

# #3017075

1404 Boylston Ave **EARLY DESIGN GUIDANCE**

JOHNSON & CARR, LLC **S+HWorks**

## ADDRESS

1404 BOYLSTON AVE  
DPD# 3017075

## PROJECT TEAM

OWNER	Johnson & Carr, LLC
ARCHITECT	S+H Works, LLC
SURVEYOR	Chadwick & Winters

## PROJECT INFO

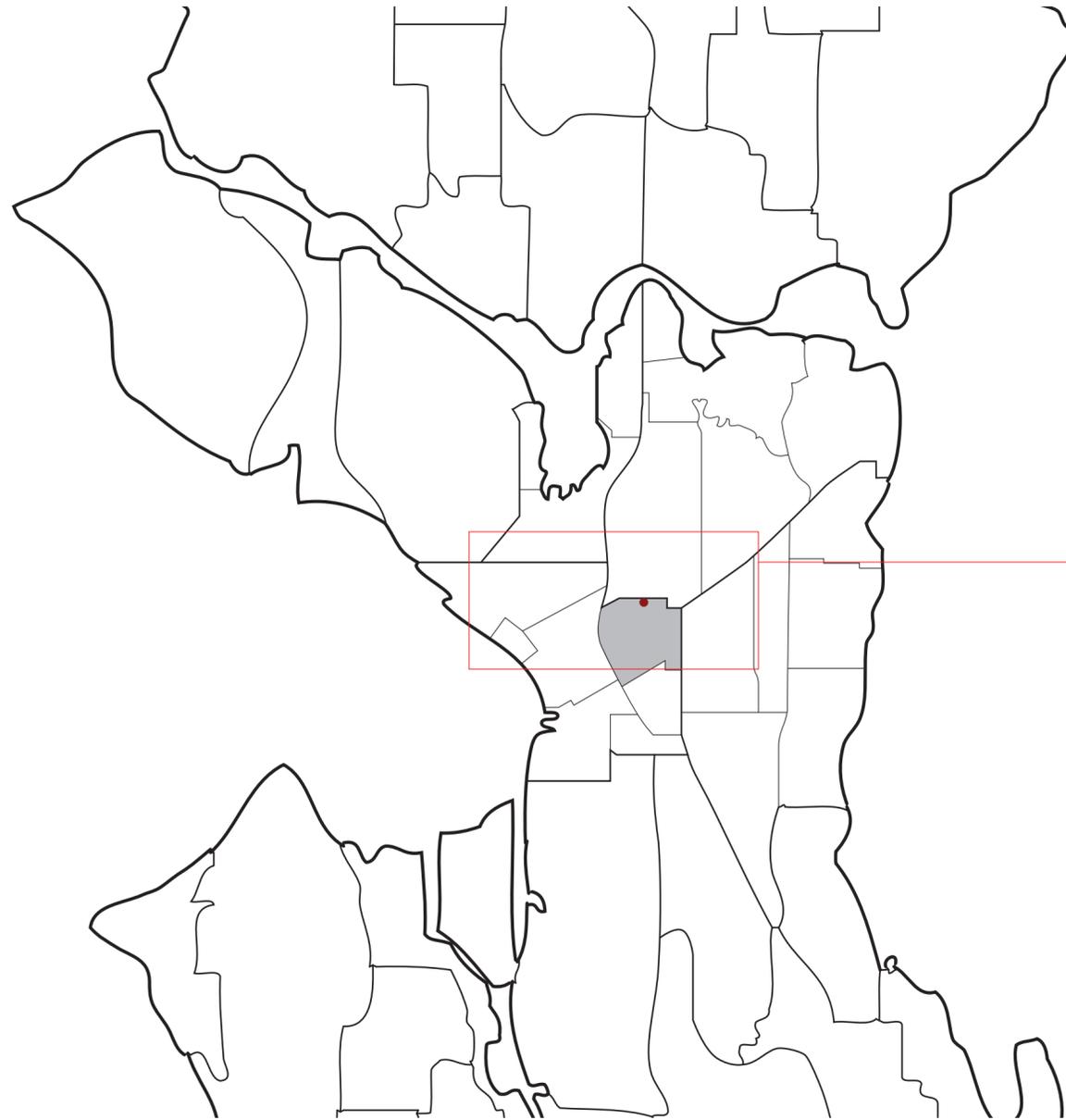
ZONING	MR
OVERLAYS	PIKE/PINE UCV, FREQUENT TRANSIT
LOT SIZE	11,124
FAR (w/ Green & Affordable)	4.25
ALLOWABLE FAR	47,277
PROPOSED FAR	46,040 +/-
PROPOSED UNITS	105 +/-
PARKING STALLS	N/A
BICYCLE PARKING	45 +/-

## PROJECT DESCRIPTION

The construction of a 7 story + basement structure with approx. 105 units. This project will seek to meet Green Factor and Affordable housing standards. All existing structures and landscaping to be removed.

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SEATTLE CONVENTION CENTER

VIRGINIA MASON MEDICAL CENTER

THE NORTHWEST SCHOOL

SWEDISH MEDICAL CENTER

FIRST BAPTIST CHURCH

SEATTLE UNIVERSITY

BULLITT CENTER

SEATTLE CENTRAL CC

CAPITOL HILL TRANSIT STATION

CAL ANDERSON PARK

S+H WORKS

## PIKE / PINE

The proposed development is located within the Pike/Pine Urban Center Village, and on the north edge of the First Hill neighborhood. There is an abundance of mixed-use development with a wide variety of restaurants, retail and nightlife located within blocks of the site. The greater Pike/Pine area has been going through a period of steady growth as well as major public transit infrastructure improvements.

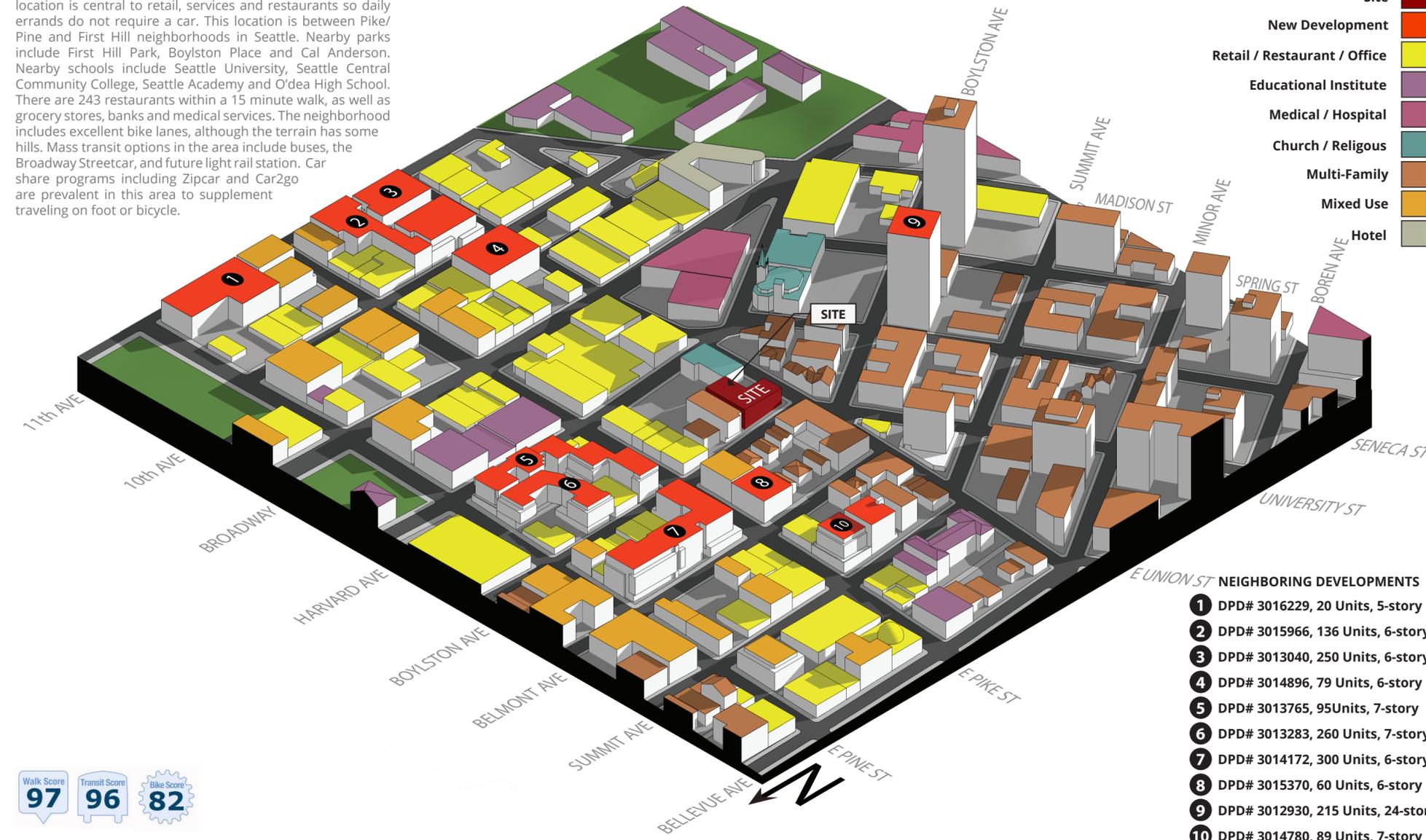
## DEVELOPMENT GOALS

The goals of this project are to create infill housing that positively transitions between the Pike/Pine and First Hill neighborhoods, both very dense neighborhoods in Seattle. The transition will embrace the architectural character of both neighborhoods, while responding to site specific topography, and the greater transit and bicycle networks. The relationship of the project to the street will complement both resident and pedestrian experiences, while allowing for future changes in the public realm.

- Pike / Pine Urban Center Village (UCV)
- Capitol Hill Neighborhood
- First Hill Neighborhood (Downtown)
- Site

# SITE ANALYSIS

1404 Boylston Avenue has a Walk Score of 97 out of 100. This location is central to retail, services and restaurants so daily errands do not require a car. This location is between Pike/ Pine and First Hill neighborhoods in Seattle. Nearby parks include First Hill Park, Boylston Place and Cal Anderson. Nearby schools include Seattle University, Seattle Central Community College, Seattle Academy and O'dea High School. There are 243 restaurants within a 15 minute walk, as well as grocery stores, banks and medical services. The neighborhood includes excellent bike lanes, although the terrain has some hills. Mass transit options in the area include buses, the Broadway Streetcar, and future light rail station. Car share programs including Zipcar and Car2go are prevalent in this area to supplement traveling on foot or bicycle.

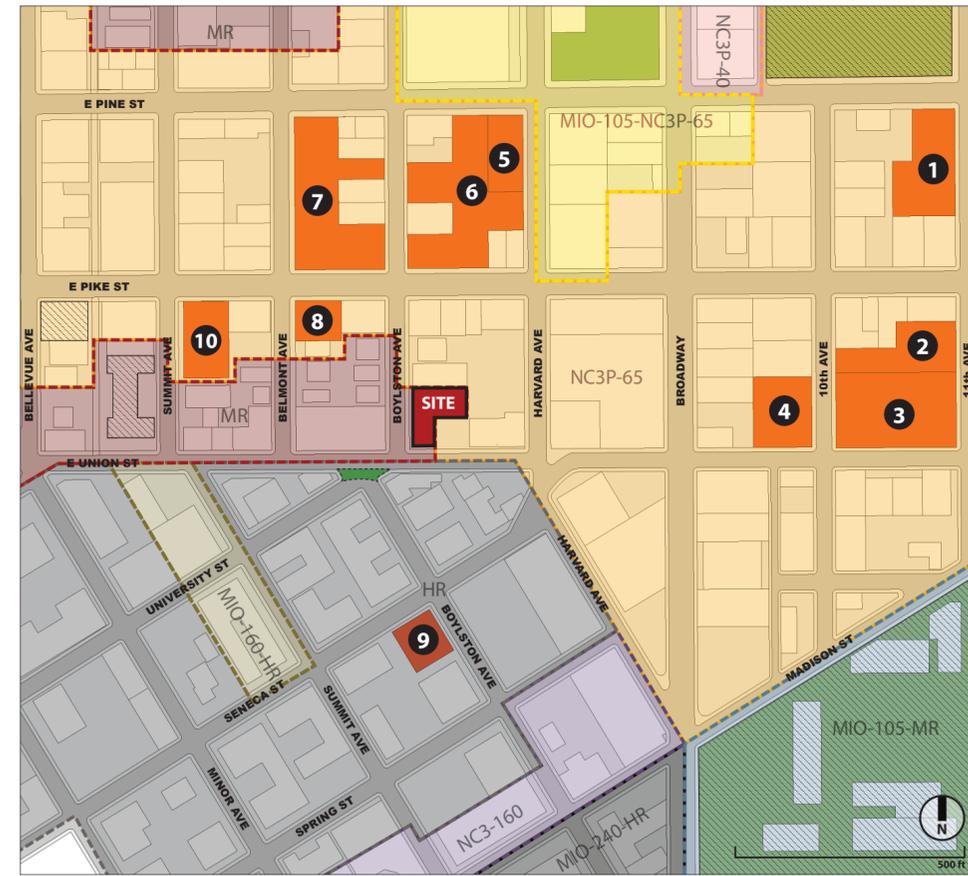


# BUILDING TYPE

- Site
- New Development
- Retail / Restaurant / Office
- Educational Institute
- Medical / Hospital
- Church / Religious
- Multi-Family
- Mixed Use
- Hotel

