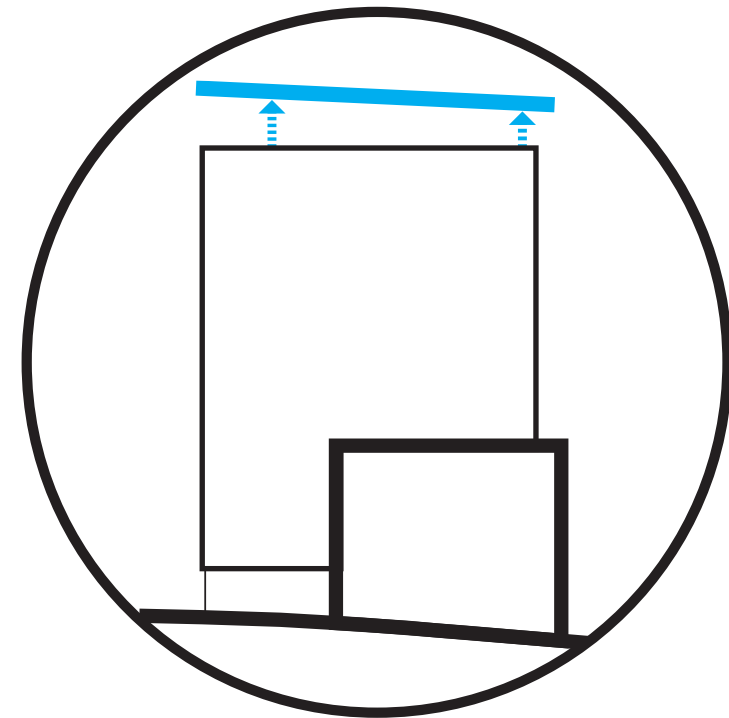
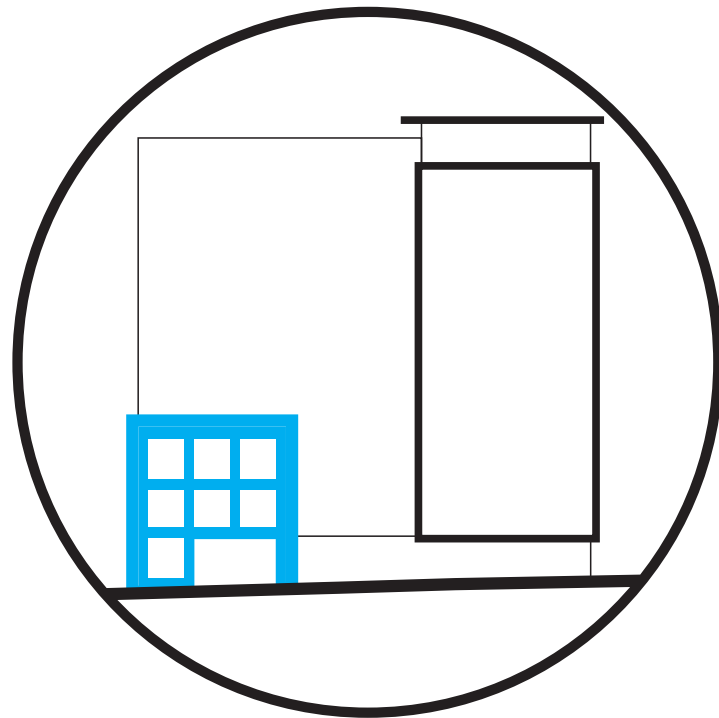


# MADISON **BOYLSTON**

EDG ADR PRESENTATION PACKAGE

03.01.2019 | 16-061 | 3032534-EG









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INNOVATIVE JOINT DEVELOPMENT PARTNERSHIP



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ARCHITECT



WEBER THOMPSON

---

LANDSCAPE ARCHITECT

HEWITT



# How do we design for Seattle’s first affordable High Rise in over 50 years that sets a precedent for bringing needed housing to the market?

Bellwether Housing is Seattle’s largest nonprofit affordable housing developer with 32 affordable properties (2,100 homes), including seven in the First Hill Neighborhood.

Plymouth Housing has been developing permanent supportive housing in Seattle since 1980. They have 14 affordable properties (1,100 homes) and currently owns property in the First Hill neighborhood.

By 2022, this high-density building will add over 350 affordable housing units to Seattle’s growing First Hill neighborhood.

We are developing an impactful design that is up to code while targeting efficiency and affordability.

Despite tight budgetary restrictions, Madison/Boylston will include community amenities for its residents and durable finishes.

We have incorporated design elements based on the recommendations of community members such as open space, pedestrian-friendly side streets and concentrated density along Madison Street.

## PLYMOUTH HOUSING + BELLWETHER HOUSING JOINT DEVELOPMENT PARTNERSHIP

Plymouth Housing and Bellwether Housing have formed an innovative partnership to jointly develop Madison/Boylston, Seattle’s first affordable high-rise in over 50 years. By 2022, this high-density building will add over 350 affordable housing units to Seattle’s growing First Hill neighborhood.

There are notable aspects of this project that distinguish it from other high-rise projects. First, Madison/Boylston’s design and layout will be constrained by the public dollars allocated to it. We are developing an impactful design that is up to code while targeting efficiency and affordability. Second, this high-rise will be serving low-income residents who will pay below-market rents. Thus, operating revenue will be less than comparable market-rate projects. Despite tight budgetary restrictions, Madison/Boylston will include community amenities for its residents and durable finishes.

Plymouth Housing and Bellwether Housing have incorporated design elements based on the recommendations of community members. The First Hill community identified open space, pedestrian-

friendly side streets and concentrated density along Madison Street as desired design elements of Madison/Boylston.

Plymouth Housing was founded in 1980 to address the problem of homelessness in downtown Seattle and surrounding neighborhoods. Plymouth’s unique focus on pairing high-quality housing with supportive social services has impacted thousands of lives, enabling residents to achieve stability in housing and avoid a return to homelessness.

Plymouth operates more than 1,100 apartments in Seattle, with the newest, Plymouth on First Hill, opened in 2017. At

Madison/Boylston, Plymouth will be providing over 100 homes to seniors over the age of 55 who have previously experienced homelessness. The traumas of homelessness often exacerbate and cause many health complications and can make managing chronic conditions nearly impossible. Plymouth has formed strong partnerships with nearby health institutions on First Hill, and in addition to providing homes for these

vulnerable seniors, will also be able to provide on-site medical care as well as ample space in the building for community activities and case management services.

Bellwether Housing builds and manages high quality affordable housing so that people of diverse backgrounds and incomes can thrive in Seattle’s increasingly high-cost housing market. Bellwether’s 32 buildings serve Seattle households that earn up to 60% of the area median income. They are home to large

and small families, seniors, people with disabilities and many others. Madison/Boylston will provide 253 new homes for individuals and families who are struggling to afford a place to live in Seattle.

By 2022, this high-density building will add over 350 affordable housing units to Seattle’s growing First Hill neighborhood.

Plymouth Housing and Bellwether Housing are committed to turning this publicly-funded development into a triumphant affordable housing landmark, while being conscious of the limited public resources available.



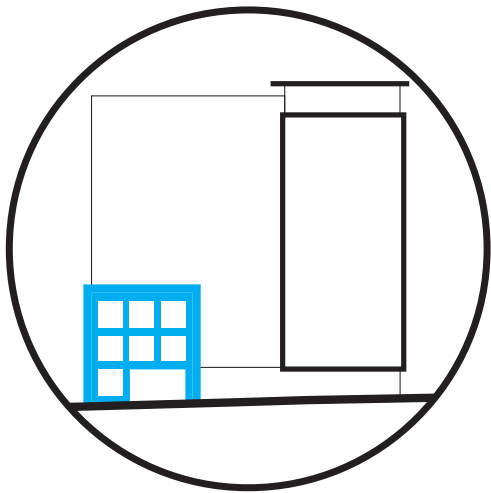


# PROJECT VISION

PLYMOUTH HOUSING AND BELLWETHER HOUSING’S VISION FOR MADISON/BOYLSTON IS TO:

- Maximize the **housing opportunities** for their broad range of residents and their needs.
- Incorporate **sustainable building strategies** to ensure long term success of maintenance and operational budgets.
- Create successful, income generating, highly visible **grade-related retail**.
- Deliver on the public funder requirements **on time and within budget**.
- Construct a building that integrates with the neighborhood and can be a **source of pride** for the hundreds of residents who will call it home.

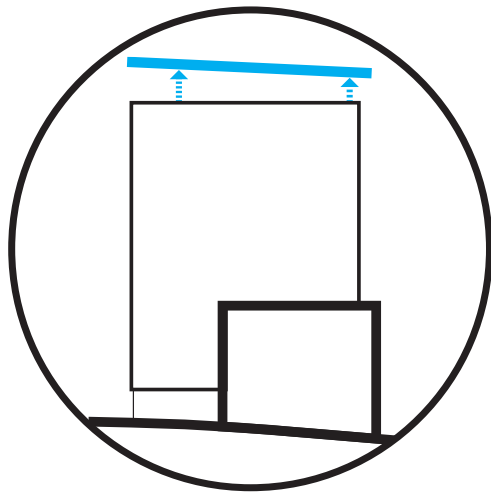
TOGETHER THE TEAM DEVELOPED THREE GUIDING THEMES FOR THIS PROJECT:



HOME



PLACEMAKING



LIGHTNESS





# PROJECT OBJECTIVES

## INNOVATIVE DEVELOPMENT SOLUTION BRINGING AFFORDABLE HOUSING TO SEATTLE

Given the complex programming and funding requirements of this development, there are key design elements that are required to be incorporated into this project:

### 1. MAINTAIN **PHYSICAL** AND **VISUAL** SEPARATION BETWEEN PLYMOUTH HOUSING AND BELLWETHER HOUSING PROGRAMS

- Fair Housing policies require the team does everything possible on the design side to make these two projects as physically separate as possible, including different entrances/lobbies.
- HUD has specific requirements in order for projects to be designated as Senior Housing, at least 80% of the units must be rented to individuals 55+ years old.
- Operationally each housing provider is responsible for controlling and monitoring residence of their facilities; the separation of lobbies and spaces are key in ensuring secure sites for both providers.

### 2. GROUND LEVEL ACCESS AND THE LOWER LEVEL PROGRAM LOCATION IS REQUIRED FOR PLYMOUTH HOUSING PROJECT

- Due to security and potential medical needs of the Plymouth Housing's senior residents, this program requires ease of access to grade.

### 3. SOUND TRANSIT PURCHASE & SALES TERMS

- 5,000 SF of retail space to be provided
- Site provide 100% affordable housing
- Affordability to be set at 60% of the AMI
- Site to include retail and community space to be available to the First Hill community
- Site to include Family Units

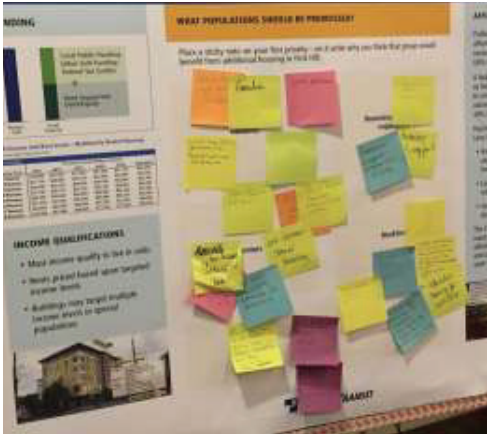
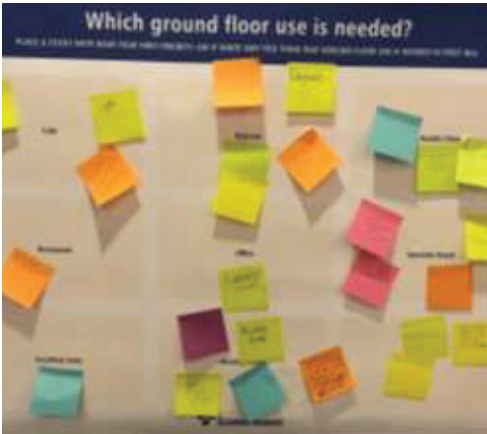




Community amenities include vibrant retail along Madison Street and a meeting room for neighborhood use.



SOUND TRANSIT  
COMMUNITY MEETING  
6/5/2017



GUIDANCE AND FEEDBACK INCORPORATED INTO THE PROJECT FROM PUBLIC OUTREACH:

- Site provide 100% affordable housing
- Community space available to First Hill Community
- Site to include Family Units
- Senior Housing
- Security
- Desire for “quiet, walking-friendly side streets”

Housing for families is “central to preserving a vibrant, diverse neighborhood for all”

- Support for a café or restaurant: explained that a café would offer much-needed gathering space and contribute to a sense of community
- Specialty Retail space
- “Some set back and gathering social space between building and sidewalk”

Provide a tall and setback residential tower along Boylston



IMAGE CAPTION



# ZONING SYNOPSIS – NC3P-160 + ANTICIPATED MHA UPZONE

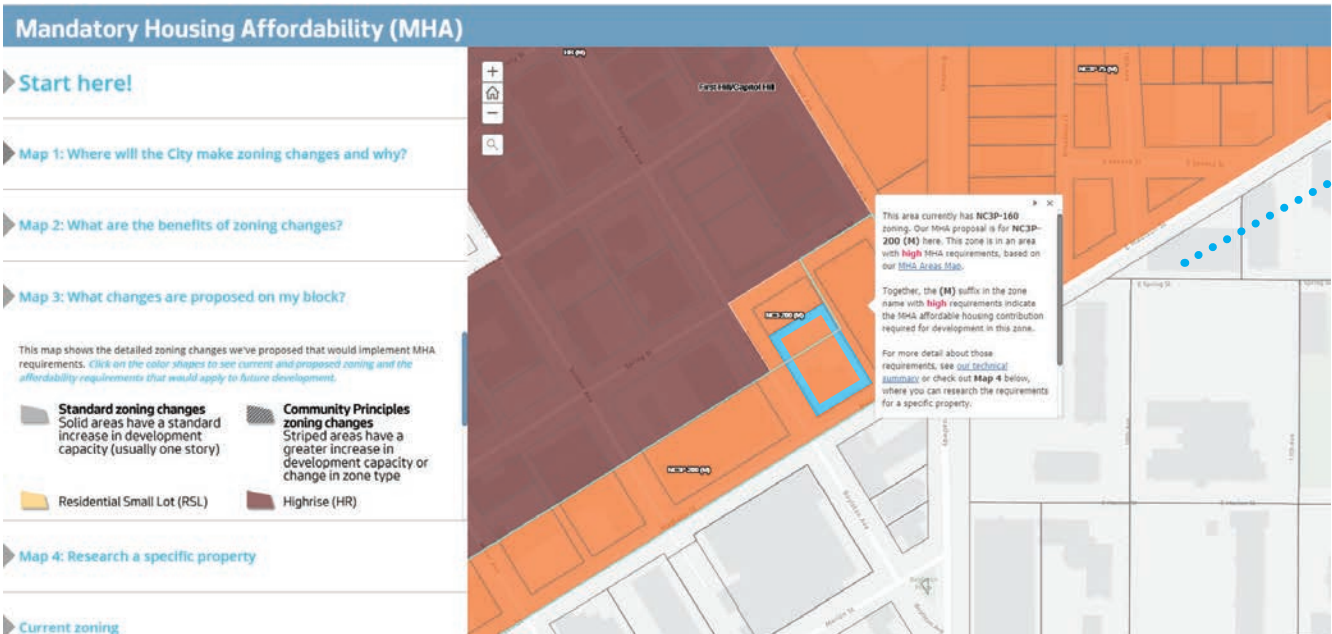
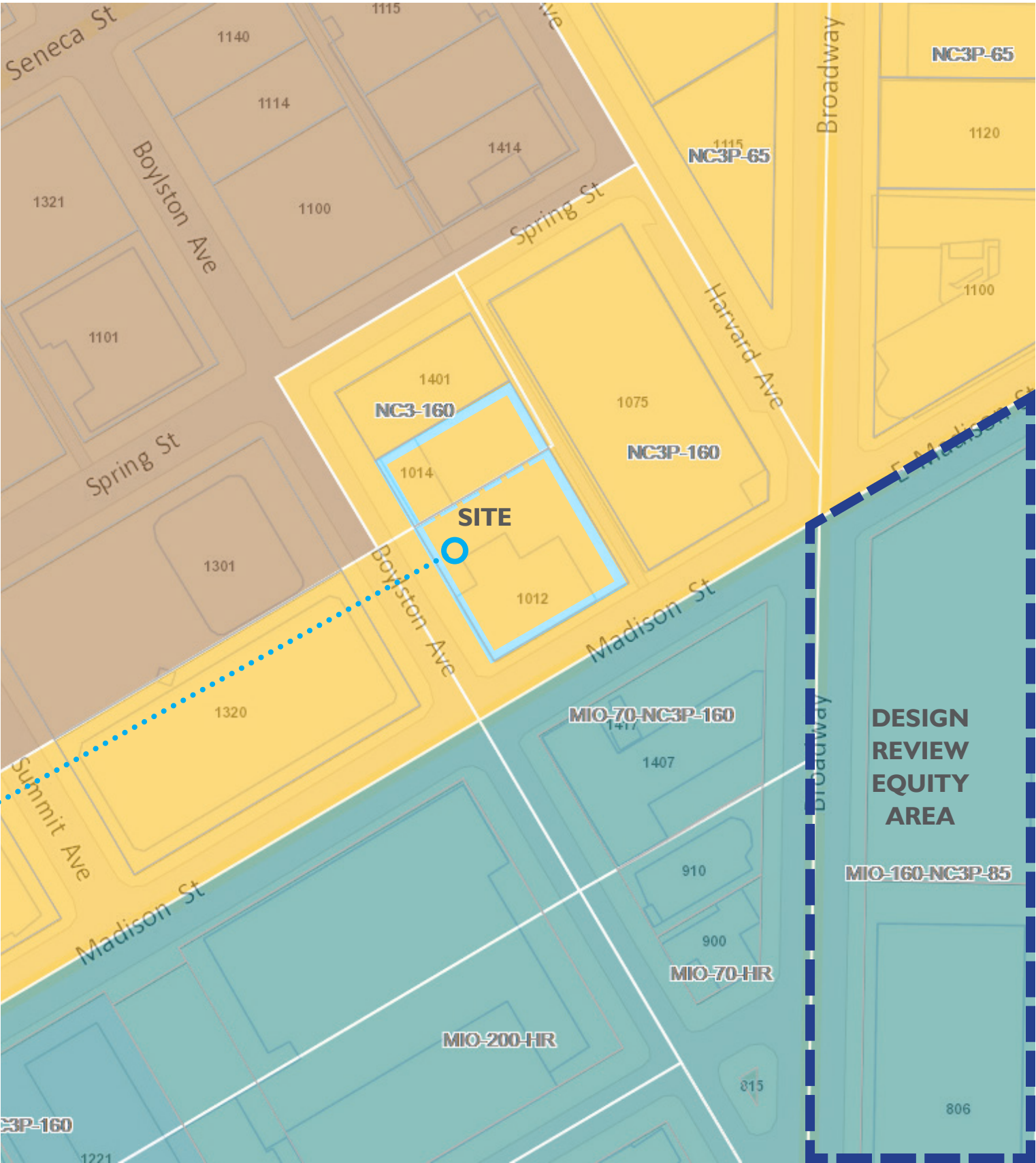
## ORDINANCE SUMMARY OF APPLICABLE CHANGES TO 1400 MADISON:

The site is being upzoned from NC3P-160 to NC3P-200(M) + NC3-160 to NC3-200(M):

(M) Requires compliance with Sections 23.58B Affordable Housing Impact Mitigation program for commercial development and 23.58C Mandatory Housing Affordability for Residential Development. However there are exemptions this project will qualify for under 23.58B.020 Applicability and general requirements, see exemptions below:

23.58B.020.C: Commercial development is exempt from the requirements according to this Chapter 23.58B if the structure containing commercial uses also contains floor area in residential use that is publicly funded and/or has received an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing, which restricts at least 40 percent of the residential units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years.

23.58C.025.C Exemptions. Development is exempt from the requirements of this Chapter 23.58C if it receives public funding and/or an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing, which restricts at least 40 percent of the units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years.





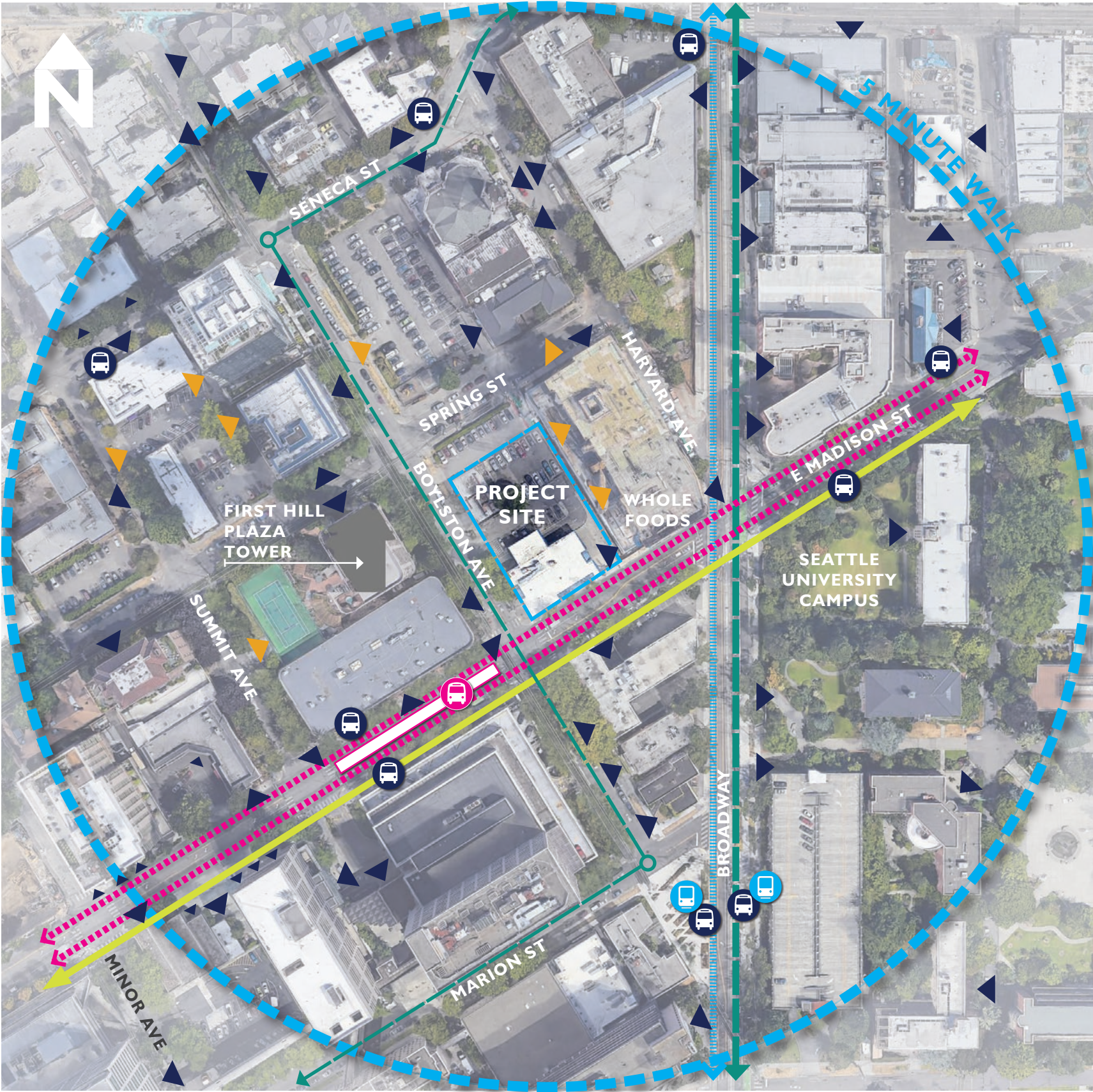
ZONING SYNOPSIS – NC3P-160 + ANTICIPATED MHA UPZONE

SMC SECTION		SUMMARY OF SECTION	MHA + NEW ORDINANACE
KING COUNTY PARCEL #'S	1978201155, 19768201160		
ZONING CLASSIFICATION	NC3P-160 / NC3-160 (HALA)		NC3P-200(M) NC3-200(M)
SITE AREA	21,600 SF		
OVERLAY DISTRICTS	First Hill Urban Center Village		
PERMITTED USES (23.47A.004)	Sales, service, medical, institutional, schools, live/work, parks, residential, etc. Live/work units permitted for up to only 20% of facade along principal pedestrian streets.		
STREET LEVEL USES (23.47A.005)	Residential uses at street level may occupy no more that 20% of street level street facing facade in a pedestrian designated zone (23.47A.005.C.1.A). Along designated pedestrian streets, one or more of the uses listed in 23.47A.005.D.1 is required (retail, medical, eating/drinking, etc.)		
DESIGNATED PEDESTRIAN STREETS (23.47A.005.D)	Boylston Avenue – Principal Pedestrian Street when not located in pike/pine overlay district Madison Street – Principal Pedestrian Street		
CONDITIONAL USES (23.47A.006.A.4)	Medical service uses over 10,000 square feet, outside but within 2,500 feet of a medical major institution overlay district boundary, may be approved as administrative conditional uses, except that they are permitted outright if included in an adopted master plan or dedicated to veterinary services.		
STREET LEVEL DEVELOPMENT STANDARDS (23.47A.008)	Blank facades may not exceed 20 feet in width (23.47A.008.1.2.B) and may not exceed 40% of the width of the facade of the structure along the street (23.47A.008.A.2.C). Street level street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. (23.47A.008.A.3) For non-residential street level uses, 60% of the street facing facade shall be transparent. (23.47.A.008.B.2.A) Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level street facing facade. (23.47.A.008.B.3) Non-residential uses at street level shall have a floor to floor height of at least 13 feet. (23.47A.008.B.4) Within pedestrian designated zones, a minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47a.005.d.1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances. (23.47.008.C.1)		

SMC SECTION		SUMMARY OF SECTION	MHA + NEW ORDINANACE
STREET LEVEL DEVELOPMENT STANDARDS (23.47A.008)	Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G: <div><div>1.</div><div>At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; (23.47A.008.D.1) and</div></div> <div><div>2.</div><div>The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. (23.47A.008.D.2)</div></div>		
OVERHEAD WEATHER PROTECTION (23.47A.008.C.4)	Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. The covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles. The overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk. The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet. Adequate lighting for pedestrians shall be provided.		
STRUCTURE HEIGHT (23.47A.012)	160' (Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. Efficient elevators may extend up to 25' above height limit).		200' New Height Efficient elevators bonus height of up to 25' removed
FLOOR AREA RATIO (23.47A.013)	Total far permitted for all uses on a lot that is occupied by a mix of uses, provided that the far limit for either all residential uses or the far limit for all non-residential uses shall not exceed the far limit established in row 1.  Far = 7  Residential uses are exempt per 23.47A.013.D.6		200' = 8.25 <sup>2</sup> <sup>2</sup> Exception w/in First Hill Urban Center Max FAR = 12 (if development contains at least 4 FAR of residential use)  Exemption has been removed
SETBACK REQUIREMENTS (23.47A.014)	Lots are not adjacent to, or across alley from, a residential zone, therefore, no setbacks are required.  *Refer to 23.47A.014.E for permitted structures within required setbacks.		
LANDSCAPING REQUIREMENTS (23.47A.016)	Green factor of 0.3 or higher is required  Street trees are required along Madison and Boylston.		
AMENITY AREA (23.47A.024)	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use (Refer to 23.47A.024.B for standards).		
PARKING LOCATION AND ACCESS (23.47A.032.A.2.a)	If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.  If parking is provided within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.		



# CONTEXT ANALYSIS



## CONSTRAINTS

- SHALLOW WATER TABLE.
- ADJACENT MEDICAL CLINIC CREATES NEED FOR ENHANCED SAFETY FEATURES.
- FIRST HILL PLAZA TOWER IS ROUGHLY 150'+ TALLER.
- NEIGHBOR TO THE EAST HAS WINDOWS FACING THE SITE.
- NO PARKING OR DROP OFF ZONE ALONG MADISON

## OPPORTUNITIES

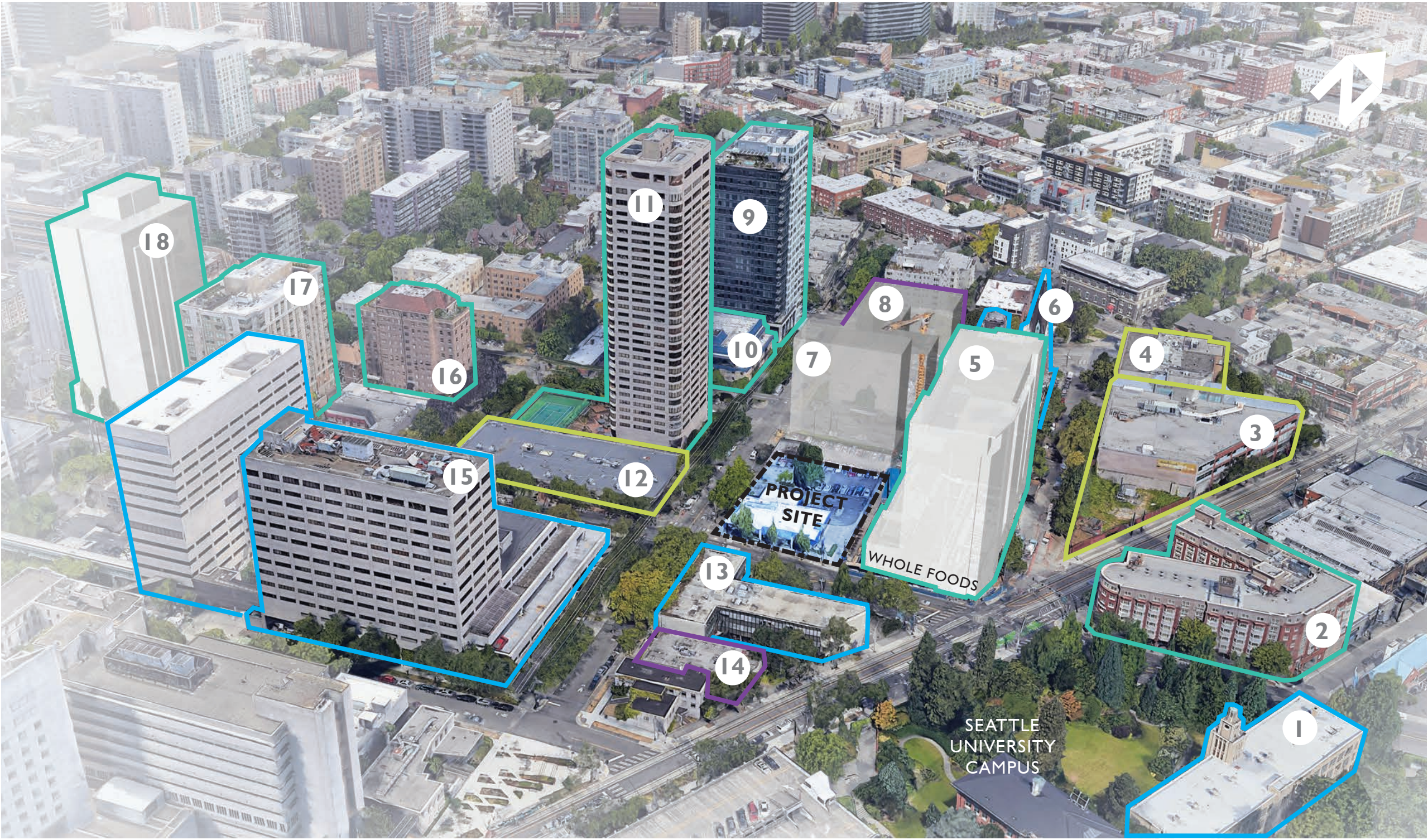
- ACCESS TO PIKE/PINE CORRIDOR.
- ACTIVE PEDESTRIAN ENVIRONMENT.
- PROXIMITY TO WHOLE FOODS MARKET, TO DEVELOP SUPPORTING RETAIL ALONG MADISON
- PROXIMITY TO FIRST HILL STREET CAR ON BROADWAY (2 MIN WALK) + FUTURE RAPID RIDE STATION ( 1 MIN WALK) + LIGHT RAIL ( 1 MIN WALK TO BROADWAY STATION)
- GREAT PROXIMITY TO HOSPITALS AND EMPLOYMENT.

