



EARLY DESIGN GUIDANCE #2

1100 BOYLSTON | SEATTLE, WA 98104

MAY 15, 2019 | SDCI #3033262-EG

TABLE OF CONTENTS

SECTION 1 - PROJECT OVERVIEW

Project Team & Our Previous Work	3
Vision	4
Development Summary	5

SECTION 2 - ZONING INFORMATION

Zoning Summary table	6
----------------------	---

SECTION 3 - DESIGN RESPONSE

Alternate Massing Studies	8
Boylston Courtyard	10
Upper Level Setbacks	12
Material Transitions & Church Relationship	14
Lobby & Ground Floor Amenity	16
Street Edges	18
Landscape	22
Alley & Solid Waste	28

SECTION 4 - PREFERRED MASSING OPTION

Overall Views	30
Ground Level Views	32
Site Plans	34
Floor Plans	36
Site Sections	38
Pedestrian Realm	39
Solar Analysis	40

APPENDIX - INFORMATION FROM EDG-1

Urban Design Analysis	42
-----------------------	----



^ Use of color, materials



^ Contextual relationships



^ Urban infill



^ Reduction of perceived mass



^ Integration of multiple uses



^ Vibrant indoor spaces



^ Active building entries



^ Use of modulation and patterns to add visual interest



^ Active outdoor spaces



^ Fenestration patterns



^ Integration of upper and lower massing forms



^ Use of landscape and material



^ Reduce larger massing into smaller forms



^ Use of overhangs, canopies

PROJECT TEAM & OUR PREVIOUS WORK

DEVELOPER

Carmel Partners

701 5th Avenue, Suite 4200
Seattle, WA 98104

Contact: Frank Striegl
fstriegl@carmelpartners.com
206.262.7457

ARCHITECT

Encore Architects

1402 3rd Avenue, Suite 1000
Seattle, WA 98101

Contact: Andrew Stewart, AIA
andrews@encorearchitects.com
405.808.5410

LANDSCAPE ARCHITECT

Communita|Atelier

1402 3rd Ave. Suite 1000
Seattle, WA 98102

Contact: Lara Normand
lara@communita.net

Featured projects shown designed or developed by members of the project team

VISION

Summary

The First Hill Neighborhood is an established, vibrant, urban residential community. The vision for this development is to enhance this community by creating a residential project that seamlessly blends into the existing neighborhood as a timeless and elegant design that will provide a comfortable place for residents and visitors.

Goals

Enhance the Neighborhood

- Reinforce the existing urban fabric by infilling underutilized sites.
- Activate the adjacent sidewalks through the use of open space, entries and outdoor space.
- Improve the pedestrian experience through landscaping and use of materials.
- Increase safety with “eyes on the street”.

Create an Enduring Building

- The design should reference and respond to the unique neighborhood context.
- High-quality and durable materials should be incorporated into the design of the project.

Respond to Needs of First Hill Residents

- Create opportunities for community interaction while providing appropriate buffer for street level residents.
- Provide secure, safe exterior spaces that activate and enhance the streetscape.



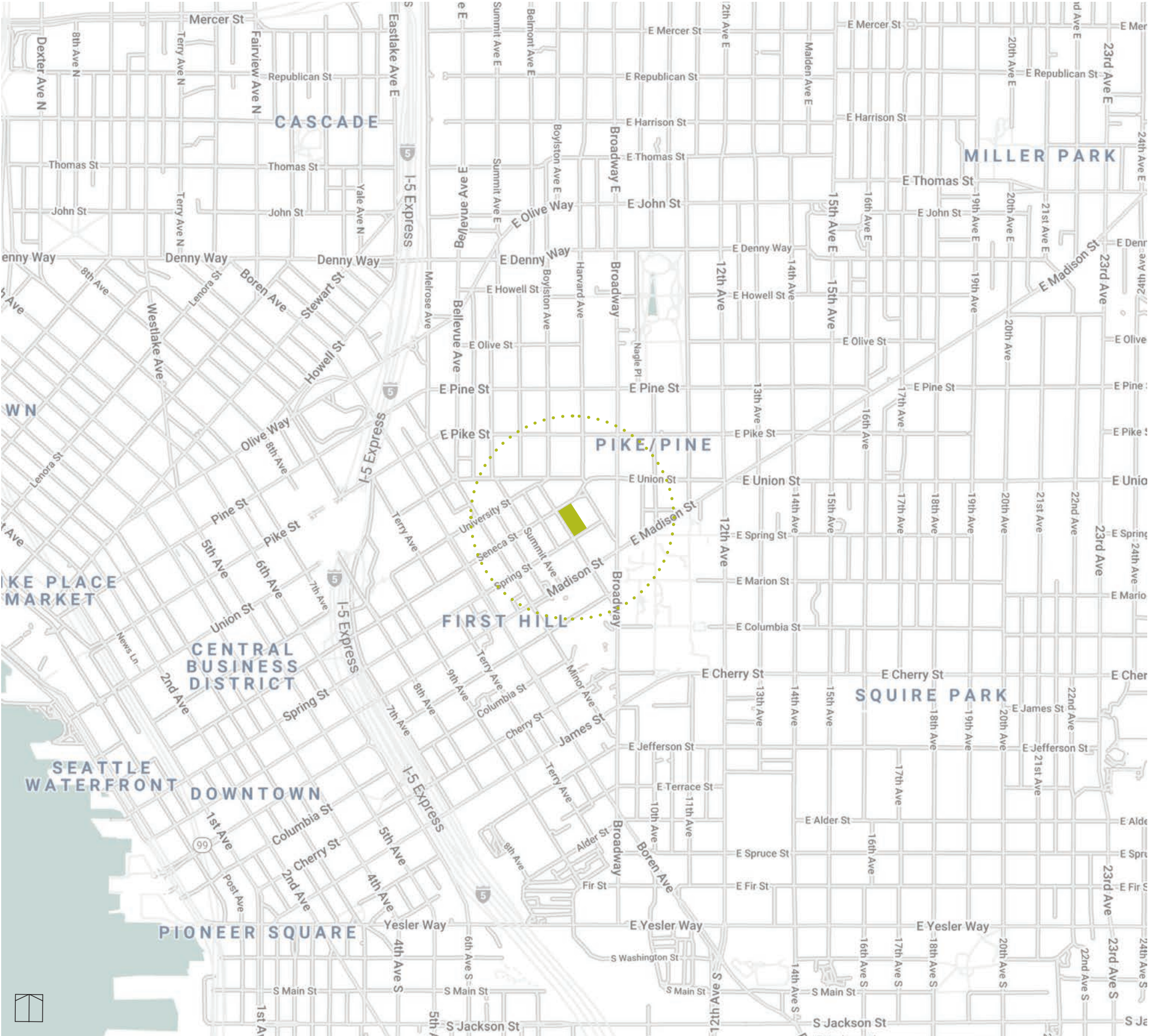
^ Example of enhanced pedestrian street with landscape buffers and activated spaces



^ Example of high quality durable building materials



^ Example of buffers separating private and public spaces



DEVELOPMENT SUMMARY

Project Information

- Residential Units 227 (Approximately)
- Parking Stalls (below grade) 90 (Approximately)

Project Objectives

1100 Boylston is a proposed 8-story residential building located on a half block along Boylston Avenue between Seneca and Spring streets in the First Hill neighborhood of Seattle.

The proposed building is comprised of 5 wood frame levels over 3 levels of above grade podium and 1 level of below-grade parking.

Although the site is zoned to allow for high-rise development, the project is designed as a mid-rise building. This will allow for a graceful transition from the adjacent high-rise building to the nearby zones with lower height limits. The lower height also shows deference to the adjacent First Baptist Church, and responds to the community’s desire for a smaller scale building on this site.

At the lower levels, the fine-grained scale, modulation, and quality materials will harmonize with the adjacent church. At the upper levels, the materials and modulation will be compatible with the larger scales of the adjacent recent projects in the neighborhood.

COMMUNITY OUTREACH

The project team has engaged the surrounding community and received preliminary feedback on the concerns and desires of the neighborhood. The primary concerns include the scale of the building (mid-rise preferred over a high-rise), and that the project design responds to, and is respectful to, the adjacent First Baptist Church building. Use of quality, durable materials was also encouraged, especially at the pedestrian scale.

