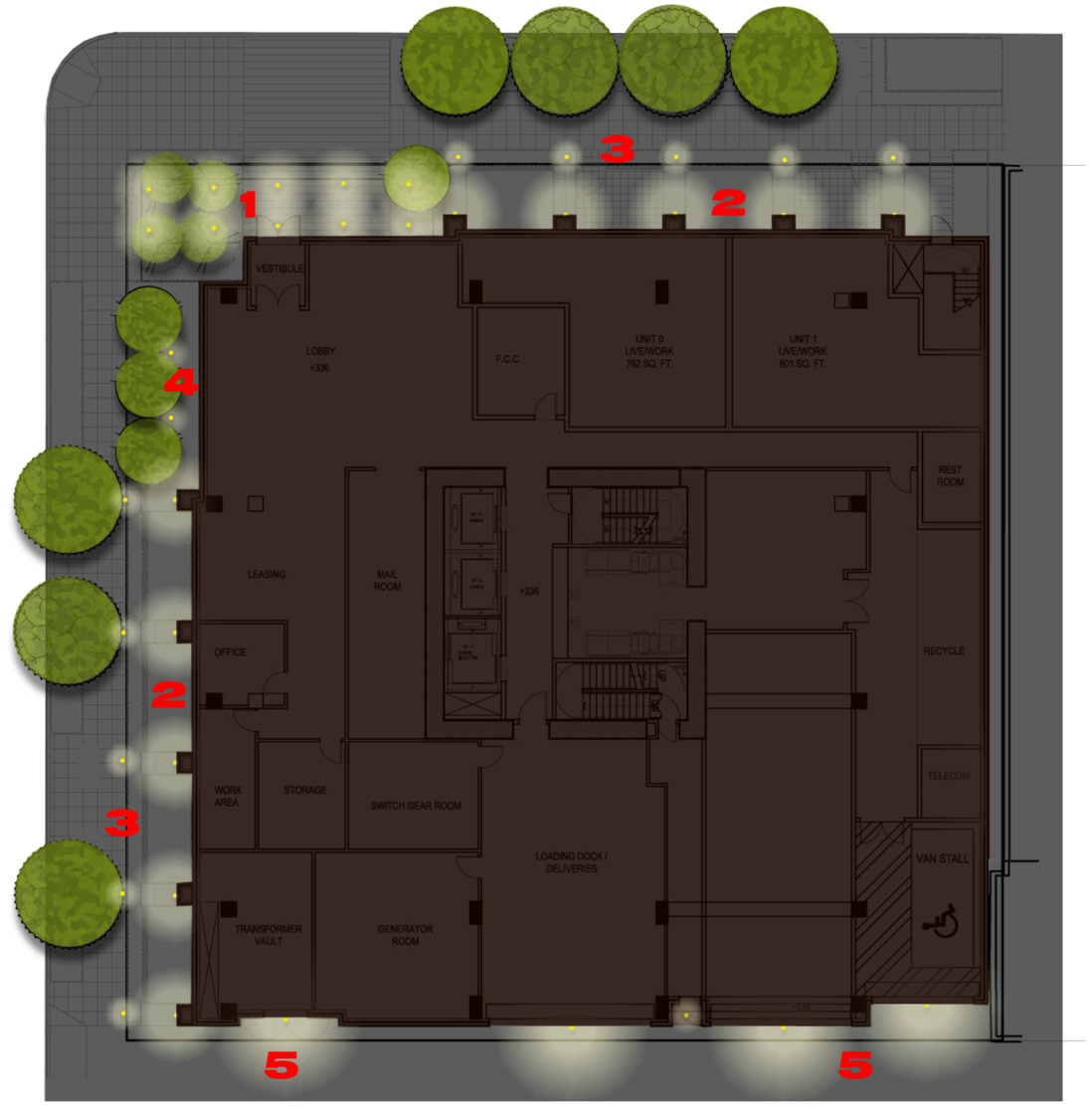
Step Light:
Recessed LED or fluorescent step lights located in the exterior concrete guardrail at the North and West building facades provide safe illumination levels at the pedestrian walkway.