## LEGEND

- ▶ PEDESTRIAN BUILDING ENTRIES
- ▶ AUTOMOTIVE BUILDING ENTRY
- ⓑ BUS STOP
- ⓑ FUTURE RAPID RIDE STATION
- ⓑ SURFACE RAIL STATION
- ↔ PRINCIPAL ARTERIAL
- ↔ FUTURE BUS ONLY RAPID RIDE LANE
- ↔ SURFACE RAIL TRANSIT LINE
- ↔ MAJOR BIKE ROUTES
- SHARROW (STREETS WITH SHARED CAR/BIKE LANE MARKINGS)



# CONTEXT ANALYSIS

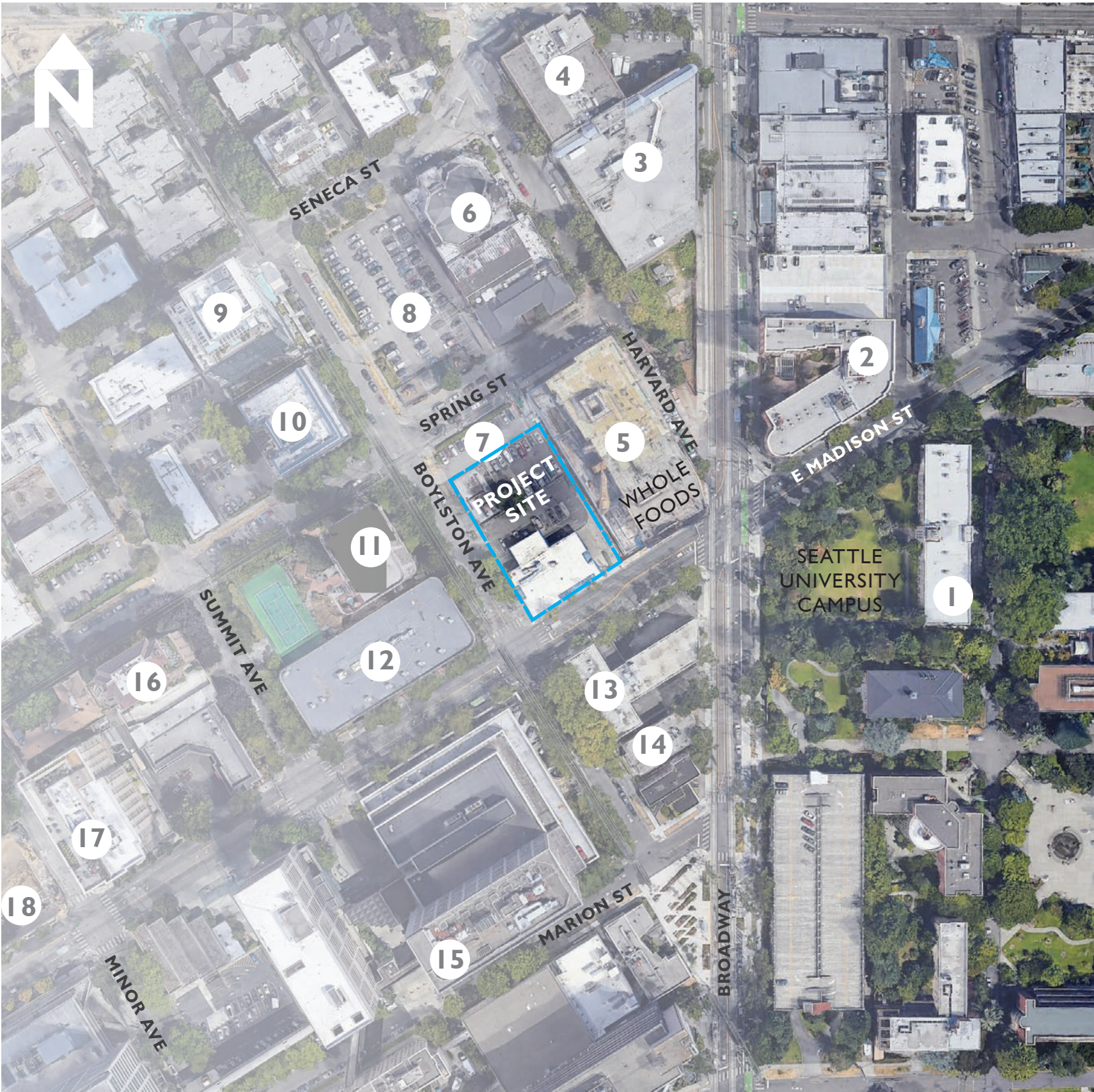


- 1 SEATTLE UNIVERSITY ADMINISTRATION BUILDING (3 STORY)
- 2 SILVER CLOUD HOTEL – SEATTLE BROADWAY (6 STORY)
- 3 THE POLYCLINIC (3-5 STORY)
- 4 THE POLYCLINIC (2-4 STORY)
- 5 THE DANFORTH – RESIDENTIAL APARTMENTS (17 STORY)
- 6 SEATTLE FIRST BAPTIST (3 STORY)
- 7 EXISTING PARKING LOT SHOWING ZONING ENVELOPE – RESIDENTIAL (13 STORY)
- 8 PLANNED PROJECT ZONING ENVELOPE – RESIDENTIAL (8 STORY)
- 9 LUMA – RESIDENTIAL CONDOS (24 STORY)
- 10 HILLTOP COURT APARTMENTS (5 STORY)
- 11 FIRST HILL PLAZA APARTMENTS + PARKING GARAGE (35 STORY)
- 12 FIRST HILL PLAZA COMMERCIAL (1 STORY)
- 13 SWEDISH MEDICAL OFFICES (2 STORY)
- 14 REZONE – PLANNED MIXED-USE BUILDING (13 STORY)
- 15 SWEDISH FIRST HILL CAMPUS (13 STORY)
- 16 TWELVE TWENTY THREE SPRING ST CONDOS (12 STORY)
- 17 COPPINS WELL APARTMENTS (16 STORY)
- 18 THE PERRY APARTMENTS (16 STORY)

OFFICE / COMMERCIAL   RESIDENTIAL + LODGING   INSTITUTIONAL   PLANNED PROJECTS   PROJECT SITE



CONTEXT ANALYSIS



ADMINISTRATION BUILDING



SILVER CLOUD HOTEL



THE POLYCLINIC



THE POLYCLINIC



CONTEXT ANALYSIS



THE POLYCLINIC



HILLTOP APARTMENTS



THE DANFORTH APARTMENTS



SEATTLE FIRST BAPTIST



LUMA CONDOS



SWEDISH FIRST HILL CAMPUS



FIRST HILL PLAZA CONDO TOWER



FIRST HILL PLAZA



SWEDISH FAMILY MEDICINE



TWELVE TWENTY THREE SPRING ST



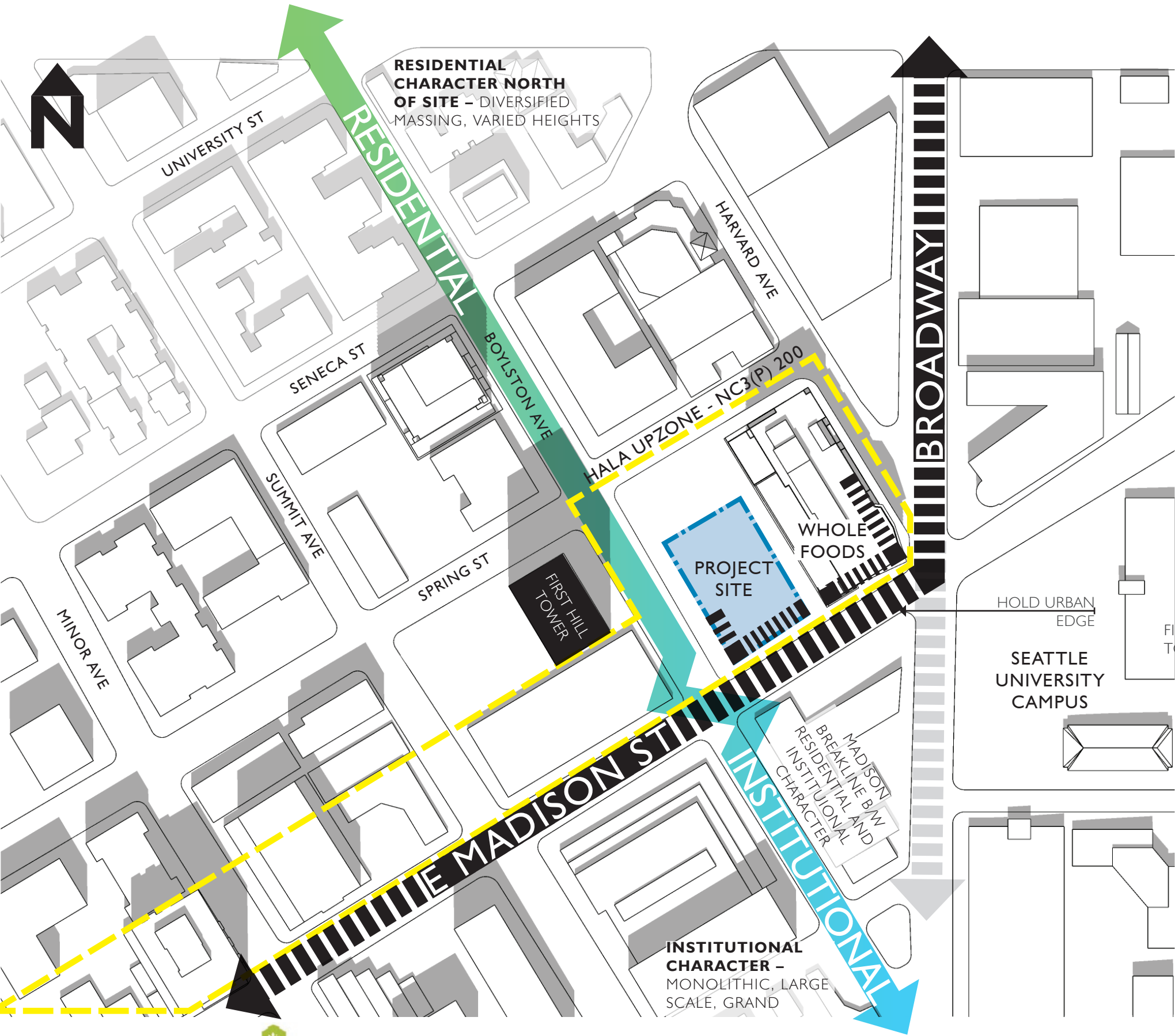
COPPINS WELL



THE PERRY RESIDENTIAL APARTMENTS

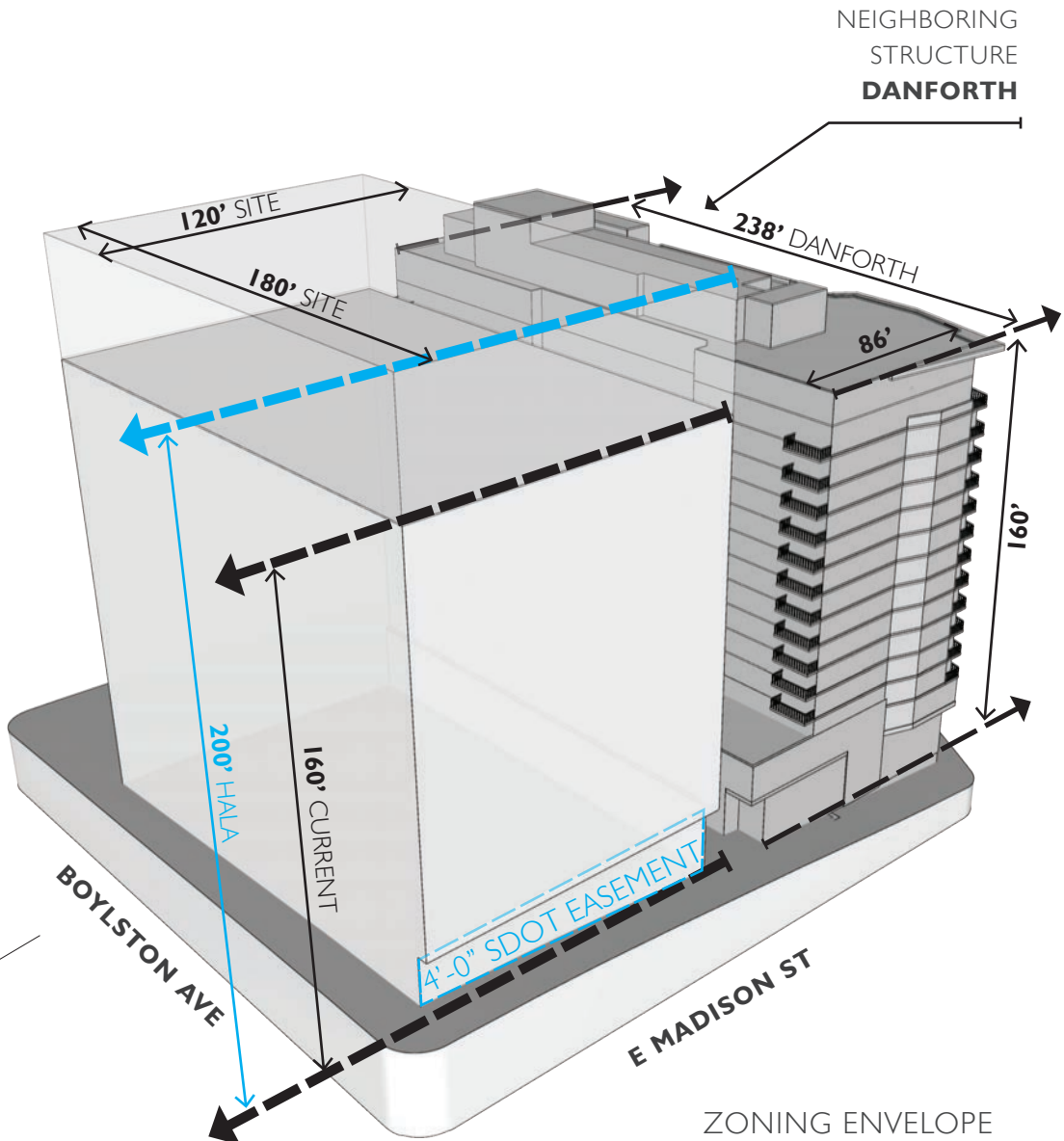


CONTEXT ANALYSIS





SITE SURVEY



LEGAL DESCRIPTION

LOT 4, 5 AND 8 IN BLOCK 135 OF A.A. DENNY'S BROADWAY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 6 OF PLATS AT PAGE 40, IN KING COUNTY, WASHINGTON.

SITE SURVEY



CONTEXT ANALYSIS



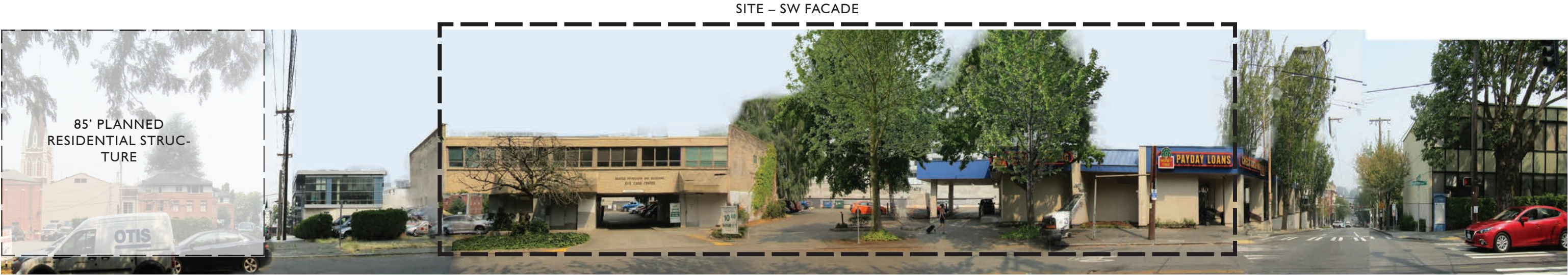
MADISON STREET ELEVATION NORTH



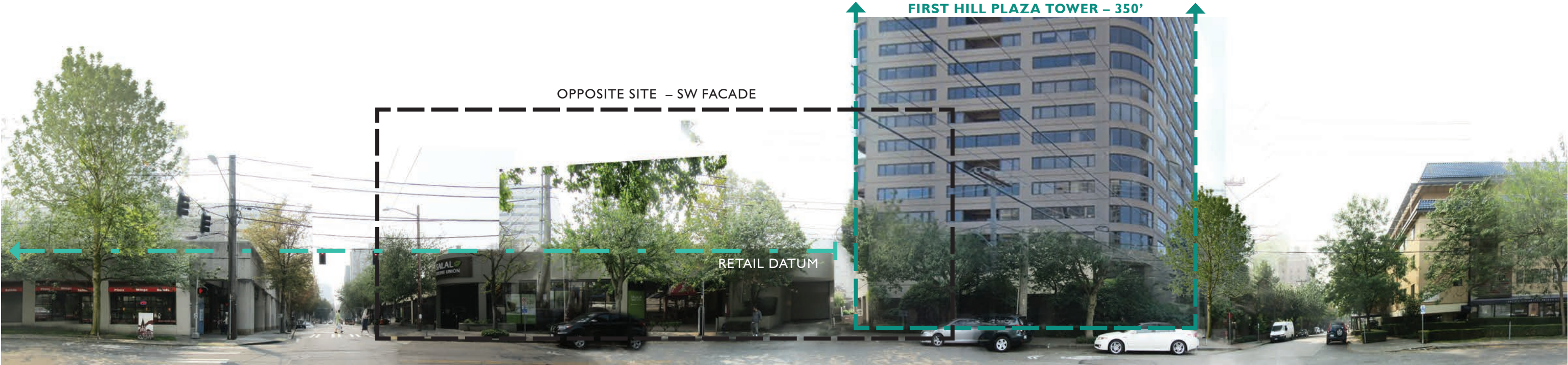
MADISON STREET ELEVATION SOUTH



CONTEXT ANALYSIS



BOYLSTON STREET ELEVATION EAST



BOYLSTON STREET ELEVATION WEST



# CONTEXT ANALYSIS – HOUSING



## HOUSING CONTEXT MODERN HIGH RISE

Throughout First Hill newer and upcoming high-rise residential towers are influencing an evolving character of the neighborhood. One major trend has emerged with podium datums and accentuated ground levels paired with simple patterned treatment of towers. These projects are the current trend for highrise projects that this project more closely aligns to.

FILIGREE LEVEL DETAIL  
AT TOWER WITH  
BOLDER ORNAMENT  
AND DETAILS AT BASE



# CONTEXT ANALYSIS – HOUSING

## HOUSING CONTEXT: EXISTING HIGH RISE AND NEW MID-RISE WITH HISTORIC WAREHOUSE STYLES

Existing high rise projects including the first hill plaza condos have a delineated base from the upper level. The First Hill Plaza Tower comes from an era of brutalist aesthetic with little ornamentation and no reference to the historic material context instead associating more to the institutional styles of the neighborhood. Newer mid-rise projects coming online and under the East Design Review Board are taking on a stylistic reference to autorow era mid-rise structures of the Pike-Pine corridor.



FIRST HILL PLAZA CONDO TOWER



THE BROADSTONE



THE BROADSTONE



TWELVE TWENTY THREE  
SPRING ST



1103 SUMMIT AVENUE

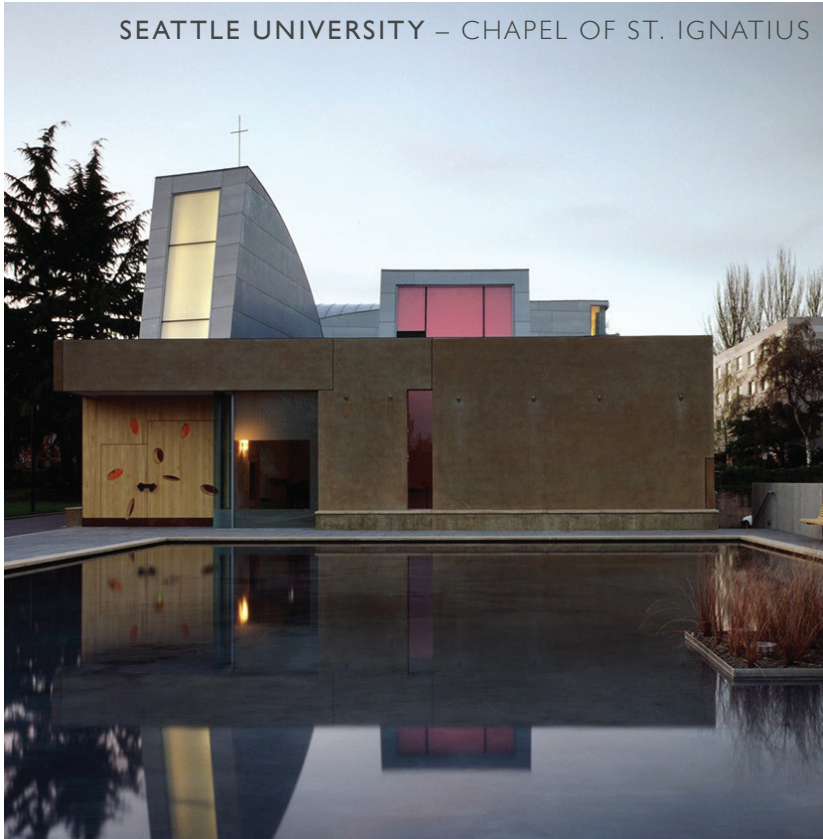


COPPINS WELL

Coppins Well and Twelve Twenty Three Spring St have a similar look; a nod to the historic character of First Hill brick structures.



# CONTEXT ANALYSIS – INSTITUTIONAL



**INSTITUTIONAL**

Throughout First Hill, institutional medical buildings, iconic religious structures and university buildings create the bulk of character south of Madison Avenue.

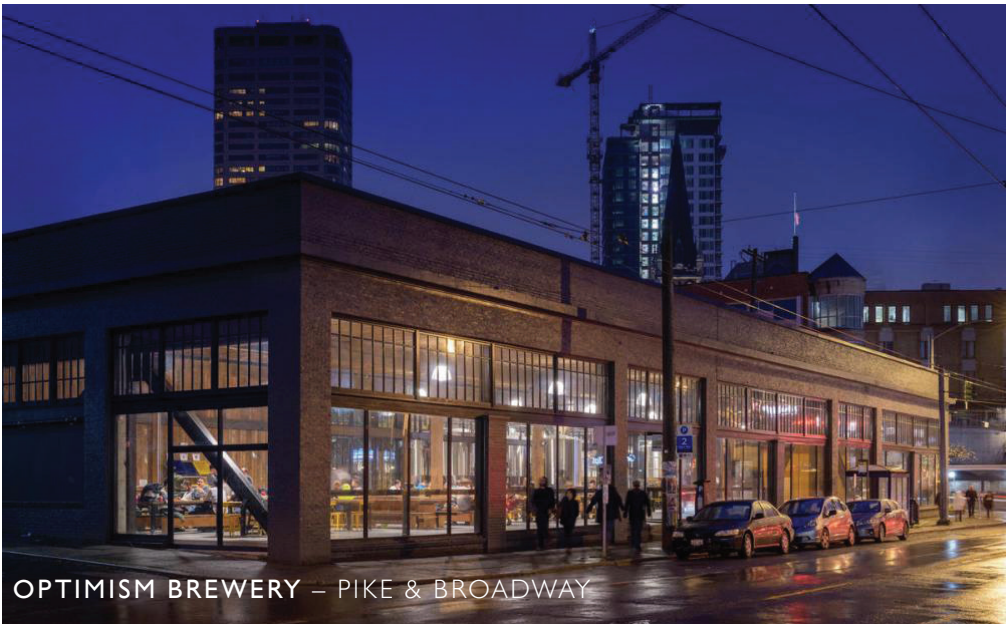




# CONTEXT ANALYSIS – GROUND LEVEL



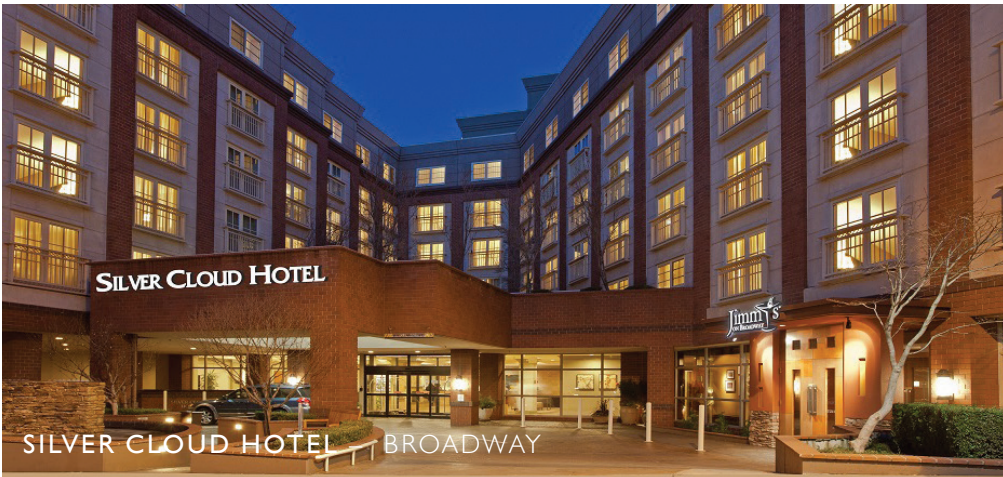
DANFORTH WHOLE FOOD'S ENTRY – MADISON & BROADWAY



OPTIMISM BREWERY – PIKE & BROADWAY



THE PERRY APARTMENTS – MADISON RETAIL FRONTAGE



SILVER CLOUD HOTEL – BROADWAY



COPPINS WELL RETAIL FRONTAGE



THE PERRY APARTMENTS – MADISON RETAIL FRONTAGE



JIMMIE'S RESTAURANT + SILVER CLOUD – MADISON & BROADWAY

## RETAIL AND GROUND LEVEL ENVIRONMENT

With special attention paid in analyzing the character of the pedestrian realm along Madison, as well as Broadway, it is worth noting that the nature of uses at the ground level especially along Madison serve the medical office tenants and have a quick-serve nature. Looking to the north and east of the site towards Broadway, it is apparent uses become more amenity/entertainment based. The retail environment along Madison consists of continuous storefront frontage at the sidewalk edge using tables and chairs to claim portions of the ROW with little defined defensible space. A major goal of this project is to provide active and viable retail to support activity along Madison and take advantage of the proximity to transit (including the future rapid ride stop just to the north as well as the Light Rail and multiple bus stops nearby).

## CIELO APARTMENTS – GROUND LEVEL TREATMENT





# TOWER PRECEDENTS



Referencing forms with a modern articulated massing with podium expression at base.



Provide clean detailing with modern interpretation of historic cornices and historic reference of material through color and texture – not trying to match, but complement.



Maintain simple massing with sophisticated color palette and complimentary design languages between back mass and broken down mass at street frontage





# GROUND LEVEL PRECEDENTS



PLYMOUTH HOUSING FIRST HILL



CIRRUS APARTMENTS RETAIL CORNER

Provide corner retail and defensible spill out space at base of tower expression



PLYMOUTH HOUSING COMMERCIAL SPACE  
PLYMOUTH ON STEWART

## PEDESTRIAN REALM

The existing character along Madison has little variation in building edges to sidewalk. The proposed project is looking to create a unique and varied ground level that highlights retail earmarked for restauranteurs and supports retail that pairs well with the adjacent Whole Foods' entry as well as create unique and welcoming entries for the future residents of 1400 Madison.



PLYMOUTH HOUSING RESIDENTIAL ENTRY

Prioritize scale and the sense of arrival for residents with bright and transparent lobbies.



BELLWETHER HOUSING RESIDENTIAL ENTRY



BELLWETHER HOUSING COMMERCIAL CORNER – ARBORA COURT



FIRST HILL MILE IMPROVEMENTS

1 - FIRST HILL MILE  
Streetscape Improvements

LEGEND

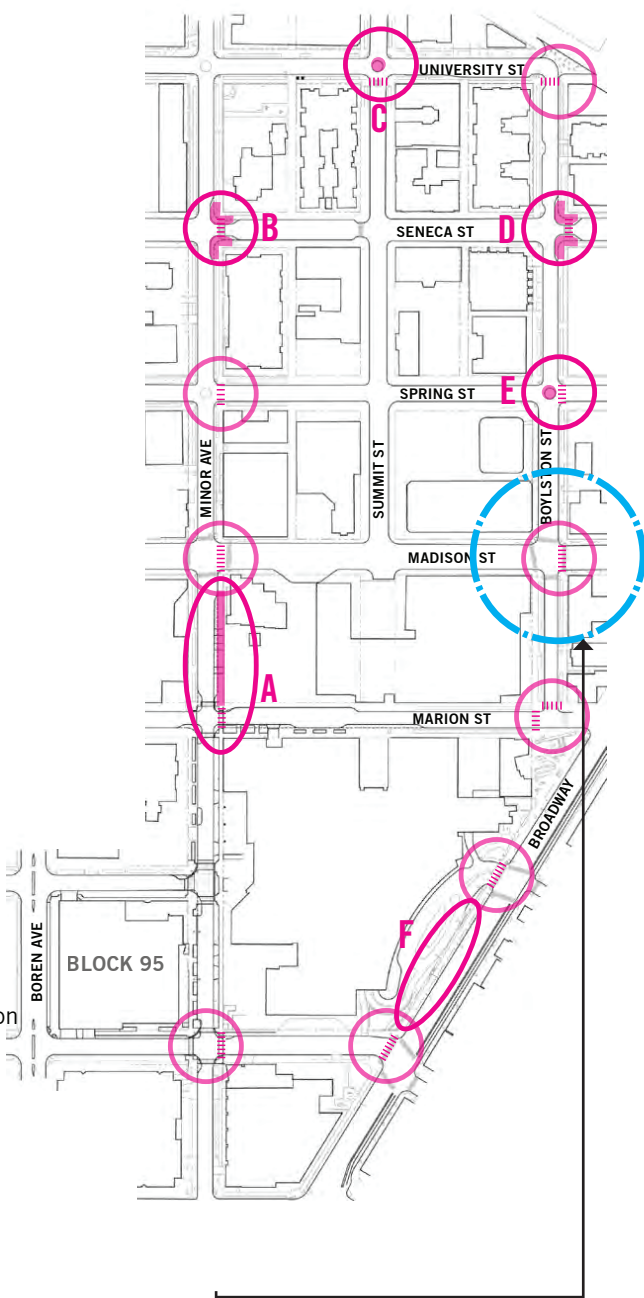
Open space and pedestrian improvements

BLOCK 95 ALLEY VACATION

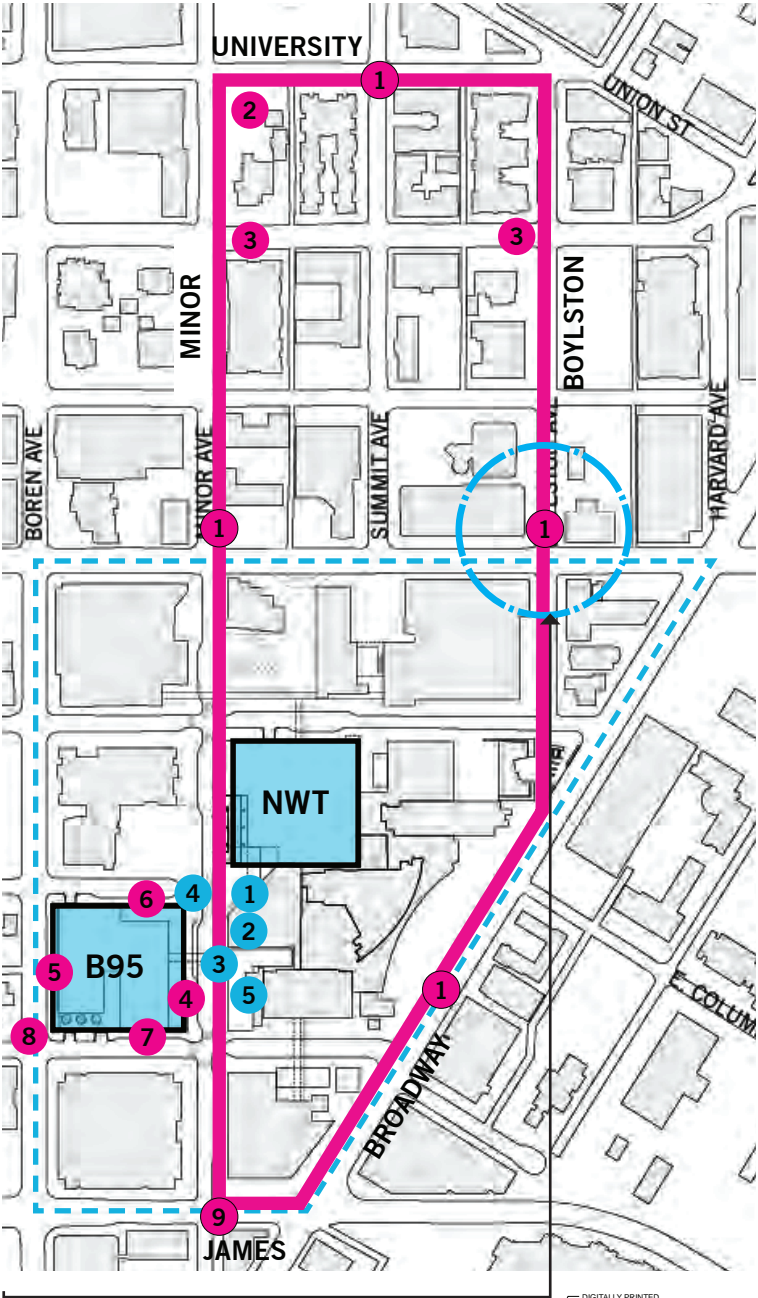
- 1 The First Hill Mile
- 2 First Hill Park Funding
- 3 Public Art
- 4 Minor Ave Voluntary Setback
- 5 Boren Voluntary Setback
- 6 Columbia St ROW Enhancements
- 7 Cherry St ROW Enhancements
- 8 Boren & Cherry Ped Crossing
- 9 Minor & James Ped Crossing

MINOR AVE SKYBRIDGE

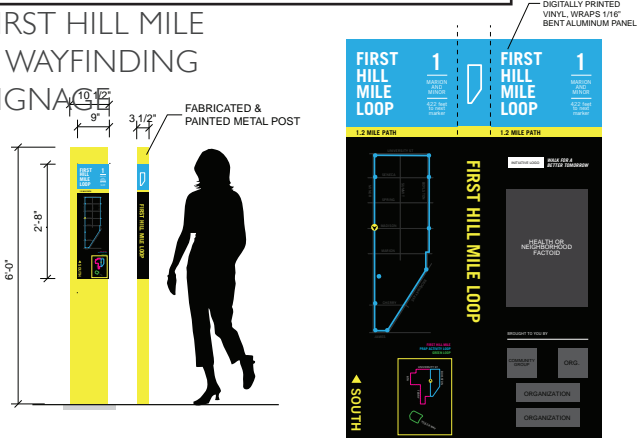
- 1 Minor Ave Garden
- 2 Public Art - Minor Ave Garden
- 3 Public Art - Skybridge
- 4 Minor & Columbia Raised Intersection
- 5 Minor Ave ROW Enhancements



FIRST HILL MILE –  
IMPROVED SIDEWALKS &  
PEDESTRIAN CROSSING



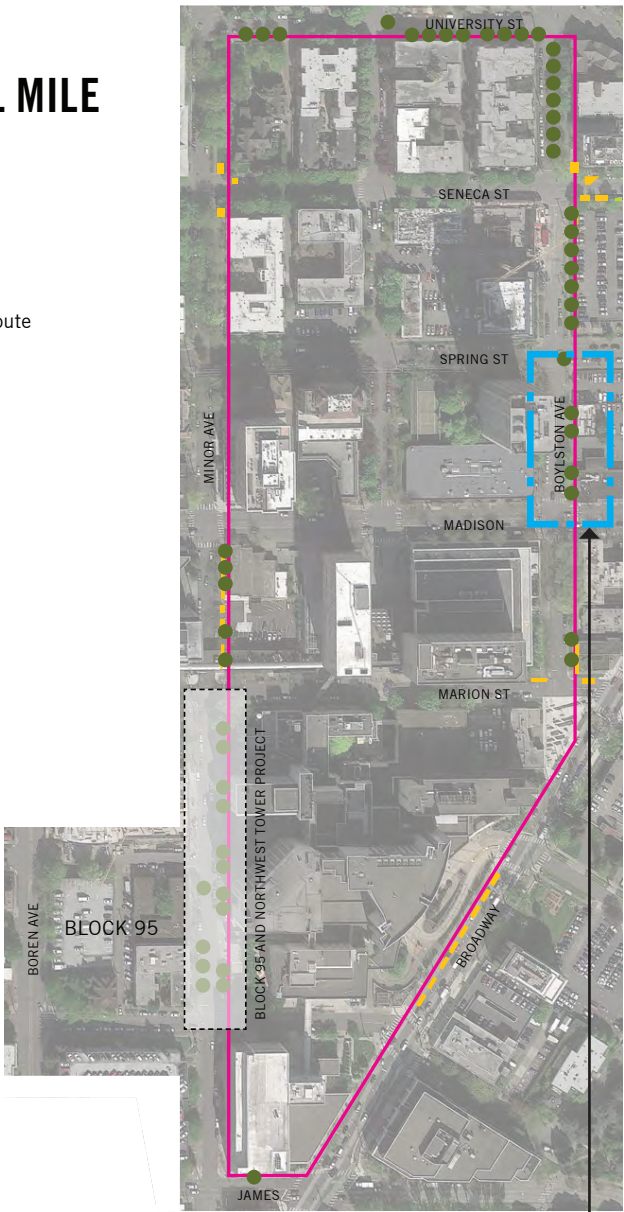
FIRST HILL MILE –  
WAYFINDING  
SIGNAGE



1 - FIRST HILL MILE  
Trees and Planting

LEGEND

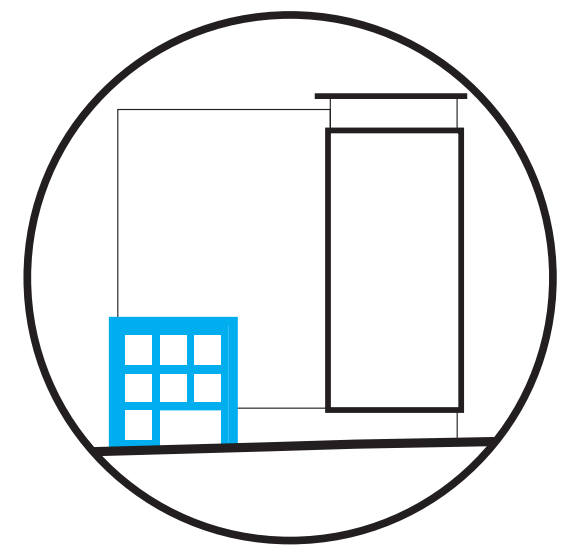
- New Street Trees
- New Planting
- The First Hill Mile Route



FIRST HILL MILE – NEW STREET TREES





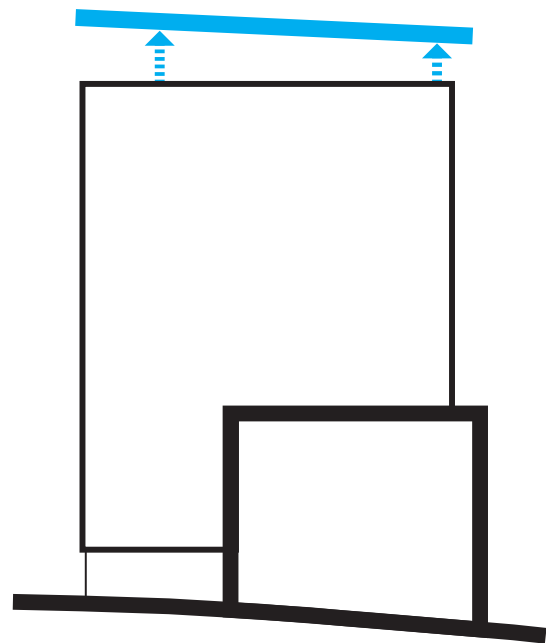


DESIGN GUIDELINES



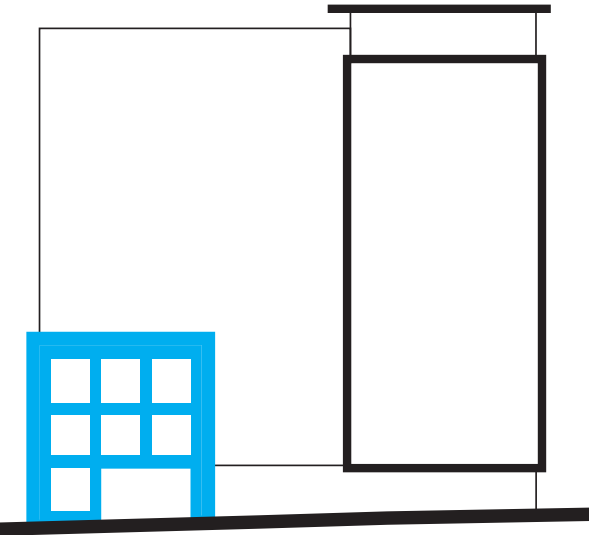
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CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.



CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS1-A-1 ENERGY USE | ENERGY CHOICES: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

**RESPONSE:** Reducing energy consumption is an important feature of the project to maintain low operating costs and reduce energy costs to tenants. Establishing a high performing product for this typology will set a precedent for similar projects to come.

CS1-C-2 TOPOGRAPHY | ELEVATION CHANGE: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

**RESPONSE:** The project is sited along Madison Avenue, a continuous sloping arterial running at the top of downtown all the way down to the waterfront of Lake Washington. The design incorporates stepped retail spaces at either edge of this street frontage with a setback residential entry, creating unique retail nodes at the main corner and across the alley from Whole Foods.

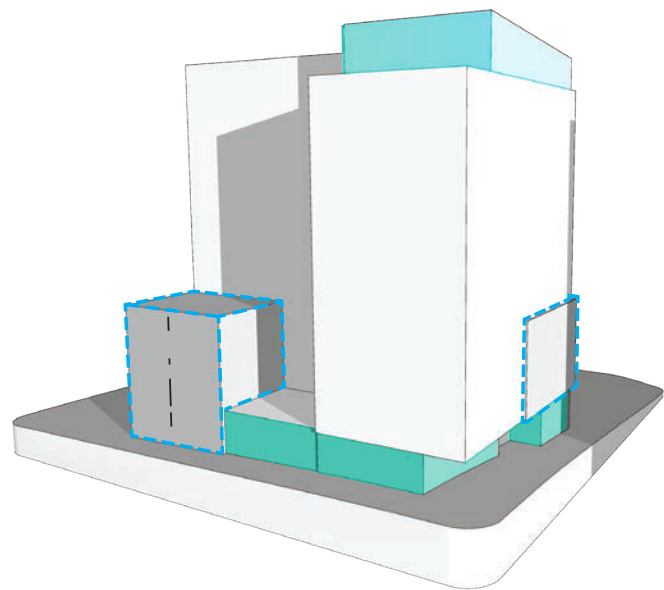
CS2-A-1 LOCATION IN THE CITY AND NEIGHBORHOOD | SENSE OF PLACE: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

**RESPONSE:** Sense of Place is a key component of this project’s success. It is the development team’s goal to create a welcomed project into a neighborhood that carries a rich and varied history. The density of homes this project will offer lays the ground work for developing a strong sense of connection to the neighborhood physically and programmatically. With an eclectic mix of institutional uses and structures, including brutalist towers and a mix of modern and historic residential and religious architecture, this project will take the approach of creating a multistory residential project that fits into the urban fabric, while desiring to stand on its own with a stately demeanor as a marker of possibility to the greater Seattle Area.

CS2-B-2 ADJACENT SITES, STREETS, AND OPEN SPACES | CONNECTION TO THE STREET: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

**RESPONSE:** Careful consideration of how the building meets the ground and interacts has been given. Along Boylston uses move from public to private and earmarks the prime retail corner at Madison to be leased to a restaurateur. Plymouth Housing’s main entry lobby is sited just to the north of Boylston, centered below the lower level massing that anchors to grade. Along Madison to the east, a residential entry to Bellwether Housing sets-back from the frontages and provides an interruption between focal retail spaces that book end the frontage of this street. At the alley edge along Madison, a double height retail space responds to and reflects the scale and activity of the Whole Food’s space across the alley way.





CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.



PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

CS2-C-1 RELATIONSHIP TO THE BLOCK | CORNER SITES: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

**RESPONSE:** The project is sited within the heart of First Hill at Madison and Boylston. Madison, an active urban street and arterial, carries uses from commercial and institutional to residential. Boylston, a relatively flat street front and a quiet connector, varies in use from residential to the north at the south edge of the Pike-Pine corridor transversely to the south a more functional and institutional character. This primary intersection is node for public use and is designed to provide visibility and significance. The massing responds by creating an urban edge along Madison, revealing a portion of the tower at the corner. The podium language that breaks down the scale of Madison carries over along the datum of Plymouth Housing’s program to the north on Boylston. Prime retail space at the corner of the site is setback from Madison as the street slopes away, capturing level vital street frontage below the tower above.

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3-A-1 FITTING OLD AND NEW TOGETHER: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-4 EVOLVING NEIGHBORHOODS: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**RESPONSE:** As mentioned previously, an eclectic mix of styles and uses knit together a bit of the disparate story that is First Hill. With a heavy display of institutional uses and structures, brutalist style towers, a mix of modern and historic residential towers and mid-rise projects, the revered First Hill Baptist Church and nearby Chapel of St. Ignatius – this project is not looking to become an iconic or skyline tower building, but will add to the urban fabric as a sophisticated structure that marries contextual materials, patterns and form.

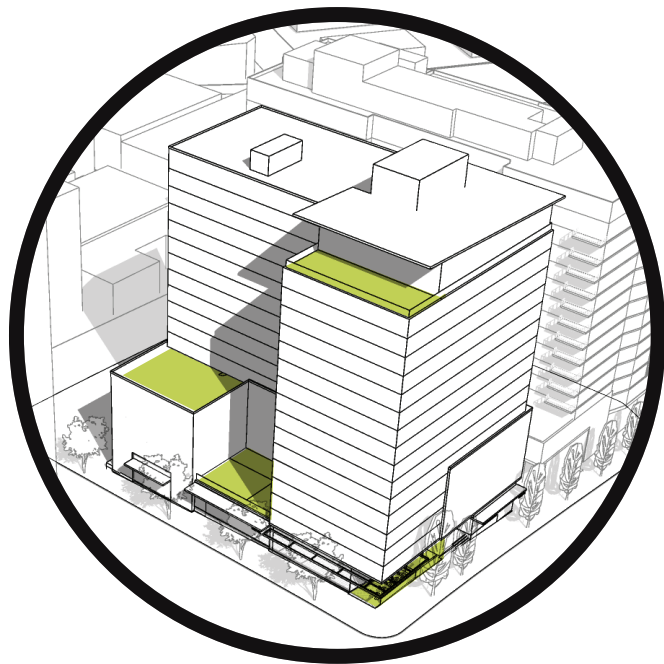
PL1-A-2 NETWORK OF OPEN SPACES | ADDING TO PUBLIC LIFE: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

**RESPONSE:** As mentioned under corner sites, a prime retail space at the corner of the main intersection is setback from Madison as the street slopes away, capturing level street frontage below the tower expression above. The preferred scheme maximizes the retail height at this corner (the lowest corner due to topographical conditions of the site), making room for architectural features and canopies that reinforce the pedestrian scale and establish an active ground level environment. The retail space adjacent to the alley is double height and capitalizes on the proximity of the secondary entry to Whole Foods across the alley.

Bellwether’s residential entry lobby, centered along Madison, sets back from the street offering relief from the uninterrupted character currently along Madison. The entry tethers into the slope along Madison integrating landscaping features and steps to blend ur the steep edge of the site.

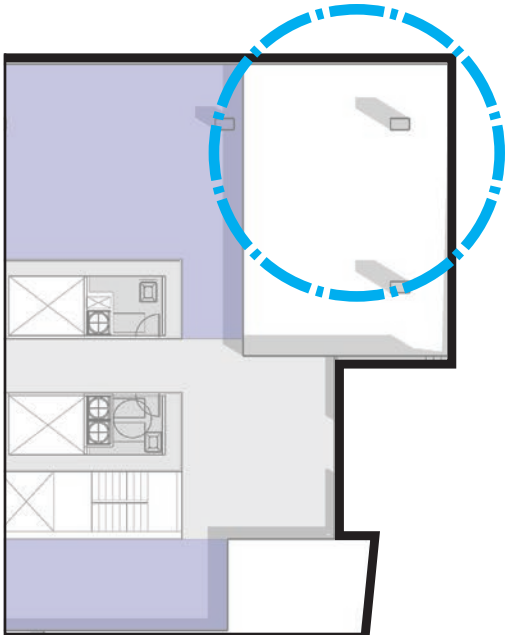
A community room off Boylston as part of Plymouth Housing’s program fronts the street and is provided as a request of the community engagement process.





PL1 CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.



PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL1-C-1 OUTDOOR USES AND ACTIVITIES | SELECTING ACTIVITY AREAS: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**RESPONSE:** Within the pedestrian realm, spill out space at the SW corner of the project has been earmarked along Madison, increasing the retail height to maximize daylight. This corner has high visibility just a half block away from the planned rapid ride station.

Careful consideration for daylight access and views has made in the placement of terraces. A series of exterior spaces stagger up the tower create visual movement and connectivity. Just above street level, the Plymouth Housing amenity terrace receives significant daylight access throughout the day given the orientation to of the massing. A secondary Bellwether Housing terrace above the Plymouth podium to the north, towards the quieter Boylston Street, offers a respite from the primary amenity space at L17 as a place for families. The upper level terrace and amenity takes full advantage of daylight and views to the south with visibility from the public realm of Madison.

PL2-A-1 ACCESSIBILITY | ACCESS FOR ALL: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

**RESPONSE:** Accessibility and a minimal grade change zone along Boylston is prioritized for Plymouth Housing residents as well as careful consideration for access to the Bellwether Housing Lobby along Madison, a steep sloped street at 7%+. A level outdoor space for the prime retail corner is sited at the main intersection and integrates level access to Bellwether Housing Lobby from Boylston serving also as a resident through way. Madison Avenue has no parking or drop off zones along the ROW, therefore Boylston has been identified as the only means of a drop off zone.

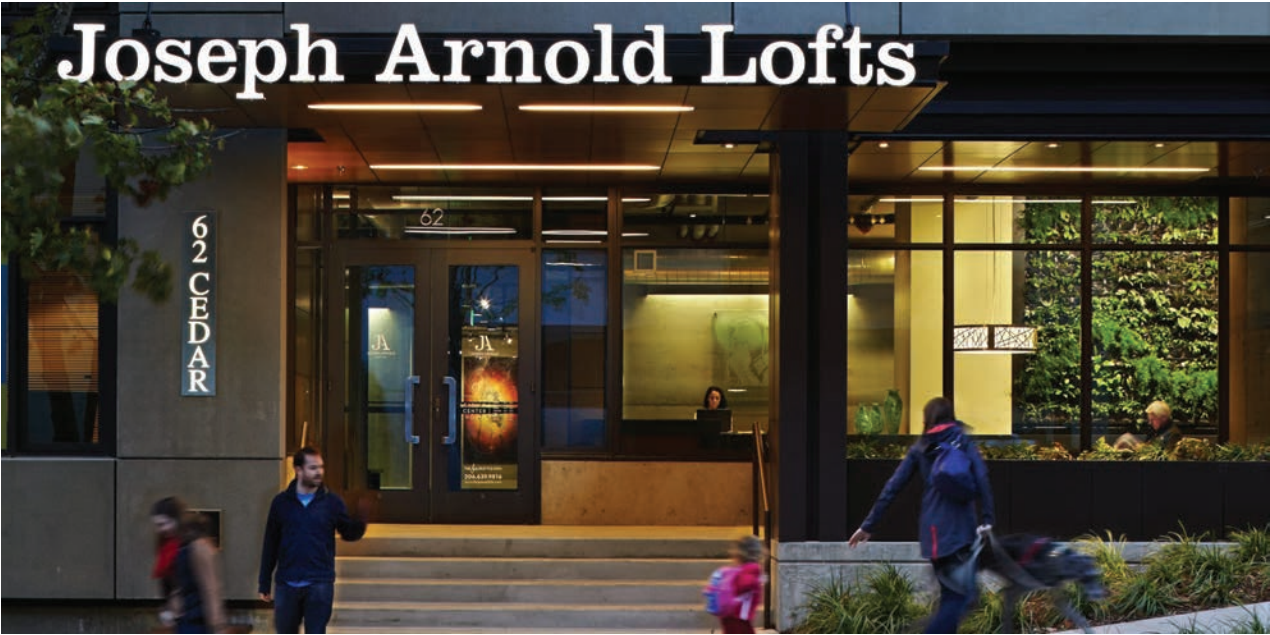
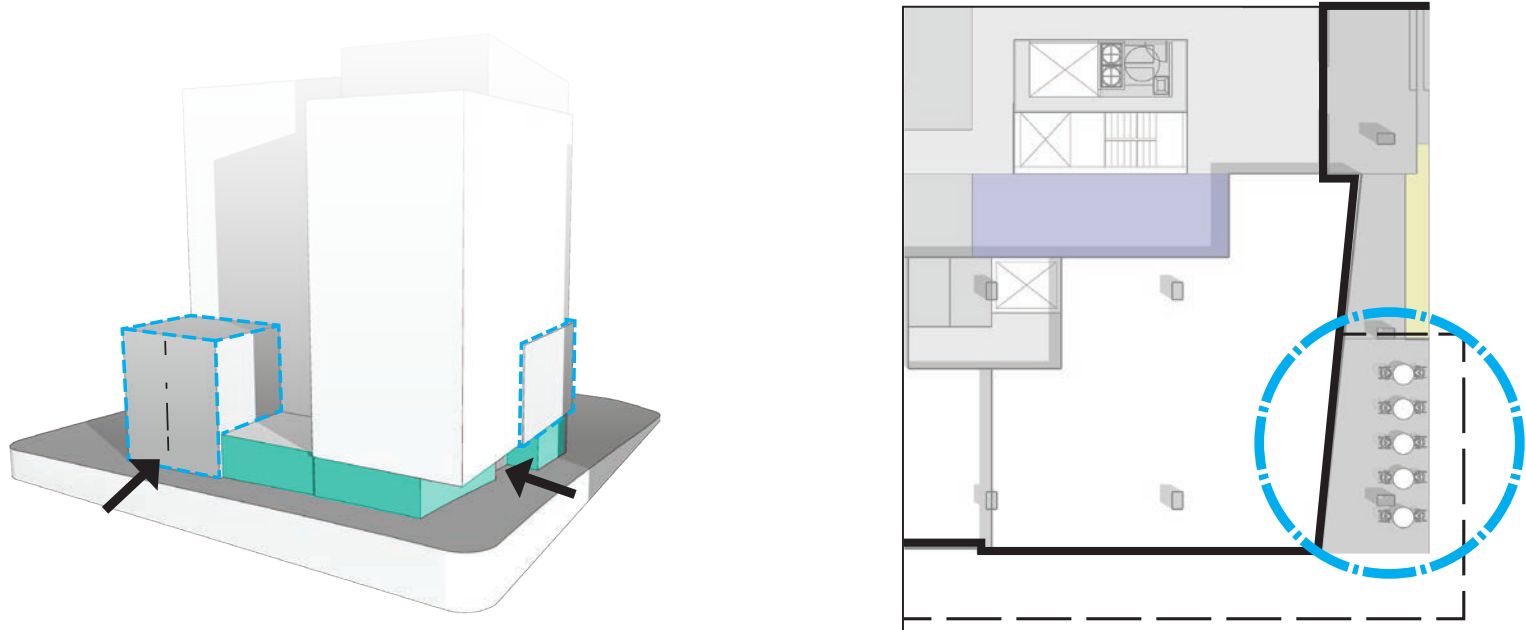
PL2-B SAFETY AND SECURITY

**RESPONSE:** Identified as an important component of the community as well as the development team, a layered solution of design elements are targeted to ensure safety and security at the site. Conformance of % of street level uses is key in creating varied and active uses around the base of the project. The separation of residential lobbies on opposing street fronts allows the operators to control and secure entries and activity surrounding their entires. One of the key retail spaces across the alley wraps from Madison to the alley, helping to activate the more functional corner, taking cues from the Whole Foods entry.

Lighting along all street fronts will be an important design component as the project advances, with special attention to the alley way.

Maximizing transparency and maintaining low plantings along the ROW allows for visibility into and out of the spaces, which is not only a daylighting design aspect, but also supports safety. The corner spillout space will be defined with a semi-transparent screen, creating defensible space while maintaining openness.





PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

**PL3-A-1 ENTRIES | DESIGN OBJECTIVES:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

**PL3-A-1B RETAIL ENTRIES** should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

**PL3-A-1C COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS** need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

**RESPONSE:** The entry locations as related to the massing as well as the ground level of this project are imparative to the success of this development. In the preferred option, the location of the residential entries are separated and key in conforming to funding requirements as well as Fair Housing regulations. Residential entries are associated with specific massing elements, Plymouth Housing’s lobby is centered along the lower mass to the north and Bellwether Housing’s lobby is at the edge of the podium expression that wraps around the Madison facade. Plymouth Housing includes a specific program with a security desk and building manager’s office located at the very entry of the project. This is also the control point for access to the community room being provided and operated by Plymouth Housing.

Equally important retail spaces have been strategically located.. We will reiterate here, the spill-out space associated to the prime retail corner of the project is an important component to attract a restaurateur. The development team consulted with retail brokers to right size the retail spaces as well as locate services within the project to provide direct BOH access and provide a wet core for use of the Boylston side retail spaces.

**PL3-C-1 POROUS EDGE:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-1 VISIBILITY:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-1 ANCILLARY ACTIVITIES:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

**RESPONSE:** Retail is seen as a primary function of the project program, not just a requirement of street level use. Its location, sizing, height and relationship to the street frontage has been carefully studied and developed into a massing to create a varied environment at the base, especially along Madison. As mentioned in the context analysis of the street level condition of Madison, the exisiting design solutions vary little in the relationship to sidewalks. The setback of the retail and variable ground level will ensure leasable spaces and activate the pedestrian realm.





MASSING OPTIONS



# MASSING OPTIONS



## 2-TOWER SCHEME – CURRENT ZONE

Proposed FAR: 248,245 SF | *RESID. FAR exempt*

Unit Total: 361

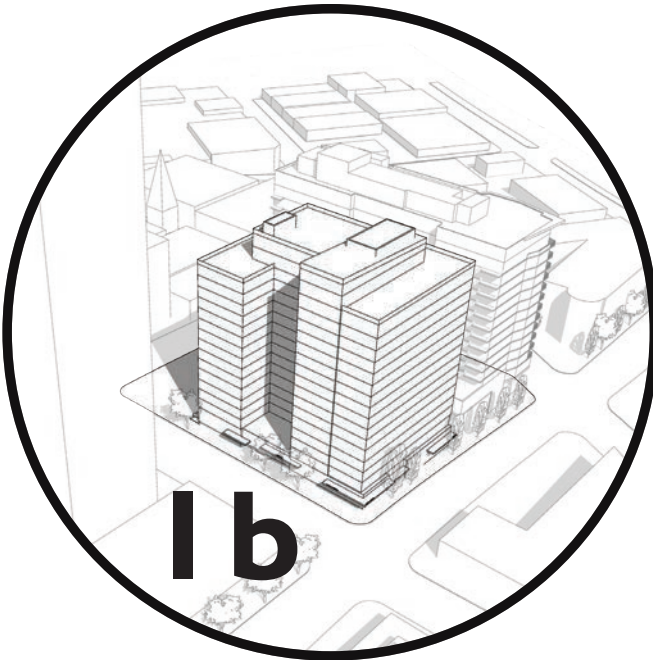
Structure Height + Levels : 160'-0" + 16 Levels

Retail Area: 4,800 SF

Departures: None

- Pros:
- Lower building height.
  - Code Compliant Under Current Scheme

- Cons:
- The bulk and height of the tower is continuous.
  - Limited setback area along alley.
  - Prime retail corner height limited to 13'
  - Programmatic visual separation rely only on skin treatment.
  - Limits exterior terrace opportunity to the upper level for the Bellwether Housing Program



## 2-TOWER SCHEME – MHA UPZONE

Proposed FAR: 259,175 SF | 259,200 SF MAX

Unit Total: 377

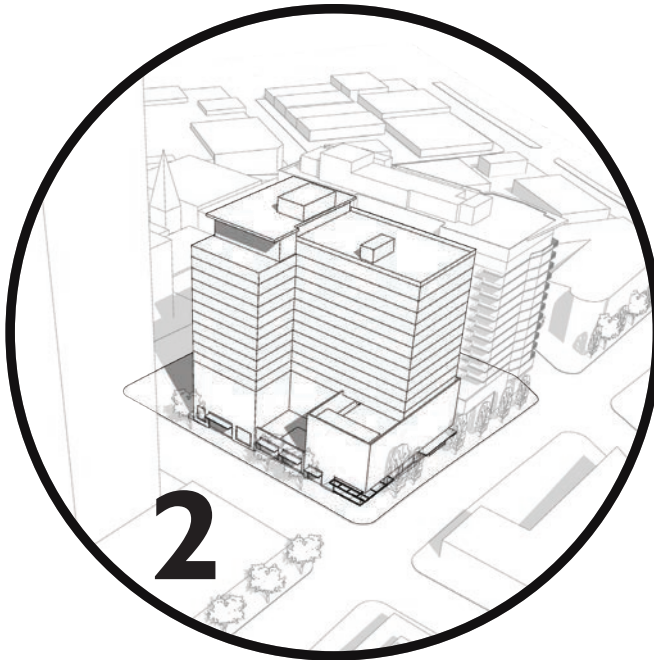
Structure Height + Levels : 172'-0" + 17 Levels

Retail Area: 4,800 SF

Departures: None

- Pros:
- Highest yield of Units

- Cons:
- Tiered upper structure creates cost with no benefit.
  - The bulk and height of the tower is continuous.
  - Limited setback area along alley.
  - Programmatic visual separation rely only on skin treatment.
  - Limits exterior terrace opportunity to the upper level for the Bellwether Housing Program.
  - Less interior amenity area, limited amenity for Bellwether



## PODIUM – MHA UPZONE

Proposed FAR: 256,215 SF | 259,200 SF MAX

Unit Total: 368

Structure Height + Levels : 170'-0" + 17 Levels

Retail Area: 4,100 SF

Departures: Enclosed Amenity

- Pros:
- Pedestrian scale focused along Madison through massing

- Cons:
- Does not meet requirements for separating entrance.
  - Retail area compromised.
  - Additional departures required along Boylston
  - Plymouth amenity areas less access to daylight
  - Bulk + height of tower to the north, not appropriate scale response to varied residential character of neighborhood.



## INTERLOCK – MHA UPZONE

Proposed FAR: 259,180 SF | 259,200 SF MAX

Unit Total: 368

Structure Height + Levels : 172'-0" + 17 Levels

Retail Area: 5,300 SF

Departures: Enclosed Amenity

- Pros:
- Pedestrian scale focused along Madison through massing.
  - Adequate separation of residential entrances and lobbies.
  - Retail spaces at prime corners + provided spill-out space.
  - Maximum daylight access for amenity and community rooms at LI + LI7.
  - Massing responds to residential character to north.
  - Holds urban edge along Madison

- Cons:
- Corner spill out space compressed by massing above.



MASSING OPTIONS 1A+1B

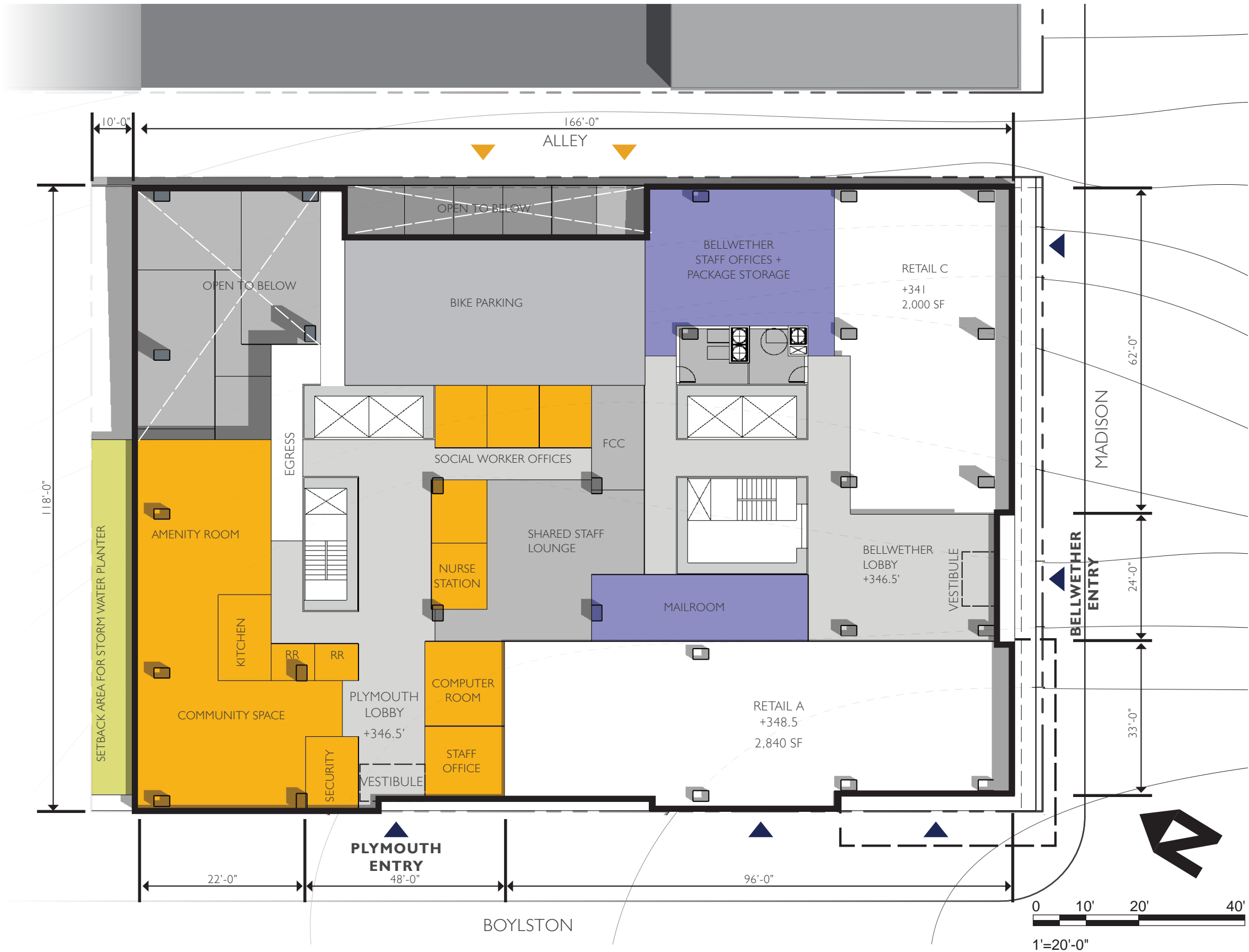


OPTION 1A+B

2-TOWER SCHEME (CURRENT + MHA)

Maximizing the site under the current zoning of 160' requires pushing to the full extent of the property. This code compliant scheme explores breaking down the massing from Boylston Avenue by setting back the center of the stacking floor plates. Visual separation between Plymouth Housing and Bellwether housing would be distinguished through fenestration and defining cornice lines. Additionally Bellwether Housing offers a solarium at the amenity level on LI6 of this scheme to provide daylight and create roof form articulation bringing hierarchy to the amenity program at a massing level.