# NEIGHBORING DEVELOPMENTS

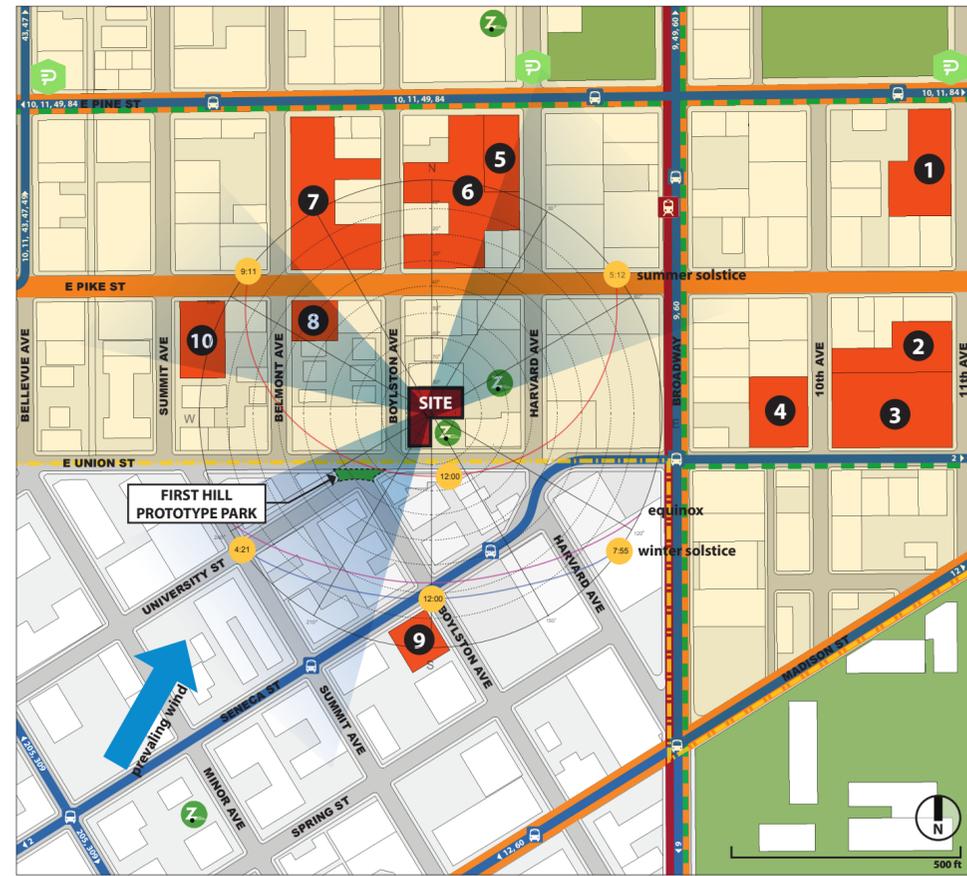
- 1 DPD# 3016229, 20 Units, 5-story
- 2 DPD# 3015966, 136 Units, 6-story
- 3 DPD# 3013040, 250 Units, 6-story
- 4 DPD# 3014896, 79 Units, 6-story
- 5 DPD# 3013765, 95 Units, 7-story
- 6 DPD# 3013283, 260 Units, 7-story
- 7 DPD# 3014172, 300 Units, 6-story
- 8 DPD# 3015370, 60 Units, 6-story
- 9 DPD# 3012930, 215 Units, 24-story
- 10 DPD# 3014780, 89 Units, 7-story



# ZONING

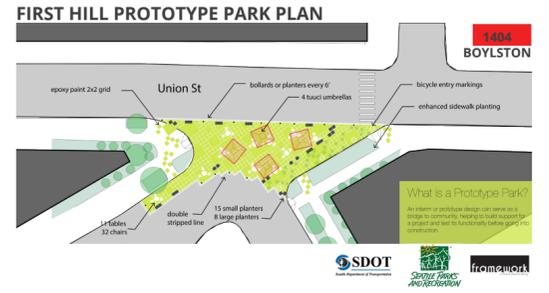
The site is zoned Mid-Rise (MR), Urban Center Village (Pike/ Pine) and has Frequent Transit. The site is not within the Pike/ Pine Conservation Overlay district. To the north, east and partially to the south the abutting zoning is NC3P-65. To the west the zoning continues as Midrise. To the south where our site meets E. Union, the zoning is High Rise.

- Site
- New Development
- Public Park / School
- NC3P-40
- NC3P-65 + Pike/Pine Conservation Overlay District
- MIO-105-NC3P-65
- MR
- MIO-105-MR
- MIO-160-HR
- NC3-160
- HR
- MIO-240-HR



# ENVIRONMENT & CIRCULATION

The site will have views west to downtown, as well as territorial views to the north, east and south. The area is well served by mass transit, including buses, light rail and streetcar. The site is immediately adjacent to the First Hill Public Realm Action Plan, including a potential Park Street & Prototype Park.

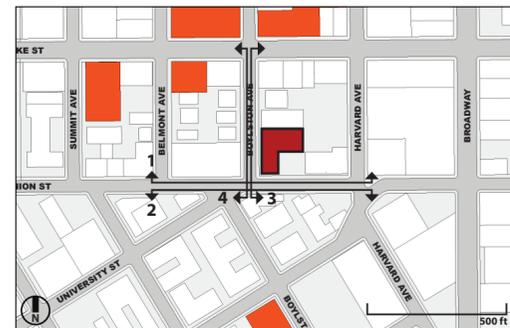


- Site
- New Development
- Pike / Pine Urban Center Village (UCV)
- Transit Route
- First Hill Streetcar Route
- Dedicated Bicycle Lane
- Major Arterial
- View Opportunity
- Designated Bus Stop
- First Hill Streetcar Stop
- Zipcar Location
- Pronto Bike Share Station

1 E UNION ST LOOKING NORTH



2 E UNION ST LOOKING SOUTH



**ADJACENCIES**

The site is located at the corner of Boylston and East Union within immediate proximity to the Pike/Pine corridor. These streets provide easy access to the adjacent arterials: Boylston extends down to Pike/Pine, while Union connects down to Broadway. Across Boylston is a 4 story vintage brick multi-family building, and 3 wood framed homes that now function as apartment buildings. The building immediately to the north is a 6 story mixed use building completed in 2008. To the east is a pay parking lot, beyond it is the 4 story Knights of Columbus building. Across East Union is the 3 story Shannon building, another vintage brick apartment building featuring sloped roofs.

3 BOYLSTON AVE LOOKING EAST



4 BOYLSTON AVE LOOKING WEST



## EXISTING CONDITIONS

Two existing wood framed apartment buildings will be removed from the site, as well as any associated retaining walls and fences. The City of Seattle Department of Neighborhoods staff determined on October 28th, 2014 that it is unlikely that either of the subject buildings would meet the standards for landmark designation. The site is steeply sloped, dropping about 13' from East Union down to the northwest corner. The slope is relatively uniform across the site. The project will be designed to meet sidewalk grade at entry points, both at level 1 and level 2. A planting strip along Boylston features 5 existing street trees that will be maintained. The curb cut along East Union will be closed, and a planting strip provided. Overhead power lines run along East Union Street, the building setbacks are adjusted for the required clearances.

## LEGAL DESCRIPTION

TAX PARCEL NO. 7502500035

LOT 4, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 7502500042

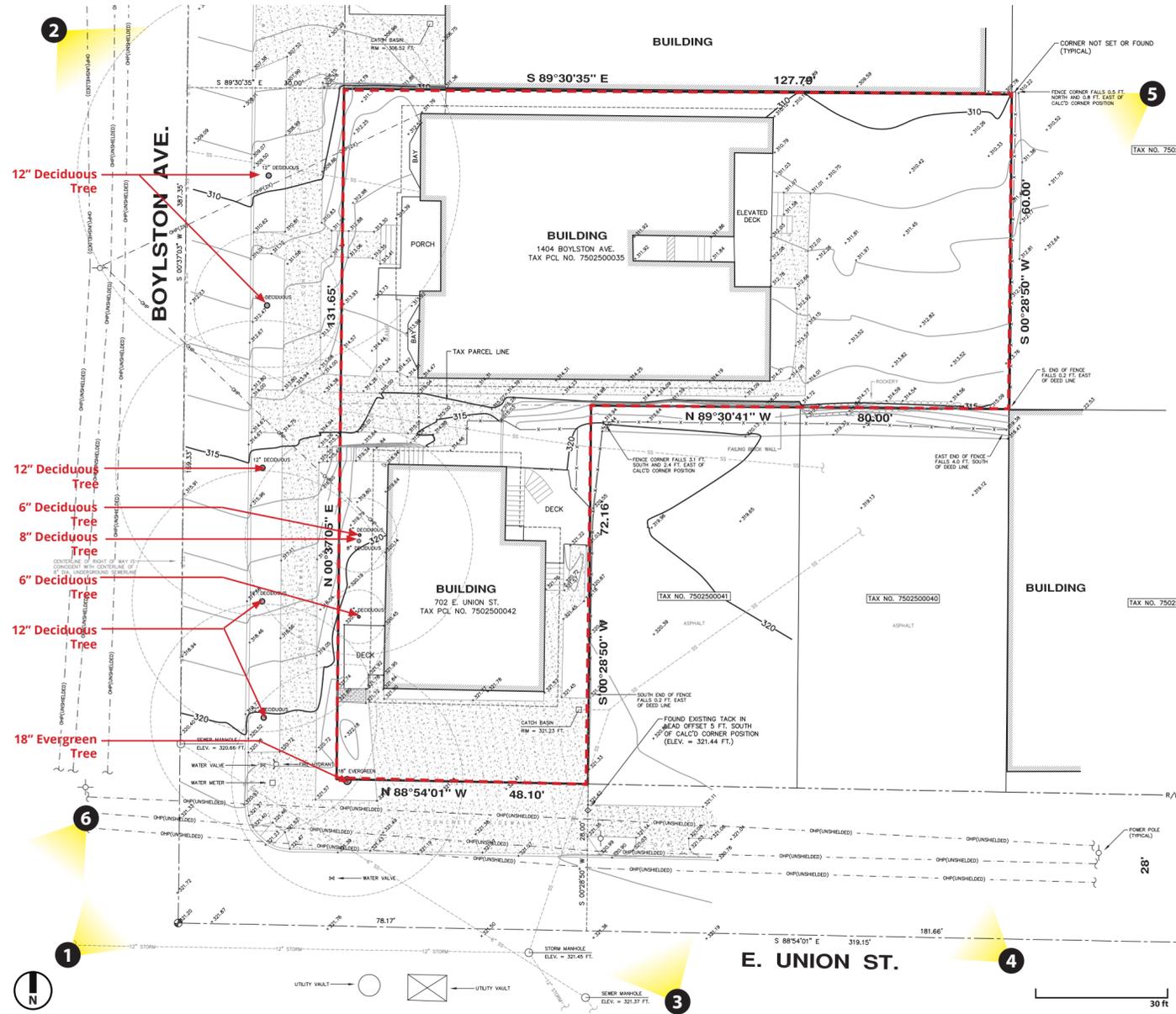
LOT 5, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 80 FT. THEREOF.