4

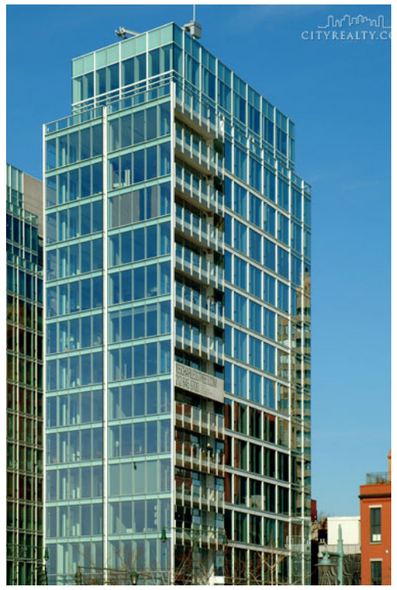
Landscape Spot Light:
Stake mounted adjustable LED spotlights highlight vegetation and other landscape features.

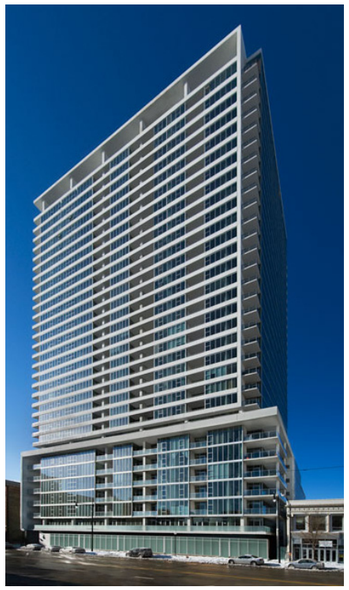
5

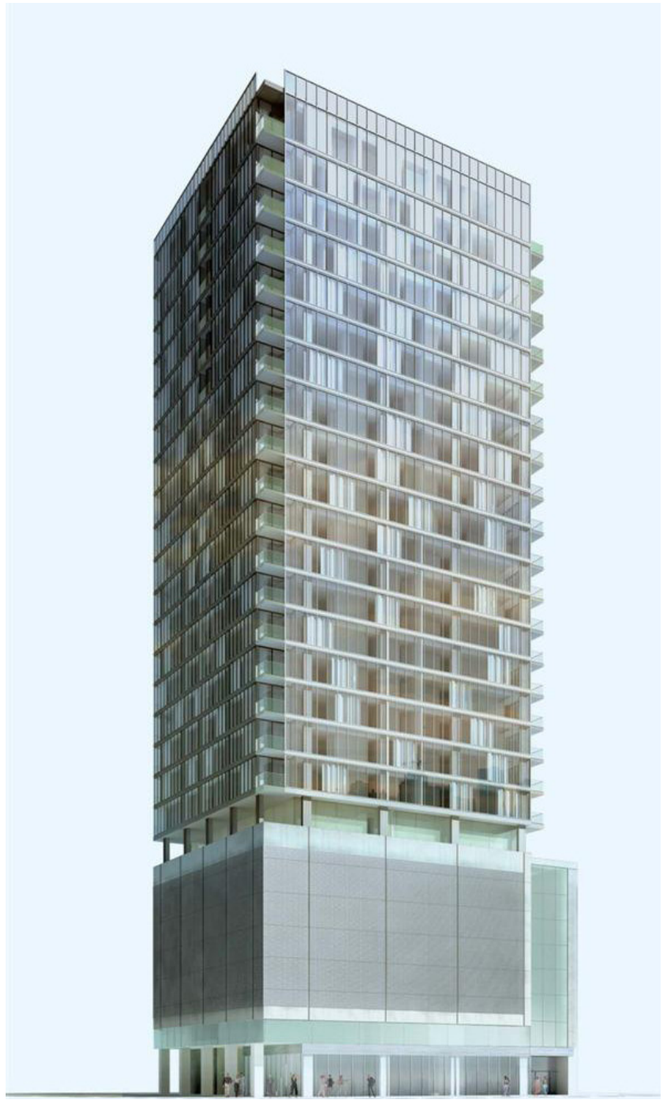
Security Lighting
Surface mount fluorescent wall pack provides safe light levels at less populated areas of the building perimeter.