CURRENT ZONE	
▼	4,950 SF of ground floor Plymouth Housing Program Space
▼	3,250 SF of ground floor Bellwether Housing Program Space
▼	4,800 SF of Retail Space
=	FAR – 248,286 SF (FAR exempt under current code)
=	Staff Only Parking
=	361 Total Units – 115 Plymouth + 246 Bellwether
=	16 Levels
=	160'-0" Tall Tower
MHA UPZONE	
=	FAR – 248,286 SF (FAR exempt under current code)
=	377 Total Units – 115 Plymouth + 262 Bellwether
=	17 Levels
=	172'-0" Tall Tower





OPTION 1A+B

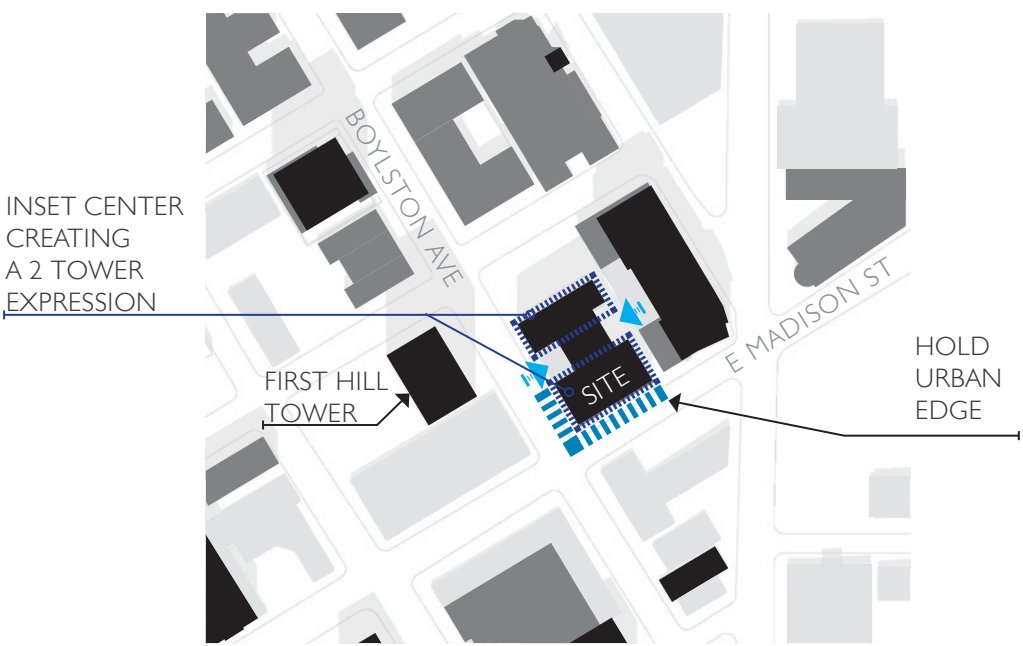
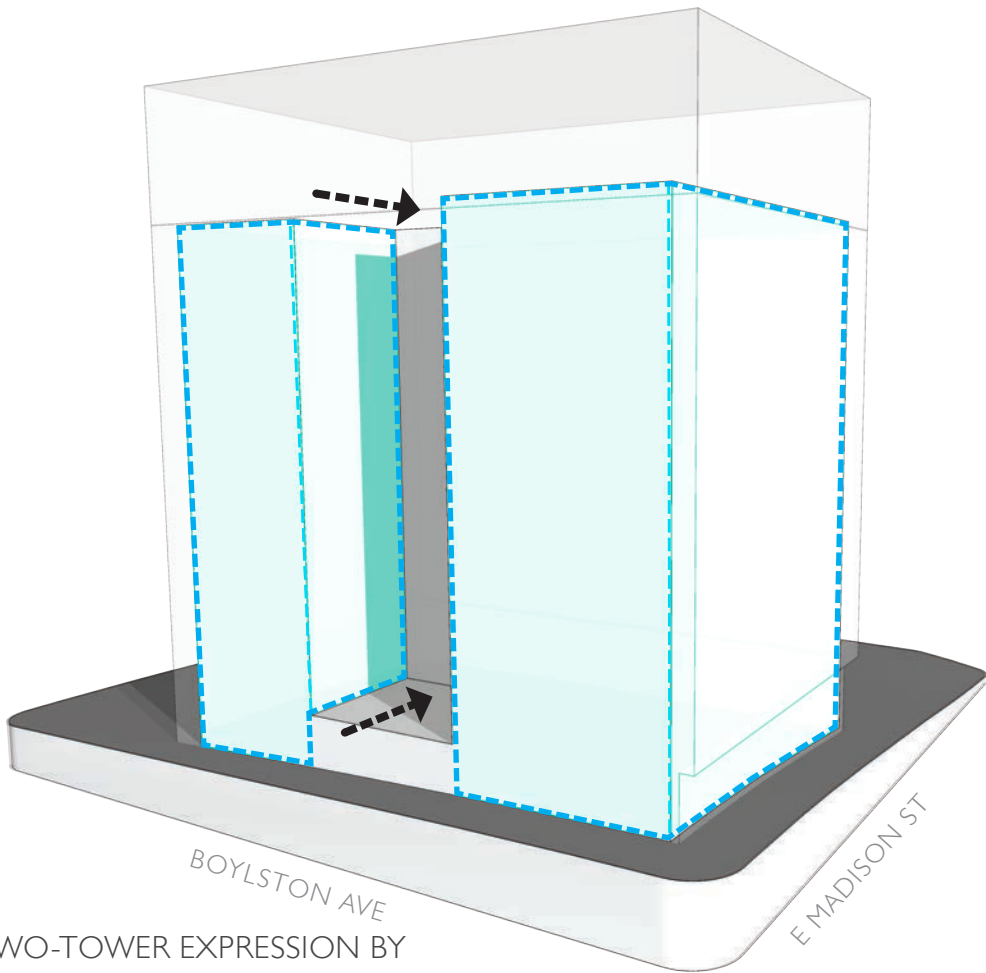


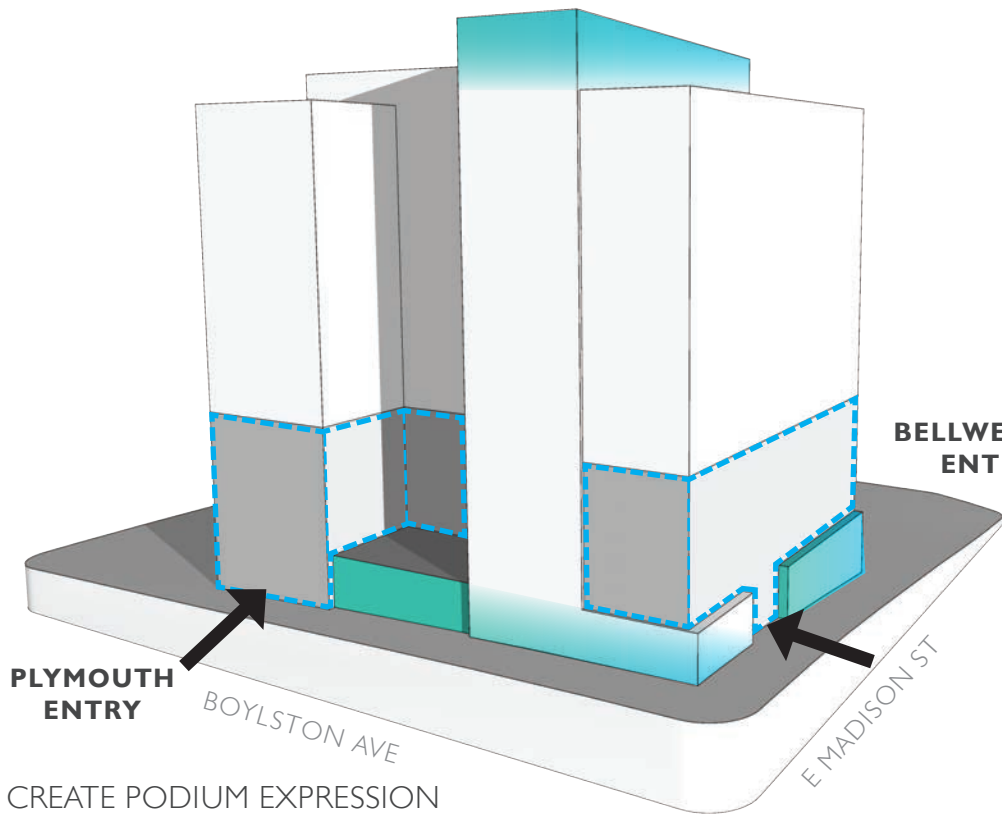
FIGURE-GROUND SITE CONCEPT DIAGRAM



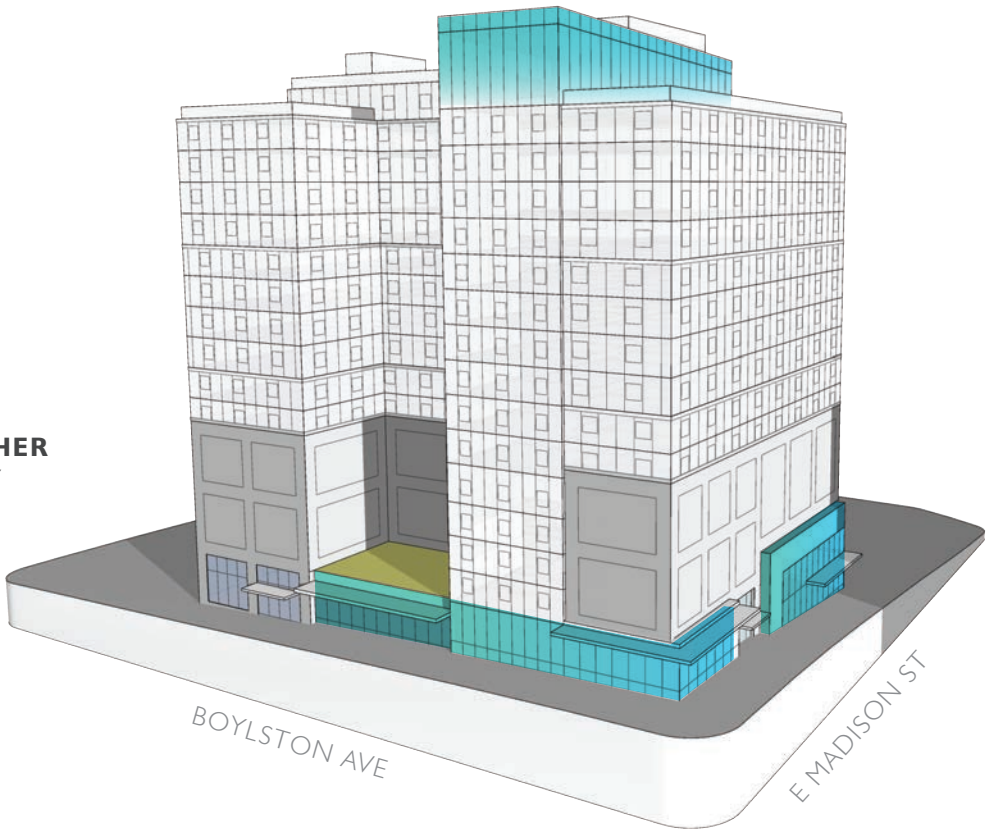
TWO-TOWER EXPRESSION BY SHIFTING CENTRAL MASS BACK FROM BOYLSTON FRONTAGE

VISUALLY REDUCING HEIGHT OF TOWER BY SETTING BACK BOTH WINGS TO CREATE TERRACE SPACE

EXTENDED UP AMENITY SPACE AS SOLARIUM FOR VISUAL RELIEF AT ROOF TOP



CREATE PODIUM EXPRESSION THROUGH MATERIAL/ PATTERN CHANGE TO DEFINE SEPARATION OF PROGRAM



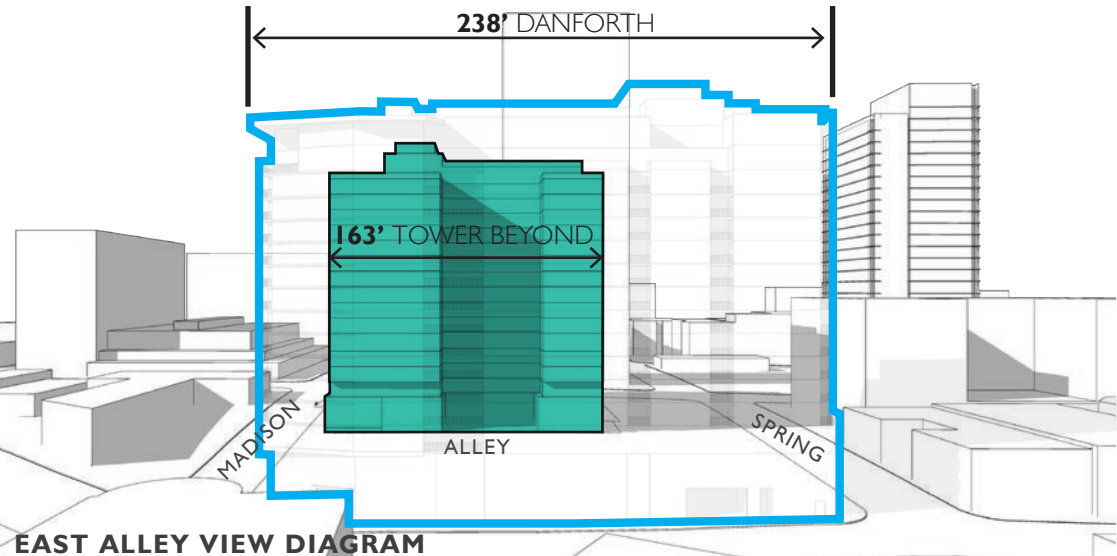
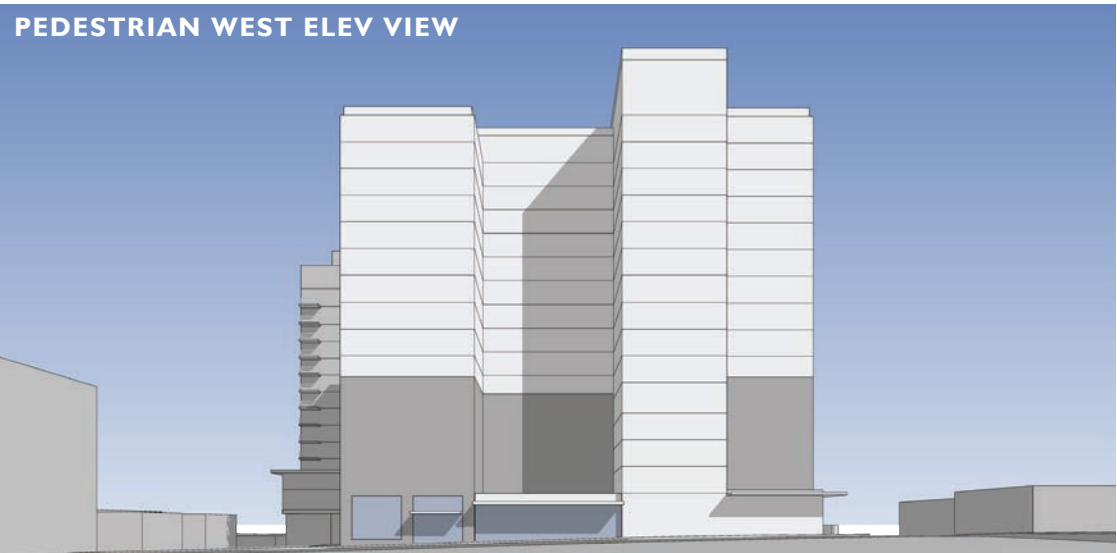
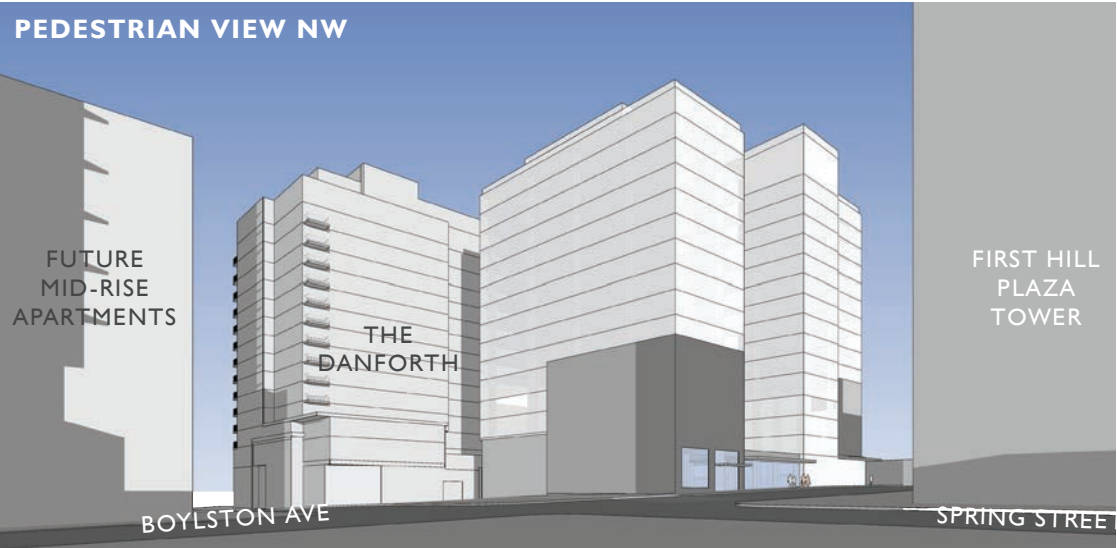
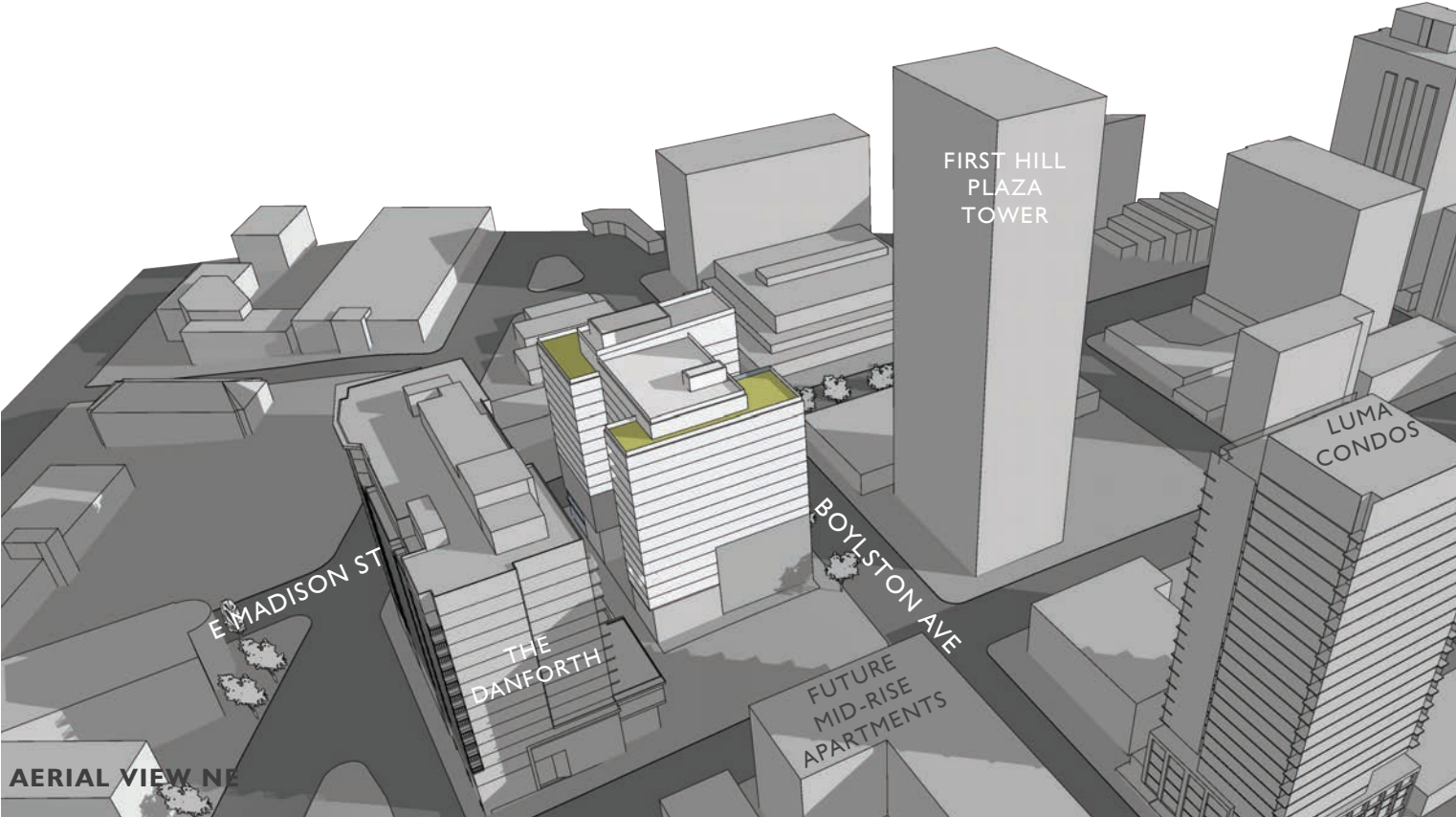
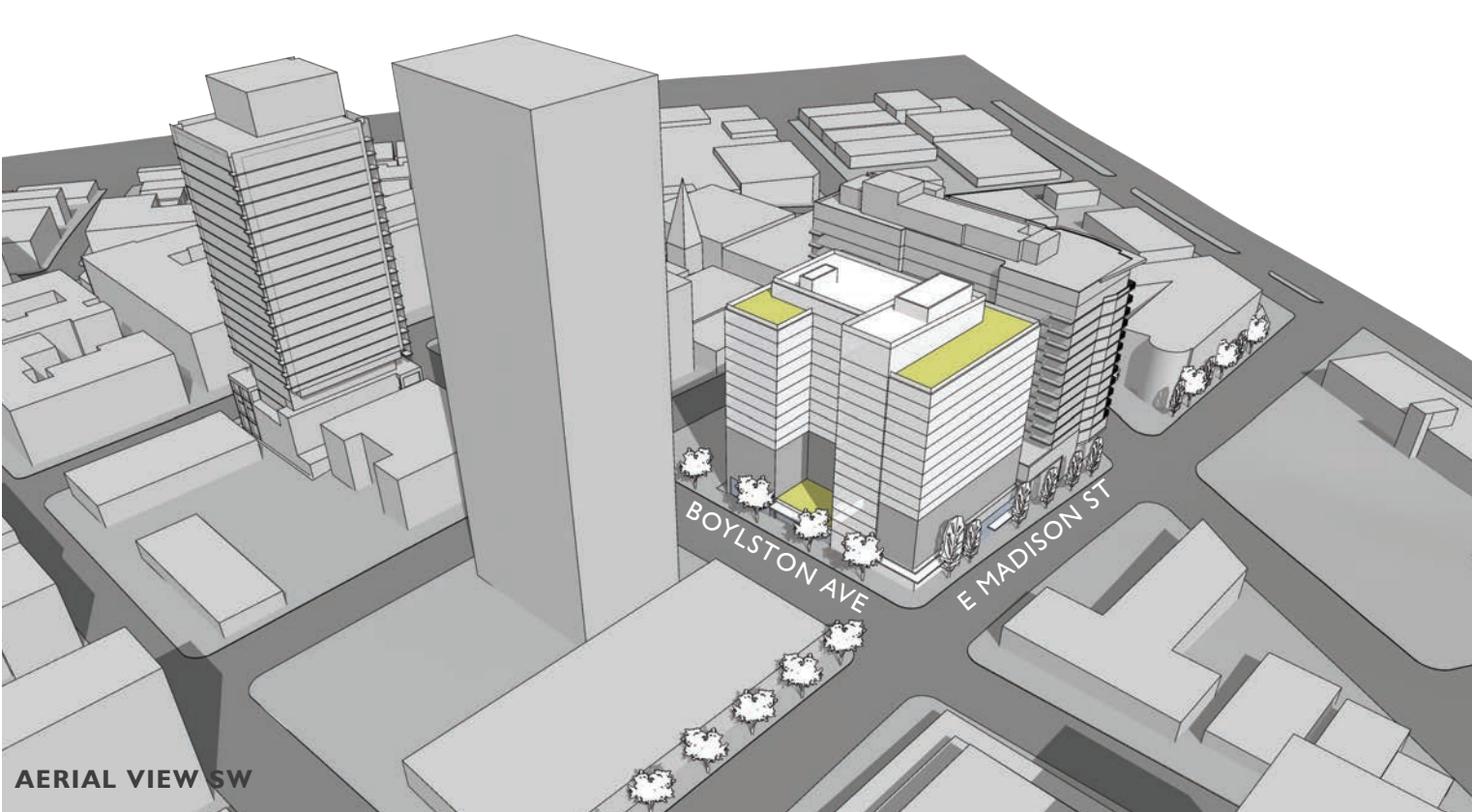
1 ORGANIZING MASSING MOVE

2 FURTHER MASSING REFINEMENT

3 DESIGN ELEMENTS SUPPORTING MASSING APPROACH

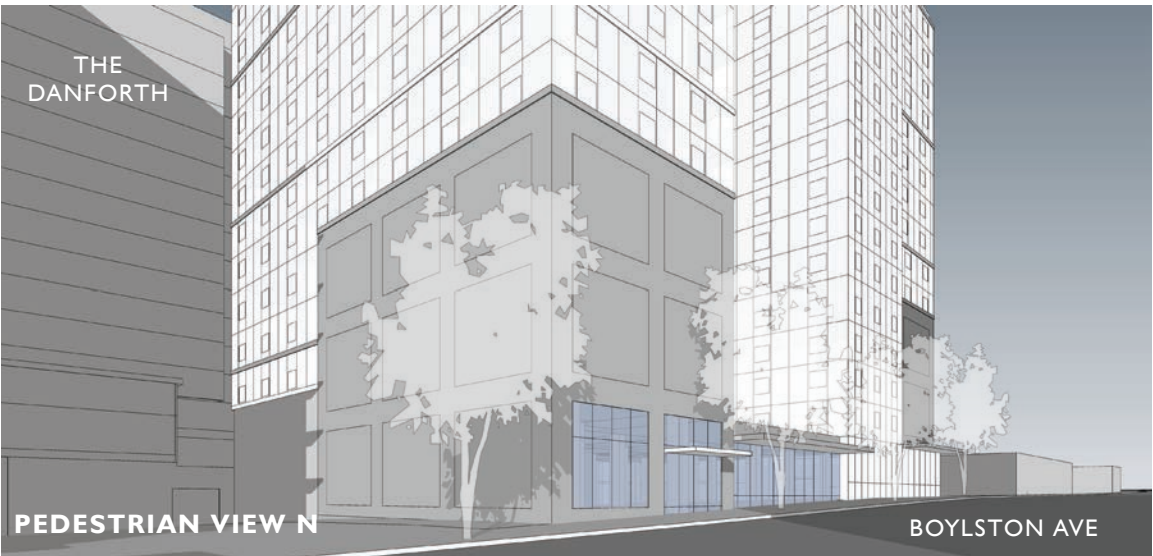
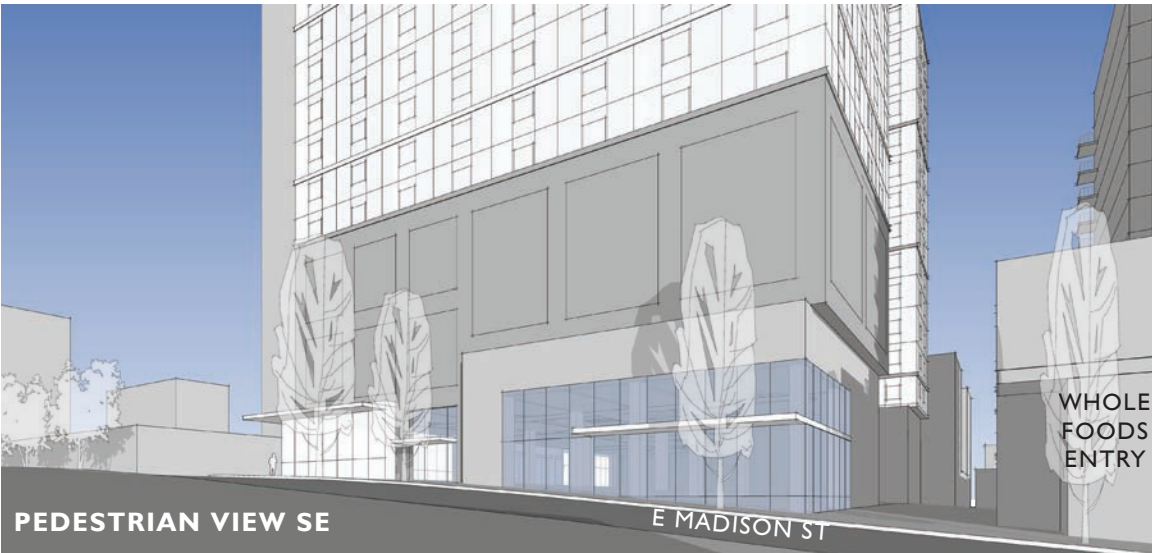
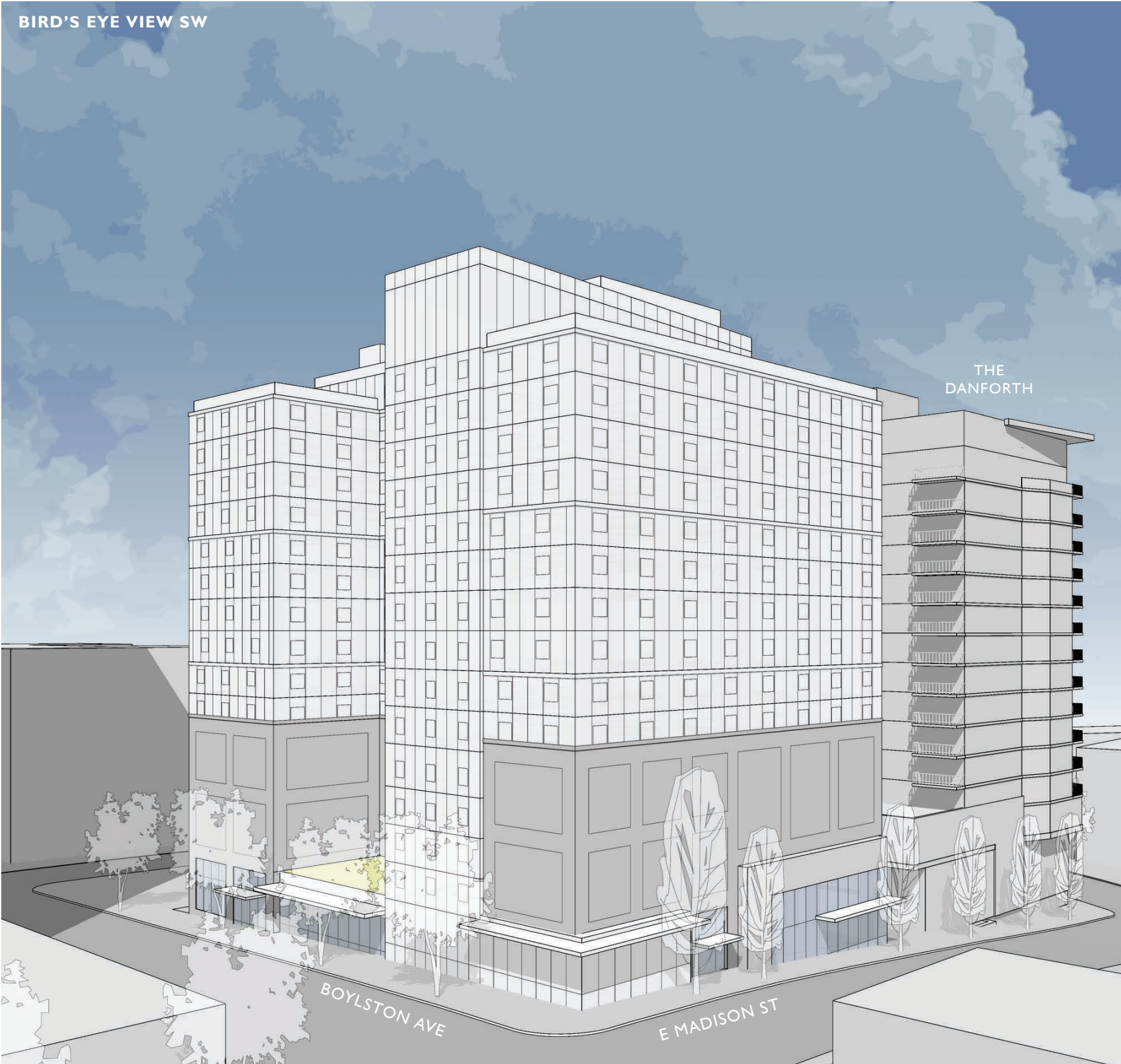


OPTION 1A – EXISTING 160' ZONE



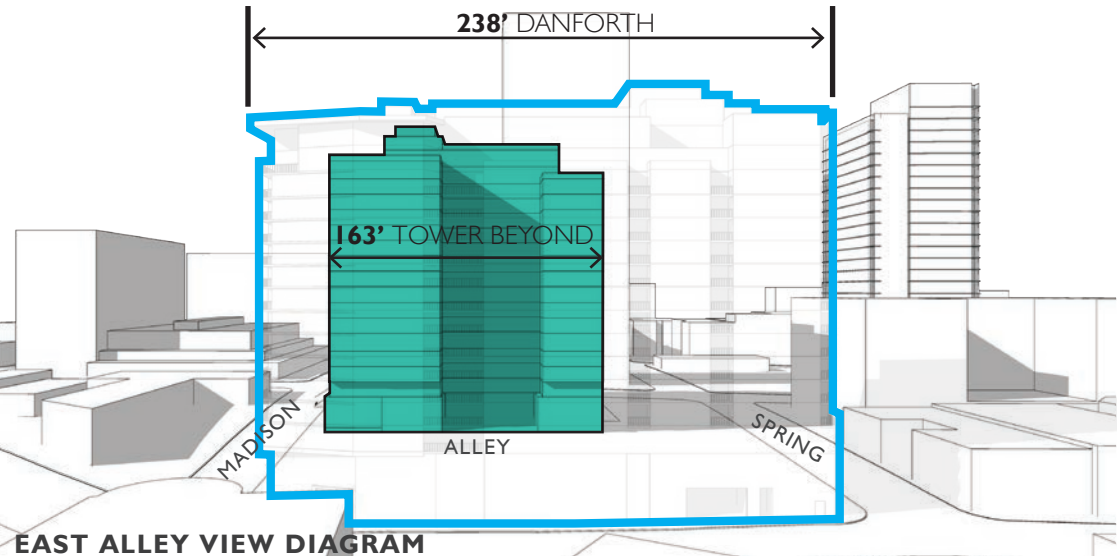
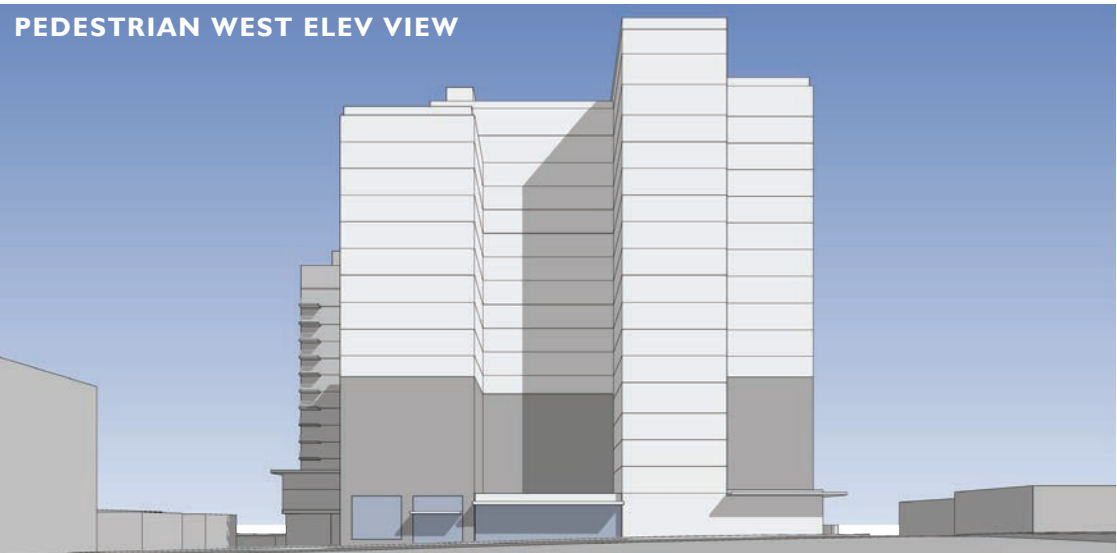
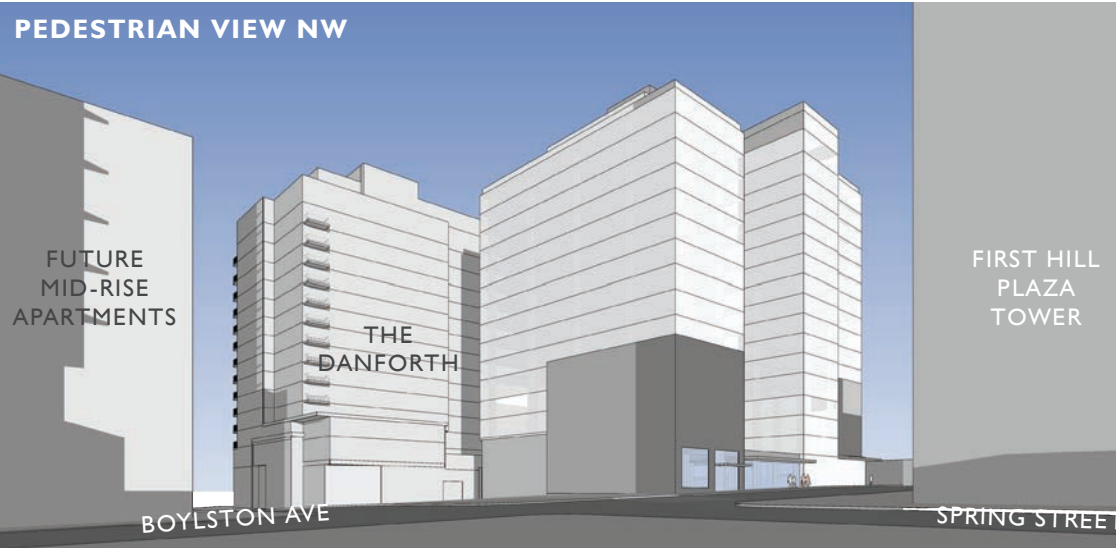
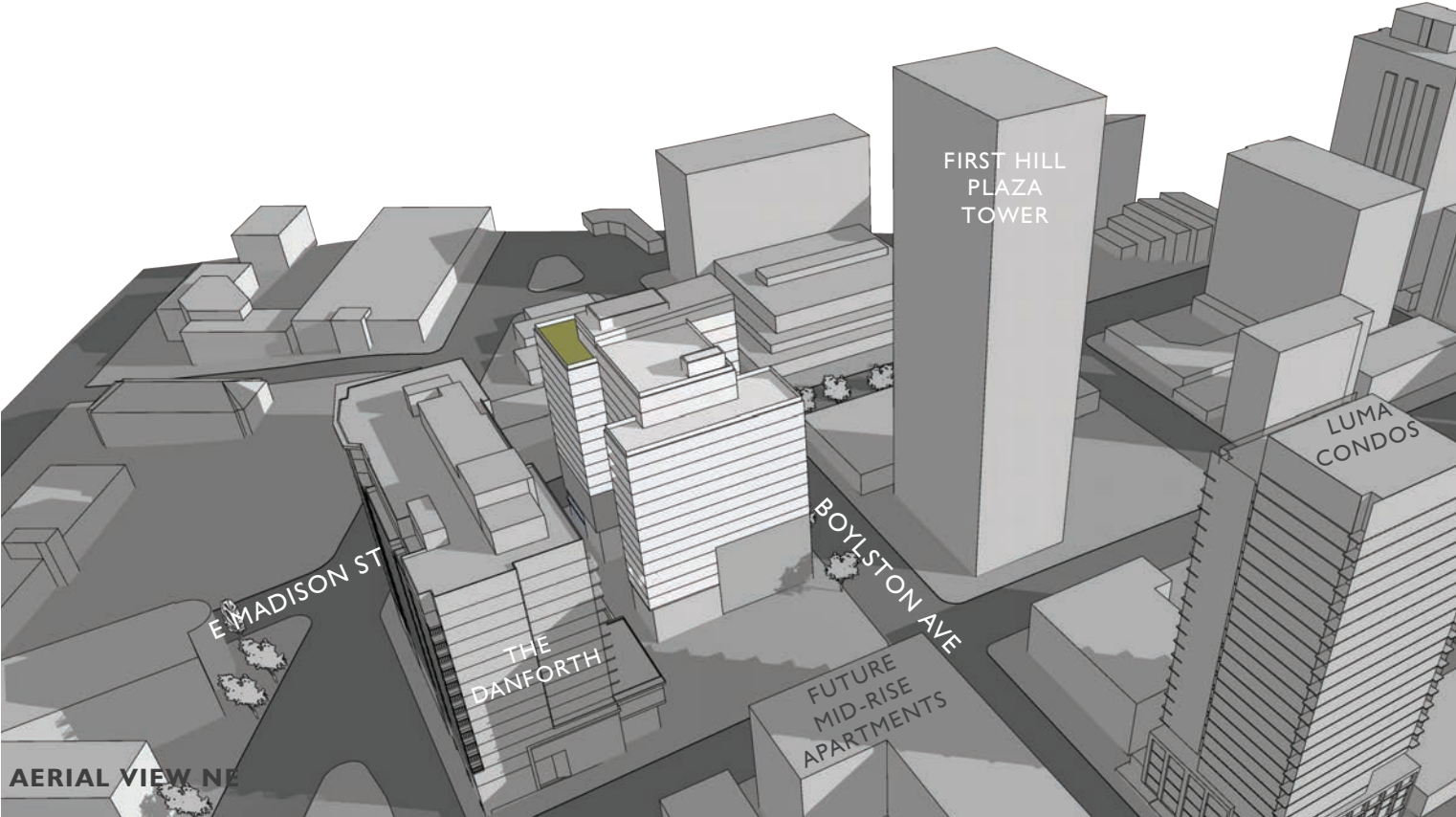
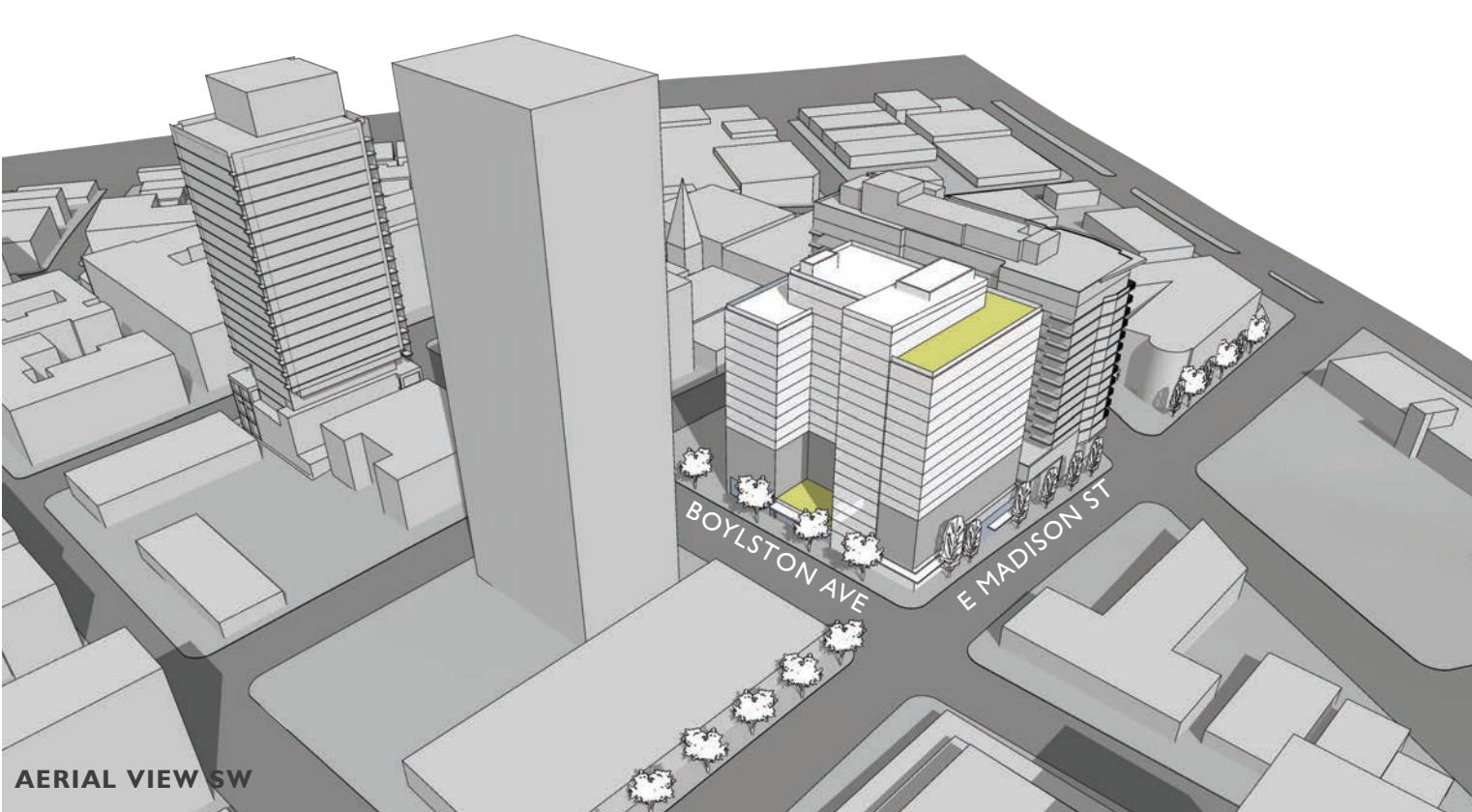