## SURVEY:

Surveyor: Chadwick & Winters

Date: 04/23/2014



## FIRST HILL PROTOTYPE PARK



SDOT Seattle Parks & Recreation

## SITE CONDITIONS

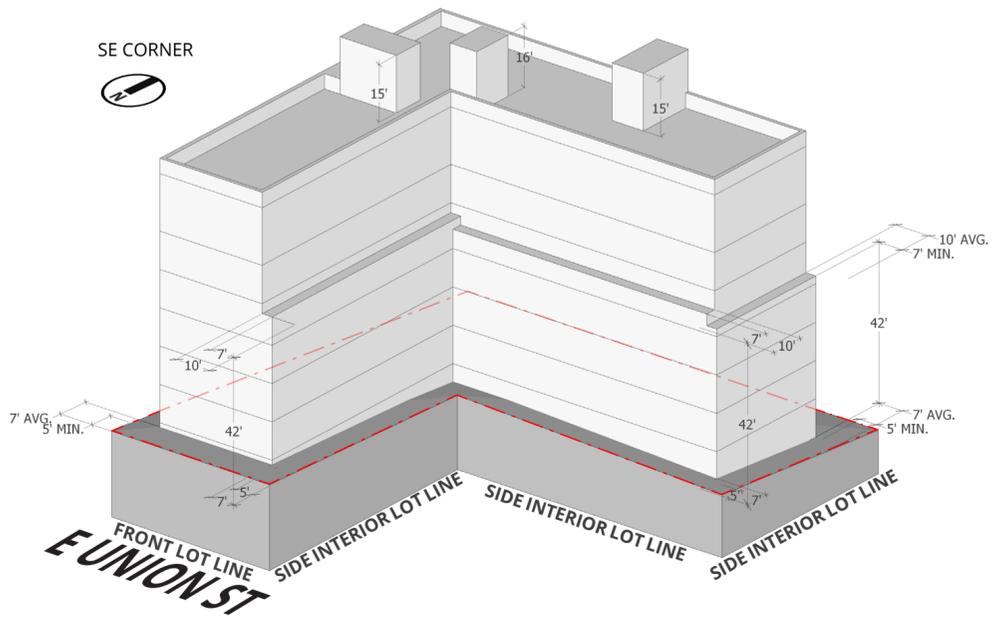
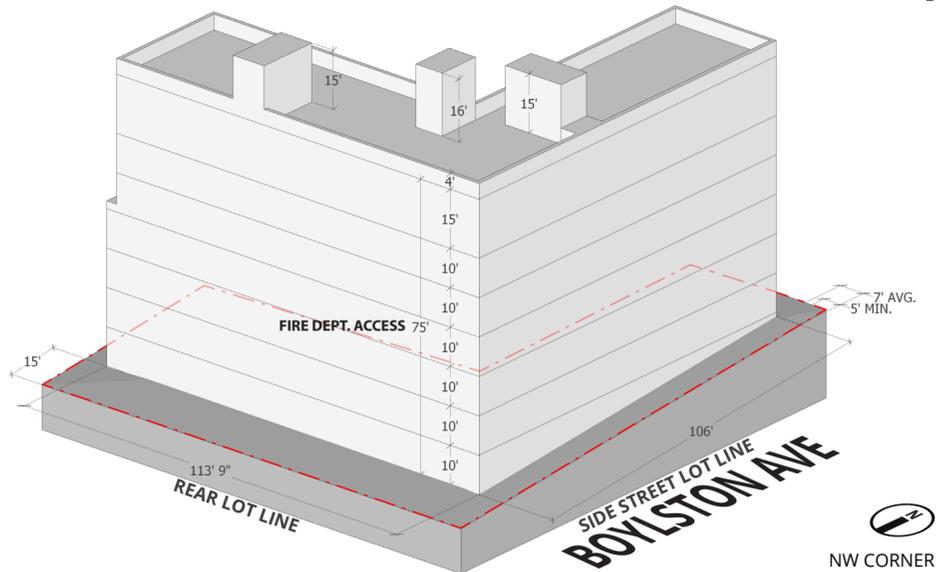
The immediate area is predominantly multi-family residential. To the north, the building is mixed-use with a small commercial space currently occupied by a salon. To the east are surface parking lots. Beyond the parking lot directly to the east is the Knights of Columbus Hall, which contains offices and hosts events in its meeting hall. Within the greater Pike/Pine area, as well as First Hill neighborhood there is an abundance of mid & high-rise multifamily structures. The site abuts the First Hill Public Realm Action Plan area, which has identified a Prototype Park adjacent to the site, and a Green Street along Union and University.

ZONING: MR  
 OVERLAYS: PIKE/PINE UCV, FREQUENT TRANSIT

SMC	Code	Definition
SMC 23.45.504		<b>PERMITTED USES</b> Uses permitted outright: residential, institutional, educational, care centers, medical, ground floor commercial, parks and playgrounds.
SMC 23.45.510		<b>FLOOR AREA RATIO</b> - Base 3.2 FAR * 4.25 FAR allowed, with affordable housing and Built Green 4 Star certification.
SMC 23.45.514		<b>HEIGHT</b> - Base height limit of 60' above average grade. * Additional 15' of height with affordable housing and Built Green 4 Star certification. - Parapets, railings etc. may extend 4' above the allowed height limit. - Elevator penthouses may extend 16' above the allowed height limit. - Stair penthouse may extend 15' above the allowed height limit.
SMC 23.45.518		<b>SETBACKS</b> - Front and Side Street lot line - 7' average, 5' min. - Rear - 15' from lot line that does not abut an alley - Side Interior lot line - Below 42': 7' average, 5' min; Above 42': 10' average, 7' min
SMC 23.45.522		<b>AMENITY AREA</b> - 5% of total floor area in residential use shall be provided as amenity area. - All units shall have access to a common or private amenity area. - No more than 50% of the amenity area may be enclosed, enclosed area shall be provided as common amenity - Common Amenity: minimum 250 sf, 10' min. dimension. At least 50% of common amenity at ground level shall be landscaped. - Private decks & balconies shall be 60 sf min., 6' min. dimension.
SMC 23.45.524		<b>LANDSCAPING</b> - 0.50 Green Factor Required - Street trees required
SMC 23.45.528		<b>STRUCTURE WIDTH/DEPTH</b> - Width of principal structures shall not exceed 150' - Depth of principal structures shall not exceed 75% of lot depth.
SMC 23.86.016		<b>STRUCTURE AND LOT DEPTH MEASUREMENT</b> - Irregular lot. Lot depth is the lot area divided by the length of the front lot line, provided that the result is not greater than the distance from front lot line to furthest point on the perimeter.
SMC 23.45.534		<b>LIGHTING AND GLARE</b> - Exterior lighting shall be shielded and directed away from adjacent properties.
SMC 23.54.015		<b>REQUIRED PARKING</b> - No vehicular parking required (Urban Center Village + Frequent Transit) - Bicycle Parking - Residential, Long Term: 1 space per 4 units
SMC 23.54.040		<b>SOLID WASTE &amp; RECYCLING</b> - Residential (more than 100 units): 575sf + 4sf per unit above 100 units - 12' minimum horizontal dimension * Required area may be reduced by 15% if 20' min. horizontal dimension is met.

**BUILDABLE AREA ENVELOPE**

BUILDING MASS AT MAXIMUM ALLOWABLE ZONING AND BUILDING CODE ENVELOPE



**PRIORITY GUIDELINES:** SEATTLE CITY-WIDE + PIKE PINE NEIGHBORHOOD DESIGN GUIDELINES

**CS1: NATURAL SYSTEMS & SITE FEATURES**

C.2: ELEVATION CHANGES: THE SITE IS STEEPLY SLOPED ALONG BOYLSTON (+/- 13' CHANGE). THE PROPOSED PROJECT PROVIDES MULTIPLE ENTRY POINTS TO TAKE ADVANTAGE OF TOPOGRAPHY, AND UTILIZES MASSING PROJECTIONS TO ACKNOWLEDGE THE CHANGE IN SLOPE.

D.1: ON-SITE FEATURES: THE STREET TREES ALONG BOYLSTON ARE ESTABLISHED AND SUBSTANTIAL. THEY WILL BE MAINTAINED.

**CS2: URBAN PATTERN & FORM**

D.3: ZONE TRANSITIONS: THE PROJECT SETS BACK FROM NC-ZONED PARCELS TO THE NORTH & EAST PROVIDING A GENEROUS SIDE YARD BETWEEN THE TWO. ANY FUTURE NC-DEVELOPMENT WOULD REQUIRE A 13' UPPER LEVEL SETBACK TO THE PROJECT, FURTHER TRANSITIONING BETWEEN THE ZONES.

A.1: ARCHITECTURAL PRESENCE & PIKE/PINE-CS2(I): RESPONDING TO SITE CHARACTERISTICS: THE SITE TRANSITIONS BETWEEN FIRST HILL AND PIKE/PINE, A CHANGE IN THE STREET GRID OCCURS A HALF BLOCK TO THE SOUTH. BECAUSE OF THE LOCATION & TOPOGRAPHY, THE PROJECT WILL BE HIGHLY VISIBLE FROM PIKE STREET & THE FIRST HILL NEIGHBORHOOD.

C.1: CORNER SITE & PIKE/PINE-CS2(II): CORNER LOTS: THE CORNER AT BOYLSTON & UNION WILL FUNCTION AS A GATEWAY BETWEEN FIRST HILL & PIKE/PINE. MASSING PROJECTIONS, A RECESSED BUILDING ENTRY AND RESIDENTIAL AMENITY AREA WILL EMPHASIZE THE TRANSITION.

**CS3: ARCHITECTURAL CONTEXT & CHARACTER**

A.4: EVOLVING NEIGHBORHOODS & PIKE/PINE CS3(IV): ARCHITECTURAL CONTEXT: THE IMMEDIATE NEIGHBORHOOD HAS A VARIETY OF ARCHITECTURAL STYLES & SCALES. EXTENSIVE DEVELOPMENT HAS OCCURRED IN PIKE/PINE IN RECENT YEARS, AND ADDITIONAL DEVELOPMENT IS PERMITTED FOR NEARBY FIRST HILL. THIS MIX OF SCALE AND DEVELOPMENT PROVIDE THE OPPORTUNITY FOR A CONTEMPORARY DESIGN.

PIKE/PINE CS3(I): HEIGHT, BULK & SCALE COMPATIBILITY: THE PROJECT IS ABUTTED BY EARLY 1900'S BRICK BUILDINGS (COMMERCIAL & MULTI-FAMILY), A CONTEMPORARY MIXED USE PROJECT AND A PARKING LOT. THE PROPOSED DESIGN USES MASSING PROJECTIONS TO RELATE TO THESE ADJACENT STRUCTURES AND BLEND THEM AROUND THE SOUTHWEST CORNER. A SIGNIFICANT FACADE RECESS ALONG BOYLSTON FURTHER REDUCES THE OVERALL LENGTH OF THE FACADE. THESE MASSING MOVES HELP TO TRANSITION BETWEEN THE LARGER SCALE OF FIRST HILL DOWN TO PIKE/PINE.

**PL1: CONNECTIVITY**

A.1: ENHANCING OPEN SPACE: THE PROJECT IS ADJACENT TO THE FIRST HILL PUBLIC REALM ACTION PLAN. A GREEN STREET IS PROPOSED ALONG UNION, AND A PROTOTYPE PARK IS BEING PLANNED AT THE CORNER OF UNION & UNIVERSITY, DIAGONAL FROM THE SITE. THE SOUTH ENTRY AND COURTYARD WILL HAVE A STRONG VISUAL CONNECTION TO THE PARK, AND FURTHER ENHANCE THE PEDESTRIAN EXPERIENCE.

B.3: PEDESTRIAN AMENITIES: A TRANSITIONAL COURTYARD, BOTH WELL LIT AND LANDSCAPED IS PLANNED FOR BOTH CORNERS OF THE BUILDING. THE NORTH COURTYARD IS THE PRIMARY BUILDING ENTRY. THE SOUTH COURTYARD WILL SERVE AS A SECONDARY ENTRY WITH A PATIO AND LOUNGE. THE SOUTH COURTYARD WILL FRONT ON A NEIGHBORHOOD GREENWAY, AND CREATE A COMPLEMENTARY EXPERIENCE FOR BOTH RESIDENTS & PEDESTRIANS.

**PL2: WALKABILITY**

A.1: ACCESS FOR ALL: THE PROJECT PROVIDES MULTIPLE ENTRY POINTS ALONG BOYLSTON AND UNION, PROVIDING DIRECT ACCESS ON MULTIPLE LEVELS. BOTH PRIMARY AND SECONDARY ENTRIES ARE FULLY ACCESSIBLE.

B.1: EYES ON THE STREET: A MAJORITY OF UNITS FACE BOYLSTON AVE., ESTABLISHING NATURAL SURVEILLANCE. ALONG THE EAST & SOUTH FACADE, WINDOWS INTO THE UNITS & CORRIDOR WILL MAINTAIN VISIBILITY ALONG UNION.

B.3: STREET-LEVEL TRANSPARENCY: BOTH THE PRIMARY AND SECONDARY ENTRIES WILL BE TRANSPARENT AND READILY VISIBLE FROM THE SIDEWALK. THE CORNER AT BOYLSTON & UNION WILL ALSO BE TRANSPARENT, FURTHER ENHANCING VISIBILITY FOR PEDESTRIANS.

PIKE/PINE-PL2 (I): PERSONAL SAFETY & SECURITY: THE SIDEWALK WILL BE WELL LIT, BOTH BY BUILDING AND LANDSCAPE LIGHTING AT THE ENTRIES.

**PL3: STREET LEVEL INTERACTION**

A.1: ENTRIES TO MULTI-FAMILY BUILDINGS: TWO BUILDING ENTRIES ARE PROVIDED TO SERVE BOTH THE PIKE/PINE & FIRST HILL NEIGHBORHOODS. THE ENTRIES WILL BE MARKED BY MODULATION, & GLAZING, MAKING THEM CLEARLY IDENTIFIABLE. BOTH ENTRIES ARE ACCESSED THROUGH SEMI-PRIVATE COURTYARDS WITH LANDSCAPING AND SEATING.

B.1: SECURITY & PRIVACY: RESIDENTIAL UNITS AT GRADE WILL BE BUFFERED WITH PLANTINGS AND LOW LANDSCAPE WALLS. FENESTRATION NEAR THE STREET WILL BE CONSIDERED TO PROVIDE BOTH PRIVACY AND VISIBILITY.

PIKE/PINE-PL3 (II): TRANSITION BETWEEN RESIDENCE & STREET: THE PRIMARY (NORTH) ENTRY FEATURES A HEAVY SHROUD THAT FRAMES THE CORNER. THE SHROUD MARKS THE ENTRY AND ACCENTUATES THE VISIBILITY OF THE LOBBY WITHIN.