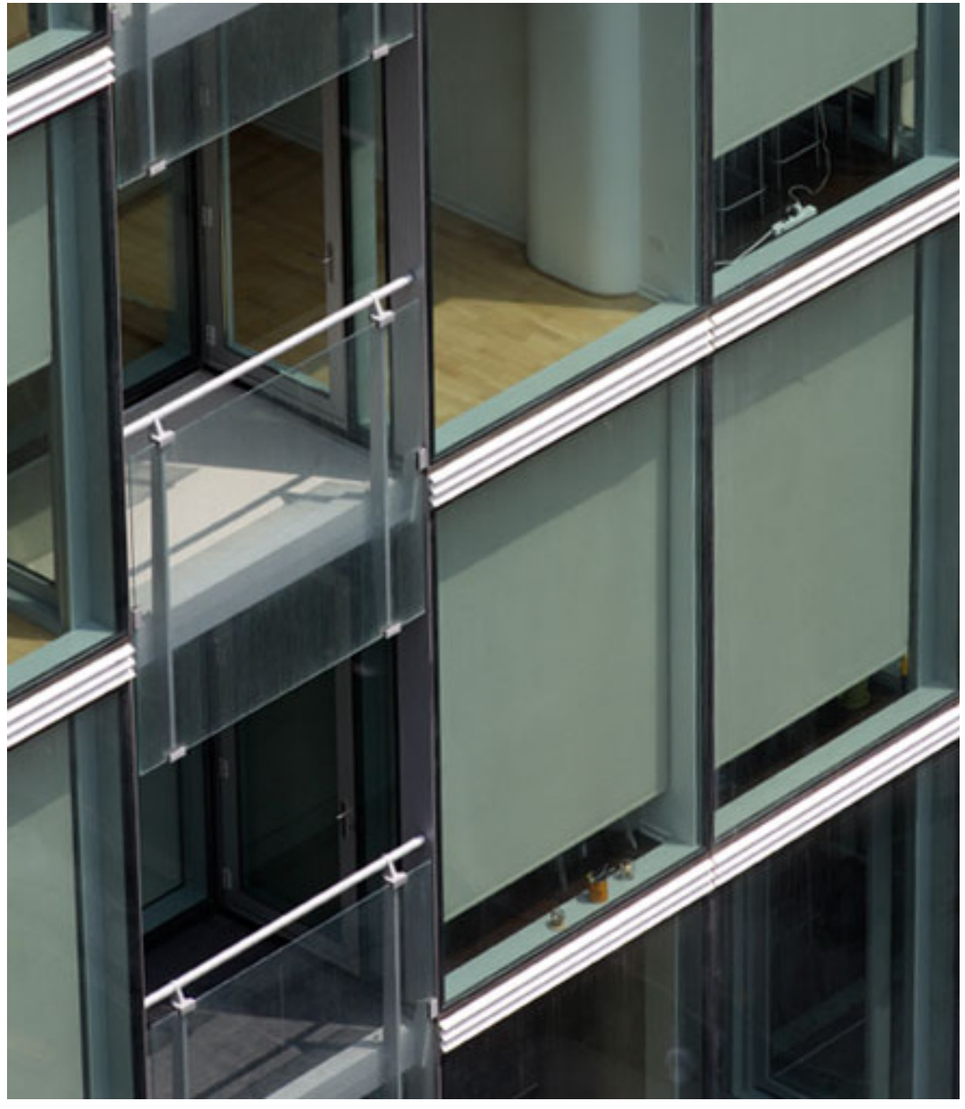


APPENDIX









WINTER SOLSTICE

3:30 PM

12:00 PM

8:30 AM

SUMMER SOLSTICE

7:00 PM

12:00 PM

7:00 AM

ZONING ANALYSIS

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.