OPTION 1A- EXISTING 160' ZONE



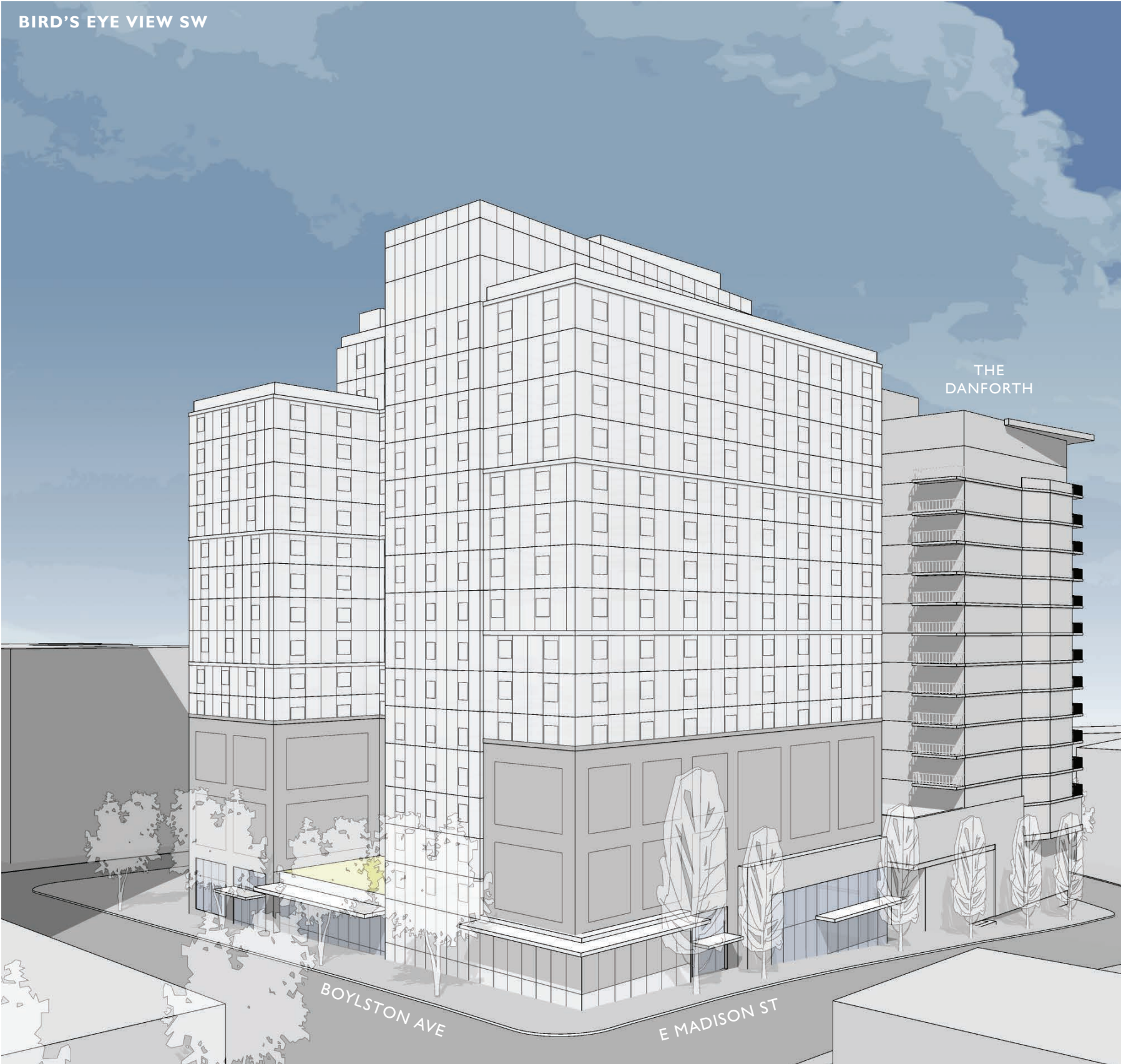


OPTION IB – MHA UP-ZONE 200’



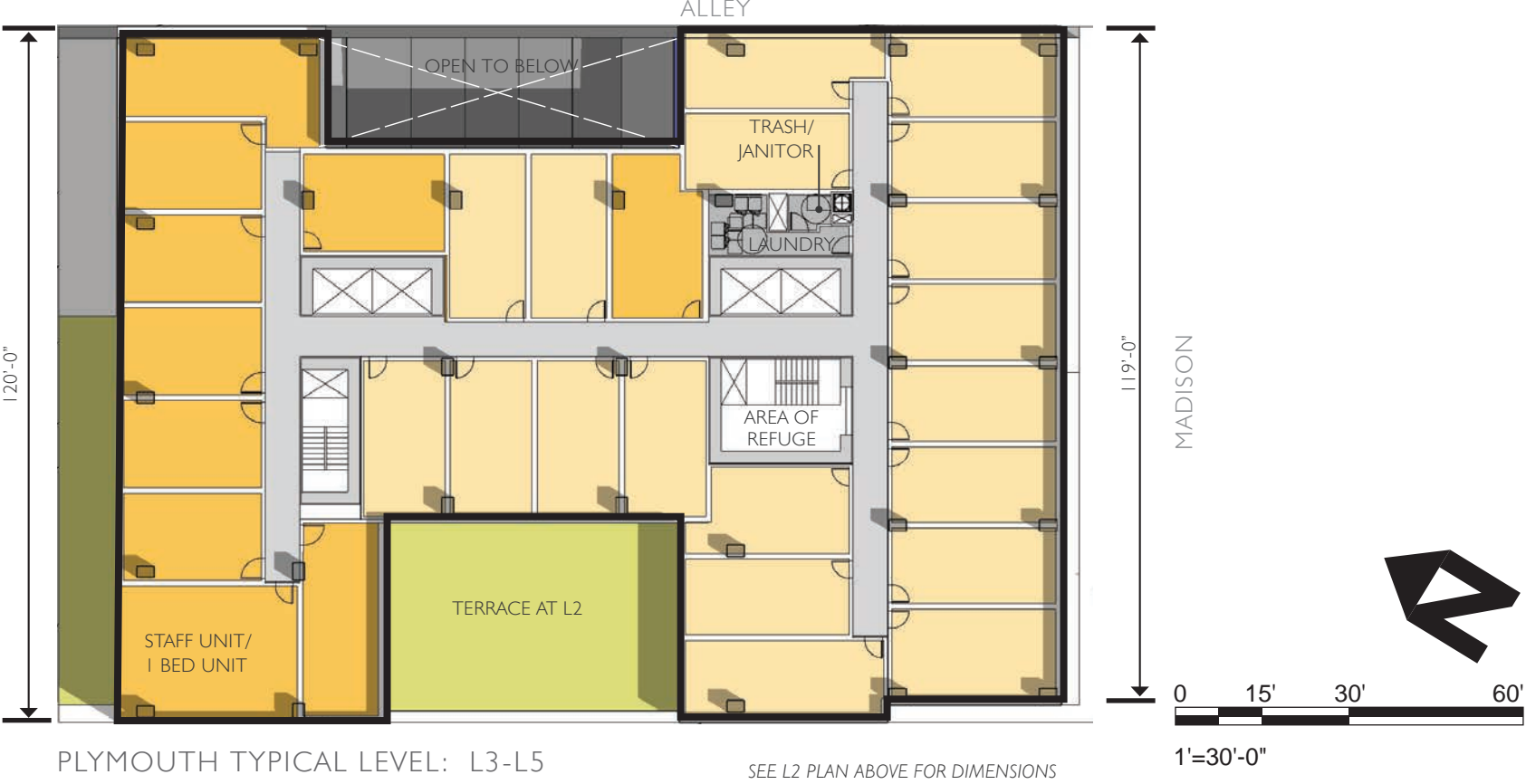
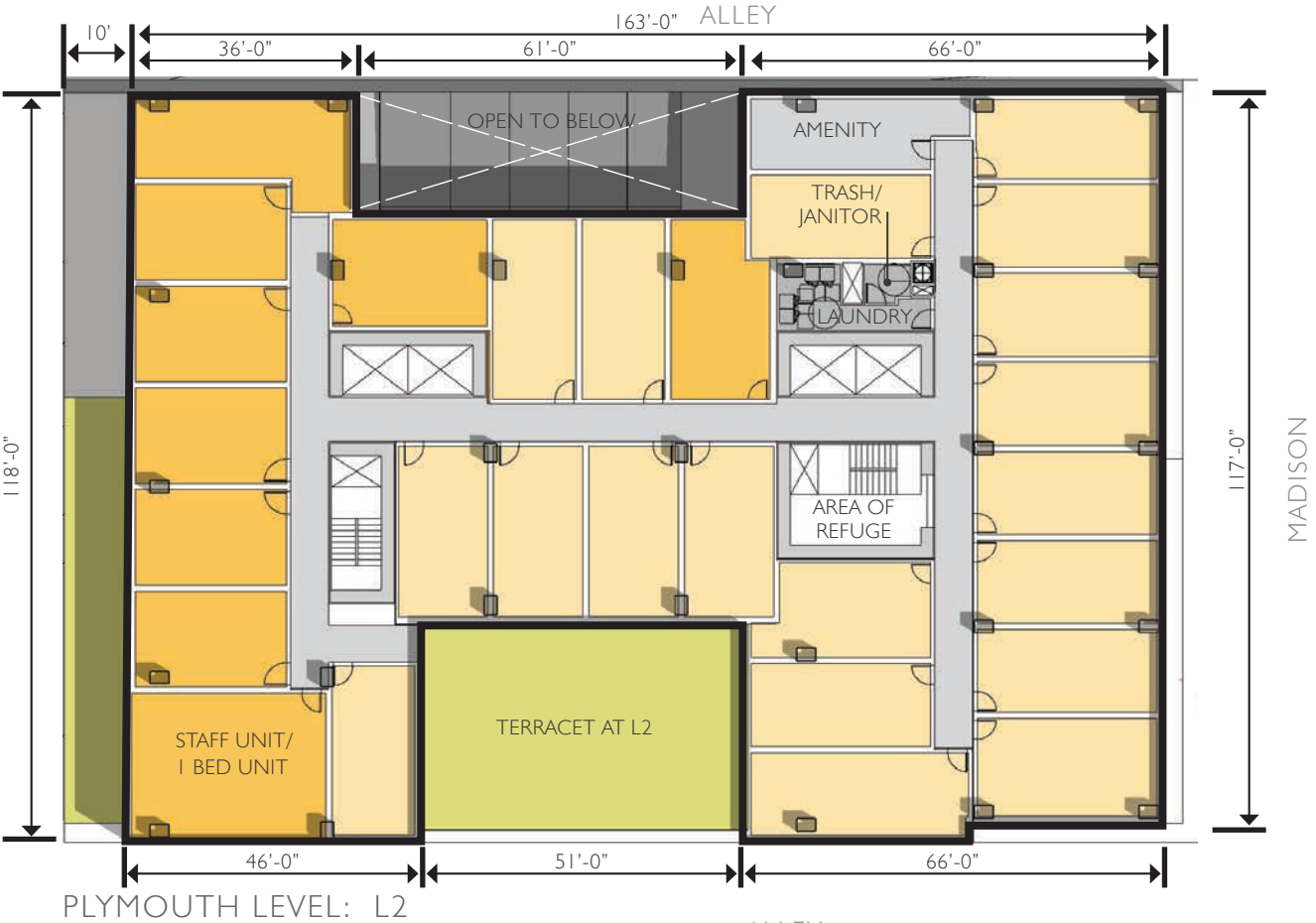


OPTION IB – MHA UP-ZONE 200’





OPTION 1A+B





The floor plan for the Madison building is a rectangular layout with overall dimensions of 120'-0" by 119'-0". The plan includes several rooms and utility areas:

- Entrance:** Located on the left side, measuring 10'-0" wide.
- Rooms:** The building contains multiple rooms, some of which are shaded in light blue and others in light green. A large room at the bottom center is shaded in light green and yellow.
- Utility Areas:**
  - TRASH/JANITOR:** Located in the upper right corner.
  - ELECTRICAL CLOSET:** Located in the lower right corner.
- Dimensions:**
  - Overall width: 120'-0"
  - Overall length: 119'-0"
  - Top section width: 36'-0"
  - Top section length: 163'-0"
  - Bottom section width: 46'-0"
  - Bottom section length: 51'-0"
  - Right section width: 66'-0"
  - Right section length: 66'-0"
- Other Labels:** The word "MADISON" is written vertically on the right side of the plan.

**Unit 101**

Overall dimensions: 123'-0" (width) x 100'-0" (depth).

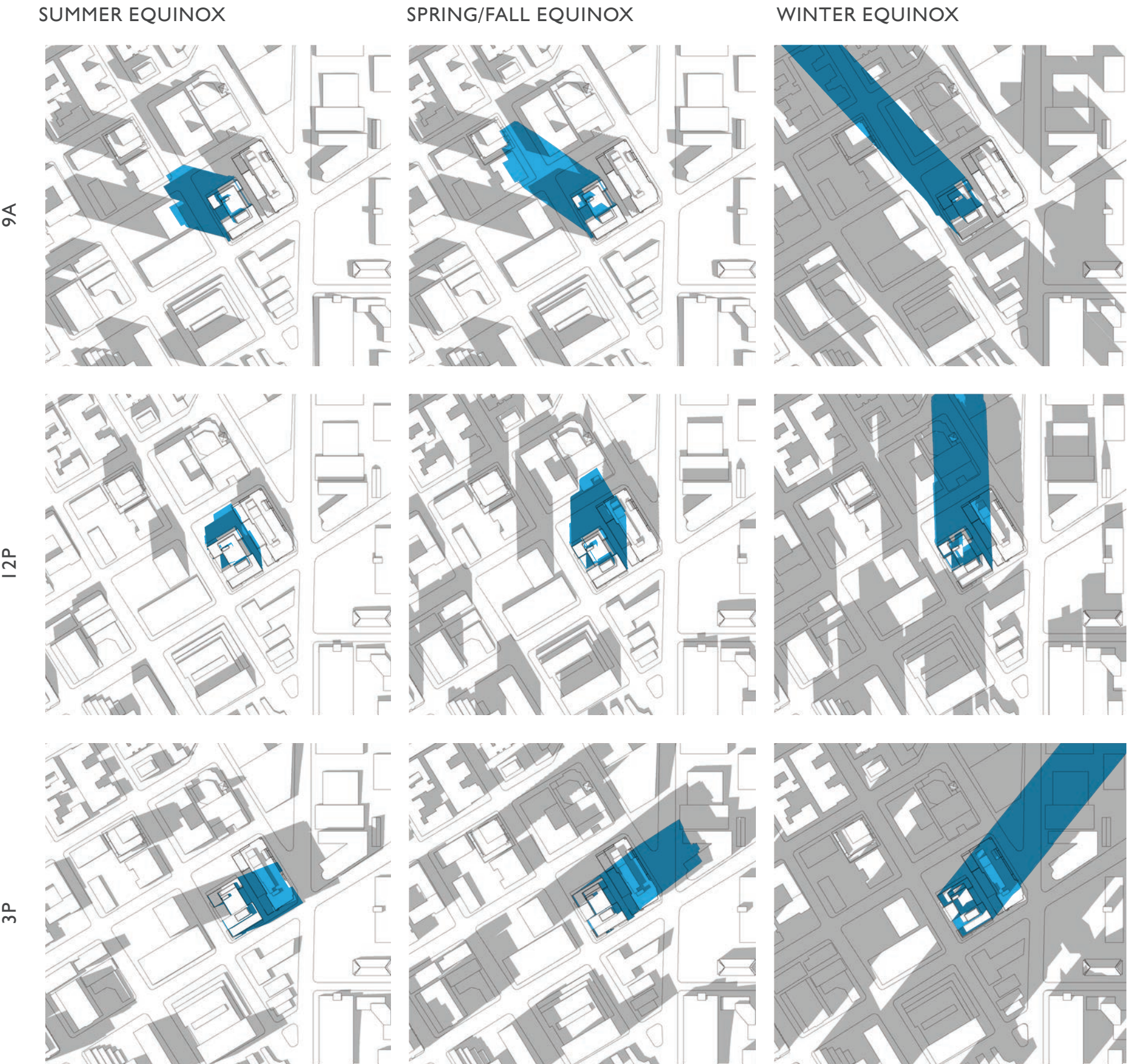
Room dimensions and layout:

- Living Area: 123'-0" wide, 21'-0" deep.
- Dining Area: 10' wide, 6'-8" deep.
- Kitchen: 34'-4" wide, 6'-8" deep.
- Bedroom: 87'-0" wide, 34'-4" deep.
- Bathroom: 36'-0" wide, 34'-4" deep.
- Electrical Closet: 36'-0" wide, 34'-4" deep.
- Trash/Janitor Amenity: 36'-0" wide, 34'-4" deep.
- Amenity Terrace: 36'-0" wide, 34'-4" deep.

Other features include a central hallway, a staircase, and an alleyway.



OPTION 1A+B SHADOW STUDIES





MASSING OPTION 2

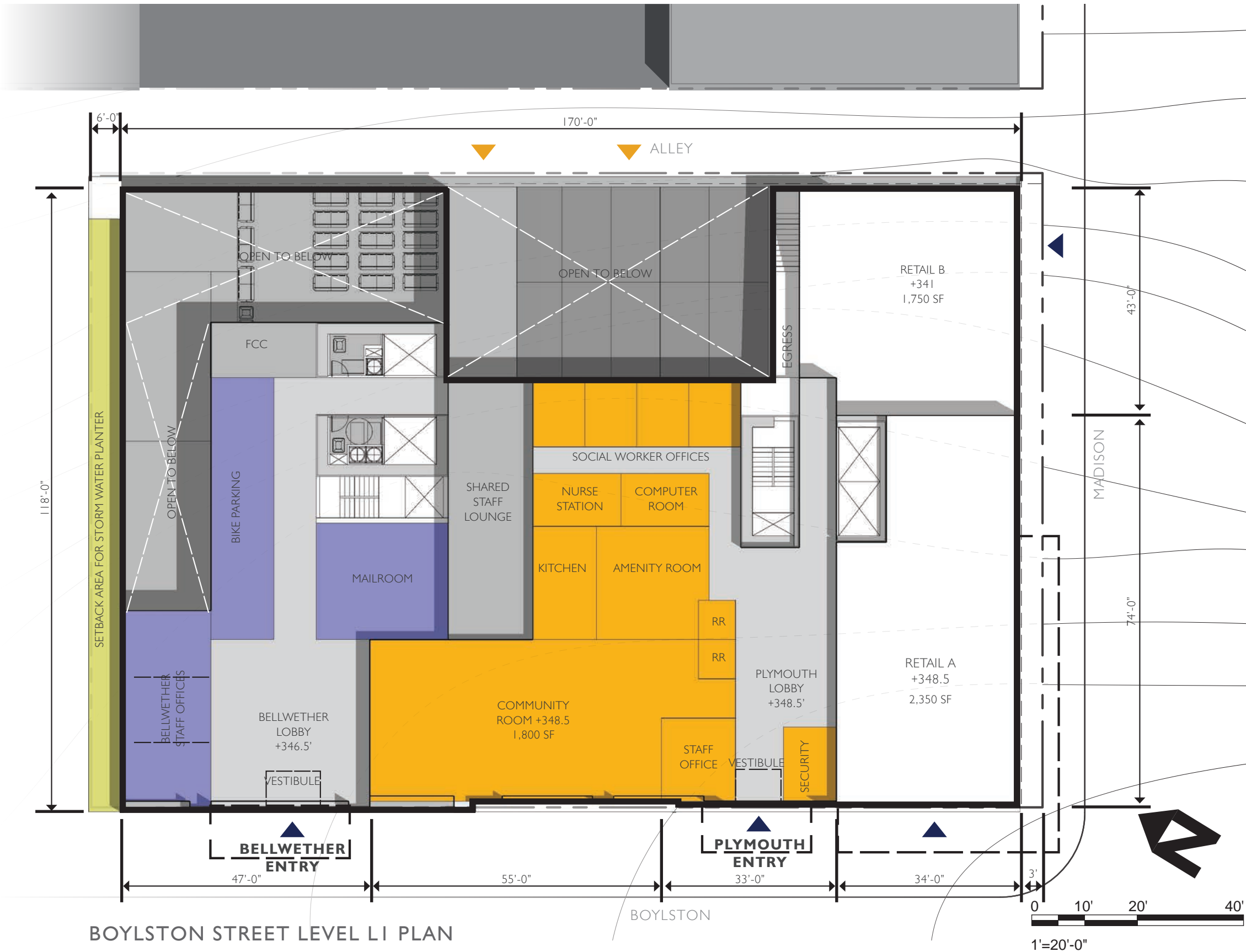


OPTION 2

PODIUM – MHA UPZONE

This option explores lowering the height of the structure at the primary intersection of Madison and Boylston creating a podium along Madison responding to the existing low rise surrounding retail and institutional structures. This response take cues from the more institutional and brutalist contexts surround the site. But provides an opportunity to create a visual public separation of Plymouth Housing and Bellwether Housing function at the main intersection. This scheme presents an alternate ground level condition looking at two residential lobbies along Boylston, where this presents a challenge for funding sources, not complying with tax credit and fair housing regulations of creating visual separate but equal design treatments.

- ▼ 5,740 SF of ground floor Plymouth Housing Program Space
- ▼ 4,180 SF of ground floor Bellwether Housing Program Space
- ▼ 4,100 SF of Retail Space
- = FAR – 256,215 SF (259,200 SF max)
- = Staff Only Parking
- = 368 Total Units – 115 Plymouth + 253 Bellwether
- = 17 Levels
- = 170'-0" Tall Tower





OPTION 2

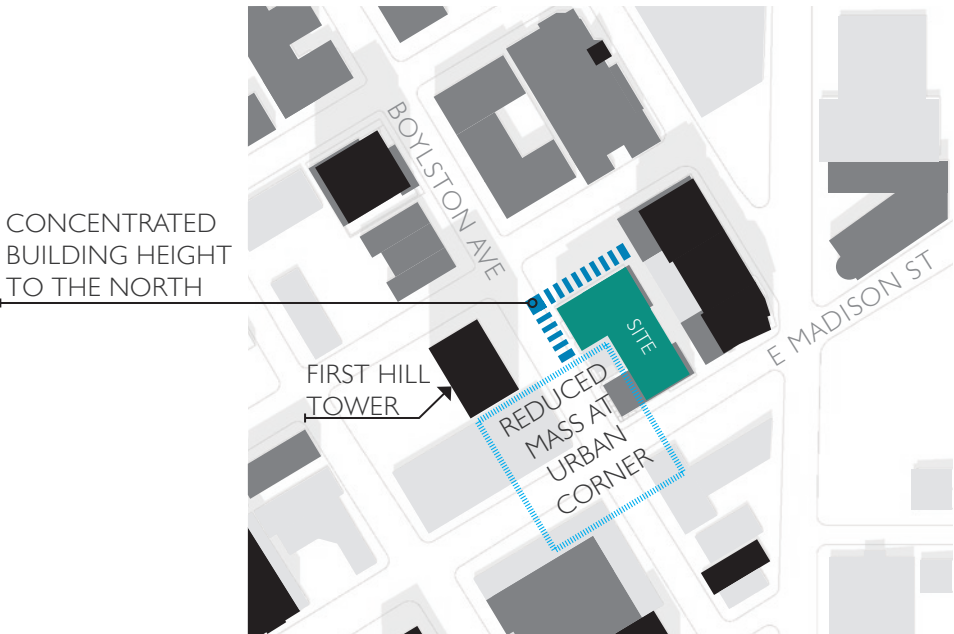
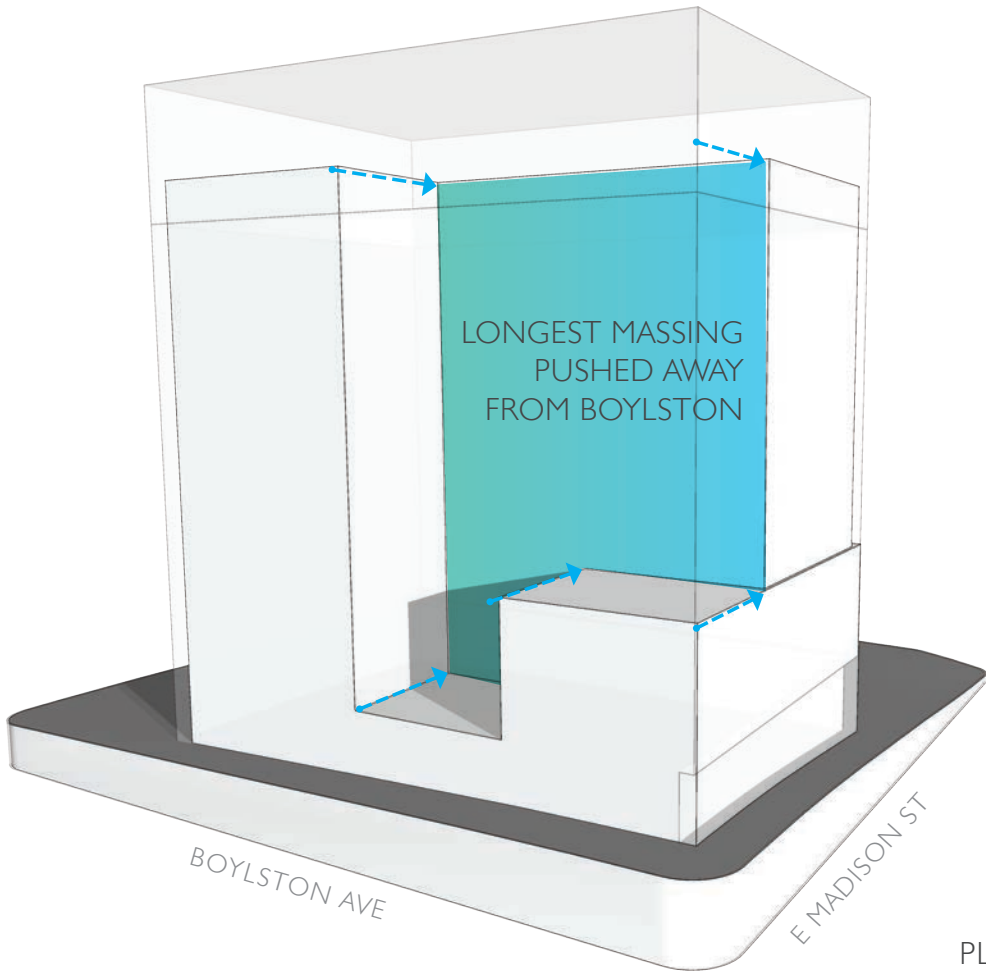
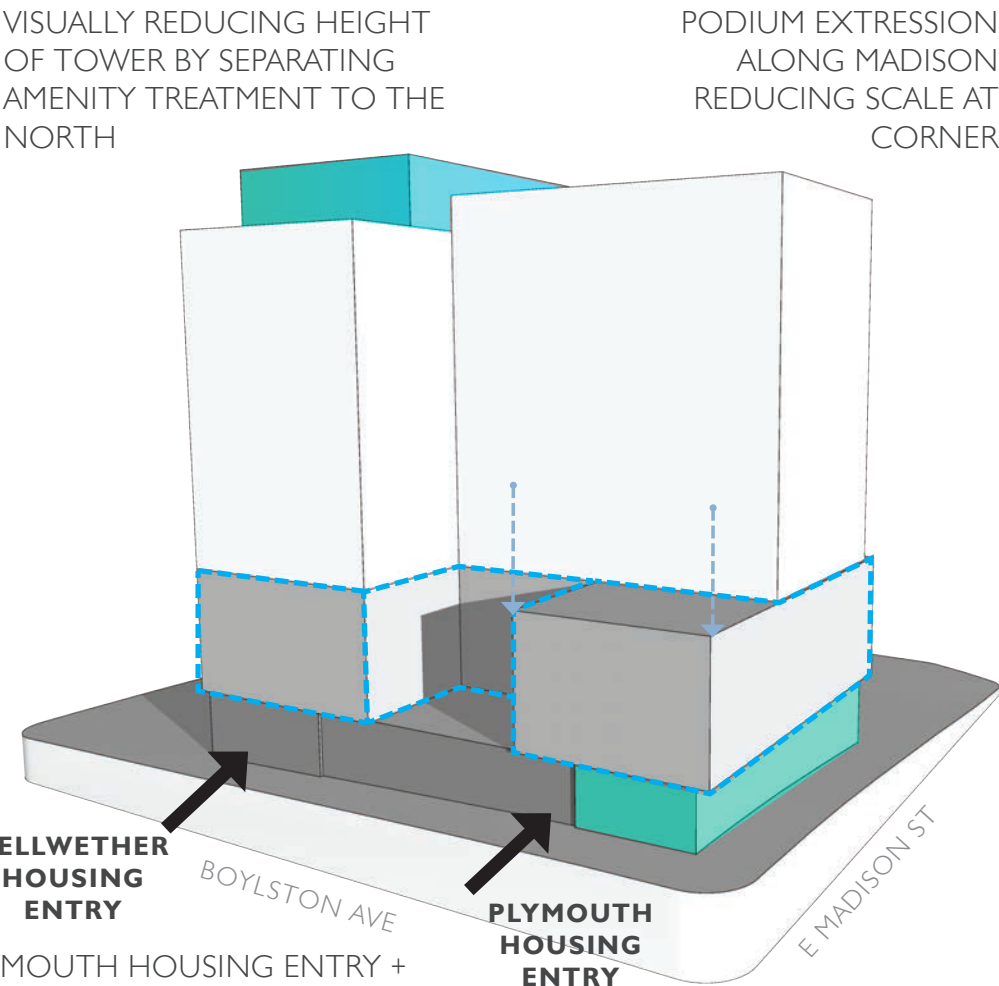