**PL4: ACTIVE TRANSPORTATION**

A.1: SERVE ALL MODES OF TRAVEL: BOTH BUILDING ENTRIES WILL SERVE PEDESTRIANS & BICYCLISTS APPROACHING FROM CAPITOL HILL & FIRST HILL. THE NORTH ENTRY WILL ALSO SERVE THOSE ARRIVING FROM PINE STREET BUSES AND THE LIGHT RAIL. THE SOUTH ENTRY WILL SERVE BROADWAY BUSES, THE STREET CAR AND CYCLE TRACK PROPOSED ALONG UNION.

B.2: BIKE FACILITIES: BIKE STORAGE WILL BE PROVIDED NEAR BOTH ENTRY POINTS. THE STORAGE WILL BE TREATED AS A VISUAL FEATURE IN THE BUILDING.

**DC1: PROJECT USES & ACTIVITIES**

A.1: VISIBILITY: THE BUILDING LOBBY AND SHARED LOUNGE ARE LOCATED AT THE GROUND FLOOR CORNERS FOR GREATER VISIBILITY, BOTH FOR RESIDENTS & PEDESTRIANS.

A.4: VIEWS & CONNECTIONS: THE MAJORITY OF UNITS ARE ORIENTED TO THE WEST AND NORTH, PROVIDING TERRITORIAL VIEWS FOR THE UPPER UNITS.

PIKE/PINE-DC1: N/A, NO PARKING

**DC2: ARCHITECTURAL CONTEXT**

B.2: BLANK WALLS: THE ONLY BLANK WALL ALONG THE STREET FRONT IS THE EXIT STAIR. THE CORRIDOR IS DOMINANT ALONG THE EAST FACADE OF THE BUILDING, A FENESTRATION PATTERN WILL BE DEVELOPED FOR THIS FACADE TO ADD INTEREST & VISIBILITY.

C.3: FIT WITH NEIGHBORING BUILDINGS: MASSING ALONG UNION RELATES TO DATUMS ESTABLISHED BY ADJACENT BRICK STRUCTURES. LANDSCAPING WILL FURTHER RELATE THE PROJECT TO ITS RESIDENTIAL NEIGHBORS.

A.2: REDUCING PERCEIVED MASS & PIKE/PINE-DC2 (I): HEIGHT, BULK & SCALE COMPATIBILITY: BUILDING MODULATION, DECKS, AND FRAMED ENTRY-WAYS ALL WORK TOGETHER TO REDUCE THE OVERALL BUILDING MASS. A MAJOR FACADE BREAK ALONG THE WEST ELEVATION IMITATING THE TWO UNDERLYING PARCELS.

**DC3: OPEN SPACE CONCEPT**

C.2: AMENITIES & FEATURES: ON GRADE COURTYARDS WILL FEATURE SEATING, LANDSCAPE WALLS, LIGHTING & PLANTING TO ESTABLISH YEAR ROUND INTEREST.

B.4: MULTI-FAMILY OPEN SPACE & PIKE/PINE-DC3 (I): RESIDENTIAL OPEN SPACE: A VARIETY OF OPEN SPACE IS PROVIDED. THE NORTH COURTYARD PROVIDES THE CHANCE FOR PASSING RESIDENT INTERACTION. THE SOUTH PATIO WILL PROVIDE BOTH PRIVATE SPACE & SOCIAL INTERACTIONS. SIMILARLY, THE ROOF DECK & NORTH PATIO WILL PROVIDE OPPORTUNITIES FOR RESIDENTS TO GATHER AND INTERACT. PRIVATE BALCONIES ARE PROVIDED FOR SOME UNITS ALONG THE NORTH, WEST & SOUTH FACADES.

DC4: EXTERIOR ELEMENTS & FINISHES; A: EXTERIOR FINISH MATERIALS, C: LIGHTING, D: PLANTINGS: THE PROPOSED MASSING SCHEMES PROVIDE AN OPPORTUNITY TO DEVELOP THE MATERIAL PALETTE WITH A VARIETY OF SIMPLE MATERIALS SUCH AS CONCRETE, FIBER CEMENT PANEL AND METAL. LIGHTING WILL EMPHASIZE THE BUILDING ENTRIES AND ENHANCE THE LANDSCAPE AND SIDEWALK EXPERIENCE. PLANTINGS AND HARDSCAPE WILL BE SELECTED TO COMPLEMENT THE DESIGN, DISTINGUISH IT FROM ITS IMMEDIATE CONTEXT AND PROVIDE YEAR-ROUND INTEREST.

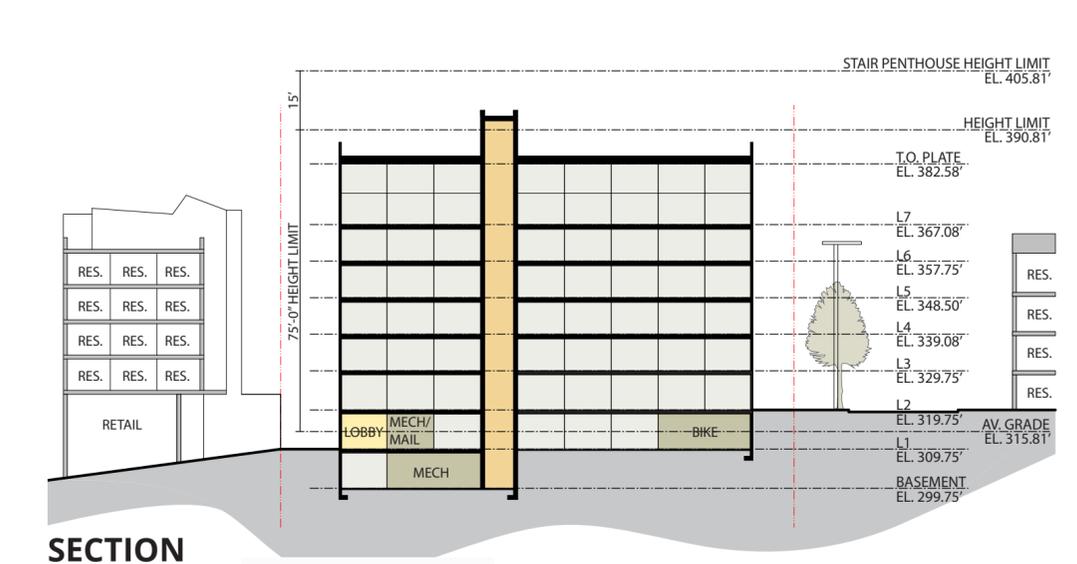
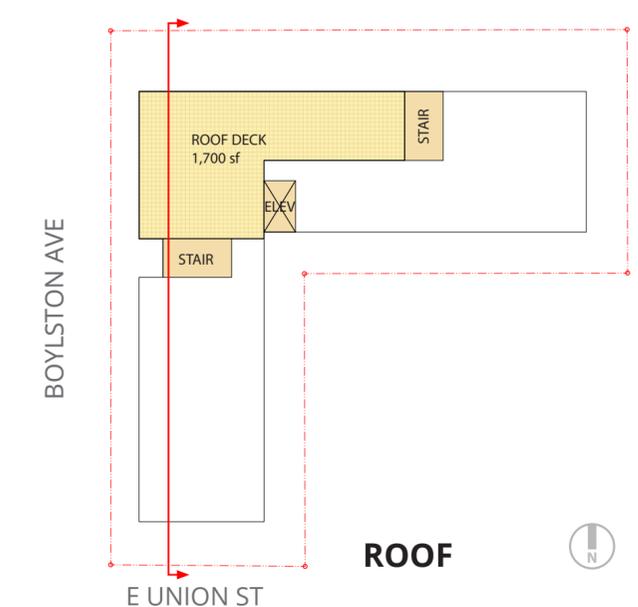
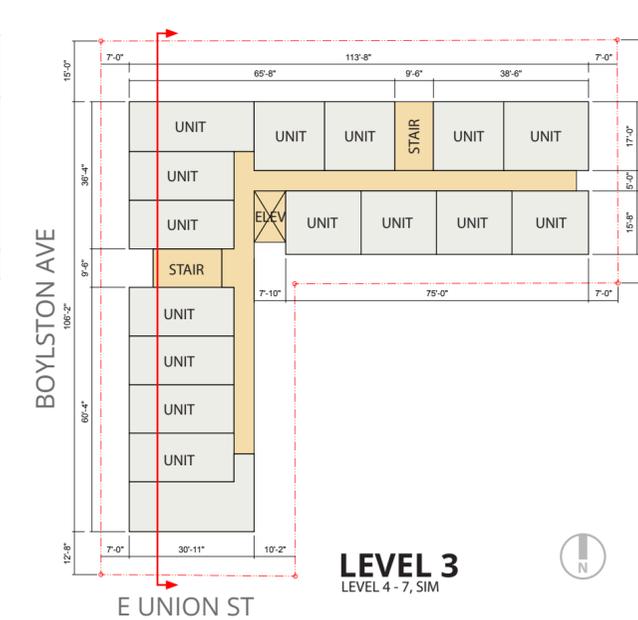
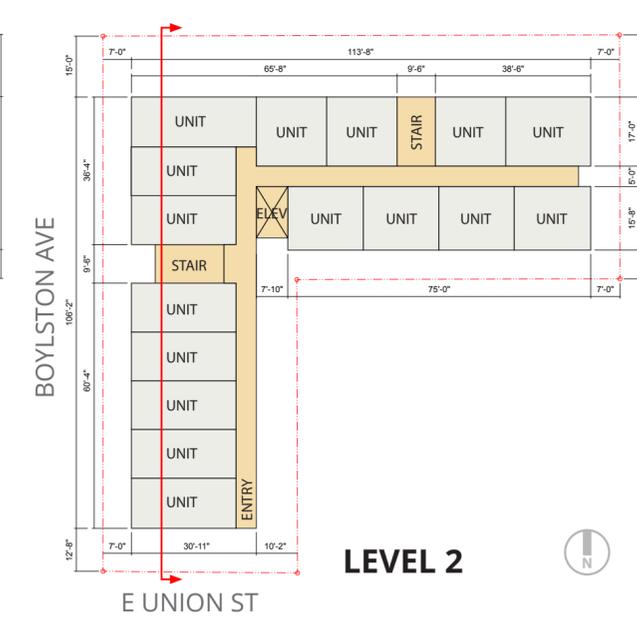
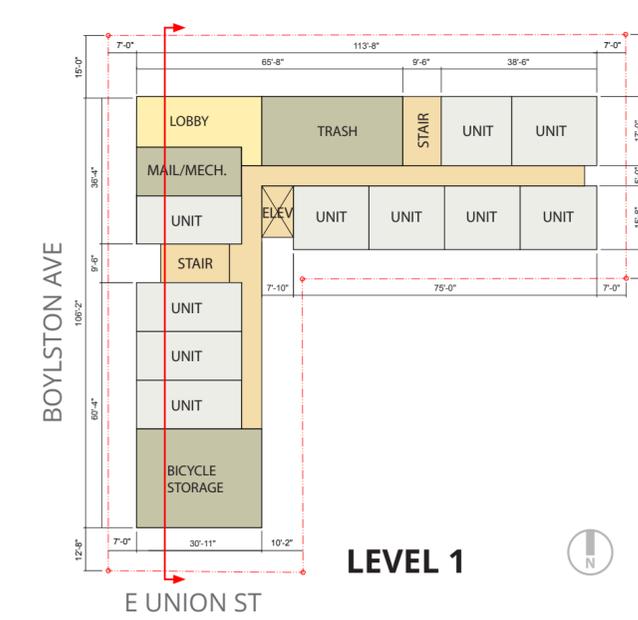
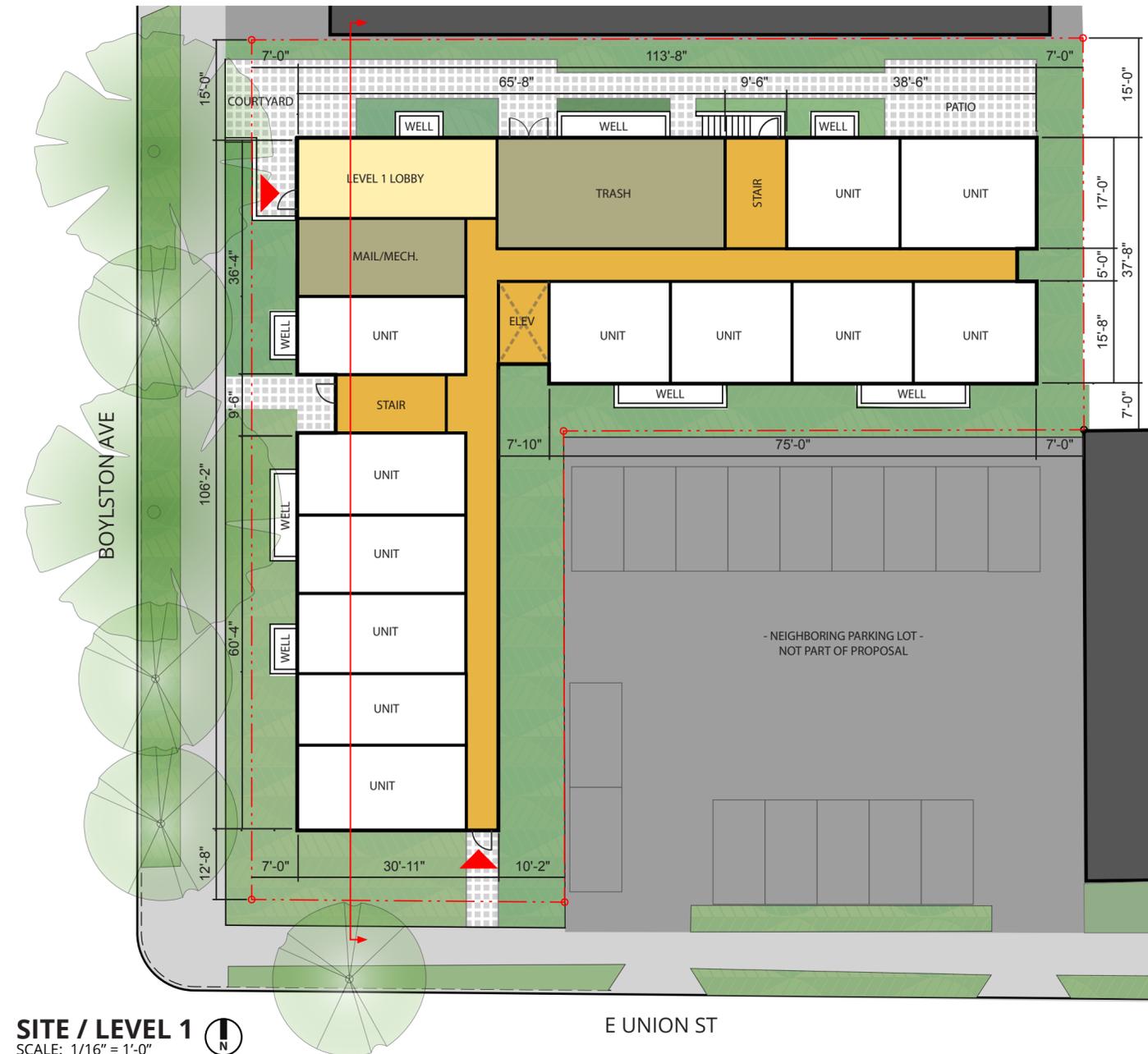
# SCHEME A: CODE COMPLIANT