SECTION 2 | ZONING DATA

Subject	SMC Reference	Code text	Proposed Building
ZONING			
Zoning Designation	23.45	HR	
FAR			
Base FAR	23.45.510, Table B	7 on lots larger than 15,000 square feet	Proposed FAR: 6.09
FAR Exemptions	23.45.510, E	<ol style="list-style-type: none">1. All underground stories.4. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, in the following circumstances:<ol style="list-style-type: none">c. all multifamily structures in MR and HR zones.6. Enclosed common amenity area in HR zones	
HEIGHT			
Base Height Limit	23.45.514, Table B	160' for HR Zones	Proposed height: 85'
SETBACKS			
Minimum Setbacks	23.45.518, Table B & C	<ul style="list-style-type: none">• Structures 85 feet in height or less are subject to the setback provisions of the MR zone in subsection 23.45.518.B.• 7 foot average setback; 5 foot minimum setback from front and side setback from street lot lines.• No setback is required if courtyard abuts the street per Exhibit A for 23.45.518, and has a minimum width equal to the greater of 20 feet or 30 percent of the width abutting the street frontage; and a minimum depth of 20 feet.• 10 feet from a rear lot line abutting an alley	Proposed project complies with setback requirements for structures less than 85' in height. Courtyard abutting the street frontage on Boylston is proposed.
Permitted Projections in Setbacks	23.45.518, H	<ol style="list-style-type: none">1. Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.3. Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they: a. are no closer than 5 feet to any lot line; b. are no more than 10 feet in width; and c. combined with garden windows and other features included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.5. Unenclosed porches or steps<ol style="list-style-type: none">a. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line. See Exhibit C for 23.45.518.b. Unenclosed porches or steps no higher than 4 feet above existing grade may project into the required rear setback or required separation between structures a maximum of 4 feet provided they are a minimum of 5 feet from a rear lot line.c. Unenclosed porches or steps permitted in required setbacks and separations shall be limited to a combined maximum width of 20 feetd. Permitted porches or steps may be covered, provided that no portions of the cover-structure, including any supports, are closer than 3 feet to any lot line.	
Unenclosed decks and balconies	23.45.518, I	<ol style="list-style-type: none">1. no closer than 5 feet to any lot line;2. no more than 20 feet wide; and3. separated from other decks and balconies on the same facade of the structure by a distance equal to at least ½ the width of the projection.	Proposed project complies
Structures in Setbacks	23.45.518, J	<ol style="list-style-type: none">8. Bulkheads and retaining walls.<ol style="list-style-type: none">a. Bulkheads and retaining walls used to raise grade may be placed in each required setback if they are limited to 6 feet in height, measured above existing grade.b. Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet measured from the finished grade on the low side, whichever is greater.	Proposed retaining walls in setbacks are 5' high or less.

Subject	SMC Reference	Code text	Proposed Building
AMENITY AREA			
Area Required	23.45.522, C	Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use,	Gross Residential: 176,697 SF Required amenity space: 8,835 SF Proposed amenity space: 12,431 SF
General requirements.	23.45.522, D	Required amenity areas shall meet the following conditions: <div><div>1. All units shall have access to a common or private amenity area.</div><div>2. Enclosed amenity areas<div> b. In MR and HR zones, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.</div></div><div>4. Private amenity areas<div> a. There is no minimum dimension for private amenity areas</div></div><div>1. Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions:<div> a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.</div><div> b. Common amenity areas shall be improved as follows:<div><div>1. At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.</div><div>2. Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.</div></div><div> a. The common amenity area required at ground level for apartments shall be accessible to all apartment units.</div></div></div></div>	Proposed project complies
LANDSCAPING			
Green Factor	23.45.524, A, 1, b	Landscaping that achieves a Green Factor score of 0.5 or greater, determined as set forth in Section 23.86.019, is required for any lot within an MR or HR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site.	Proposed project complies
Street Trees	23.45.524, B, 1	Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.	Proposed project complies
PARKING			
Location	23.45.536, B, 3	Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;	All parking will located beneath the proposed structure
Access	23.45.536, C, 1	Alley access required. Except as otherwise expressly required or permitted in subsections 23.45.536.C or 23.45.536.D, access to parking shall be from the alley if the lot abuts an alley and one of the conditions in this subsection 23.45.536.C.1 is met. <div><div>a. The alley is improved to the standards of subsection 23.53.030.C;</div></div>	Proposed parking access is from the alley
ACCESS, PARKING & SOLID WASTE			
Parking	23.54.015, Table B, line L	No parking required	90 parking spaces are proposed
Bicycle Parking	23.54.015, Table D, Line D.2	Long-term: 1 per dwelling unit: 227 required Short-term: 1 per 20 dwelling units: 227/20 = 12 required	227 long-term parking spaces are proposed in an enclosed bike room 12 short-term parking space are proposed in racks in the right of way
Solid Waste		Required: $(575 + ((227-100)*4))*0.85 = 920.55$	994 SF is proposed

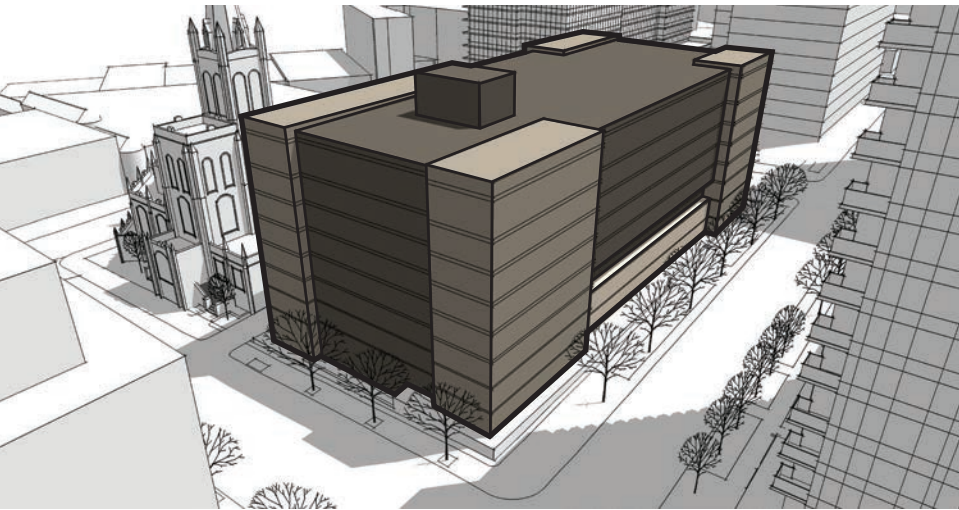
ALTERNATIVE MASSING STUDIES

RELATED BOARD RECOMMENDATIONS

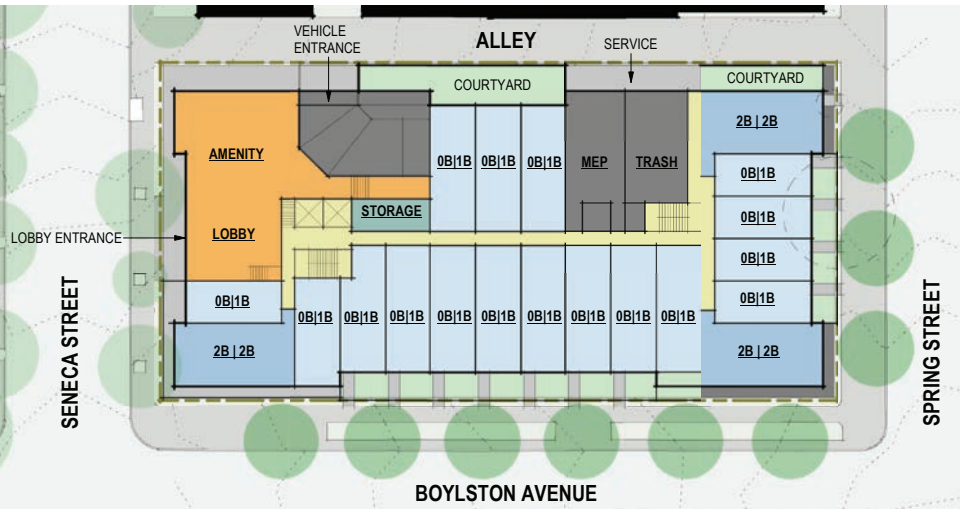
1. Massing Schemes
- a.

The Board was disappointed by the lack of any significant variation between the three schemes, and that there was no exploration of other forms that might allow the project to step back from the street-edge and create conditions that better meet the criteria in the Design Guidelines. (CS2-D, DC2-A, CS2-C)

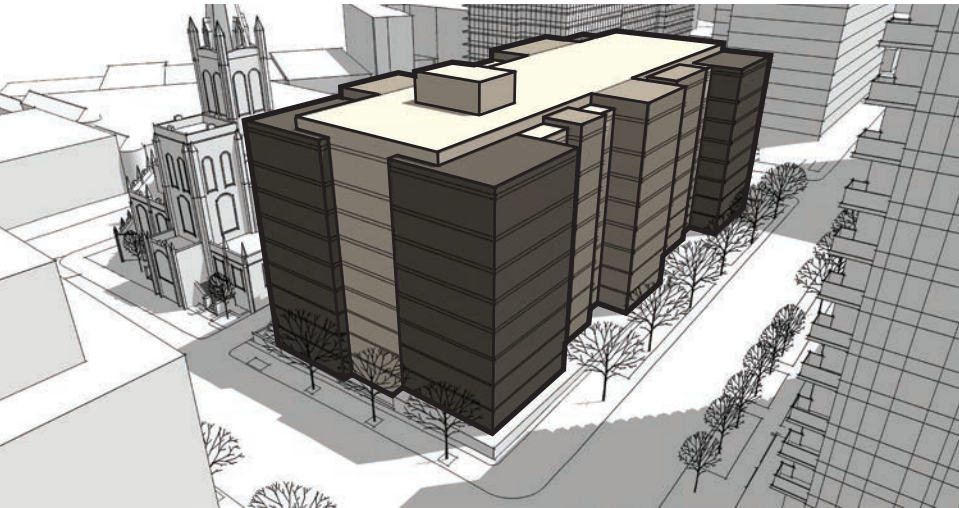
Response: Additional massing forms have been studied - see opposite page. The revised preferred massing scheme includes a significant step back on Boylston as requested by the Board (DC2-A-1, CS2-C-3).