FIGURE-GROUND SITE CONCEPT DIAGRAM



REDUCED MASSING TO THE NORTH  
RESPONDING TO MID-RISE RESIDENTIAL  
BUILDINGS TO THE NORTH

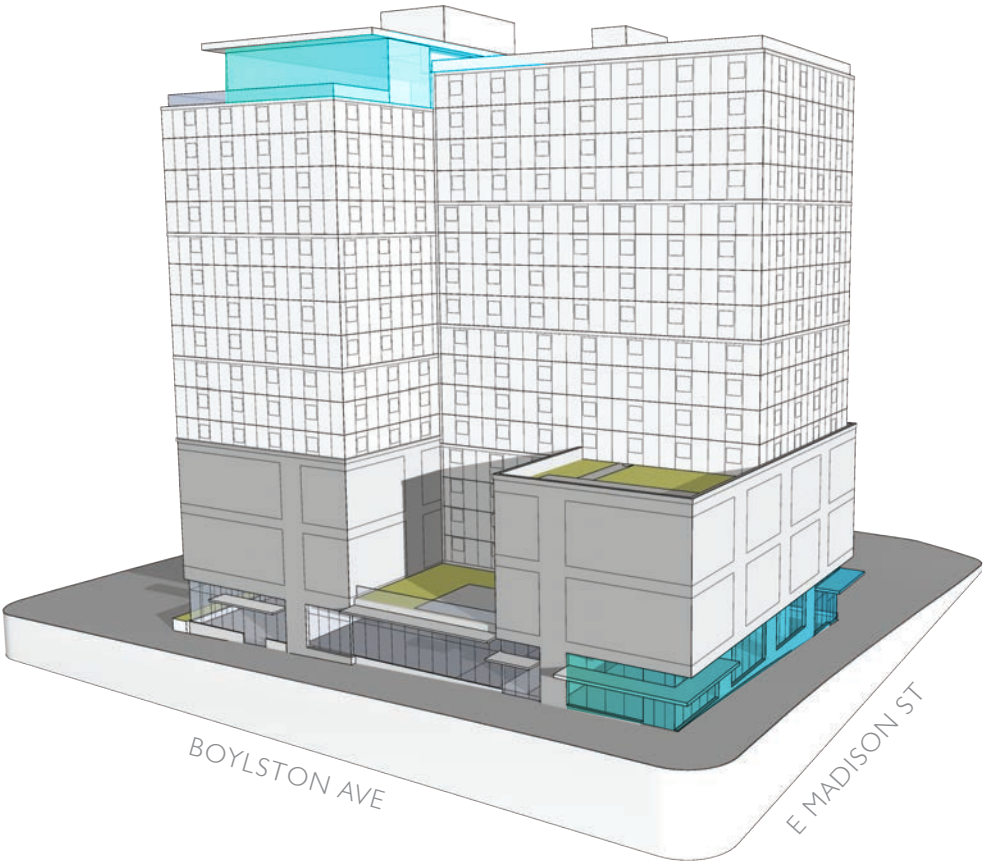
1 ORGANIZING MASSING MOVE



PLYMOUTH HOUSING ENTRY +  
COMMUNITY SPACE CENTRALLY  
LOCATED ALONG BOYLSTON AS  
PUBLIC FACING FEATURE

CONGREGATED  
RETAIL FRONTAGE  
ALONG MADISON

2 FURTHER MASSING REFINEMENT

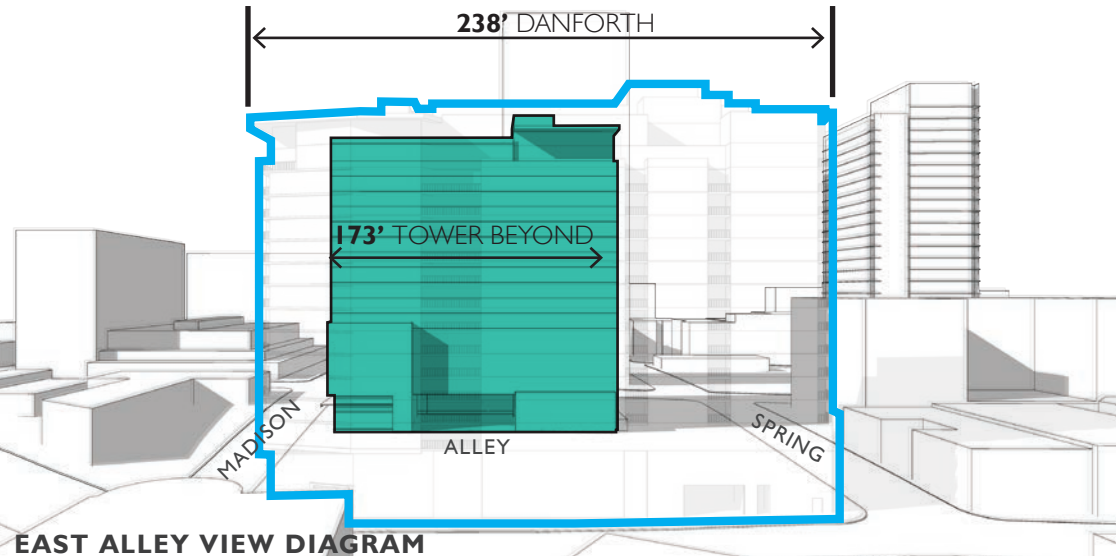
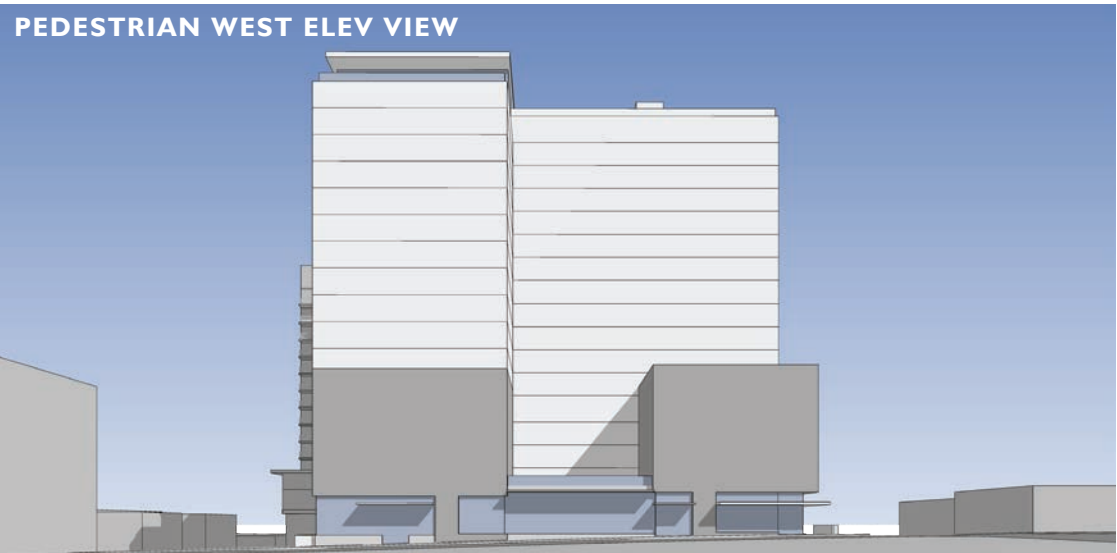
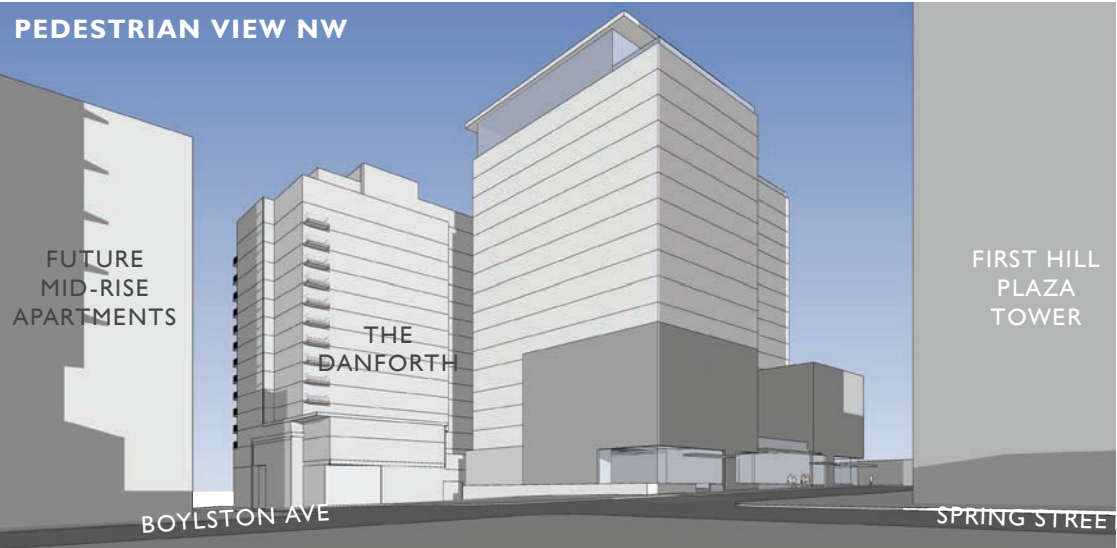
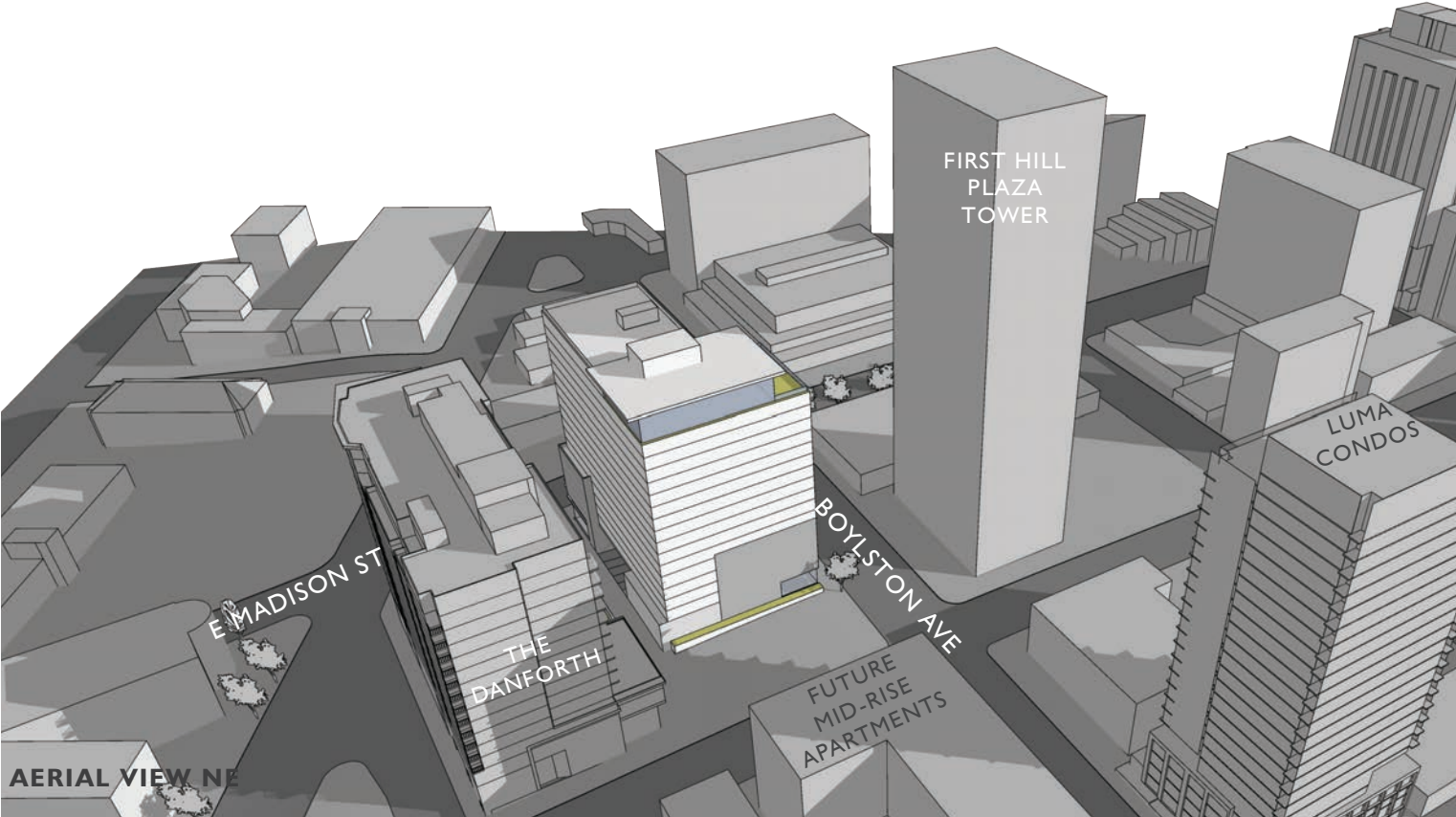
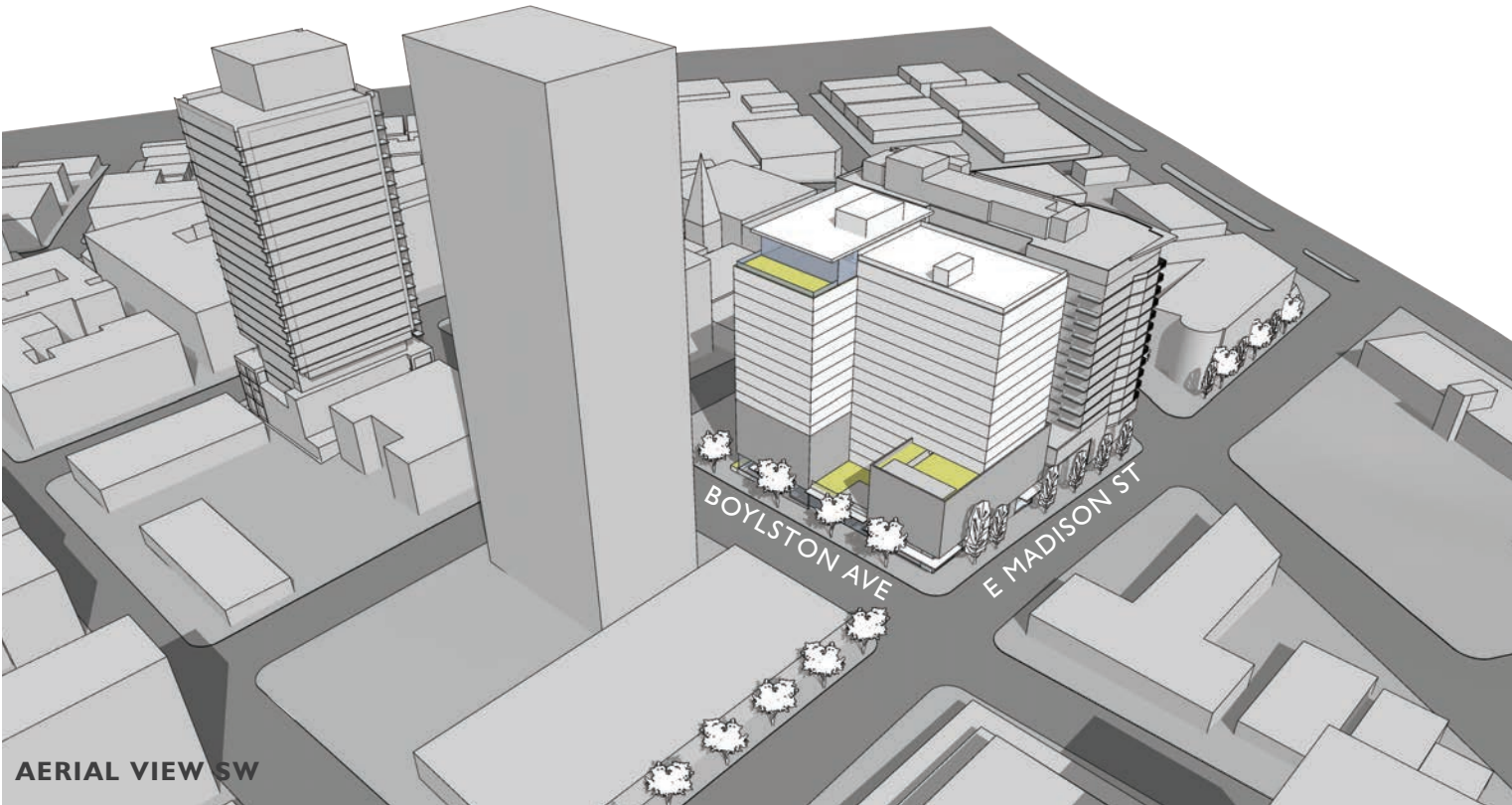


TWIN ARMS OF THE PODIUM EXPRESS  
ALONG MADISON AND TO THE NORTH

3 DESIGN ELEMENTS SUPPORTING MASSING APPROACH

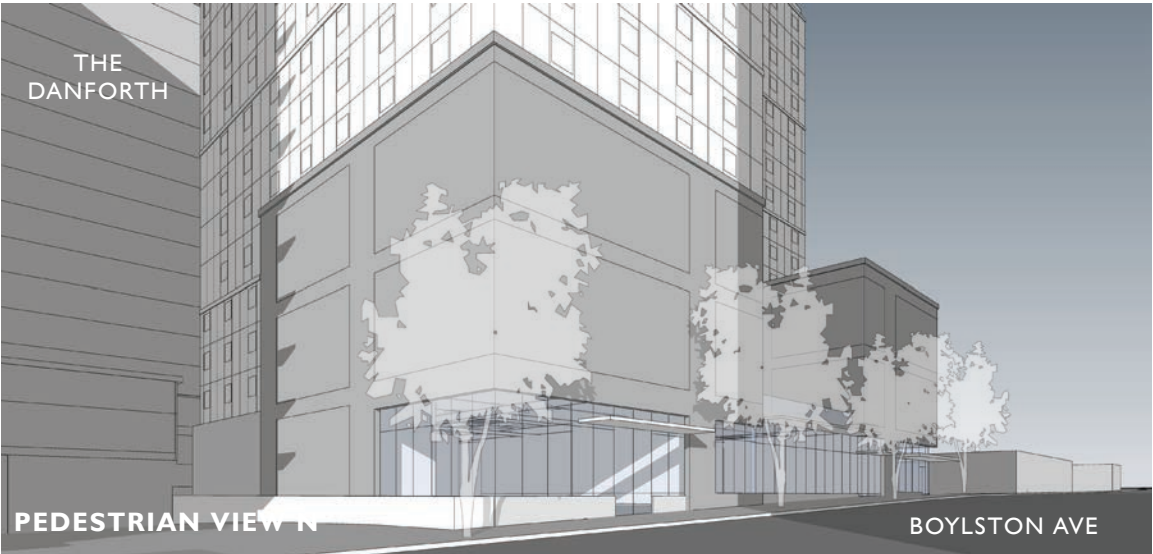
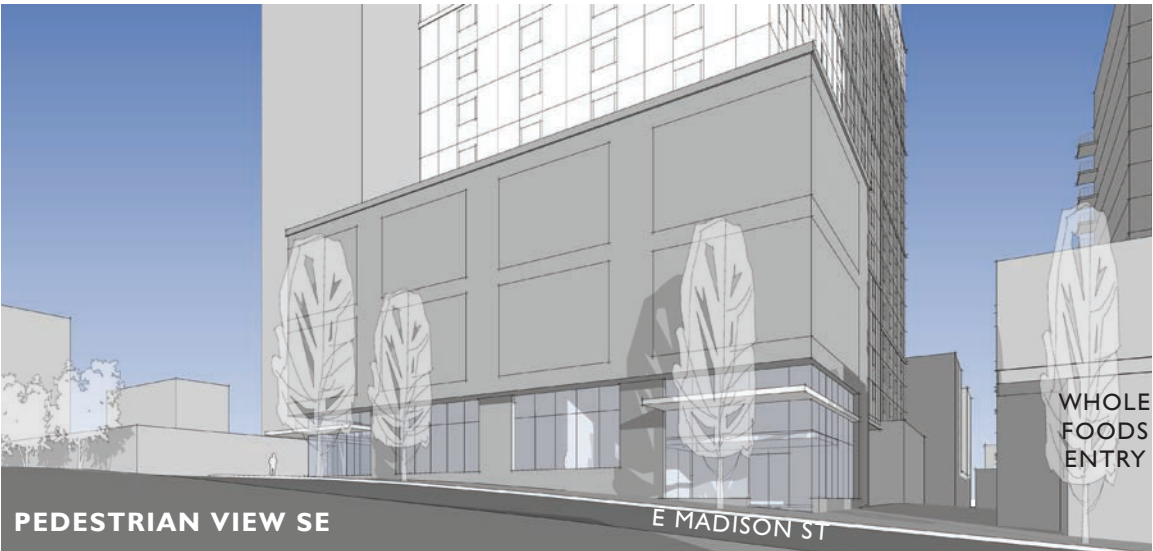
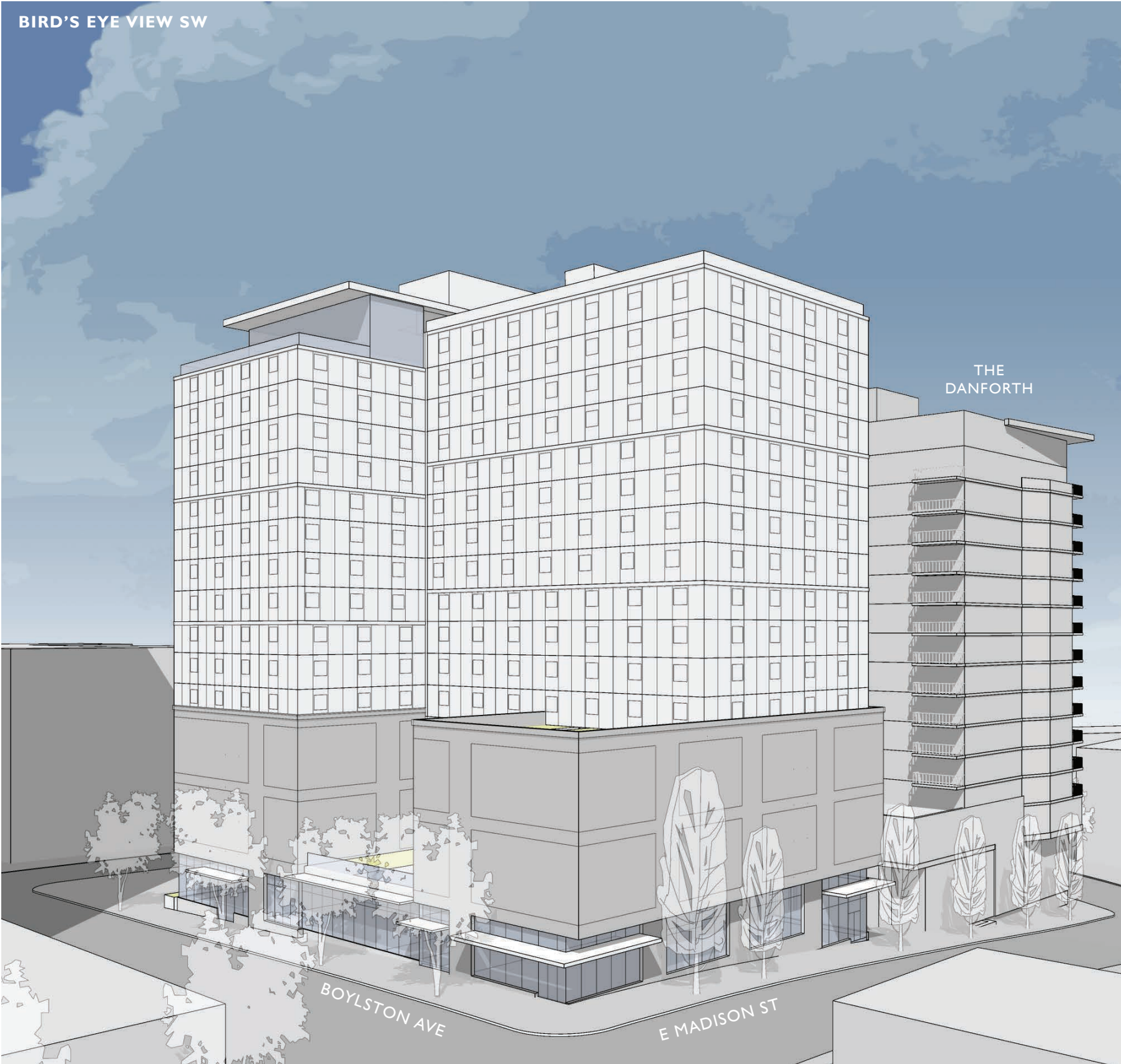


OPTION 2



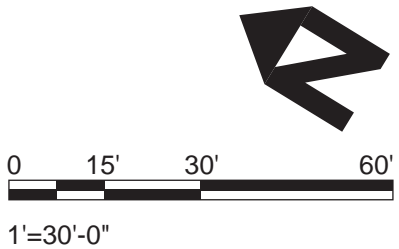
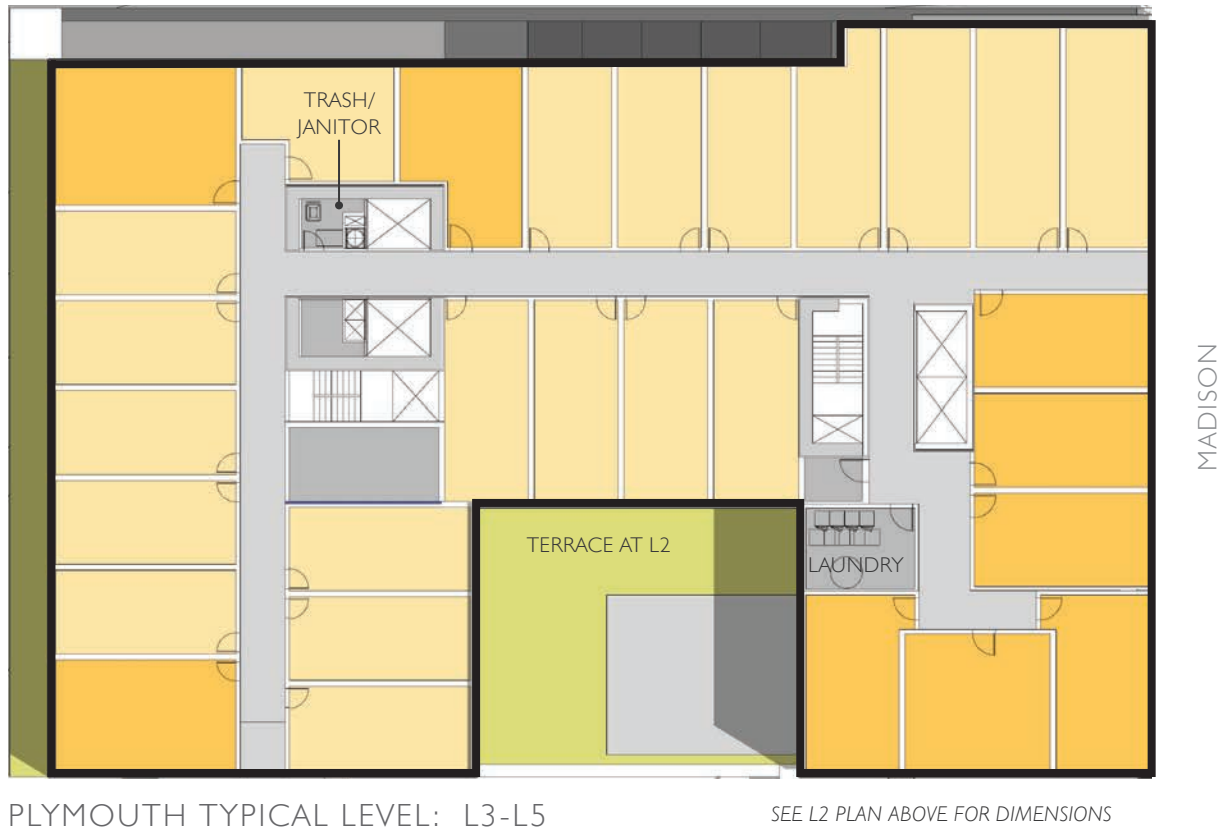
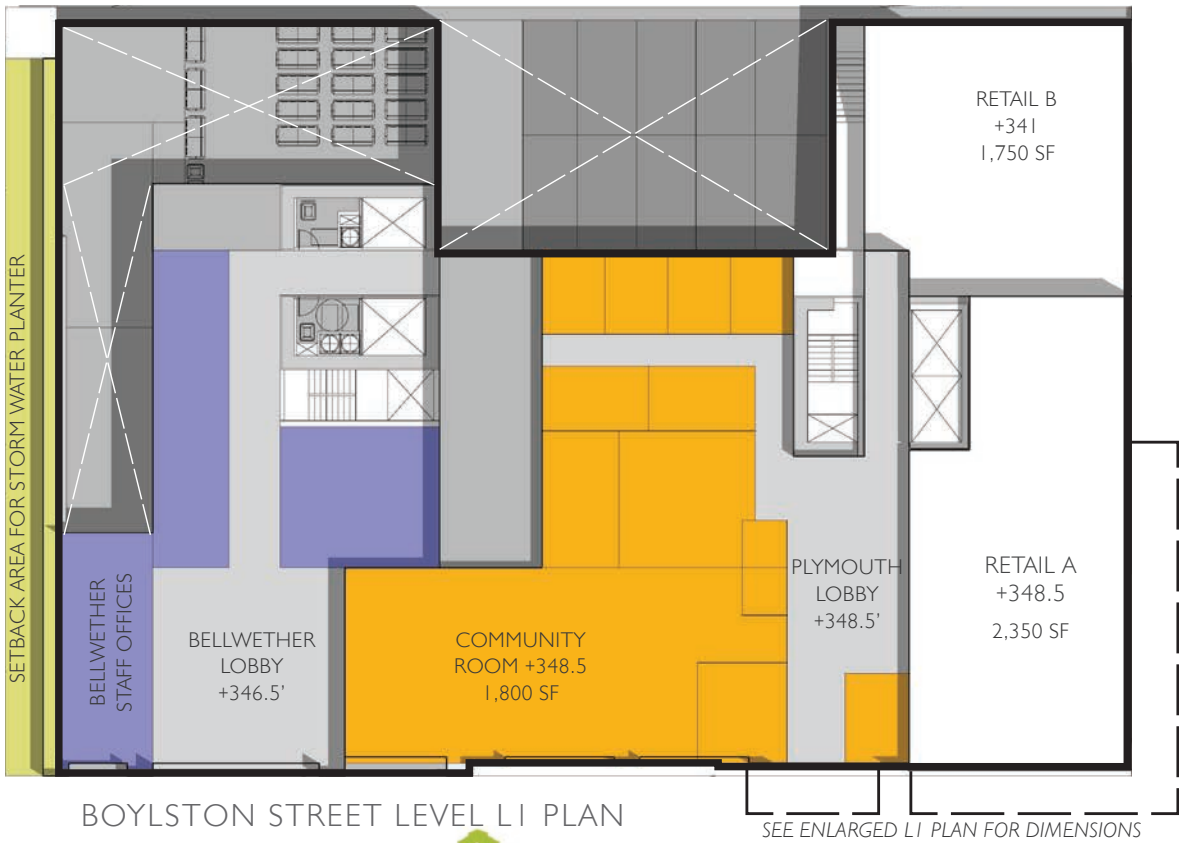
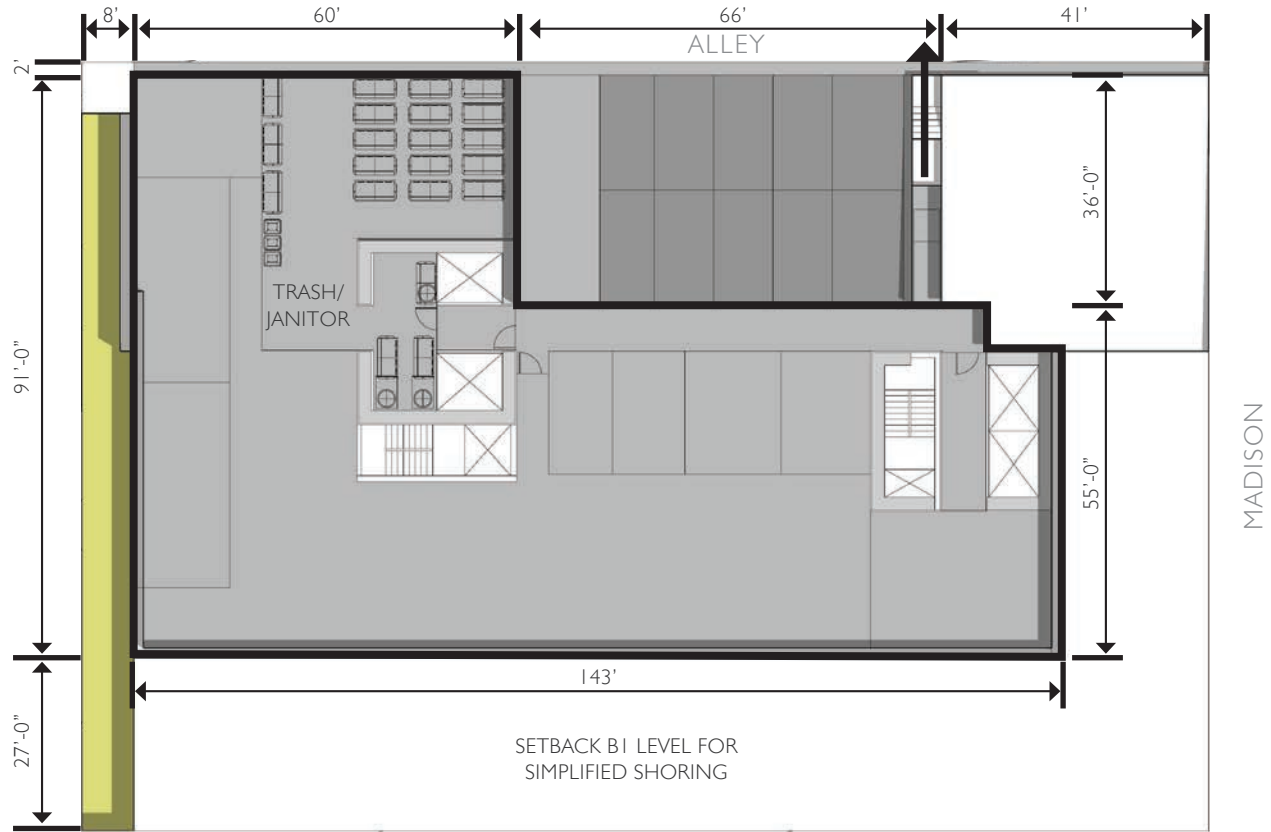