**SUMMARY:**  
 52,726 GSF  
 107 EFFICIENCY STUDIOS  
 2,300 SF- TOTAL COMMON AMENITY  
 250 SF - AT GRADE  
 350 SF - INTERIOR LOBBY  
 1,700 SF - ROOF DECK  
 4.08 - FAR

**POSITIVE**  
 • NO DEPARTURES REQUIRED  
 • HIGH UNIT COUNT

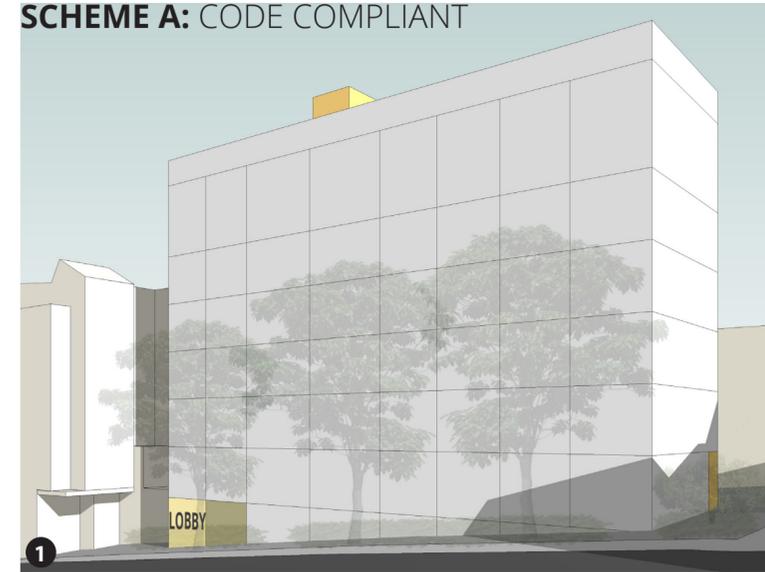
**NEGATIVE:**  
 • DOES NOT BREAK DOWN BULK/SCALE  
 • NO RELATIONSHIP TO TOPOGRAPHY OR ADJACENCIES  
 • NO STREET RELATIONSHIP TO UNION  
 • LIMITED COMMON AMENITY AT GRADE  
 • MAIN LOBBY AND BIKE STORAGE LOCATED AT THE NORTH END OF THE SITE

- BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON



\*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"

**SCHEME A: CODE COMPLIANT**



1 PERSPECTIVE FROM CORNER OF BOYLSTON AVE & E. UNION ST. LOOKING NE



2 BOYLSTON AVE LOOKING EAST



3 PERSPECTIVE LOOKING N FROM E. UNION ST.



4 PERSPECTIVE FROM NEIGHBORING PARKING LOT ON HARVARD AVE

**DESIGN CUES**

The proportion and configuration of the underlying parcels yields a L-shape building. Scheme A provides little modulation, except where required at the upper levels of the interior side lot lines. A main entry lobby is provided at the NW corner, and a convenience entry is provided near Union St. The selection of Union Street as the Front Lot Line allows for a longer west façade and a more generous north yard. A majority of units have a south or west exposure.

**DEPARTURES**

None Requested

**DEPARTURE REQUEST DIAGRAMS**

None requested

**SUN PATH / SHADOW STUDY: SCHEME A**



## SCHEME B: VARIED MODULATION

**SUMMARY:**  
 53,599 GSF  
 105 EFFICIENCY STUDIOS  
 2,300 SF - TOTAL COMMON AMENITY  
 250 SF - AT GRADE  
 350 SF - INTERIOR LOBBY  
 250 SF - INTERIOR LOUNGE  
 1,450 SF - ROOF DECK

4.12 - FAR

### POSITIVE

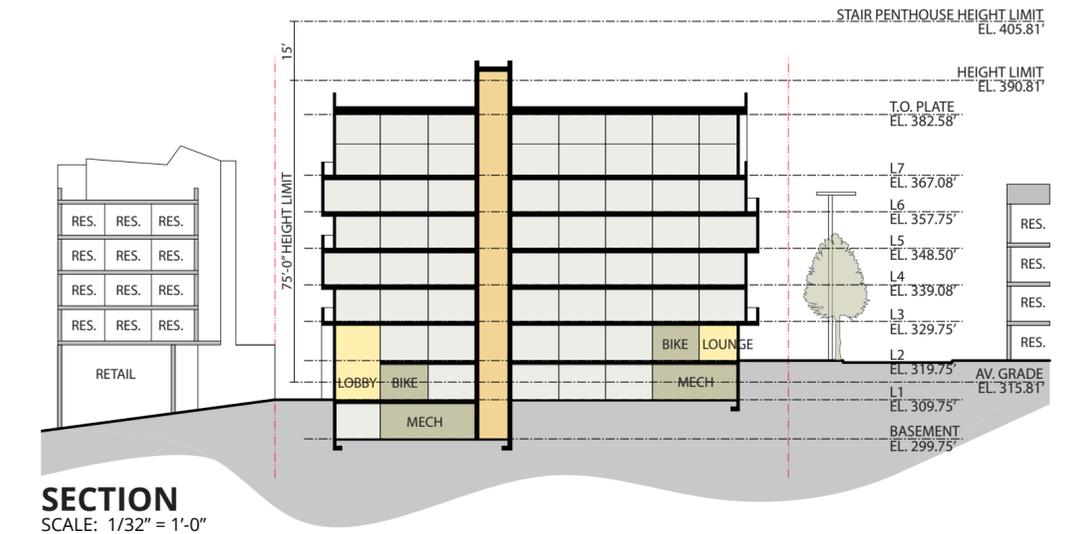
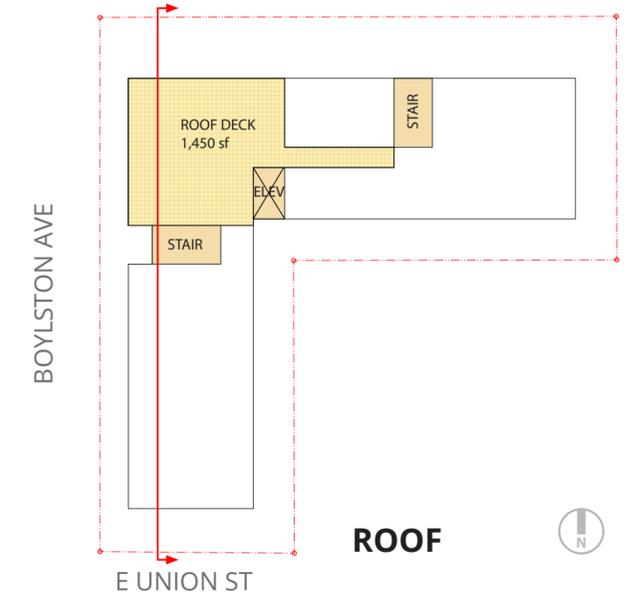
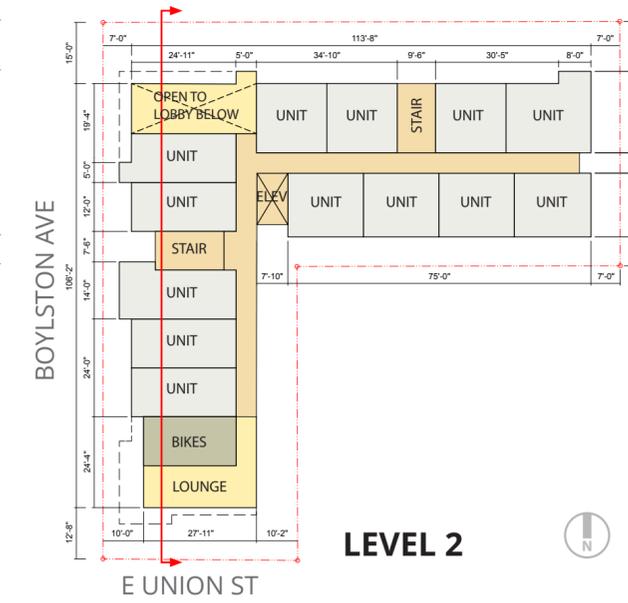
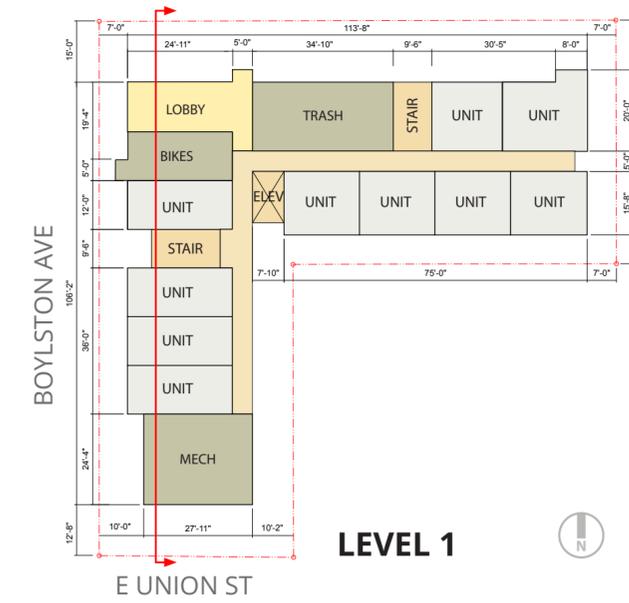
- VARIETY OF SCALE IN BUILDING PROJECTIONS:
  - BREAKS DOWN SCALE
  - OBSCURES HEIGHT OF BUILDING
  - RHYTHM FOLLOWS SITE TOPOGRAPHY
- RECESS AT STAIR TOWER REDUCES PERCEIVED BUILDING LENGTH
- LARGE BUILDING ENTRIES WITH AMENITIES OFF OF BOTH STREET FRONTS
- DIRECT ACCESS TO BIKE STORAGE AT HIGH AND LOW SITE POINTS
- COMMON AMENITY VARIETY
- VARIETY IN UNIT SIZE AND UNIT FEATURES

### NEGATIVE:

- LOWER UNIT COUNT
- MASSING & SCALE IS LESS ORGANIZED - WITHOUT HIERARCHY
- LESS RELATIONSHIP TO ADJACENCIES
- MORE MASSING AND DECKS FACING THE NORTH NEIGHBORS
- 3 DEPARTURES REQUESTED.