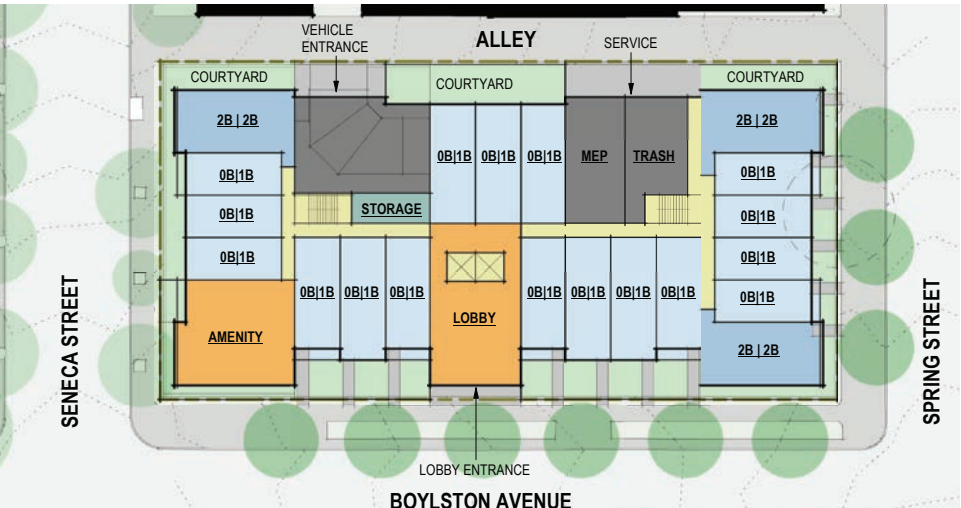
PREVIOUS OPTION 1 - "STRONG CORNERS"



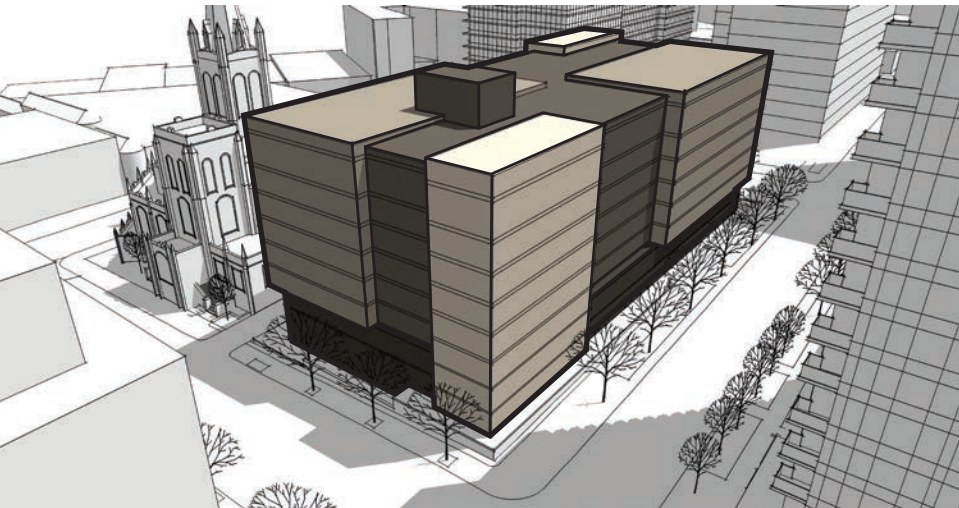
PREVIOUS OPTION 1 - SITE PLAN



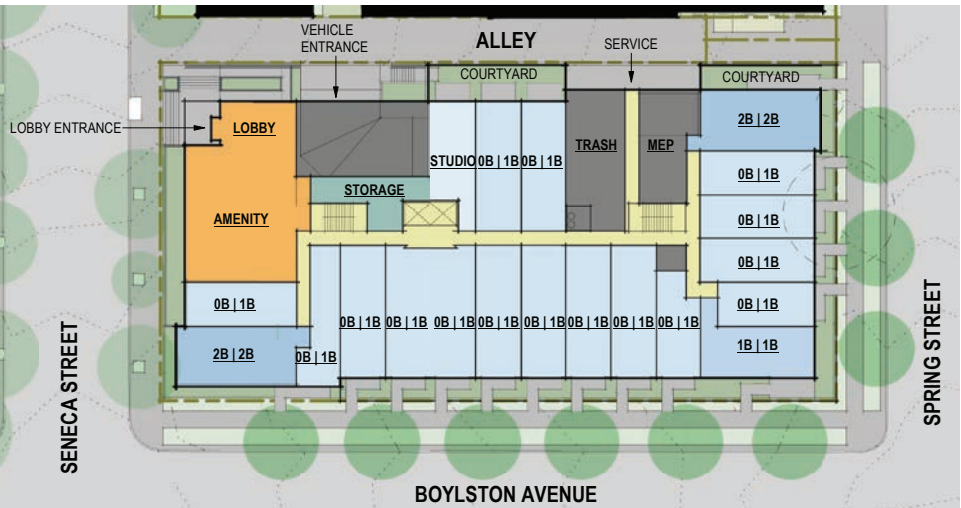
PREVIOUS OPTION 2 - "CENTRAL ENTRY"



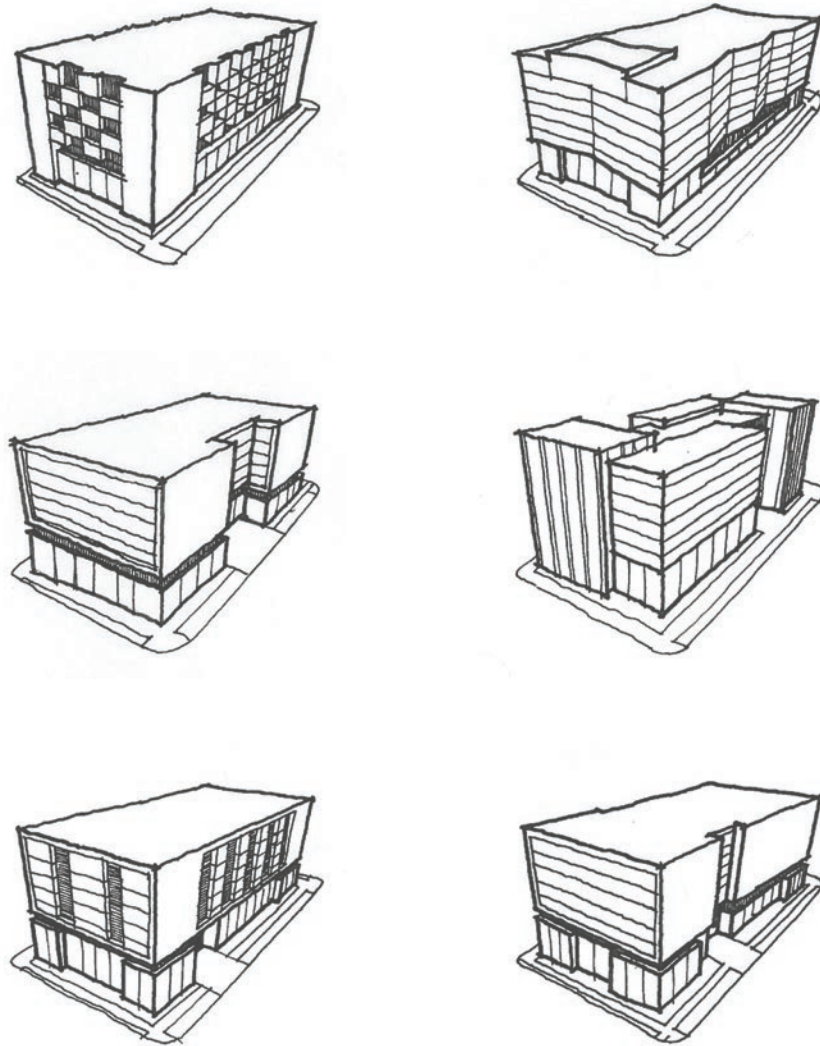
PREVIOUS OPTION 2 - SITE PLAN



PREVIOUS OPTION 3 (PREFERRED) - "ASYMMETRICAL RESPONSE"



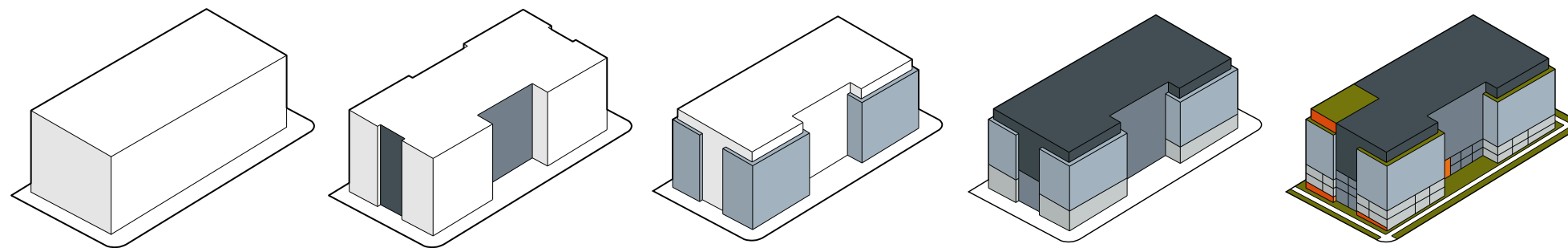
PREVIOUS OPTION 3 (PREFERRED) - SITE PLAN



MASSING EXPLORATIONS



NEW PREFERRED OPTION



NEW PREFERRED OPTION - MASSING PROGRESSION



NEW PREFERRED OPTION - SITE PLAN

BOYLSTON COURTYARD

RELATED BOARD RECOMMENDATIONS

1. Massing Schemes

b. The Board supported the applicant’s intent to mitigate the project’s height, bulk and scale. The proposed 8-story height is significantly lower than the permitting zoning height and the height of nearby residential towers, but the Board agreed that the shallow massing moves shown in all three schemes were inadequate to mitigate the bulk and scale. (DC2-A, DC2-B)