OPTION 2



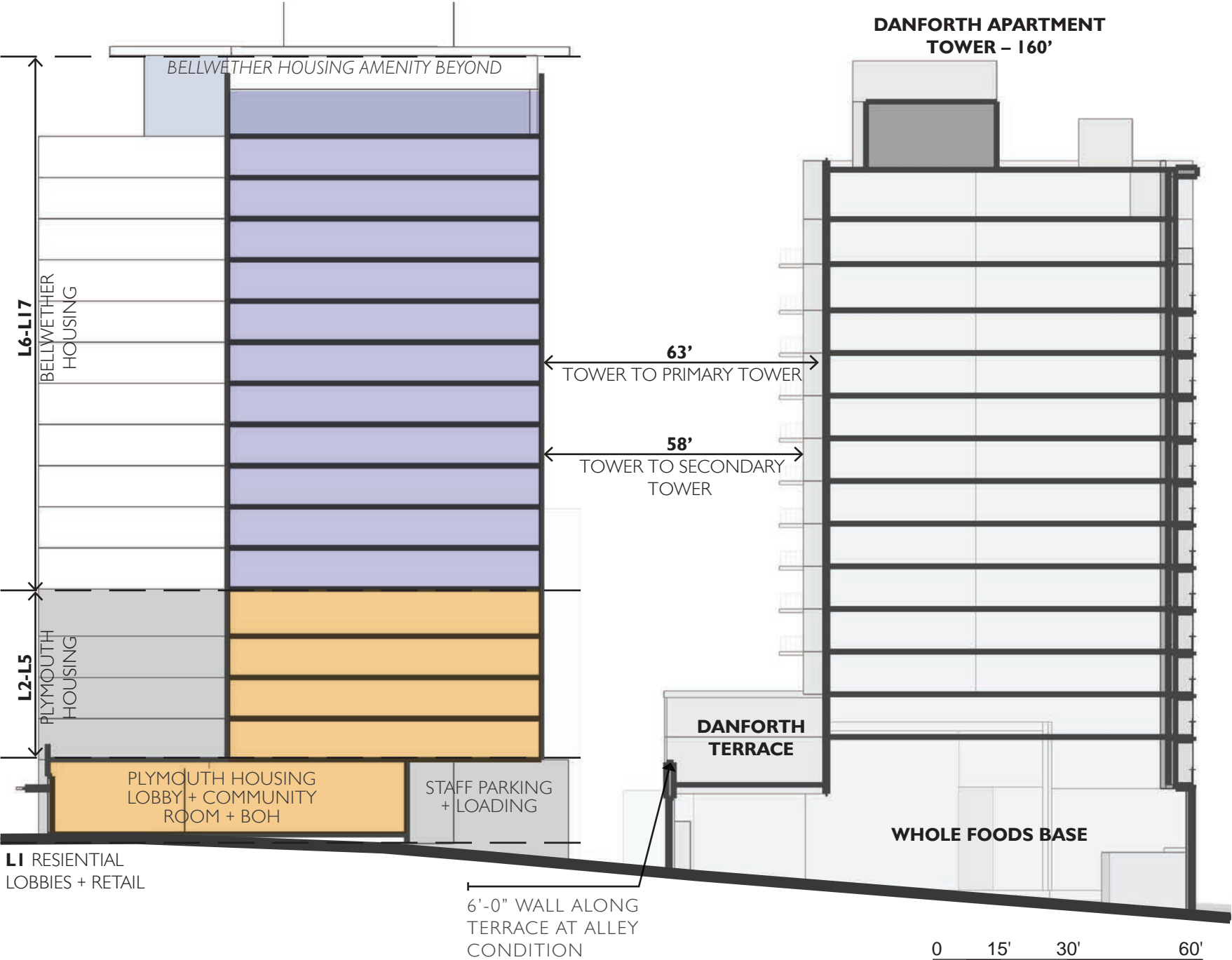
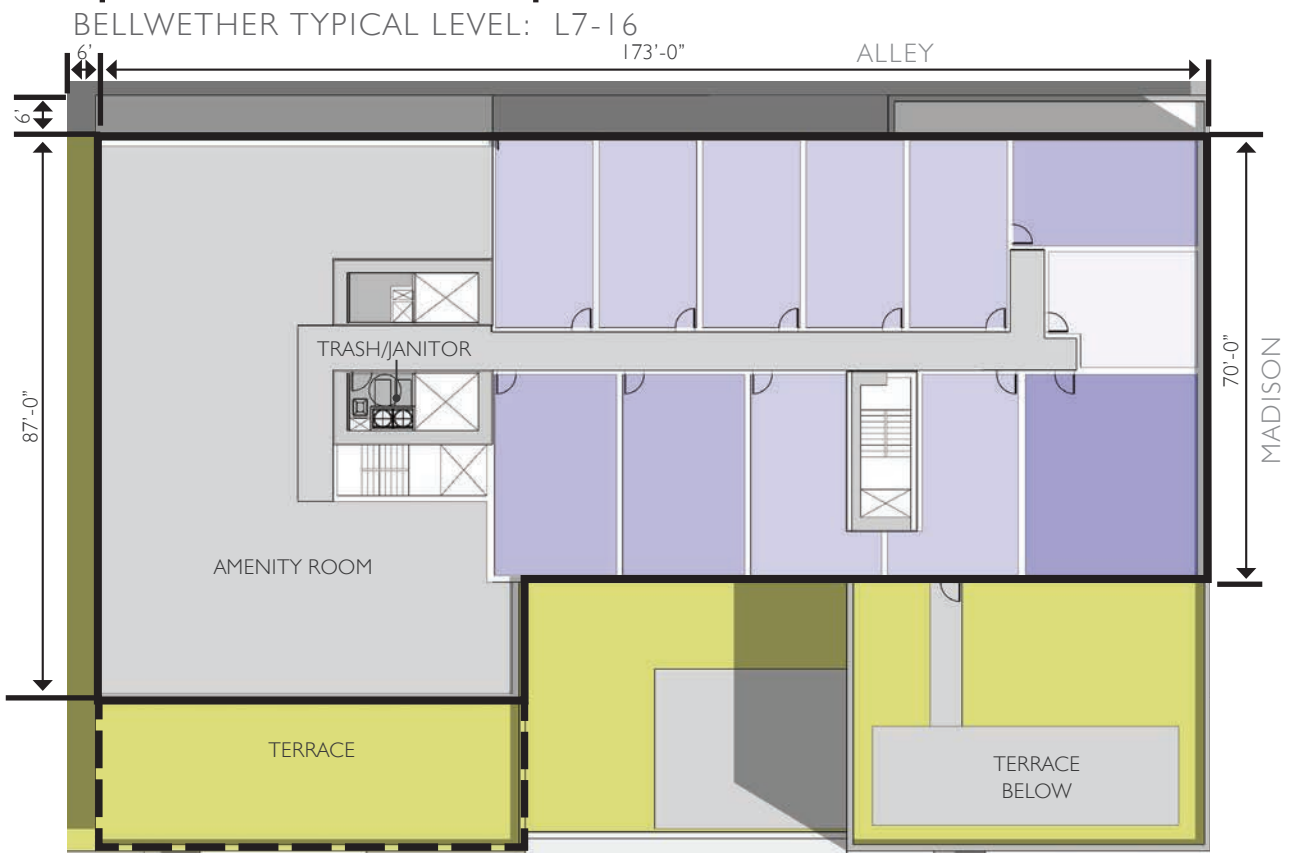


OPTION 2





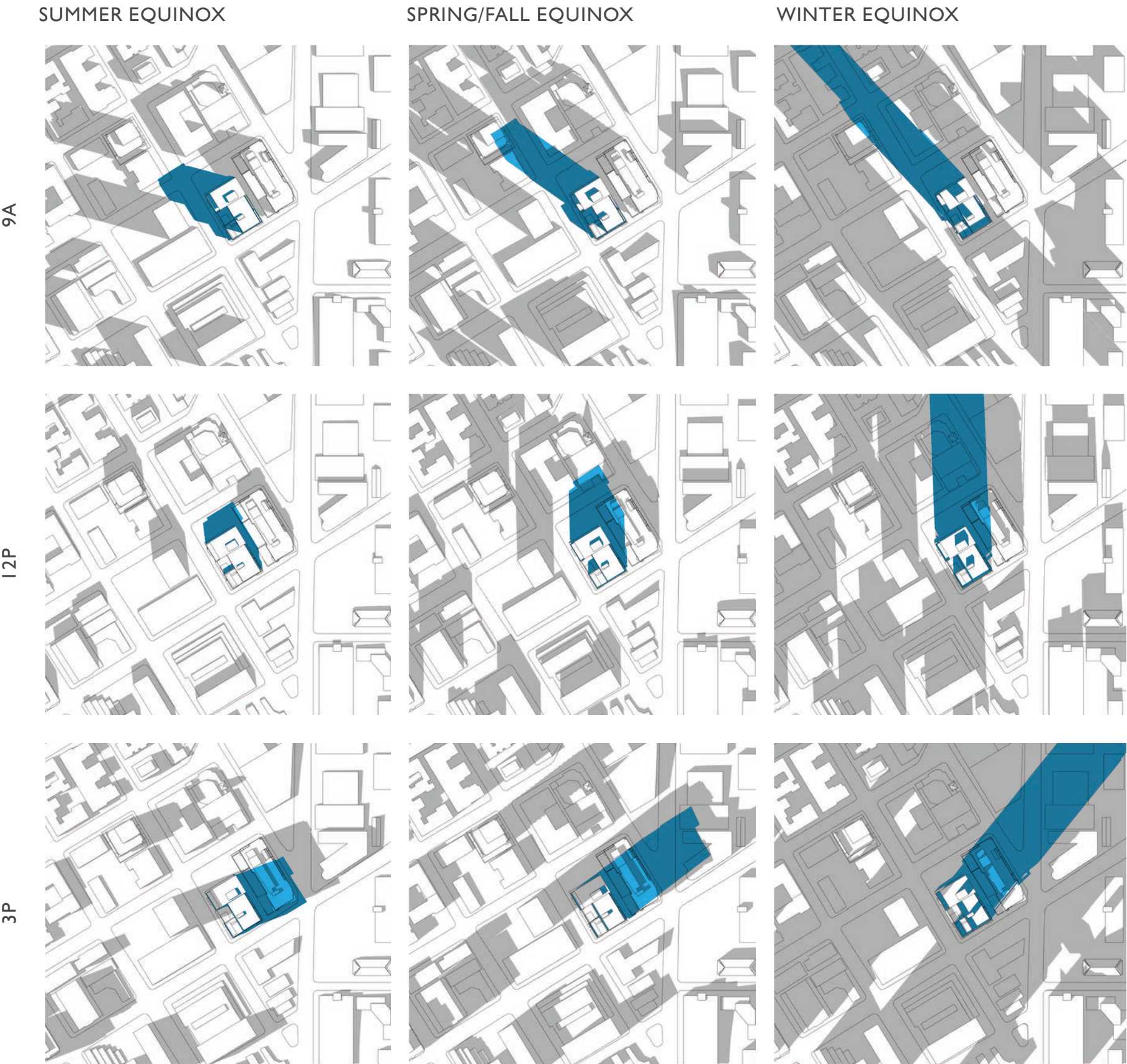
OPTION 2



BUILDING SECTION



# OPTION 2 SHADOW STUDIES





MASSING OPTION 3



OPTION 3 – PREFERRED

INTERLOCK – MHA UPZONE

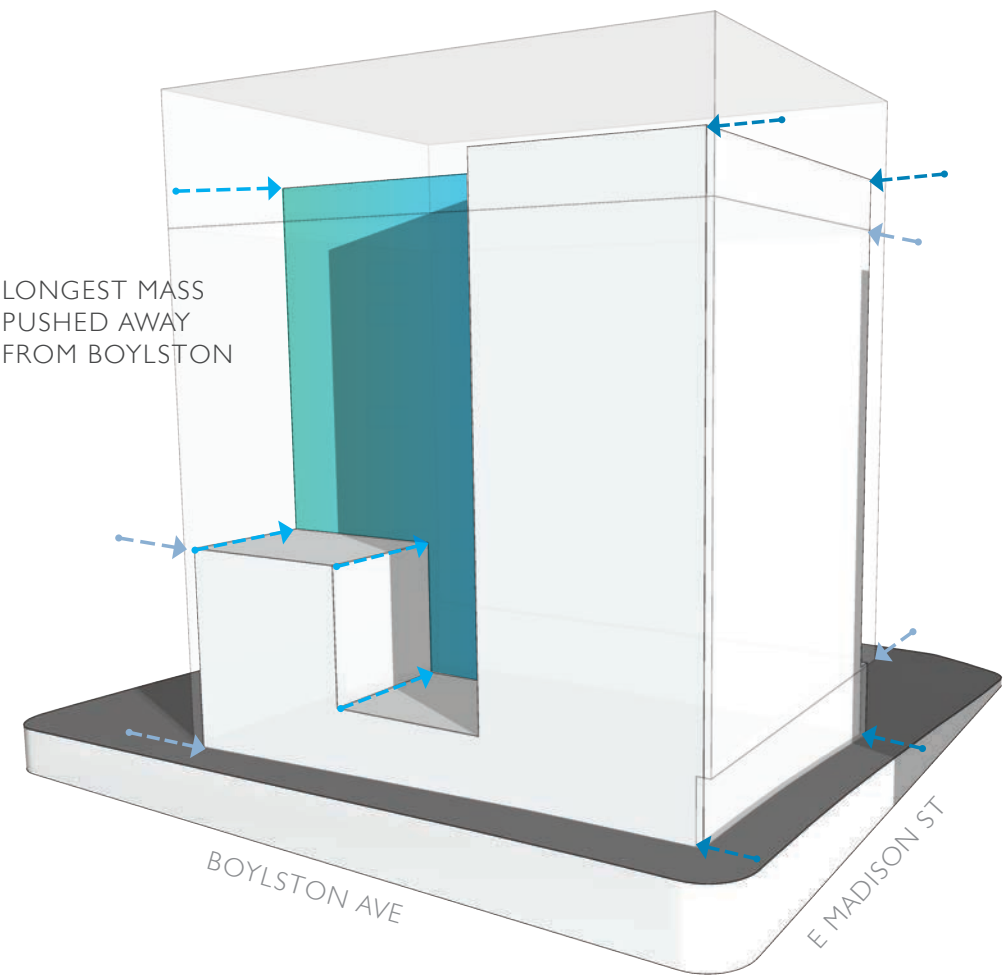
This third option represents a synthesis between responsive urban form while maximizing development potential for both Plymouth Housing and Bellwether Housing. Requiring a contract rezone, this project is seeking extra height and assuming FAR limits of the MHA up-zone. Specific weight has been given to breaking down the scale of the project to the north, playing off the existing and future residential character and context. The taller massing has been focused toward Madison, an urban edge that transitions from residential character to institutional. This public front is celebrated with the location of the Bellwether amenity program at LI7, physically distinct from the rest of the tower and responds to the topographical context. A podium expression along Boylston creates a visual entry cue for Plymouth Housing residents. This expression wraps around to Madison signifying the Bellwether Housing entry and also reflecting the retail form of the Whole Food Grocery in the Danforth. Entries, retail spaces, unit size and arrangement, as well as exterior spaces have been carefully orchestrated to create a strong urban design response in a cost effect manor.

- ▼ 5,740 SF of ground floor Plymouth Housing Program Space
- ▼ 4,180 SF of ground floor Bellwether Housing Program Space
- ▼ 4,100 SF of Retail Space
- = FAR – 256,215 SF (259,200 SF max)
- = Staff Only Parking
- = 368 Total Units – 115 Plymouth + 253 Bellwether
- = 17 Levels
- = 170'-0" Tall Tower



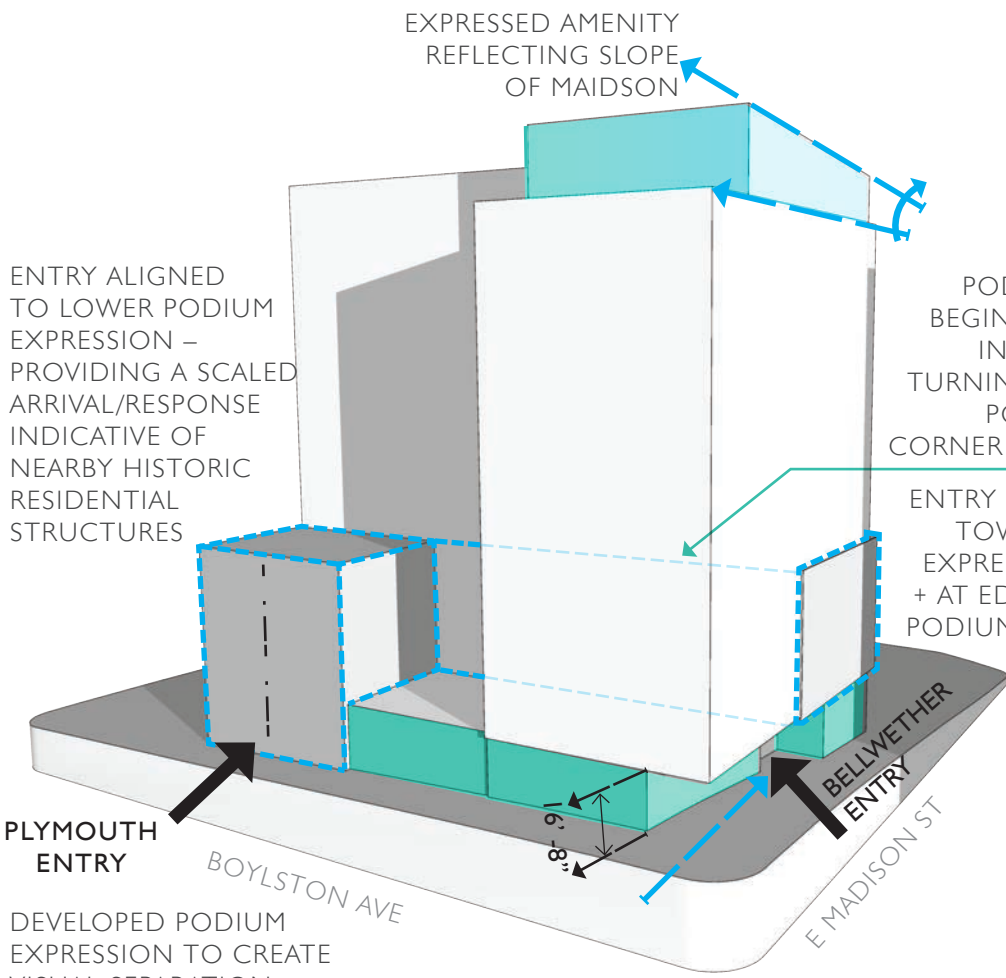


OPTION 3 – PREFERRED



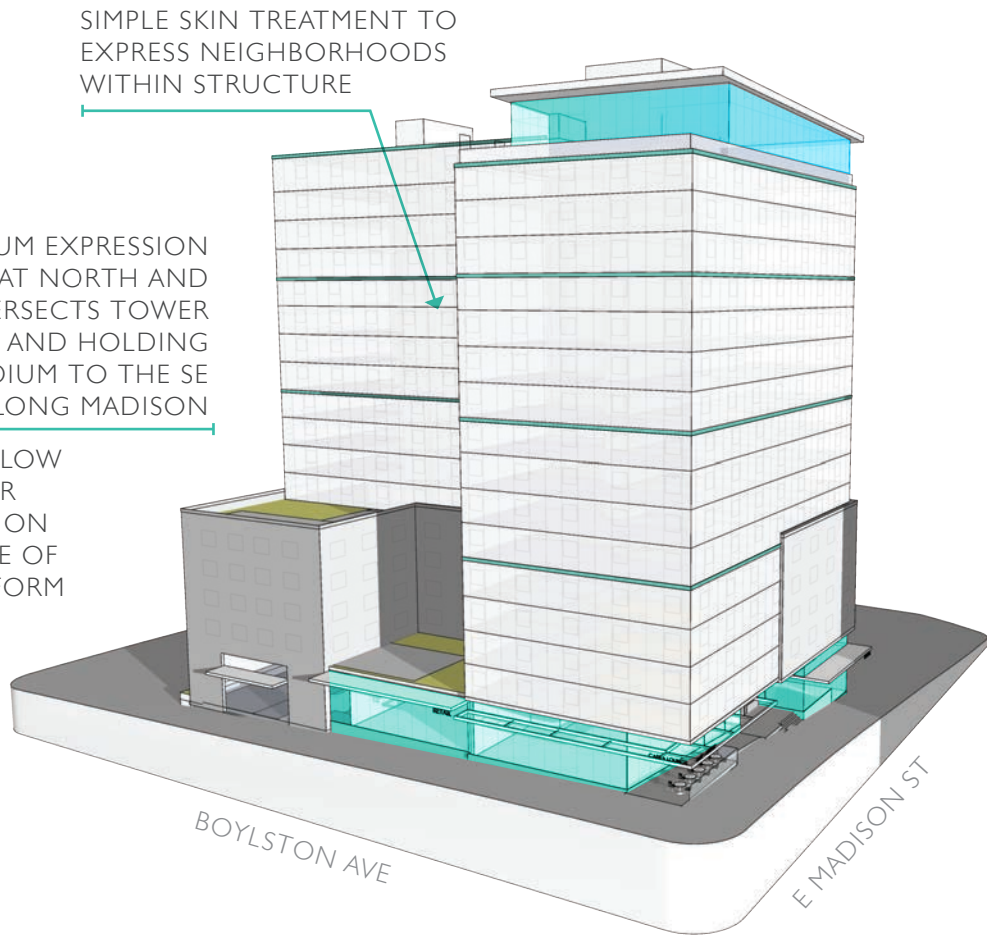
REDUCED MASSING TO THE NORTH  
RESPONDING TO MID-RISE RESIDENTIAL  
BUILDINGS TO THE NORTH

1 ORGANIZING MASSING MOVE



2 FURTHER MASSING REFINEMENT

SCULPTED BASE TO ALLOW RETAIL SPILL OUT AT MAIN CORNER AND FOR LOW GRADE ACCESS TO BELLWETHER HOUSING'S ENTRY LOBBY FROM BOYLSTON AVE



3 DESIGN ELEMENTS SUPPORTING MASSING APPROACH

REDUCE INFILL/ VOLUME SURROUNDING NEARBY TOWER ALONG BOYLSTON

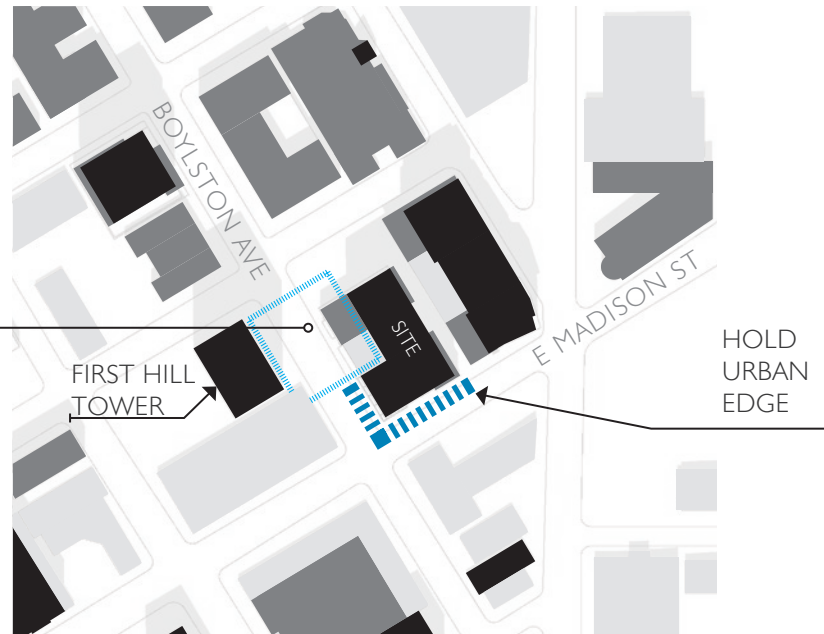
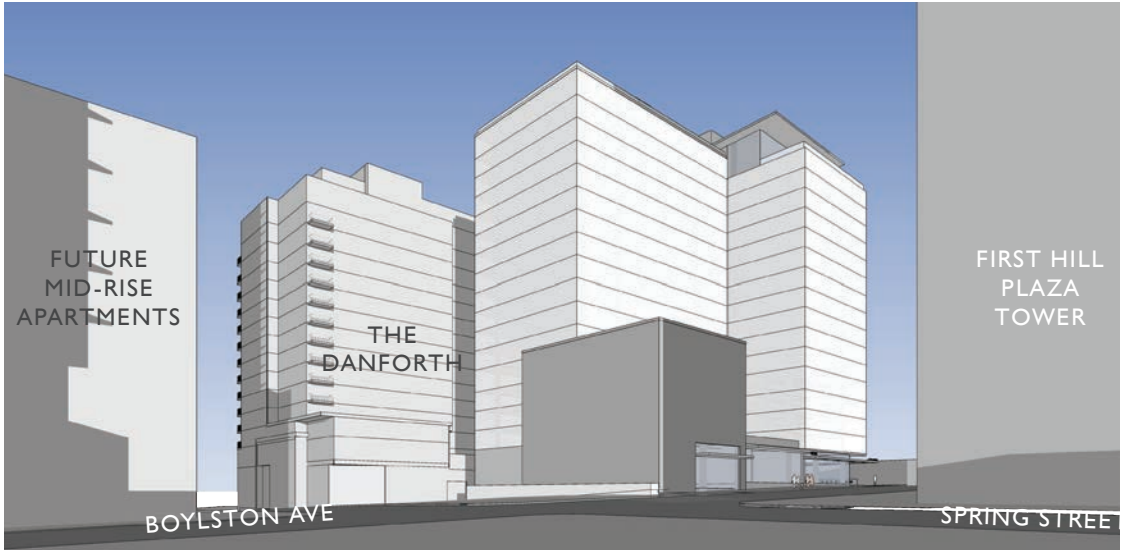
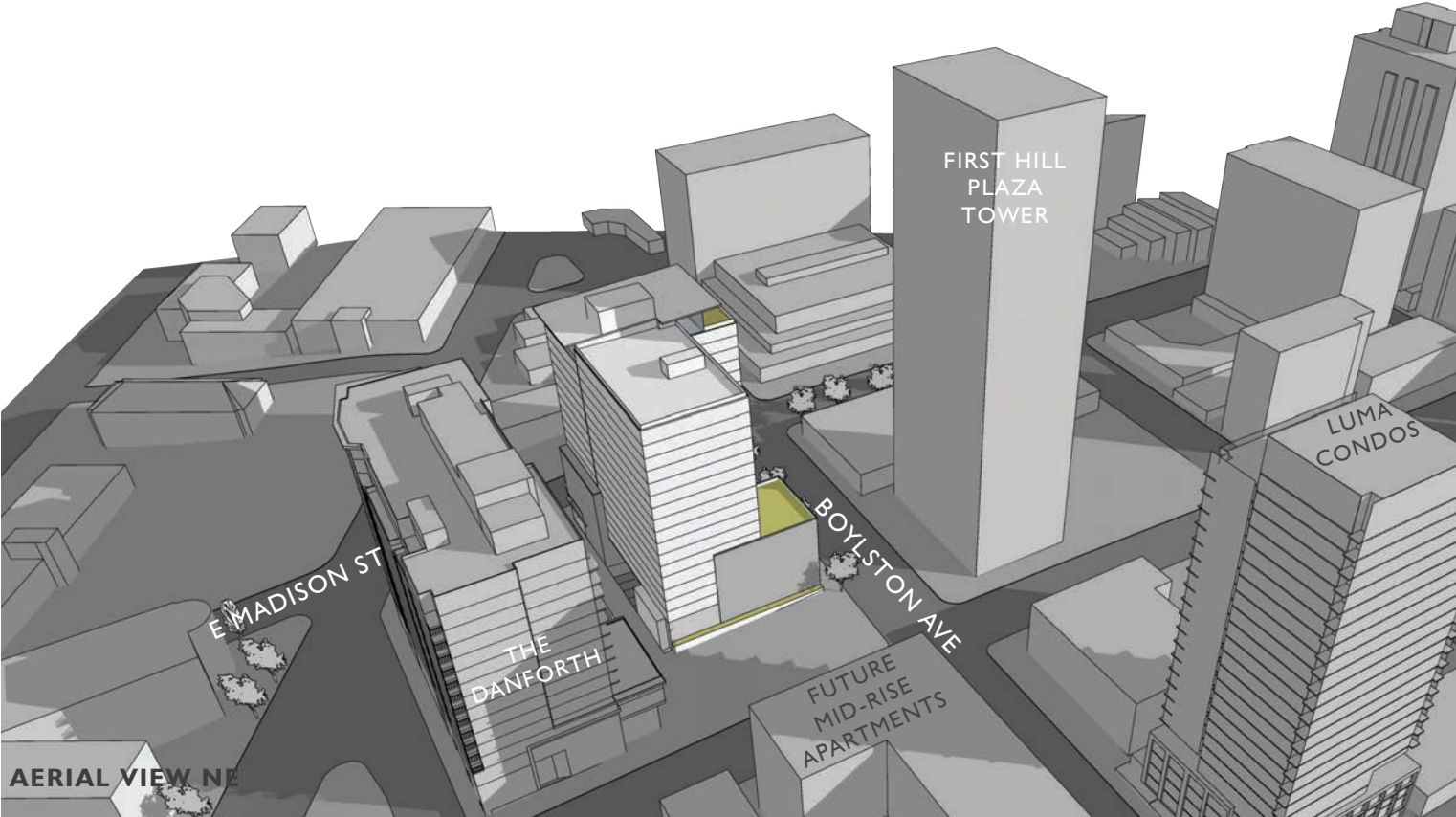
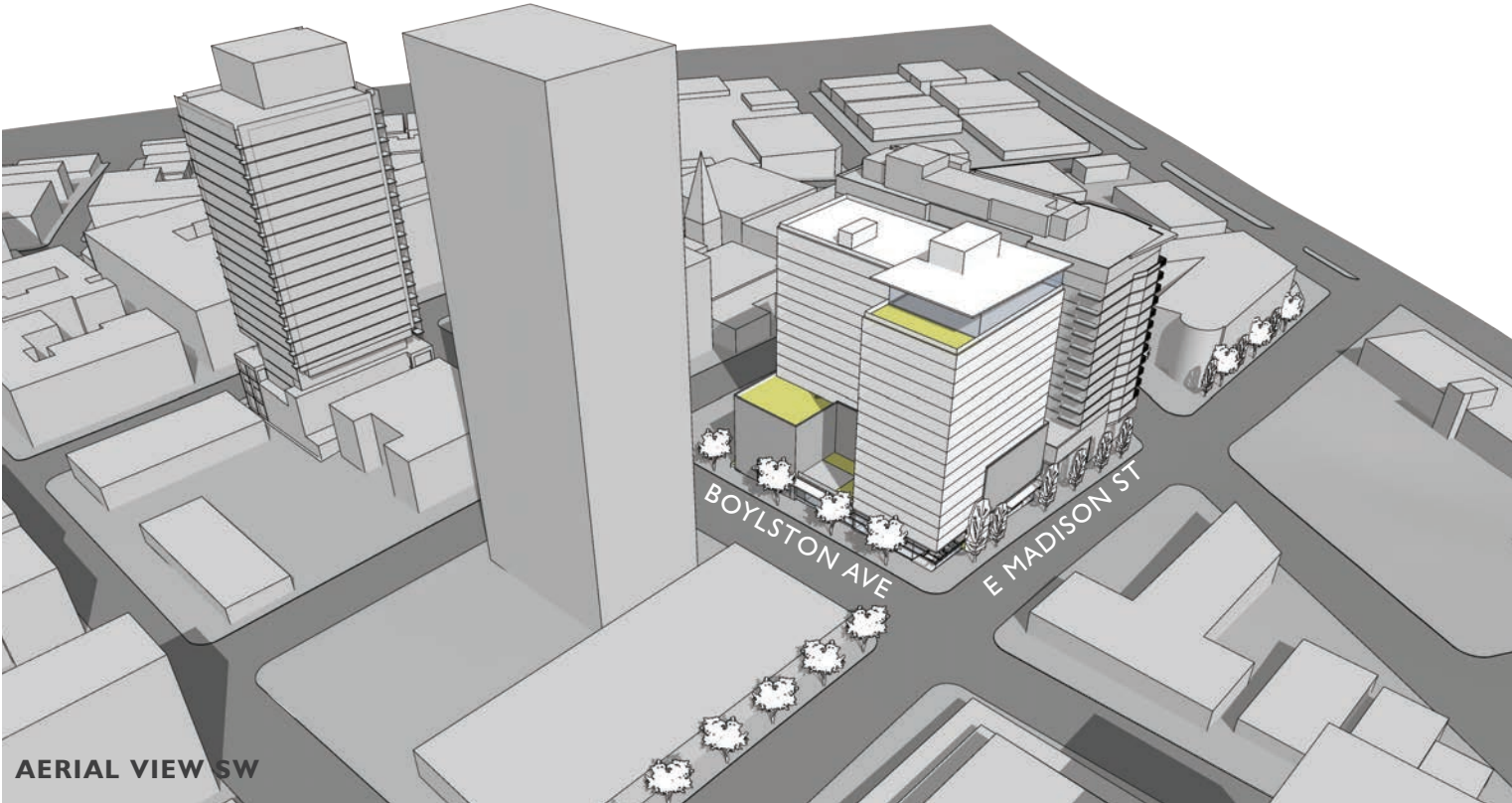