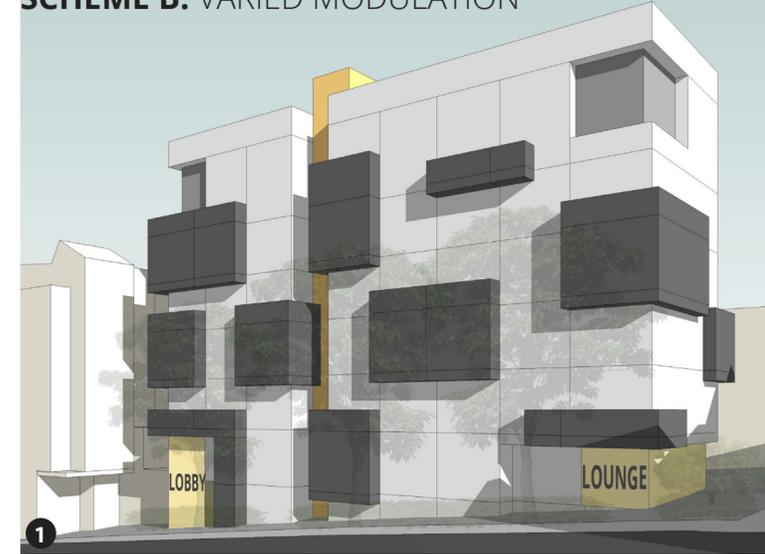
- BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON
- DEPARTURE REQUEST AREA AT GRADE
- DEPARTURE REQUEST AREA AT UPPER LEVELS

\* SEE DEPARTURE DIAGRAMS ON PAGE 17

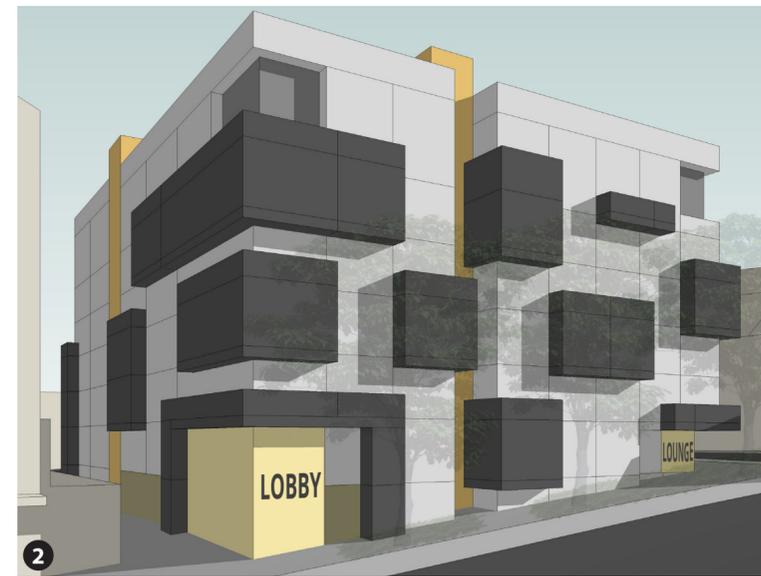


\*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"

## SCHEME B: VARIED MODULATION



1 PERSPECTIVE FROM CORNER OF BOYLSTON AVE & E. UNION ST. LOOKING NE



2 BOYLSTON AVE LOOKING EAST



3 PERSPECTIVE LOOKING N FROM E. UNION ST.



4 PERSPECTIVE FROM NEIGHBORING PARKING LOT ON HARVARD AVE

## DESIGN CUES

The proportion and configuration of the underlying parcels yields a L-shape building. The first major massing move is to recess the stair tower near the underlying lot lines, breaking down the bulk of the west façade into a scale in keeping with the urban fabric. The NW lobby is emphasized with a heavy surround, clearly identifying the entry from Pike Street. The SW lounge is recessed under the building, creating a semi-sheltered area that is still visually prominent. The north, west and south façades are further articulated, employing a variety of masses to erode the overall volume. The quantity of smaller masses (mostly additive) will create a range of shadows on the façade, and establish a language that will allow for a varied palette of materials and windows. The resulting massing is chaotic yet rigorous- a design approach rarely seen in Seattle's multifamily developments.

## DEPARTURES

### (1) SIDE STREET (BOYLSTON AVE) SETBACK REDUCTION:

- REQUIRED = 5' MIN. / 7' AVG.
- PROPOSED = 4' MIN. / 6.5' AVG.

### JUSTIFICATION:

- CS2/D.3 ZONE TRANSITIONS: Matches setbacks of adjacent property.
- DC2/A.2 REDUCING PERCEIVED MASS: Enables modulation to break down bulk.

### (2) REAR SETBACK REDUCTION:

- REQUIRED = 15' MIN.
- PROPOSED = 12' MIN. / 14' AVERAGE

### JUSTIFICATION:

- CS2/D.3 ZONE TRANSITIONS: Mimics side setback
- DC2/A.2 REDUCING PERCEIVED MASS: Allows for modulation since façade is more visible
- PIKE/PINE PL3 (III) TRANSITION BETWEEN RESIDENCE & STREET: Allows for modulation emphasizing the building entry.

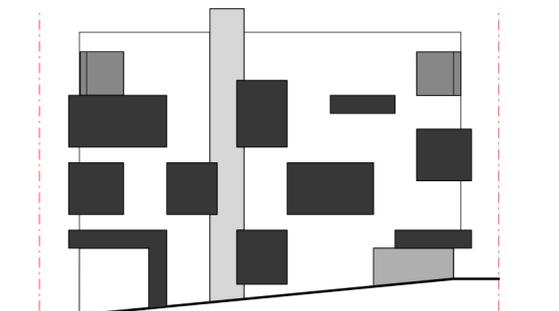
### (3) SIDE INTERIOR SETBACK REDUCTION:

- REQUIRED = 5' MIN. / 7' AVG. < 42' ABOVE GRADE
- 7' MIN. / 10' AVG. > 42' ABOVE GRADE
- PROPOSED = 5' MIN. / 7' AVG. < 48' ABOVE GRADE
- 7' MIN. / 10' AVG. > 48' ABOVE GRADE

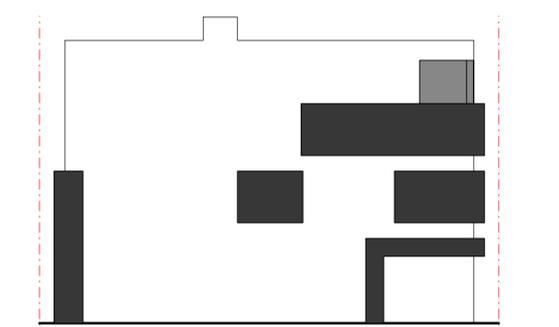
### JUSTIFICATION:

- DC2/C.3: FIT WITH NEIGHBORING BUILDINGS: creates datum with east, fits in with perceived grade from Union.

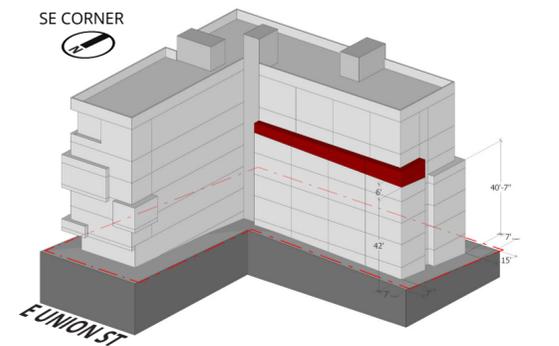
## DEPARTURE REQUEST DIAGRAMS



(1) DEPARTURE DIAGRAM: SIDE STREET SETBACK REDUCTION  
DISTANCE FROM PROPERTY LINE ■ 4' □ 7' ■ 9' ■ 11' ■ 13'  
\*REQUIRED = 5' MIN. / 7' AVG.



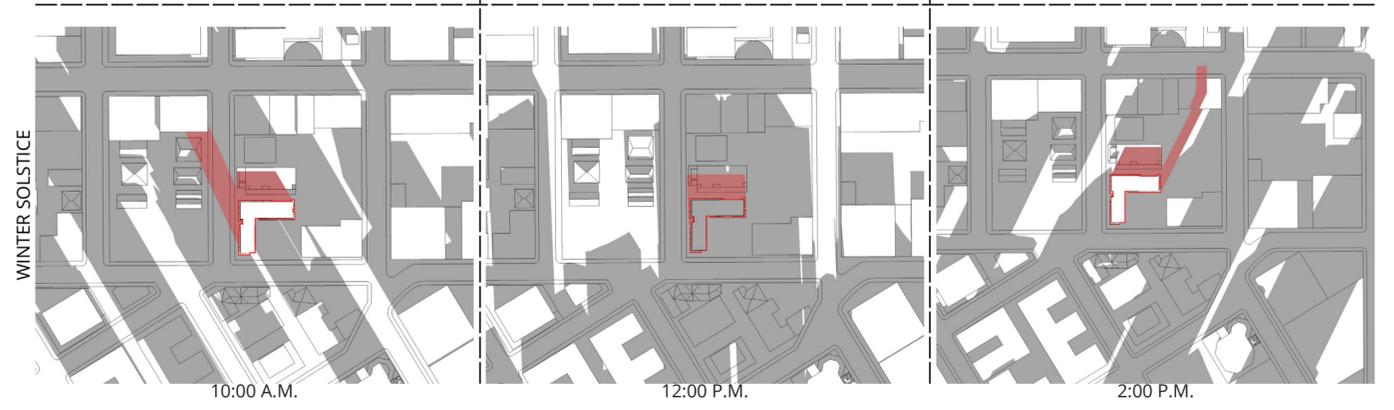
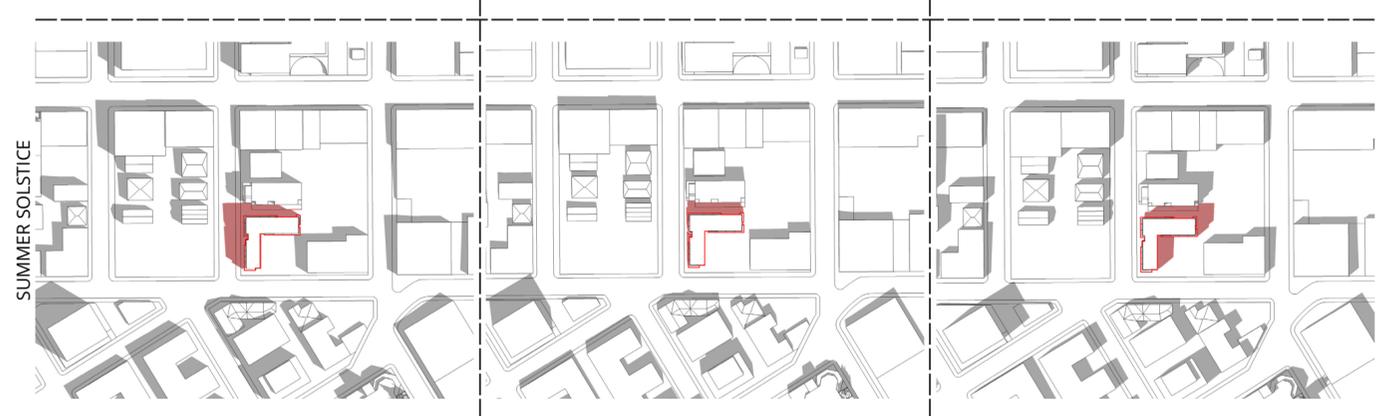
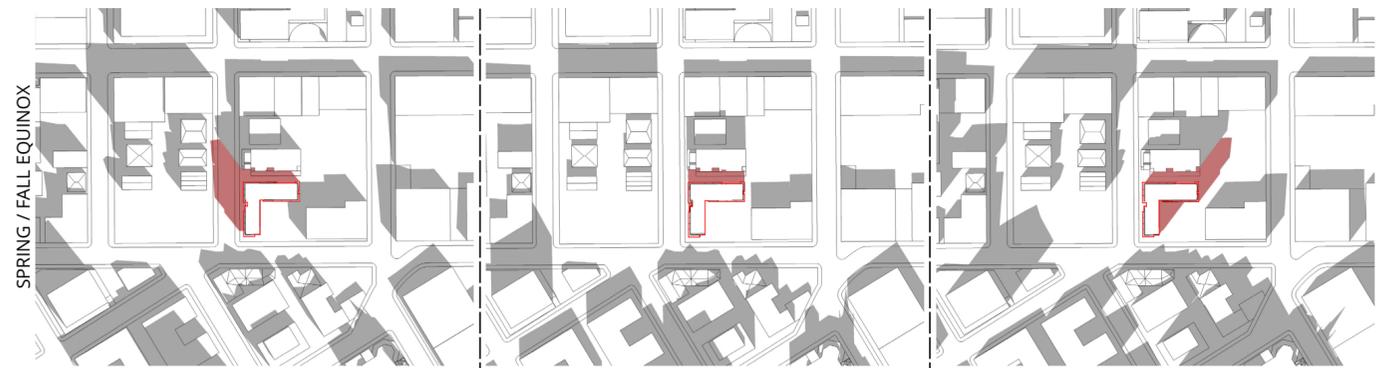
(2) DEPARTURE DIAGRAM: REAR SETBACK REDUCTION  
DISTANCE FROM PROPERTY LINE ■ 12' □ 15' ■ 17'  
\*REQUIRED = 15' MIN.