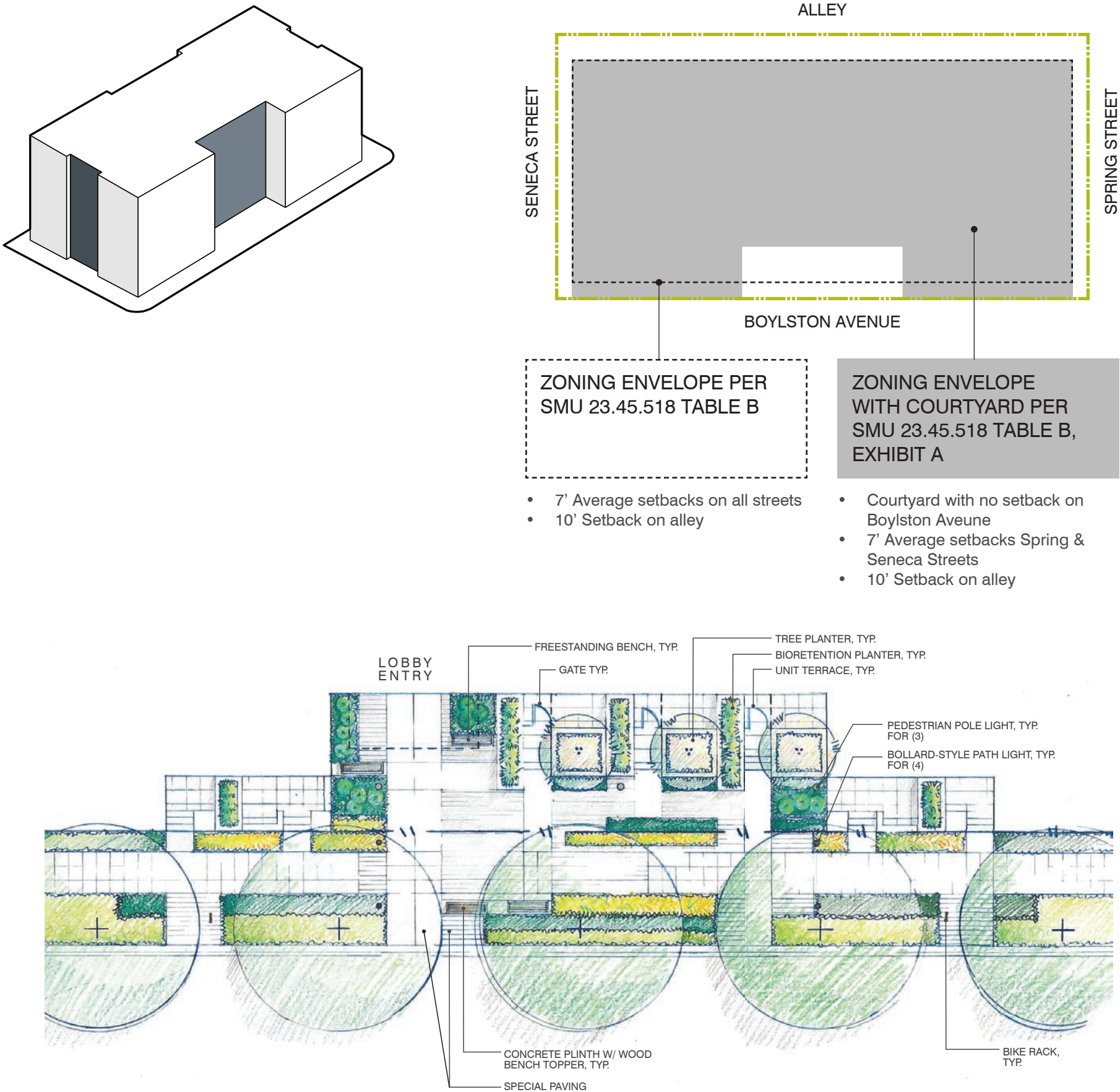
Response: The massing has been revised to create a much more significant vertical break in the building massing, with a step back of 20 feet in lieu of the 6 foot step back in the previous scheme. This breaks up the long façade along Boylston Avenue.
- c. The Board agreed that the unrelieved eight-story massing along the full block did not meet Design Guidelines around bulk and scale and asked the applicant to explore revisions to massing including courtyards, other ground-level setbacks, significant modulation, and upper-level setbacks (possibly augmented with a change in materials). (CS2-A, CS2-B, CS3-A, DC3-B)

Response: A central street level entry courtyard has been introduced on the longer façade along Boylston street (CS2-A-1), creating a substantial break in the full-block massing and providing an exterior open space connecting the building entry to the public realm (CS2-B-2, DC3-B-4).
- e. The Board agreed that none of the schemes seemed connected to context in a significant way. In particular, the Board pointed out the contrast between the figure/ground diagram in these schemes and that of similar scale buildings in the neighborhood (often broken at mid-block), where open space, visual interest, and human scale is created with significant setbacks, breaks in massing and legible modulation. (CS2-A, DC2-C, DC2-A, CS2-D)

Response: A more detailed figure-ground study has been created of the surrounding context (opposite page). The proposed massing references the neighborhood typology (CS2-D-5, DC2-C-3) of a recessed, mid-block entry courtyard to create a sense of place (CS2-A-1) with a significant setback and reduction in perceived mass (DC2-A-1).
2. Design Concept

f. The Board agreed that a mid-block courtyard and principal entry on Boylston Avenue would be an appropriate response to context and a corresponding setback in the facade could help mitigate the length and monotony of the project on this street edge. (DC3-A, CS2-A, CS2-3, PL1-A)

Response: The revised massing introduces a central street level entry courtyard (DC3-A-1, CS2-A-1) on Boylston as recommended by the Board. This creates a significant break in the full-block façade along the street edge (CS2-C-3), as well as creating open space at the street level (PL1-A-2).