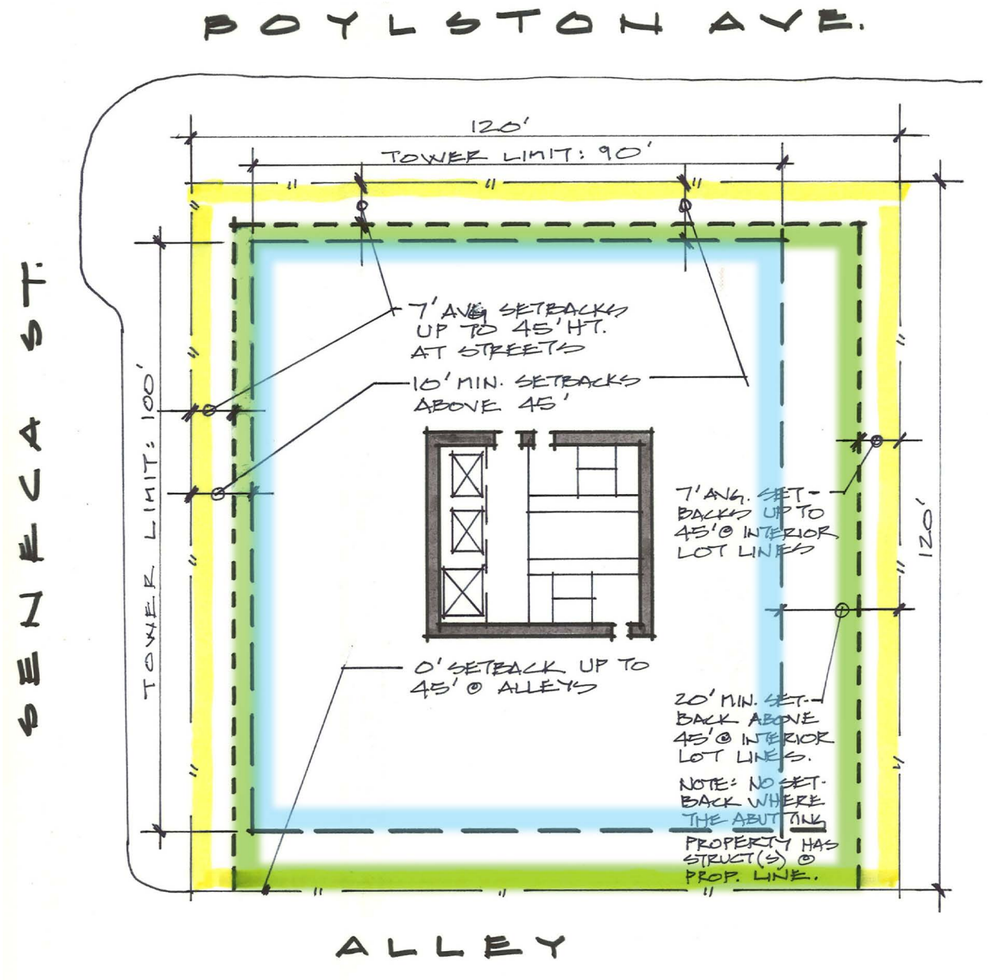
At lot lines abutting an alley:

- 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:

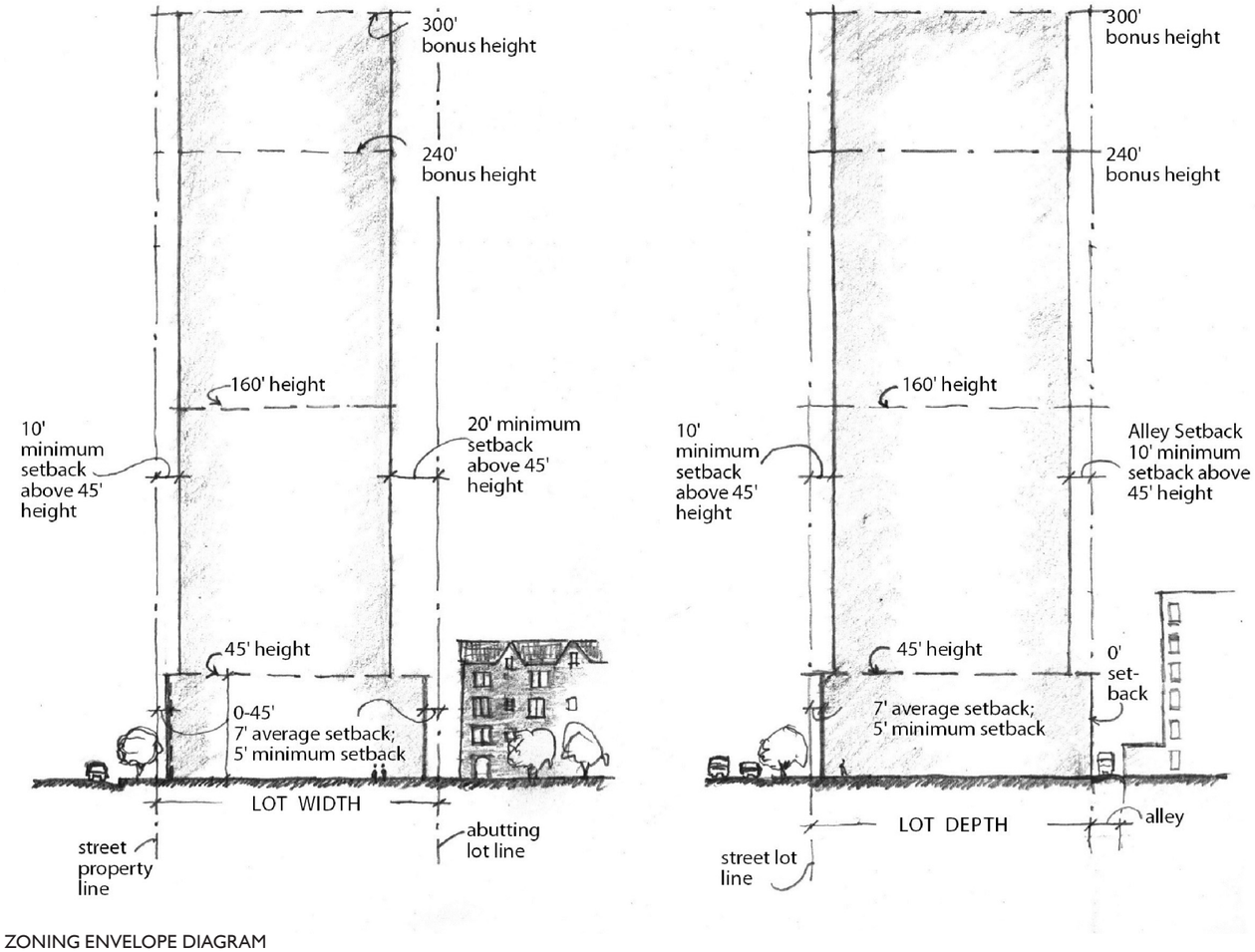
- Portions of a structure 45' or below: 7' average setback, 5' min., except that no setback is required for portions abutting an existing structure built to the abutting lot line.
- Portions above 45': 20' minimum setback.

Setbacks are departable as well.



SETBACK DIAGRAM

ZONING ANALYSIS



ZONING ENVELOPE DIAGRAM

HR TOWER WIDTH AND FLOOR SIZE LIMITS: SMC 23.45.520

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

a. A maximum façade width of 130 feet is permitted, provided that the average gross floor area of all stories above 45 feet in height does not exceed 10,000 SF; or

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

HR RESIDENTIAL AMENITY AREAS: SMC 23.45.522

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