(3) DEPARTURE DIAGRAM: SIDE INTERIOR SETBACK REDUCTION  
\*REQUIRED = 5' MIN. / 7' AVG. < 42' ABOVE GRADE  
7' MIN. / 10' AVG. > 42' ABOVE GRADE

■ AREA OUTSIDE OF ALLOWABLE BUILDING ENVELOPE

## SUN PATH / SHADOW STUDY: SCHEME B



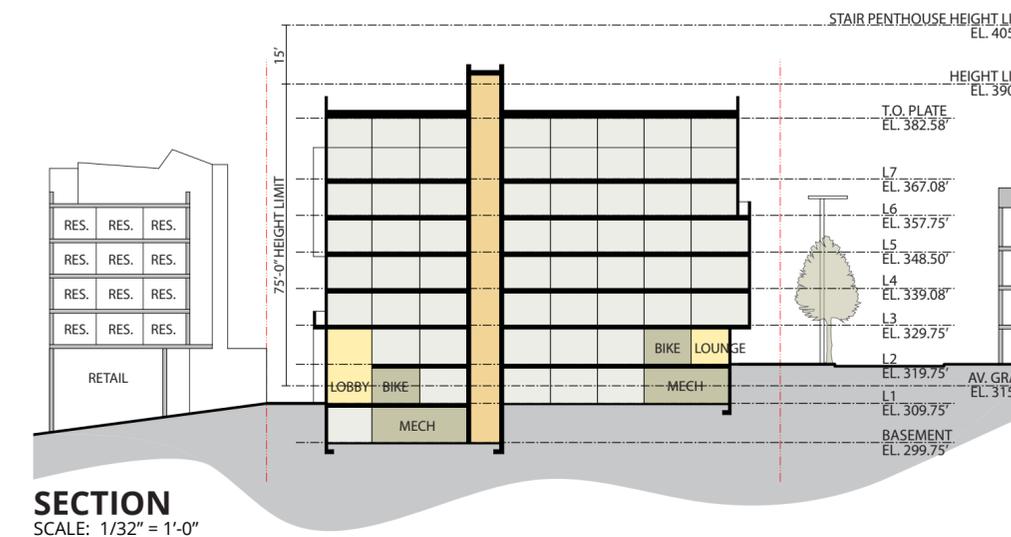
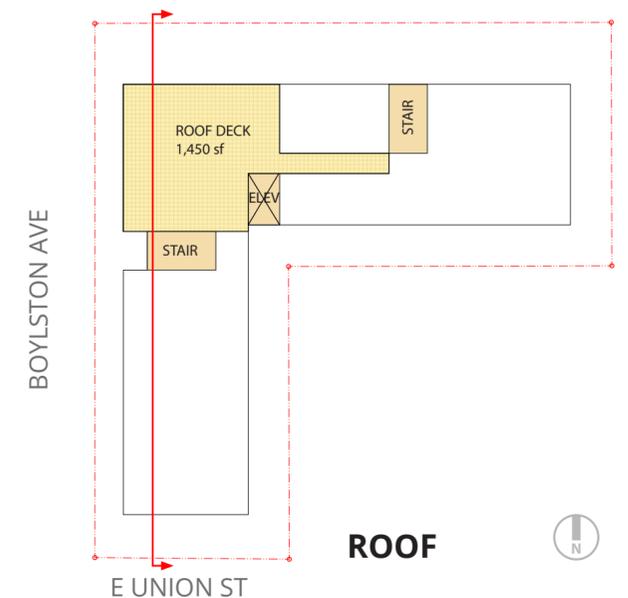
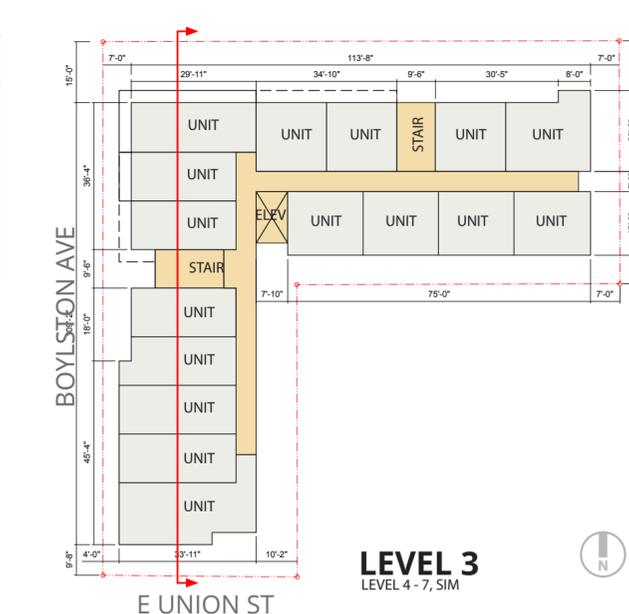
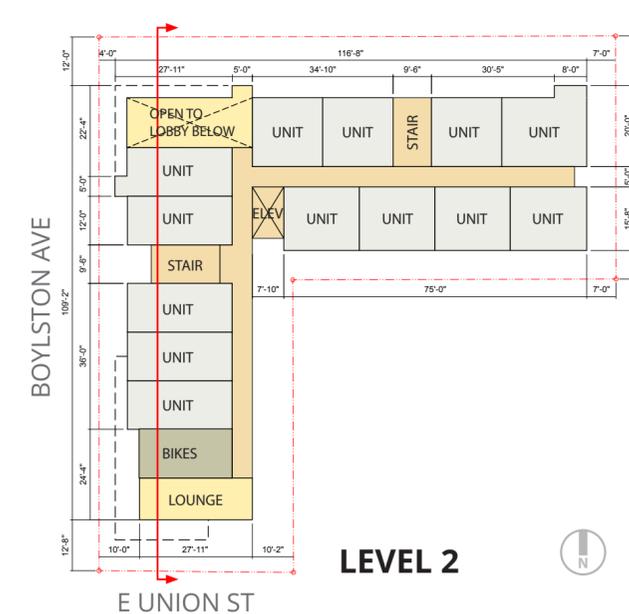
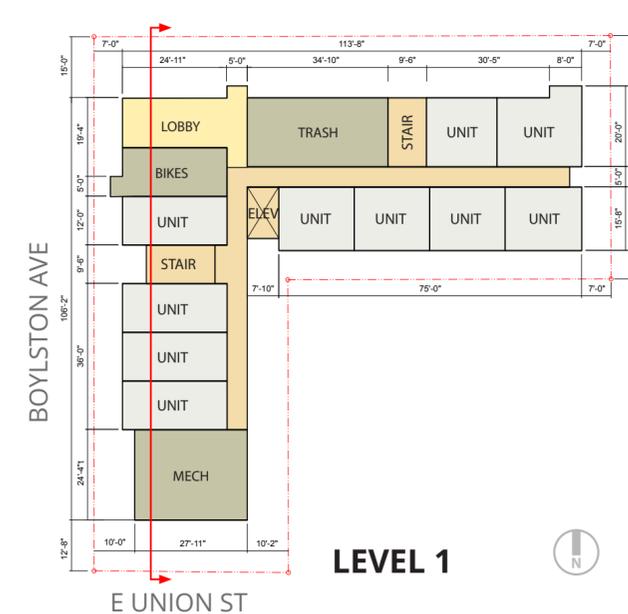
# SCHEME C: PREFERRED

**SUMMARY:**  
 54,282 GSF  
 105 EFFICIENCY STUDIOS  
 2,300 SF - TOTAL COMMON AMENITY  
 250 SF - AT GRADE  
 350 SF - INTERIOR LOBBY  
 250 SF - INTERIOR LOUNGE  
 1,450 SF - ROOF DECK  
 4.18 - FAR

- POSITIVE**
- HIERARCHICAL BUILDING PROJECTIONS:
    - BREAKS DOWN SCALE
    - RESPONDS TO TOPOGRAPHY
    - HIGHLIGHTS BUILDING ENTRIES AND COMMON AMENITY AREAS
  - BUILDING DATUMS RELATE TO ADJACENT STRUCTURES
  - RECESS AT STAIR TOWER REDUCES PERCEIVED BUILDING LENGTH
  - LARGE BUILDING ENTRIES WITH AMENITIES OFF OF BOTH STREET FRONTS
  - DIRECT ACCESS TO BIKE STORAGE AT HIGH AND LOW SITE POINTS
  - COMMON AMENITY VARIETY
  - VARIETY IN UNIT SIZE AND UNIT FEATURES

- NEGATIVE:**
- LOWER UNIT COUNT
  - 3 DEPARTURES REQUESTED

- ▶ BUILDING ENTRANCE
  - BUILDING SERVICE
  - RESIDENTIAL
  - CIRCULATION / CORE
  - COMMON
  - DEPARTURE REQUEST AREA AT GRADE
  - DEPARTURE REQUEST AREA AT UPPER LEVELS
- \* SEE DEPARTURE DIAGRAMS ON PAGE 21



\*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"

## SCHEME C: PREFERRED



1 PERSPECTIVE FROM CORNER OF BOYLSTON AVE & E. UNION ST. LOOKING NE



2 BOYLSTON AVE LOOKING EAST



3 PERSPECTIVE LOOKING N FROM E. UNION ST.



4 PERSPECTIVE FROM NEIGHBORING PARKING LOT ON HARVARD AVE

## DESIGN CUES

The proportion and configuration of the underlying parcels yields a L-shape building. The first major massing move is to recess the stair tower near the underlying lot lines, breaking down the bulk of the west façade into a scale in keeping with the urban fabric. The NW lobby is emphasized with a heavy surround, clearly identifying the entry from Pike Street. The SW lounge is recessed under the building, creating a semi-sheltered area that is still visually prominent. The north, west and south facades are further articulated, inserting larger masses into the overall volume. The added masses are in proportion with the primary building volumes, complementing the overall façade and establishing a balanced tension between the figure and field. By making a simple secondary massing move, greater emphasis is put on the building as a whole, yet still allows for differentiation of materials & openings. The resulting design will be greater than the sum of its parts.

## DEPARTURES

### (1) SIDE STREET (BOYLSTON AVE) SETBACK REDUCTION:

- REQUIRED = 5' MIN. / 7' AVG.
- PROPOSED = 4' MIN. / 6.5' AVG.

### JUSTIFICATION:

- CS2/D.3 ZONE TRANSITIONS: Matches setbacks of adjacent property.
- DC2/A.2 REDUCING PERCEIVED MASS: Enables modulation to break down bulk.

### (2) REAR SETBACK REDUCTION:

- REQUIRED = 15' MIN.
- PROPOSED = 12' MIN. / 14' AVERAGE

### JUSTIFICATION:

- CS2/D.3 ZONE TRANSITIONS: Mimics side setback
- DC2/A.2 REDUCING PERCEIVED MASS: Allows for modulation since façade is more visible
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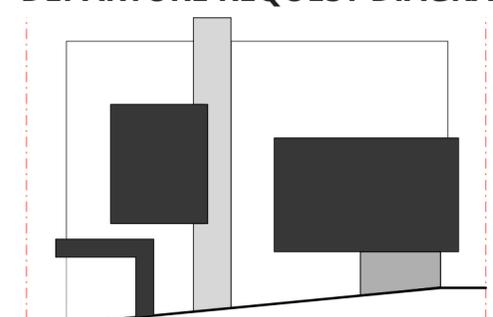
### (3) SIDE INTERIOR SETBACK REDUCTION:

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- 7' MIN. / 10' AVG. > 42' ABOVE GRADE
- PROPOSED = 5' MIN. / 7' AVG. < 48' ABOVE GRADE
- 7' MIN. / 10' AVG. > 48' ABOVE GRADE

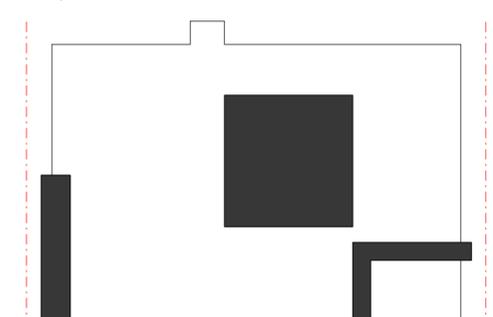
### (3) JUSTIFICATION:

- DC2/C.3: FIT WITH NEIGHBORING BUILDINGS: creates datum with east, fits in with perceived grade from Union.

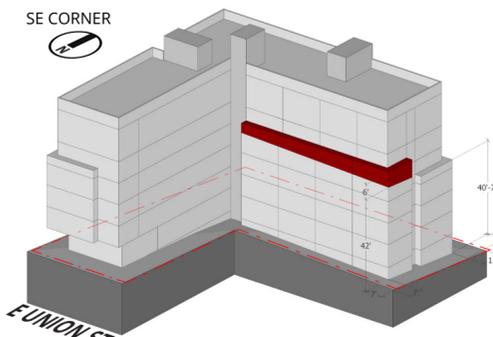
## DEPARTURE REQUEST DIAGRAMS



(1) DEPARTURE DIAGRAM: SIDE STREET SETBACK REDUCTION  
DISTANCE FROM PROPERTY LINE ■ 4' □ 7' ■ 11' □ 13'  
\*REQUIRED = 5' MIN. / 7' AVG.