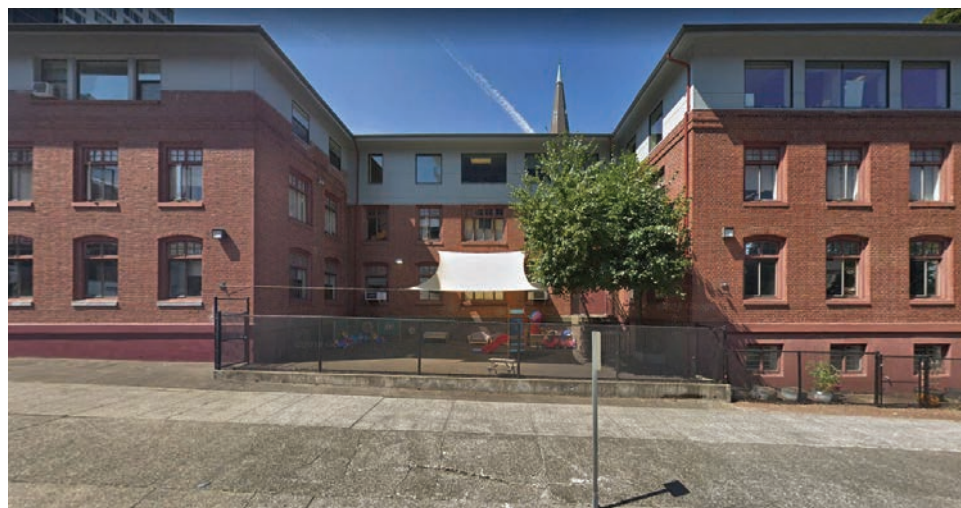




① SAN MARCOS APARTMENTS - Shallow courtyard



② CHARBONNEAU APARTMENTS - Deep courtyard



③ BRIGHT HORIZONS (FIRST BAPTIST) - Courtyard



NEIGHBORHOOD BUILDINGS WITH STREET-FACING COURTYARDS

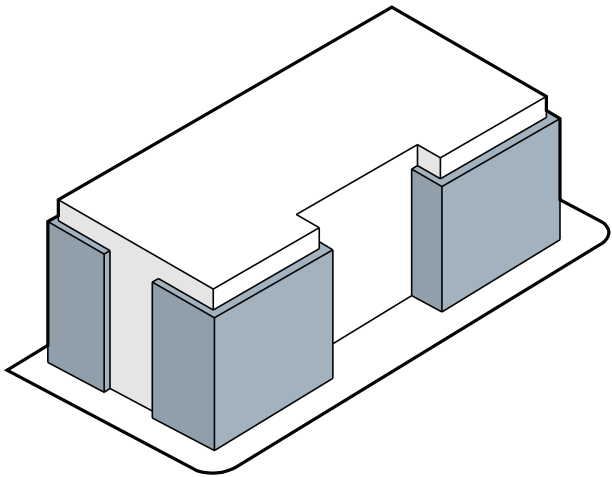
UPPER LEVEL SETBACKS

RELATED BOARD RECOMMENDATIONS

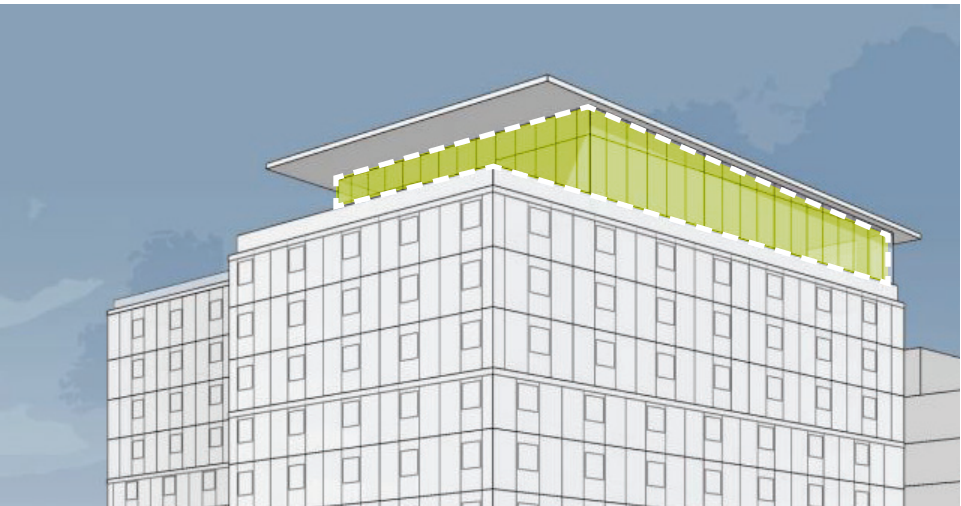
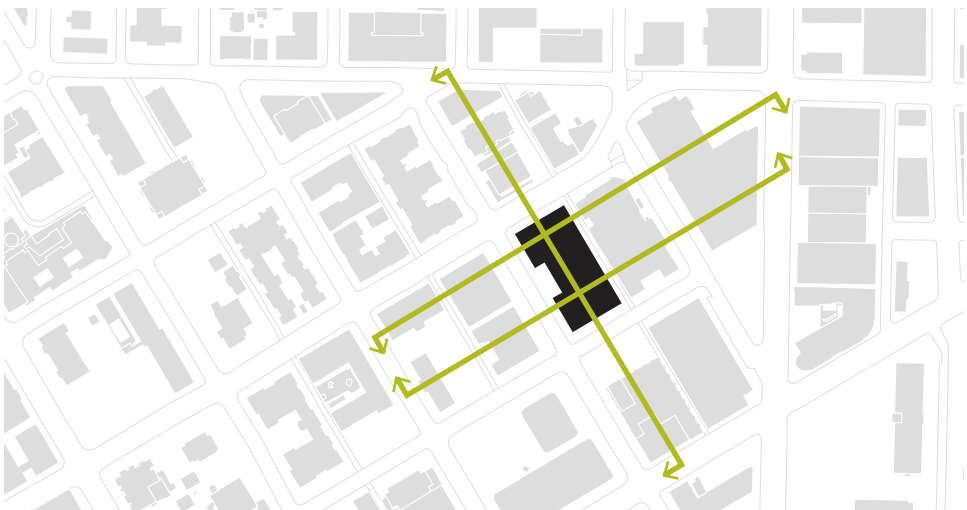
1. Massing Schemes
- c.

The Board agreed that the unrelieved eight-story massing along the full block did not meet Design Guidelines around bulk and scale and asked the applicant to explore revisions to massing including courtyards, other ground-level setbacks, significant modulation, and upper-level setbacks (possibly augmented with a change in materials). (CS2-A, CS2-B, CS3-A, DC3-B)
Response: The top floor of the building has been stepped back to further reduce the perceived mass and to add an additional level of modulation (DC2-A-2).
- d.

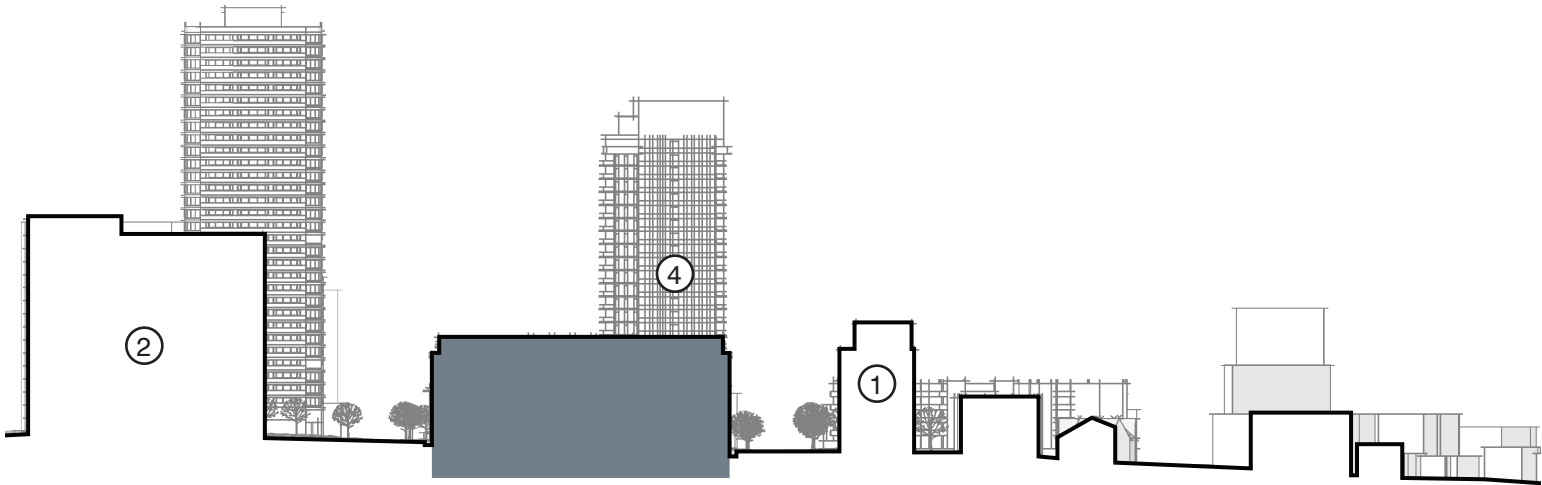
Echoing public comment, the Board identified the Brix project (at 10th Ave. E. and E. Mercer St.) as an appropriate precedent, where setbacks, breaks in massing, and modulation are used to successfully mitigate scale, and the area between the property line and ground-level entries is developed with landscaping, stoops, grade changes and secondary architectural elements. (DC2-A, CS2-D), CS3-A)
Response: The revised massing steps the top level of the massing back similar to the Brix project (CS3-A-1), reducing the perceived bulk of the building (DC2-A-2) and setting a lower datum line that is more in scale with the existing adjacent buildings (CS2-D-1, CS2-D-5)



① THE MANHATTAN CONDOMINIUMS - Upper level setback



② 1404 MADISON - Upper level setback at amenity space



NORTH-SOUTH SITE SECTION



③ HILLTOP COURT APARTMENTS - Upper 2 levels set back



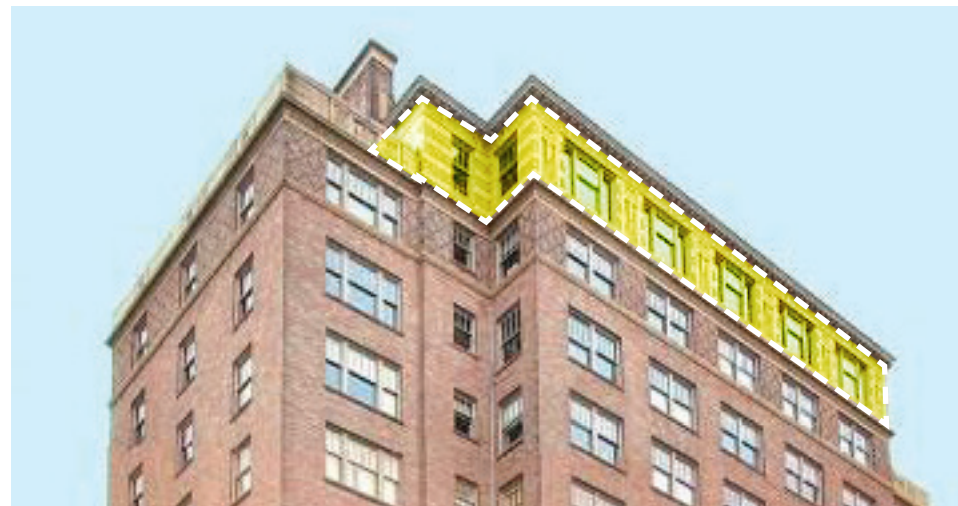
⑤ THE DANFORTH APARTMENTS - Portions of the upper 2 levels set back



⑦ THE DANFORTH APARTMENTS - Lower facade projects outward to create setback at upper two levels



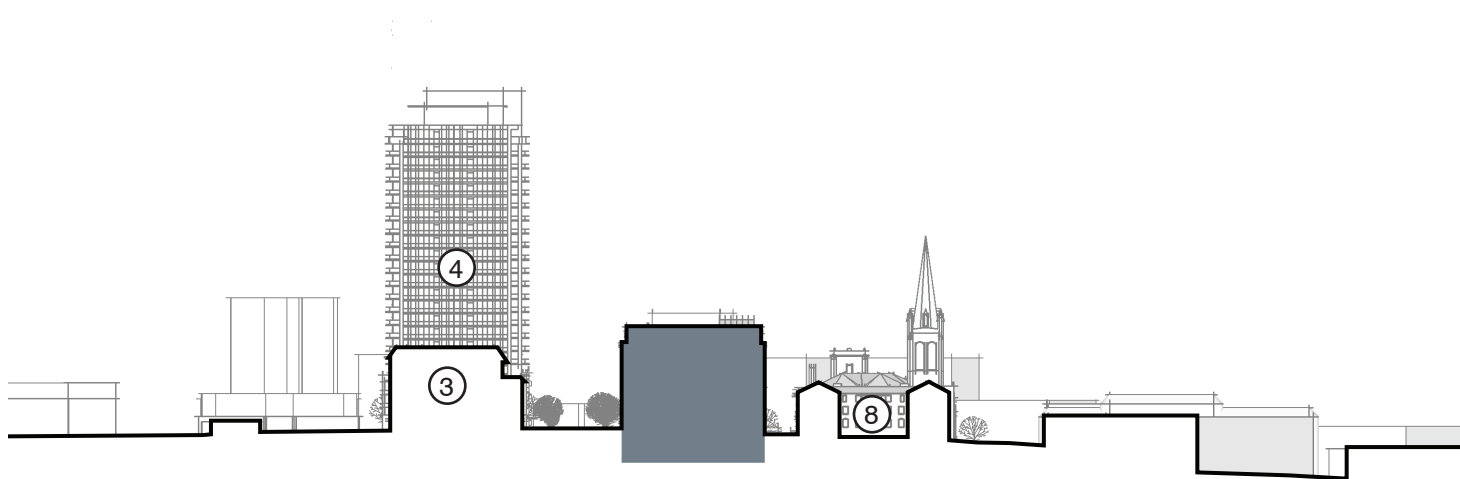
④ LUMA CONDOMINIUMS - Lower facade projects outward to create setback between base and tower