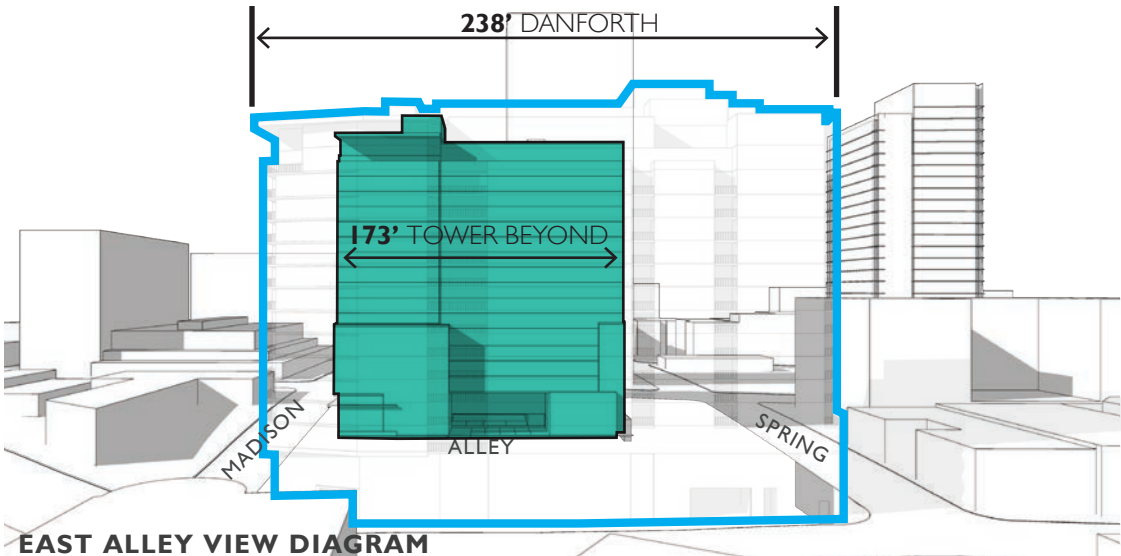
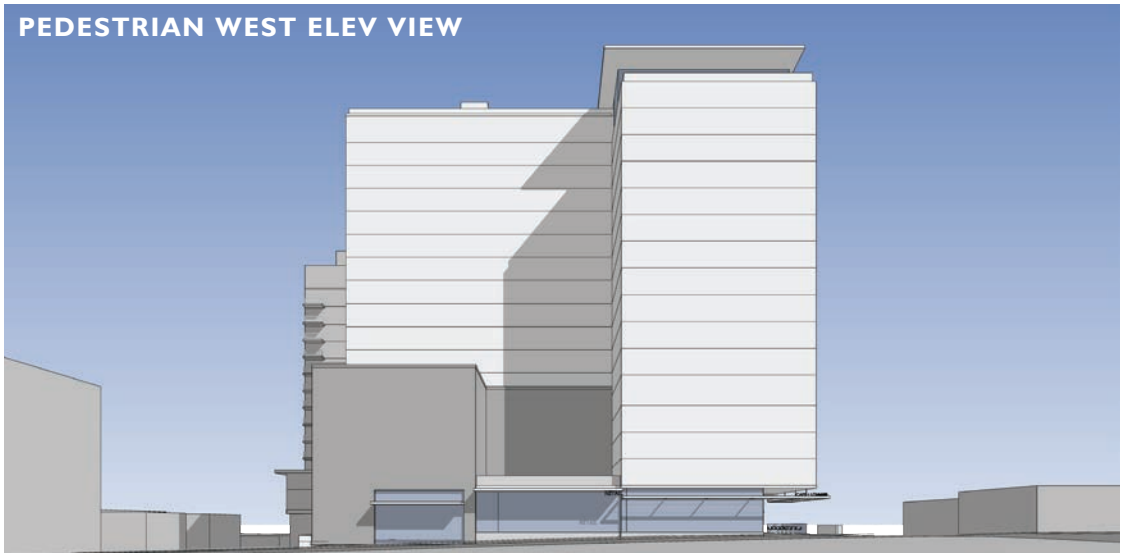
FIGURE-GROUND SITE CONCEPT DIAGRAM



OPTION 3 – PREFERRED



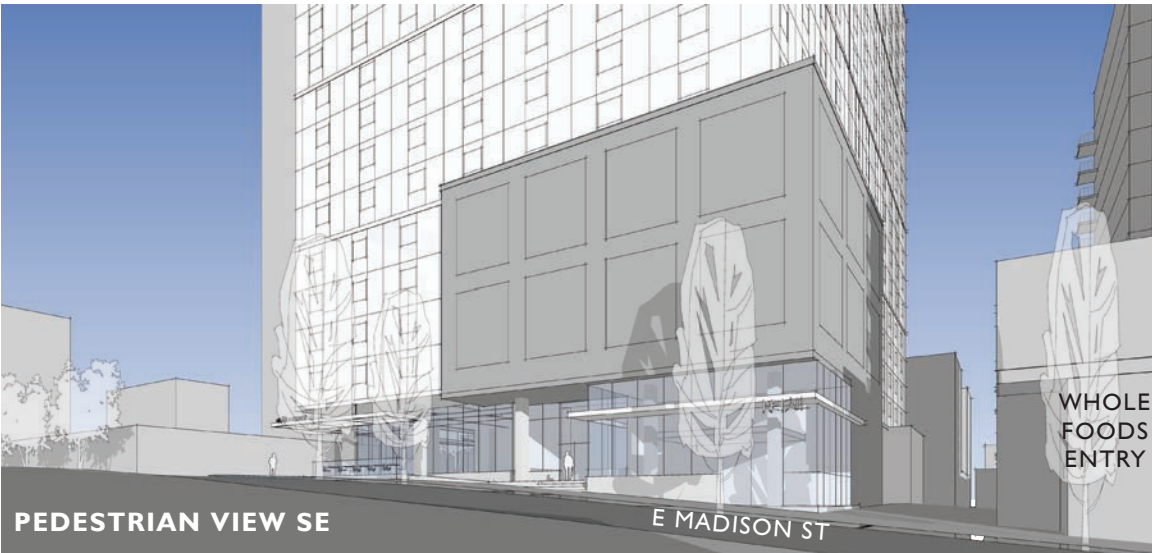
PEDESTRIAN WEST ELEV VIEW



EAST ALLEY VIEW DIAGRAM

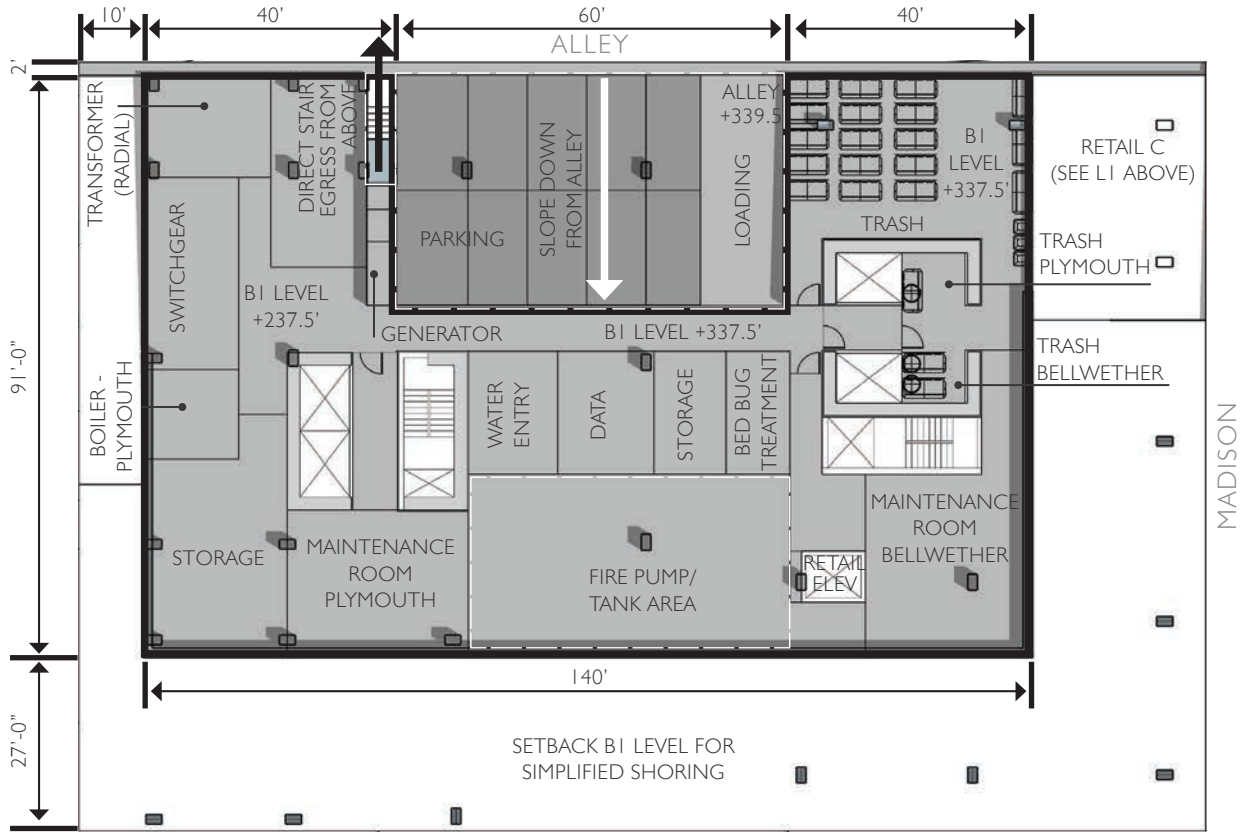


OPTION 3 – PREFERRED

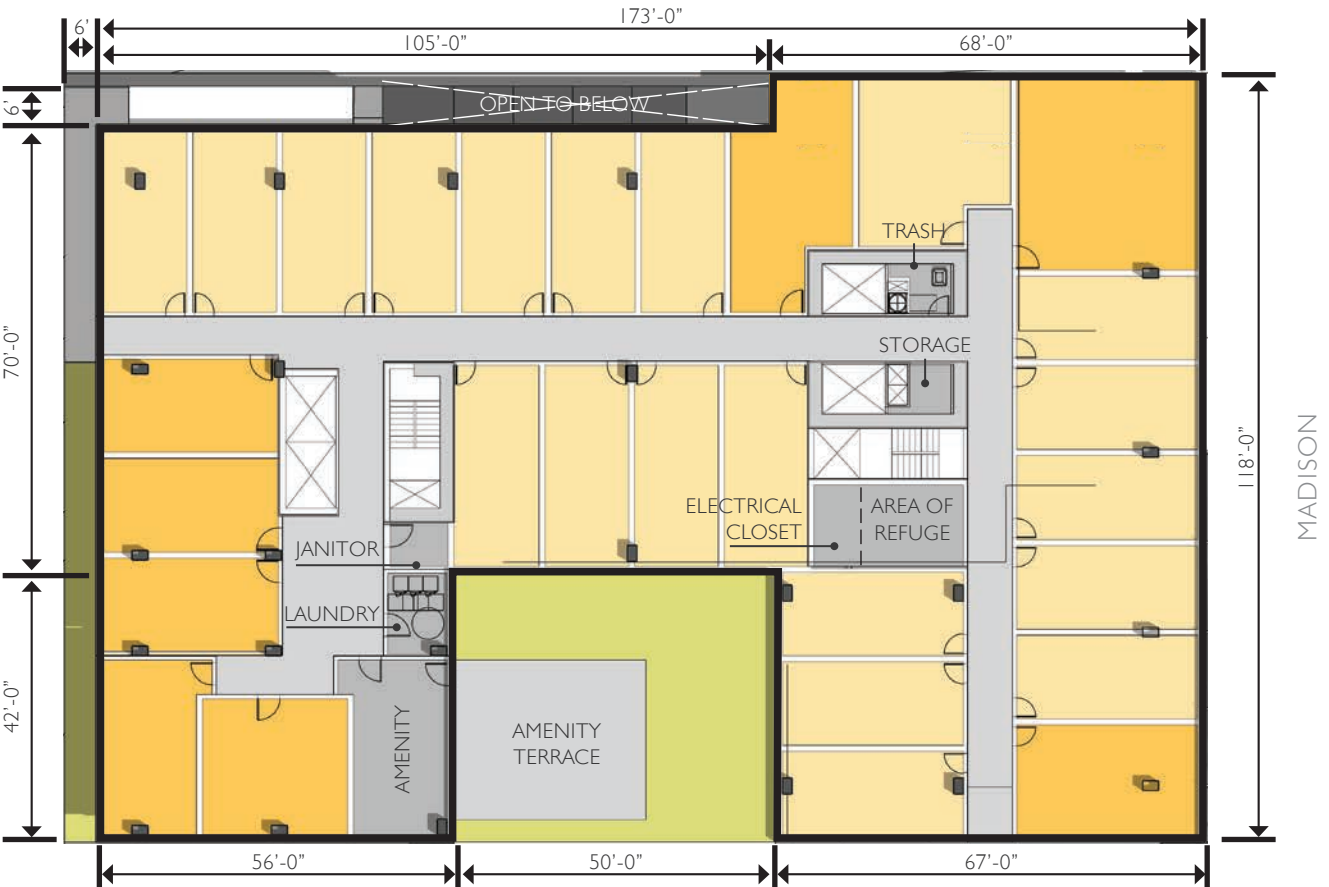




OPTION 3 – PREFERRED



ALLEY LEVEL B1 PLAN



PLYMOUTH LEVEL: L2



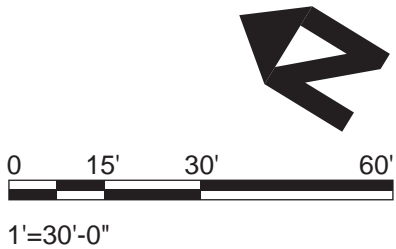
BOYLSTON STREET LEVEL L1 PLAN

SEE ENLARGED L1 PLAN FOR DIMENSIONS



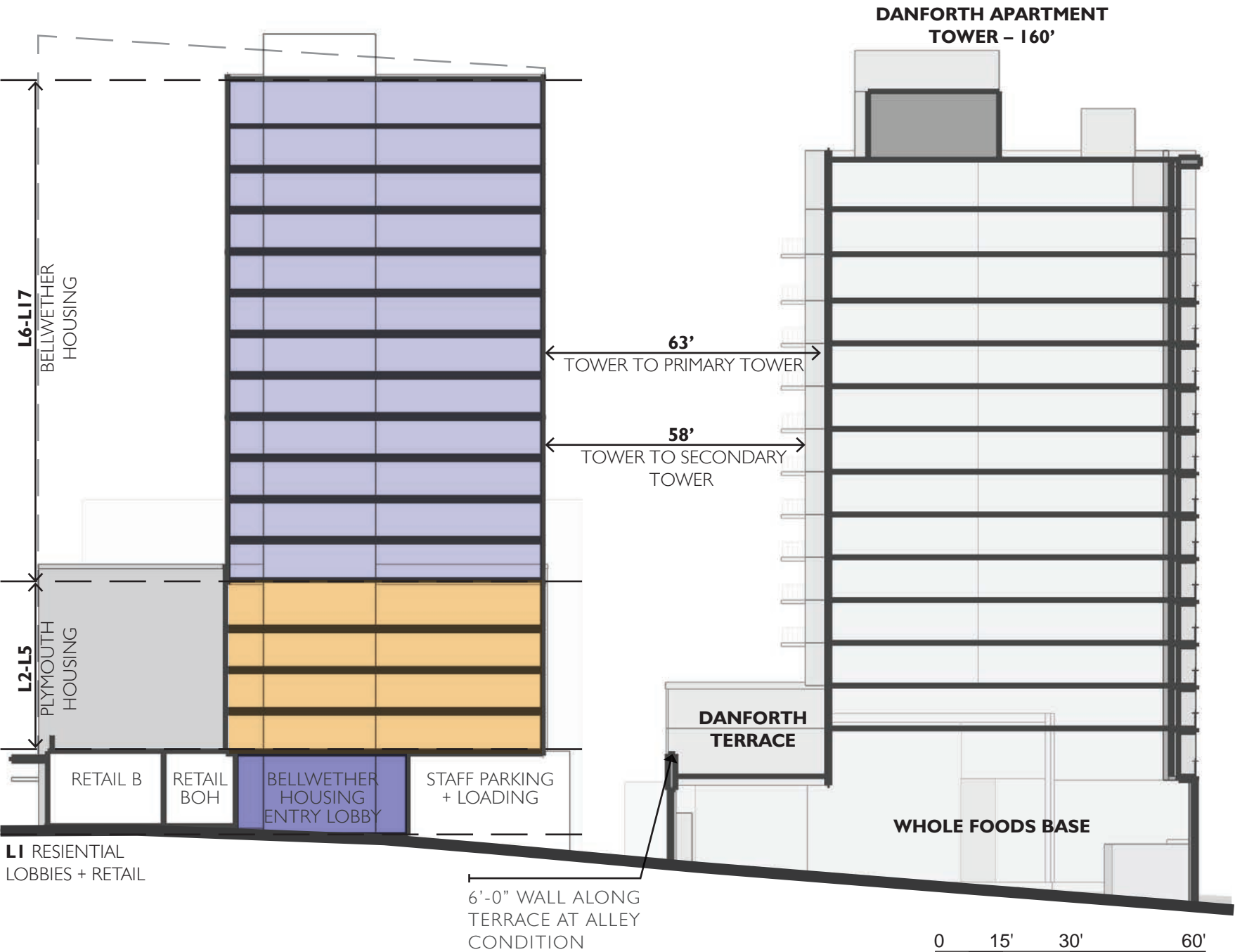
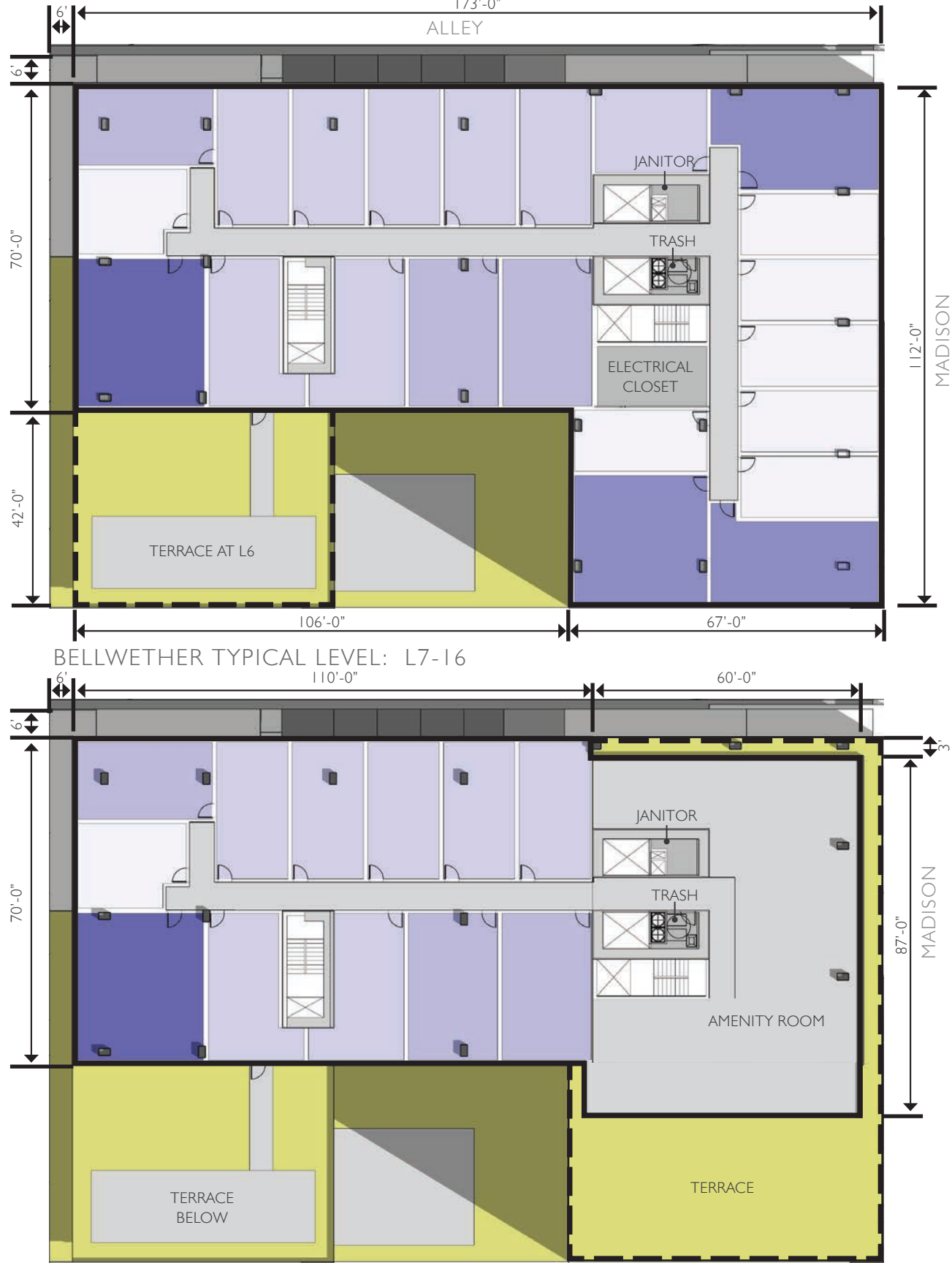
PLYMOUTH TYPICAL LEVEL: L3-L5

SEE L2 PLAN ABOVE FOR DIMENSIONS





OPTION 3 – PREFERRED



BUILDING SECTION



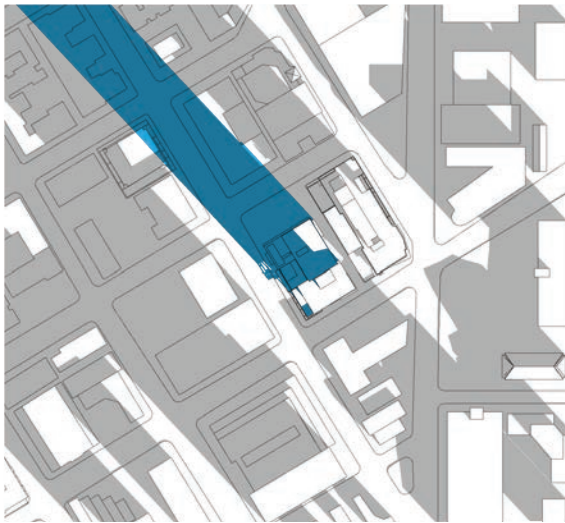
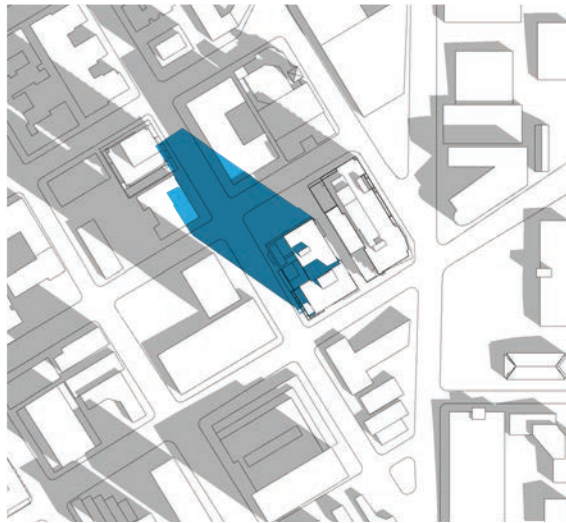
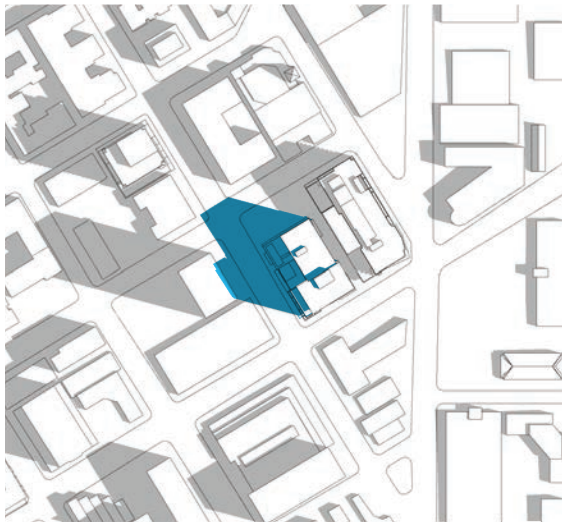
# SHADOW STUDIES

9A

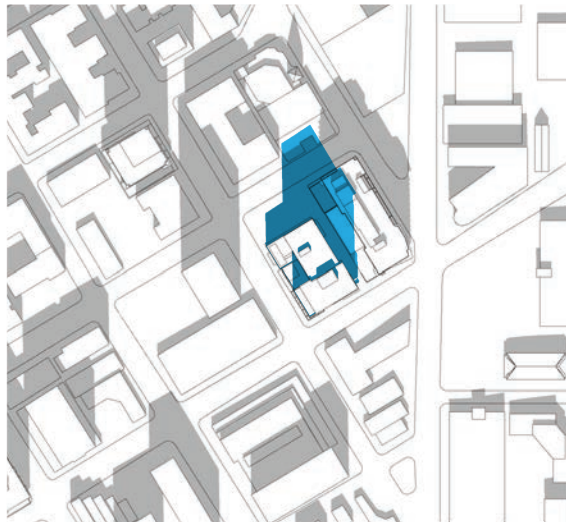
SUMMER EQUINOX

SPRING/FALL EQUINOX

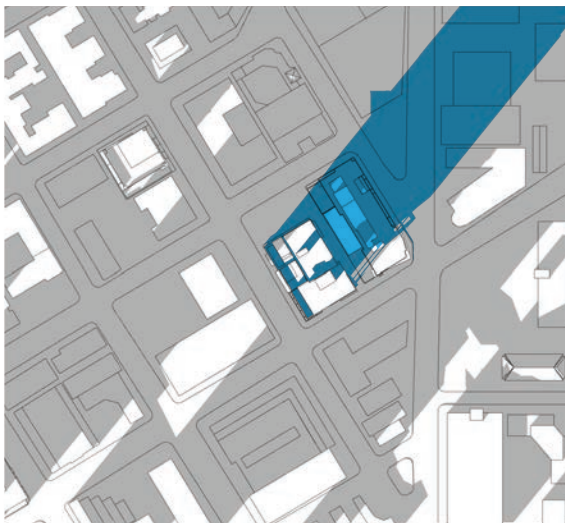
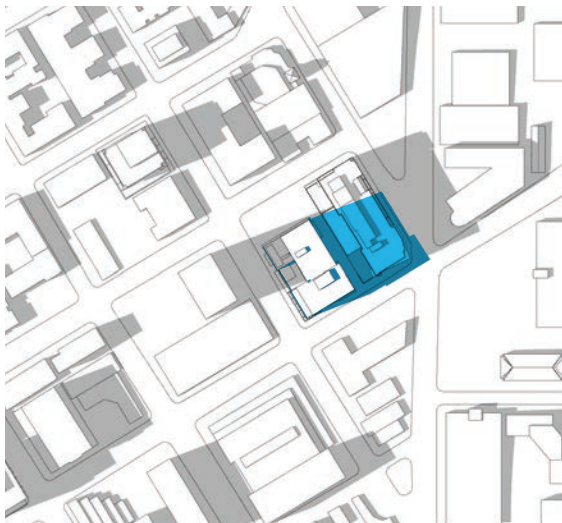
WINTER EQUINOX



12P



3P





ANTICIPATED DEPARTURE

LAND USE CODE REQUIREMENT [23.47A.024 – AMENITY AREA]:

- A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.
- B. Required amenity areas shall meet the following standards, as applicable:
  - 1. All residents shall have access to at least one common or private amenity area.
  - 2. Amenity areas shall not be enclosed.
  - 3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.
  - 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
  - 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
  - 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

PROPOSED DEPARTURE:

ALLOW FOR 50% BELLWETHER HOUSING AMENITY AREA TO BE ENCLOSED

PURPOSE: The NC3P-160 zoning (soon to be NC3P-200 once Mandatory Housing Affordability rezoning passes in the next few months) immediately abuts Multifamily High-Rise zone in the First Hill neighborhood.

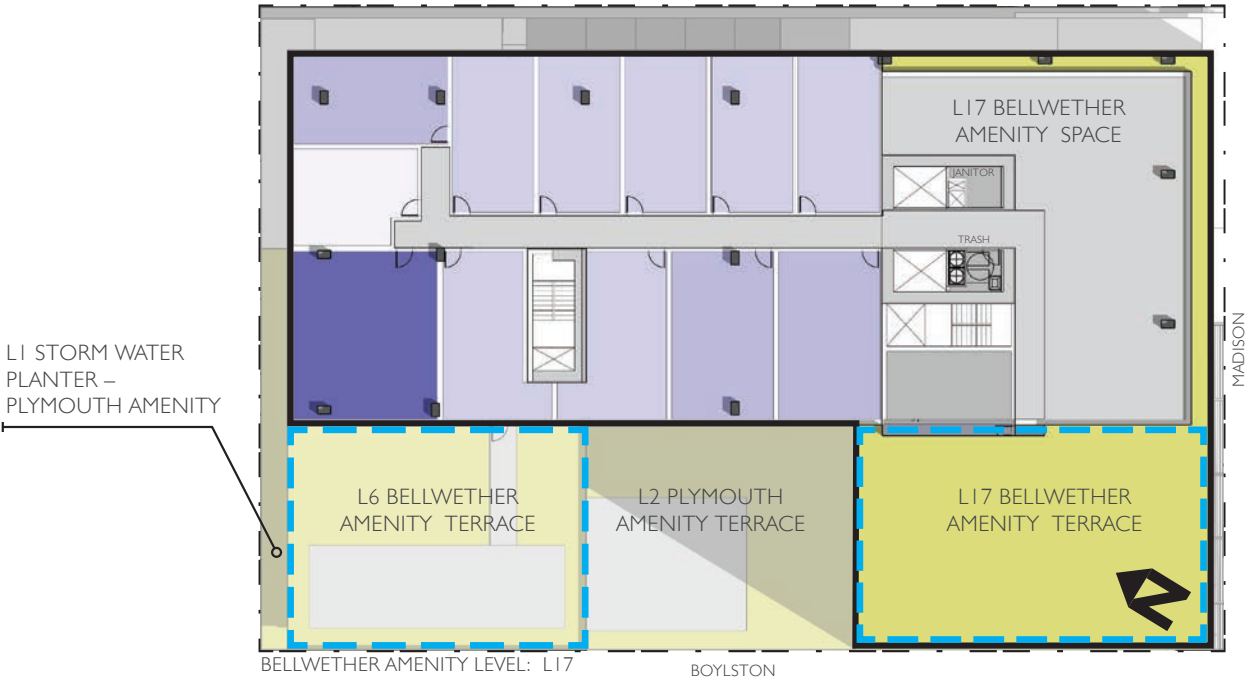
Open space at Madison/Boylston has been located and sized carefully to alleviate the project’s massing and support the project’s connection to the broader community. **Consideration of the sizing, location and design of the amenity program is set to align the building’s amenities directly with design guidelines for open space concept meeting user needs. DC3-A-1**

Bellwether’s portion of this project will include 253 residential units of workforce affordable housing, where we expect between 370-795 people to reside. Our intent is to provide appropriate facilities for our residents. Based on the understanding and insight that we have garnered over the decades that we have been providing affordable housing in Seattle, we have seen that exterior space is over underutilized or entirely unused. On the contrary, we have heard from residents that more enclosed amenity space is desired. Additionally Bellwether hosts building wide dinners and events over the holidays and other times during the year for our residents. Having a community room that is large enough for 1/3-1/2 of our residents is always our goal in order to achieve these large community gathering and community building events. We also host homework clubs and other after school activities, job training workshops, citizenship classes and other activities in our buildings. All of these programs happen in our community rooms, so having indoor community space is integral to the programs we host for our residents, **DC3-B-1**.

Per the Seattle Municipal Code 23.45.522 Multifamily HR zone amenity requirements, 50% of the required amenity space can be enclosed. We are requesting to allow 50% of the total amenity area in the Bellwether portion of Madison/Boylston to be enclosed, rather than exterior which recognizes the difference between a Neighborhood-Commercial and High-rise project development scale.

MULTIFAMILY HR ZONE AMENITY REQUIREMENT [23.45.522 - AMENITY AREA]

- b. In MR and HR zones, except for cottage housing, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.



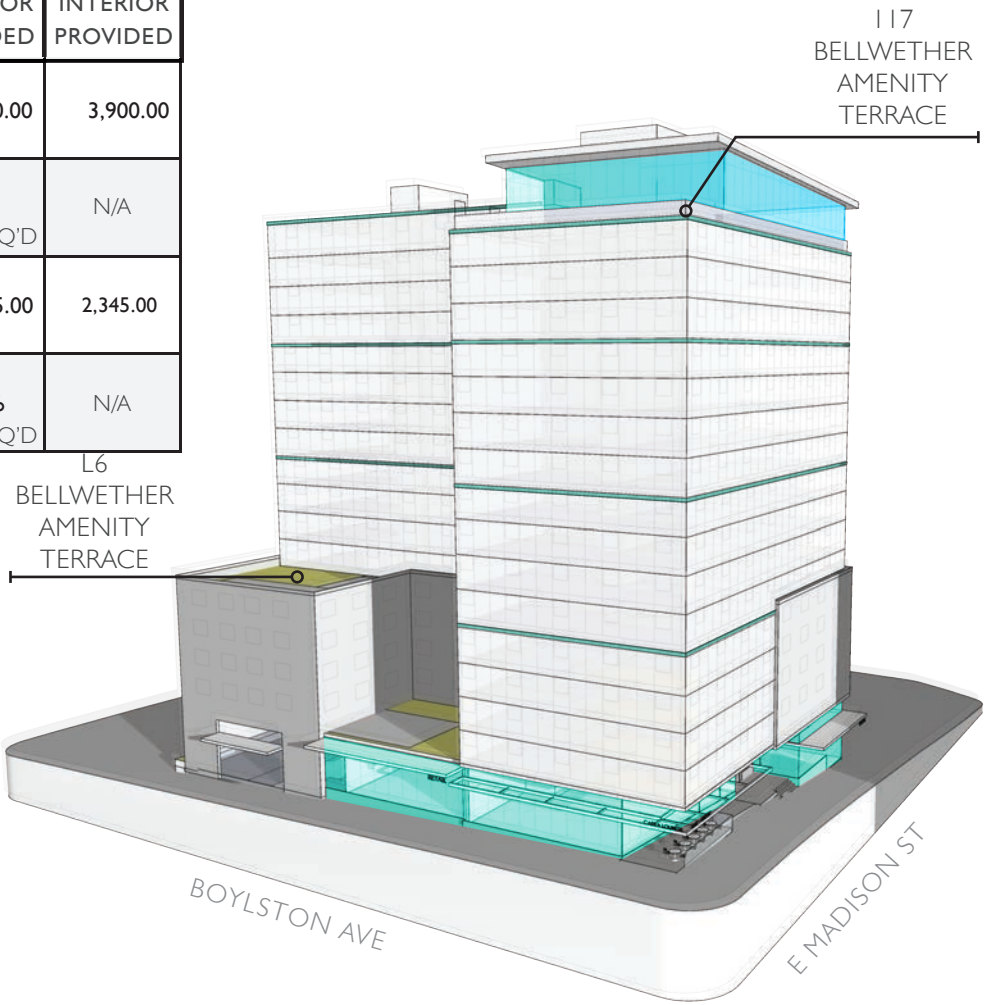
	REQ'D AMENITY CALCULATIONS		TOTAL AREA PROVIDED	EXTERIOR PROVIDED	INTERIOR PROVIDED
BELLWETHER	GROSS RESIDENTIAL AREA SUBJECT TO AMENITY REQUIREMENTS (L1, L6-16)	150,790	7,800	3,900.00	3,900.00
	ESTIMATED AMENITY SPACE REQUIRED	7,540		52% % OF REQ'D	N/A
PLYMOUTH	GROSS RESIDENTIAL AREA SUBJECT TO AMENITY REQUIREMENTS (L1-5)	57,050	5,200	2,855.00	2,345.00
	ESTIMATED AMENITY SPACE REQUIRED	2,853		100% % OF REQ'D	N/A

DC3-A-1 BUILDING-OPEN SPACE RELATIONSHIP

INTERIOR/EXTERIOR FIT: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B-1 OPEN SPACE USES AND ACTIVITIES

MEETING USER NEEDS: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.





VIEW ANALYSIS – ADJACENT AMENITY TO PREFERRED SCHEME



VIEW TO SW OF SITE FROM DANFORTH LOWER TERRACE



PEDESTRIAN VIEW OF ALLEY LOOKING NW



BIRD'S EYE VIEW LOOKING SE DOWN ALLEY