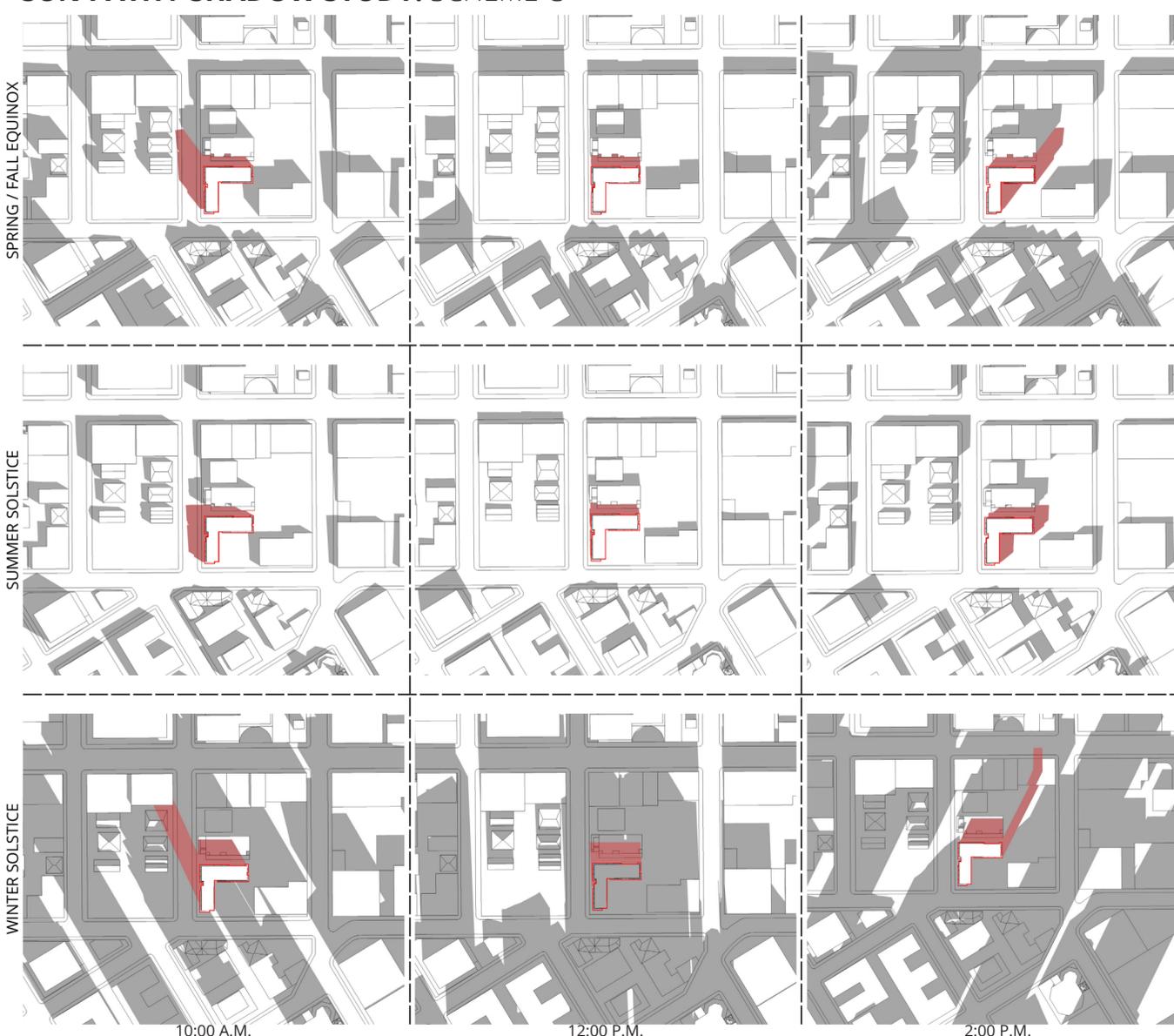
(2) DEPARTURE DIAGRAM: REAR SETBACK REDUCTION  
DISTANCE FROM PROPERTY LINE ■ 12' □ 15'  
\*REQUIRED = 15' MIN.



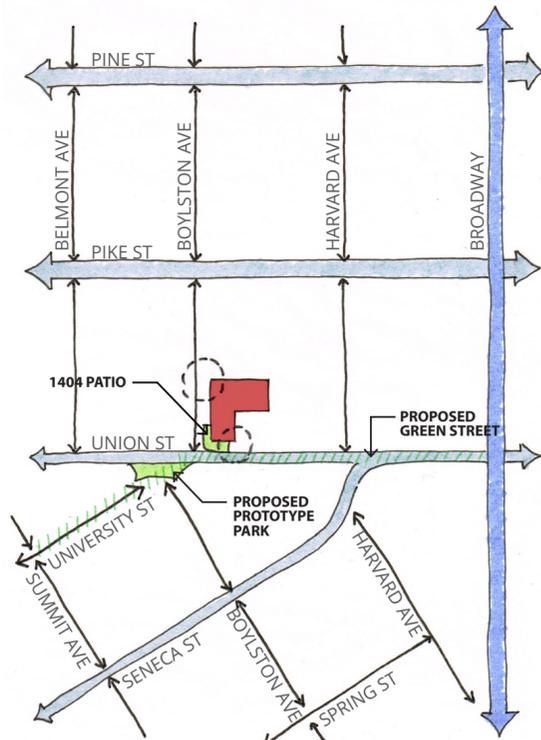
(3) DEPARTURE DIAGRAM: SIDE INTERIOR SETBACK REDUCTION  
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■ AREA OUTSIDE OF ALLOWABLE BUILDING ENVELOPE

## SUN PATH / SHADOW STUDY: SCHEME C



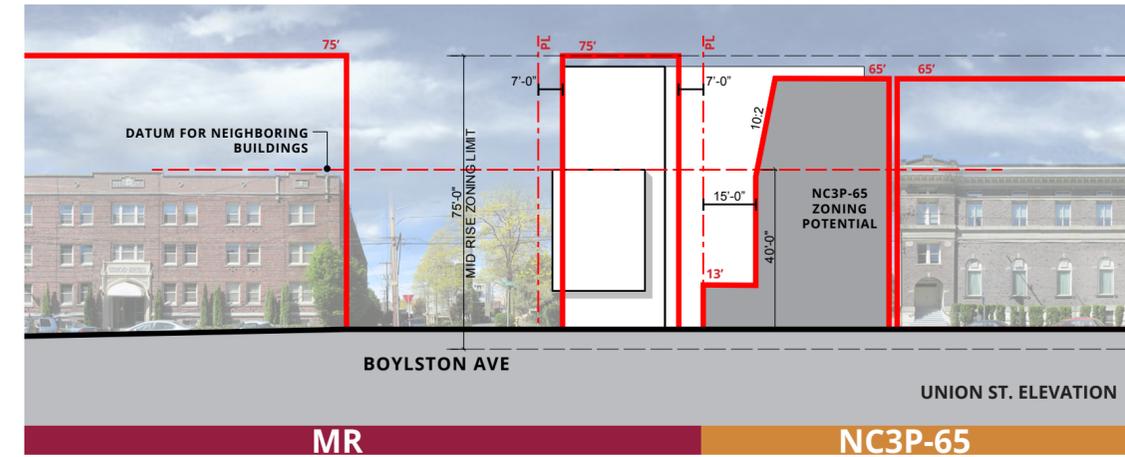
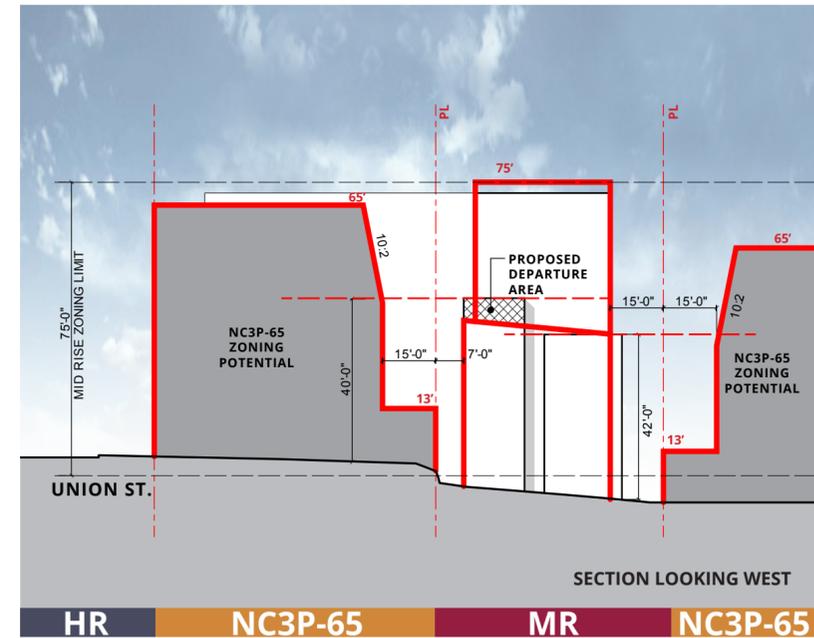
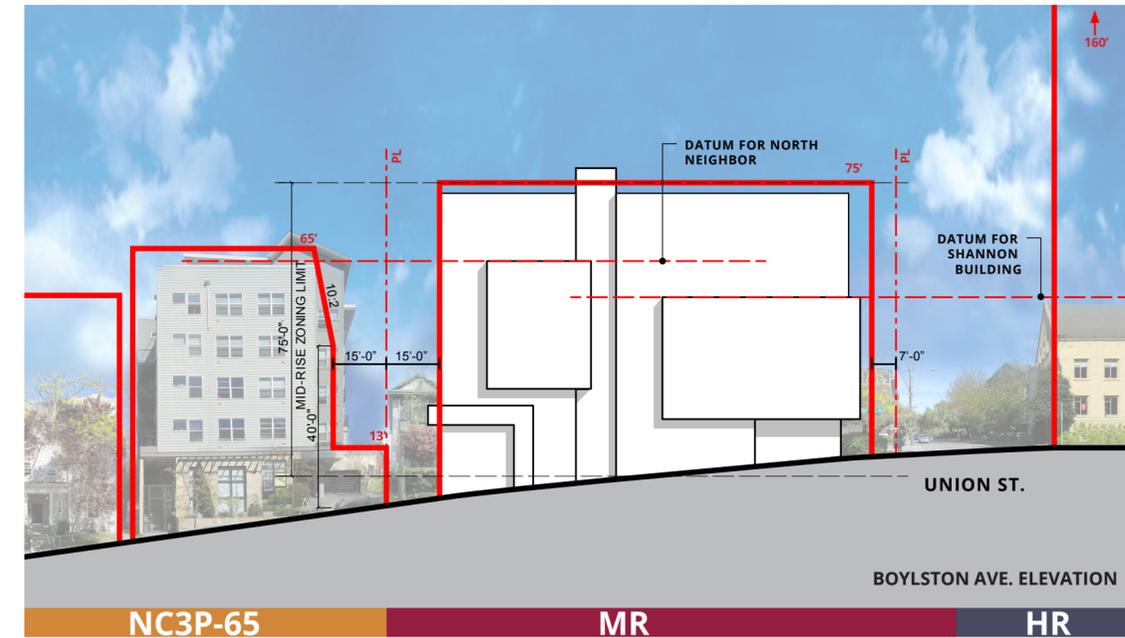




**CONNECTIVITY**  
The project is centrally located at the gateway between the Capitol Hill and First Hill neighborhoods. Residents and pedestrians will approach the site from multiple directions, putting added emphasis on the development of the ground floor. As a result, two entries are proposed, one at the NW corner (serving Capitol Hill) and the other at the SW corner (serving First Hill). Each entry is designed to respond to its specific location.

**North Entry:** this will be the primary addressing location. A simple courtyard provides the transition from the street with low landscape walls and plantings. The double-height interior lobby will feature the mailboxes and a small lounge area. A bike storage room is immediately adjacent.

**South Entry:** this entry is influenced by the proposed First Hill Public Realm Action Plan. A patio is proposed at the southwest corner, connecting to the proposed Green Street and Prototype Park across Union Street. This connection is further enhanced with benches, planters and café seating. The interior space will feature a lounge for the residents, including a common kitchen and seating area. Again, a bike storage room is immediately adjacent. The resulting design activates the corner (instead of providing a dwelling unit), and creates interest at the street for residents and pedestrians alike.



**ADJACENCIES MASSING DIAGRAM**  
Although some setback departures are being requested, the preferred scheme meets the intent of the design guidelines in how it relates to the neighboring buildings. The abutting parcels are all NC zoned, and the diagrams illustrate the relationship between the potential envelopes of the NC zones and the preferred scheme, including any upper level setbacks. Furthermore, the preferred design enhances the street experience, establishing a datum relationship between the neighboring buildings and the proposed massing.



A



B



C

**S+HWorks** | JOHNSON & CARR, LLC  
ARCHITECTURE & DESIGN

- A 1806 MULTIFAMILY  
1806 23RD AVE / SEATTLE, WA
- B 2429 TOWNHOUSES (UNDER CONSTRUCTION)  
2429 8TH AVE N / SEATTLE, WA
- C PHINNEY MULTIFAMILY (UNDER CONSTRUCTION)  
8727 + 8731 AVE N / SEATTLE, WA