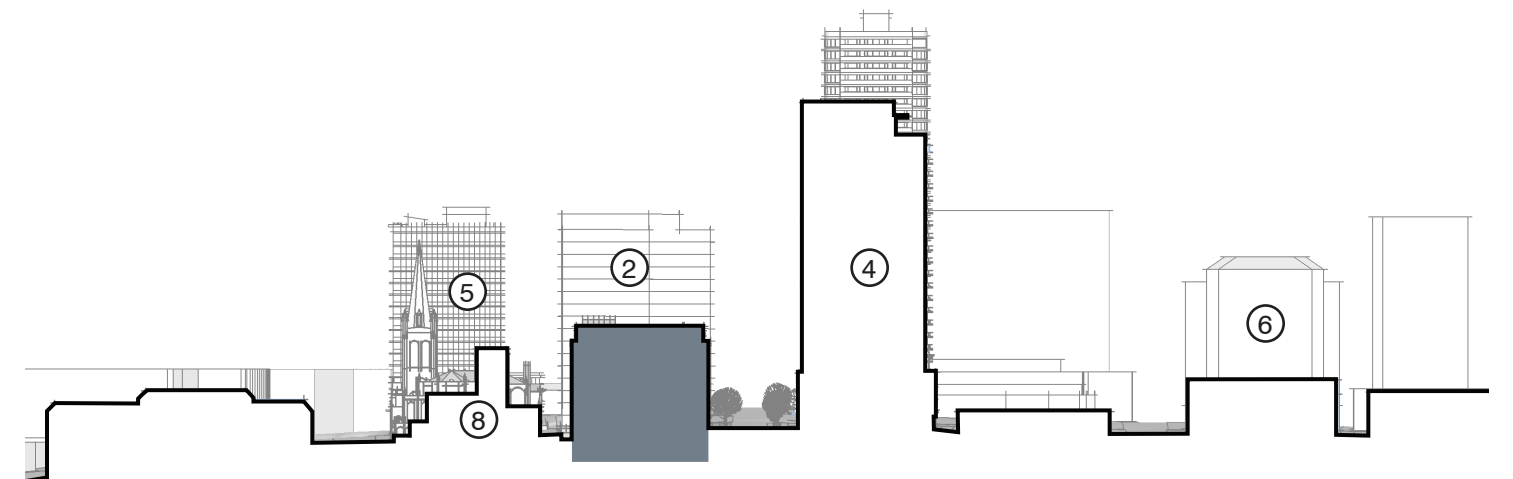
⑥ 1223 SPRING STREET - Partial upper level setbacks and implied setbacks with material changes



⑧ SEATTLE FIRST BAPTIST CHURCH - Multiple setbacks and facade modulations.



EAST-WEST SITE SECTION

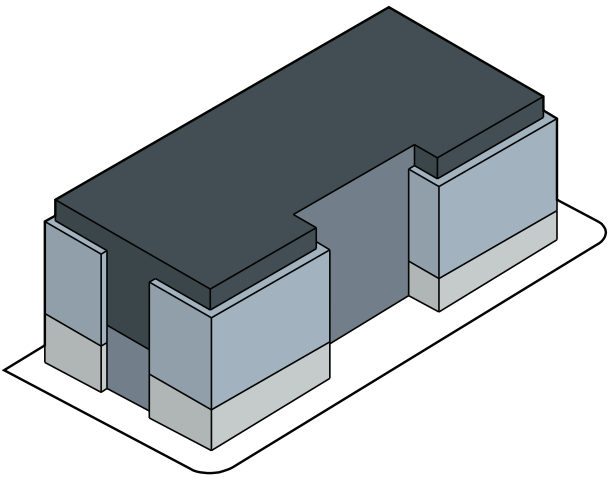


EAST-WEST SITE SECTION

MATERIAL TRANSITIONS & THE RELATIONSHIP TO THE CHURCH

RELATED BOARD RECOMMENDATIONS

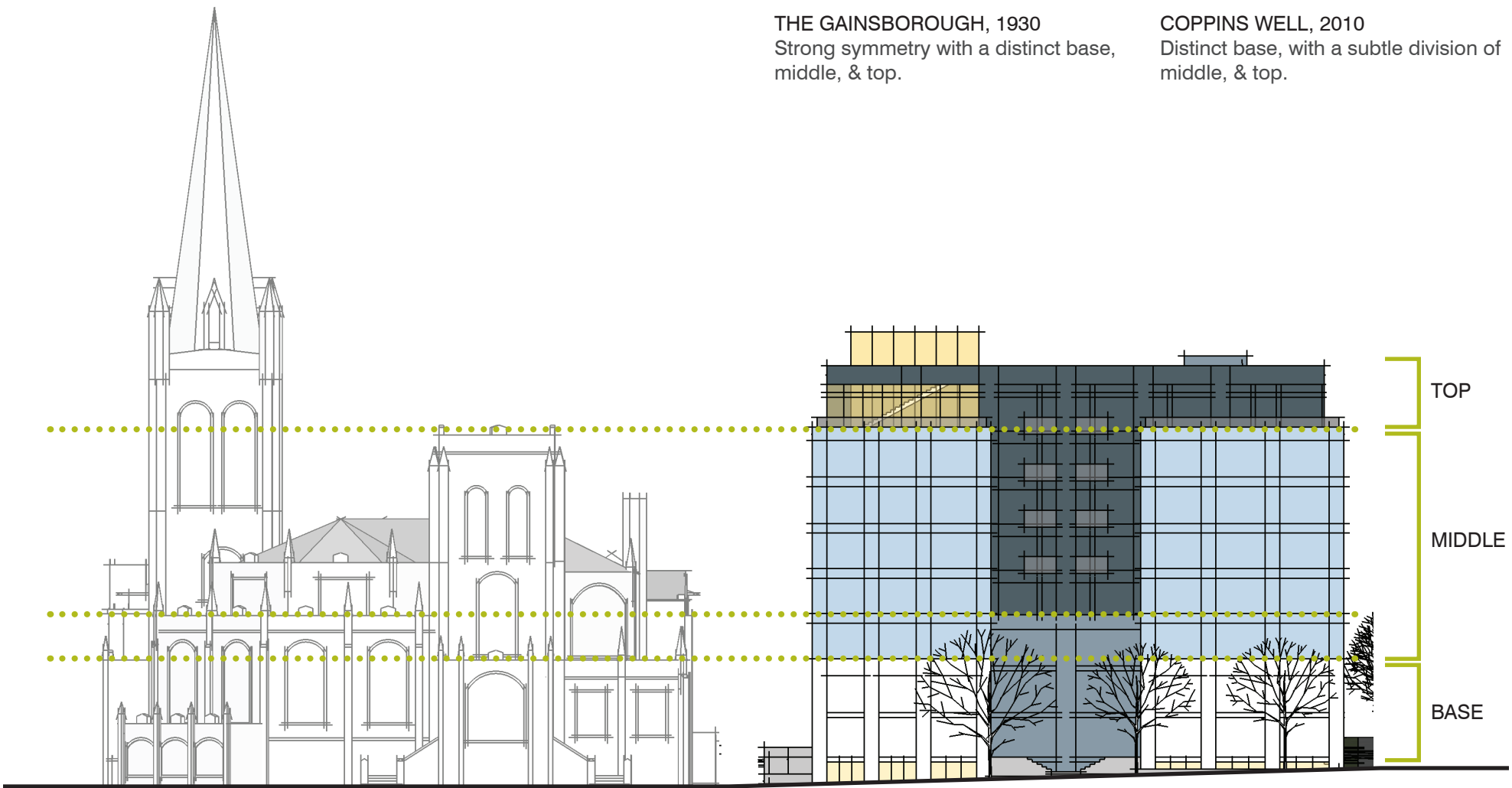
2. Design Concept
- a. The Board supported the applicant’s intent to be a good neighbor and background to the landmarked Seattle First Baptist Church. However, the Board noted that the current design compromised this intent by locating the project’s main entry on Seneca Street (just adjacent to a principal church entry) and by the visual noise generated by the not-clearly-ordered changes in cladding materials. (CS2-A, SC2-D, CS3-A, DC2-C)
- Response:** The revised massing relocates the building entry away from the church to the south side of the building on Boylston Avenue. This separation reduces the architectural presence adjacent to the church entry (CS2-A-2, CS2-D-5), and simplifies the massing in relation to the church, reducing the perceived visual noise of the earlier scheme (CS3-A-1, DC2-C-3). Additionally, the cladding material transitions have been revised to reflect the “base-middle-top” composition common throughout the First Hill neighborhood (CS3-A-1, DC2-3-C).
- b. The Board agreed that the project should give the church ‘breathing room,’ but also agreed that this did not necessarily mean setbacks and could be achieved by quieting the proposed façade expression. The Board encouraged the applicant to simplify the materials palette and develop a cohesive design concept rendered exclusively in high-quality masonry material. (DC2-B, DC2-D, DC4-A)
- Response:** The massing along the alley (DC2-B-1) has been simplified in both form and potential material palette (DC2-D-2, DC4-A-1) to better serve as a background to the church (CS2-A-2). Additionally, the cladding material transitions have been revised to reflect the “base-middle-top” composition common throughout the First Hill neighborhood (CS3-A-1, DC2-3-C). Datums from the church building have also been carried through to the proposed massing (CS3-A-1, DC2-3-C).



THE GAINSBOROUGH, 1930
Strong symmetry with a distinct base, middle, & top.

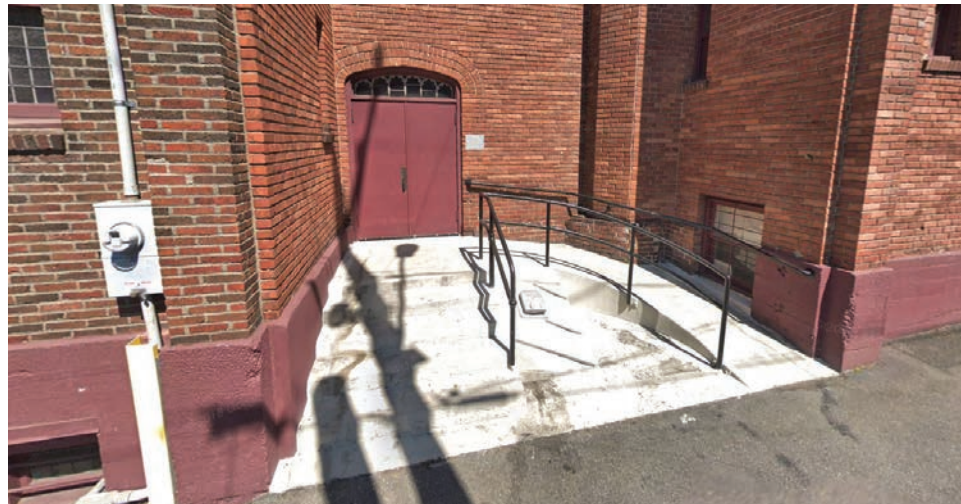


COPPINS WELL, 2010
Distinct base, with a subtle division of middle, & top.





① SEATTLE FIRST BAPTIST - North entrance. Upper stairs to sanctuary, lower stairs to fellowship hall



② SEATTLE FIRST BAPTIST - West entrance & ramp. Not frequently used.



③ SEATTLE FIRST BAPTIST - Daycare entrance & ramp. Administration & education building entrance (non-accessible).



LOBBY & GROUND FLOOR AMENITIY

RELATED BOARD RECOMMENDATIONS

2. Design Concept

- c. The Board agreed that Seneca Street, due to already high use by pedestrians, cyclists and cars, the existing bus stop, and added parking-access traffic, was not well-suited to accommodate the proposed entry as it would increase pedestrians and ride-hailing services at that location. (PL1-B, PL4-A, DC1-B, DC1-A)

Response: The proposed building entry has been relocated away from Seneca street towards the center of Boylston (PL4-A-2). This allows for a visually prominent entry (DC1-A-1) with space for a drop-off/loading zone near the entry that is away from the intersections (DC1-B-1). The proposed entry courtyard provides a pedestrian friendly open space as a transition from the public sidewalk to the building (PL1-B-3).

- d. The Board did not support the location of the amenity space at the NE corner adjacent to the church, as it would work at cross-purposes with the intent to ‘quiet’ the Seneca street edge relative to the church. (DC1-A, DC2-A,)

Response: By relocating the entry associated with the amenity space away from the NE corner, this removes the pedestrian activity associated with that location. The proposed design re-organizes the interior amenity space to internally relate to the revised lobby location (DC1-A-2), and removes the exterior stairs and access at the NE corner to provide a quieter exterior experience near the church entry (DC2-A-1).

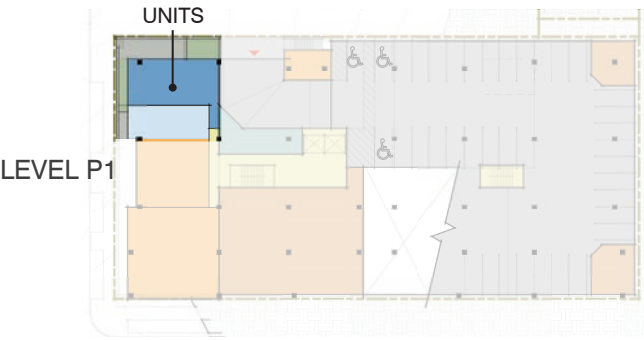
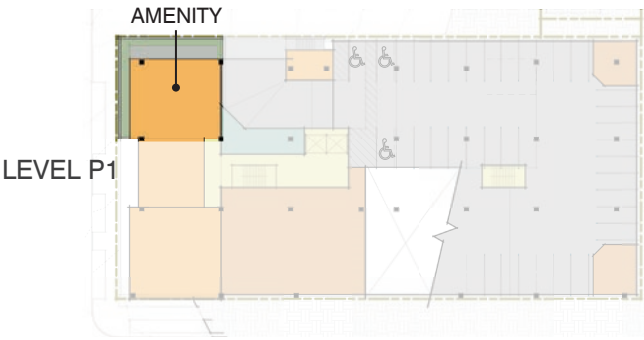
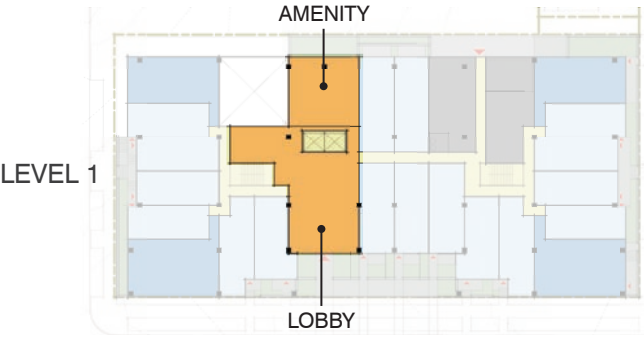
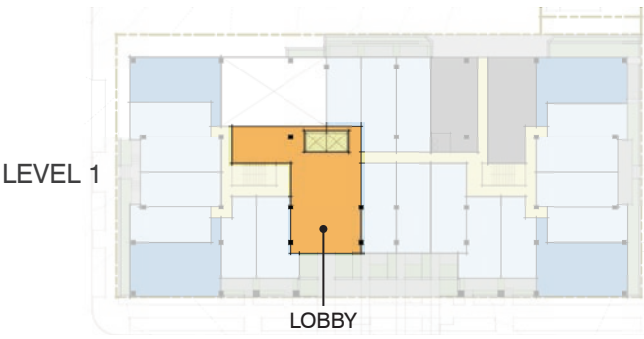
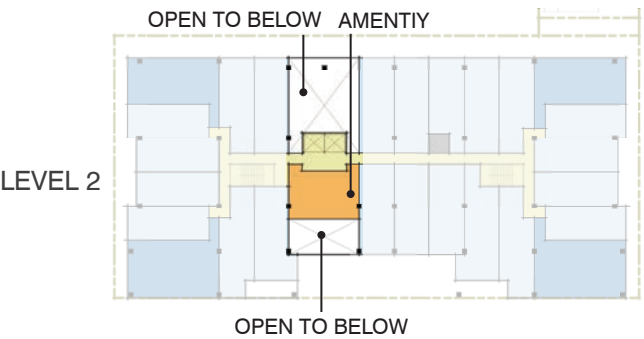
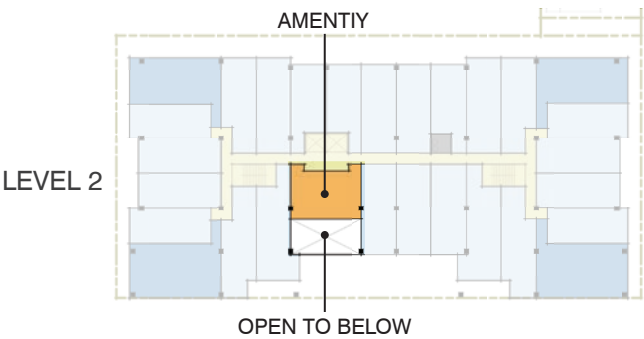
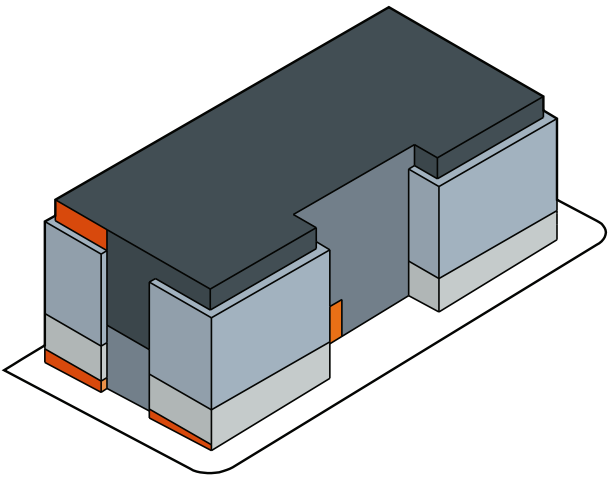
- g. The Board agreed that relocating the amenity space to be adjacent to the entry could provide the opportunity to create a visual connection from street to alley that would clearly identify the entry, mitigate the scale of the project as experienced from Boylston, and provide activation and safety at the alley adjacent to the church. (DC1-A, PL2-B)

Response: Locating the fitness amenity space adjacent to the new lobby location was explored, but the design team felt the location at the lower level worked better because 1) it provides a better acoustic separation between the amenity space and the units; 2) the potential visual connection to the alley is less appealing towards the center of the alley (adjacent to the lobby), where there is a blank wall at the church - than towards the north end of the alley (the preferred amenity location) (DC1-A-4); and 3), locating the amenity towards the center requires units to be located at the below-grade condition at the north end, which is not desirable (PL3-A-3).

3. Street Edges & Site Plan

- a. The Board did not support the proposed entry design and agreed that the below-grade condition would limit its potential to be welcoming and identifiable to visitors, have clear lines of sight, and be visually connected to the street. (PL4-A, PL3-A)

Response: The proposed design relocates the entry to Boylston, setting it at the same elevation as the adjacent sidewalk (PL4-A-2). Setting the entry back from the sidewalk allows for a welcoming entry courtyard experience for visitors, with a clear connection to the street (PL3-A-1).



AMENITY AT NE CORNER (PREFERRED)

AMENITY ADJACENT TO LOBBY

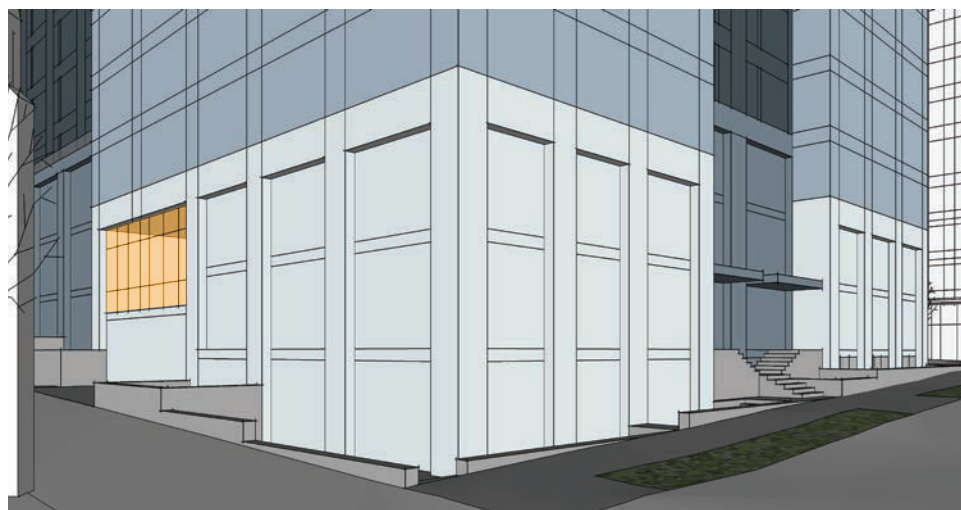


— PORTION OF CHURCH ALLEY VISIBLE TO AMENITY SPACE WHEN AMENITY IS LOCATED ADJACENT TO LOBBY (NOT PREFERRED OPTION)

CHURCH FACADE



AMENITY AT NE CORNER (PREFERRED)



AMENITY ADJACENT TO LOBBY



LOBBY & COURTYARD

STREET EDGES

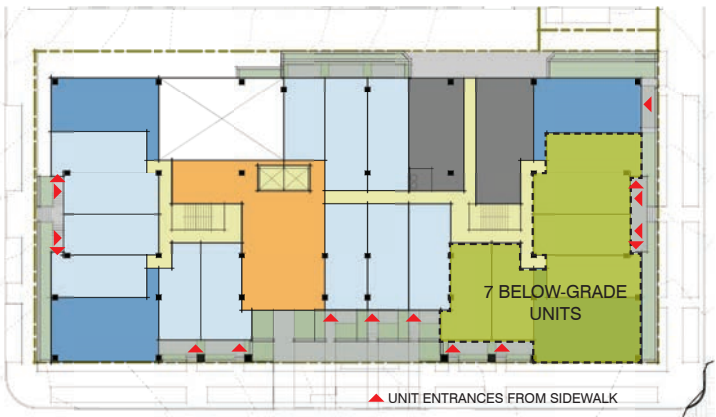
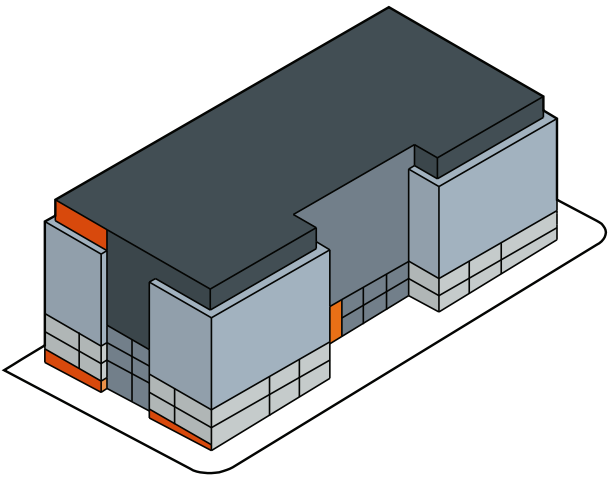
RELATED BOARD RECOMMENDATIONS

3. Street Edges & Site Plan
- b.

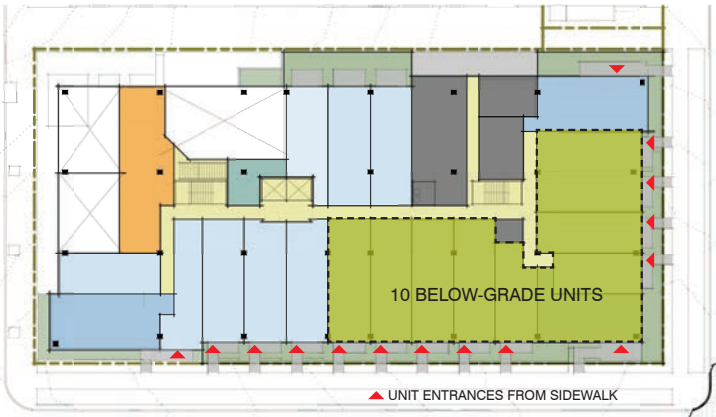
Echoing public comment, the Board did not support the below-grade individual unit entries in the preferred scheme and agreed that locating unit entries above grade rather than below (referencing the precedent images on p.22) would be more likely to meet the intent of the Design Guidelines. (PL3-A, PL3-B, CS2-B)
Response: Above-grade unit entries have been introduced on Seneca (PL3-A-3), and the number of below grade unit entries on Boylston reduced to eliminate the worst-case conditions. The recessed courtyard introduced on Boylston allows for a greater buffer between units and the sidewalk (PL3-B-1).
- c.

The Board agreed success of ground floor residential will hinge on the thoughtful development of an active and engaging street edge while protecting occupant privacy. (PL3-B, CS2-B)
Response: The number of exterior unit entries have been reduced along Boylston, eliminating the entries towards the corners of the building where there is a larger transition to the existing grade, while units towards the center of the building are closer to grade and relate to the courtyard which provides a more graceful transition to the street (PL3-B-2, CS2-B-2).
- d.

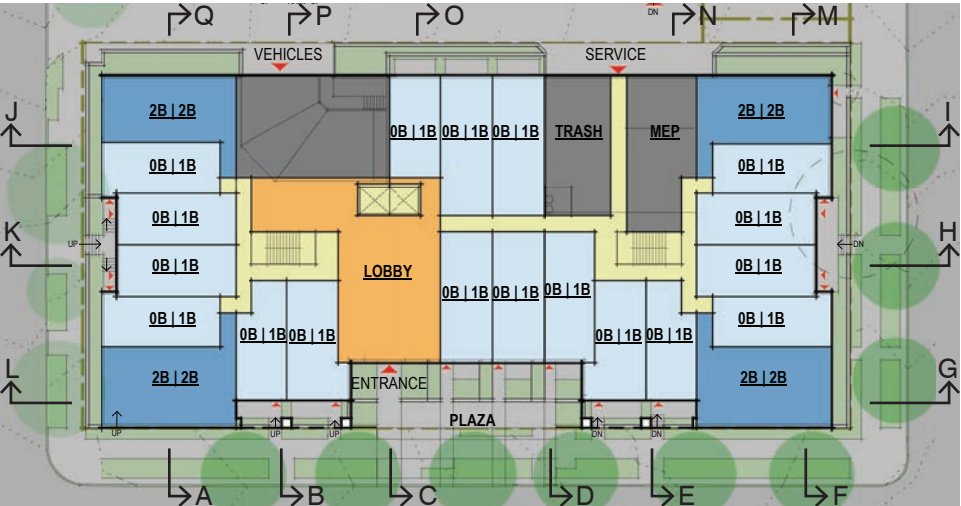
The Board agreed that the proposed design does not yet adequately respond to existing topography and directed the applicant to develop site-specific design solutions at project edges that are tied to those conditions. (CS1-C, CS2-B)
Response: The main building entry has been relocated to Boylston to be level with the existing sidewalk grade, avoiding the previous below-grade condition and the need for exterior steps (CS1-C-1). The number of exterior unit entries along Boylston has been reduced and reorganized towards the center of the building to minimize grade differences (CS2-B-1), with the street level courtyard providing additional setback to mitigate the perceived grade change. Unit entries have been introduced on Seneca, with the unit floor located above the sidewalk to allow for raised stoops.



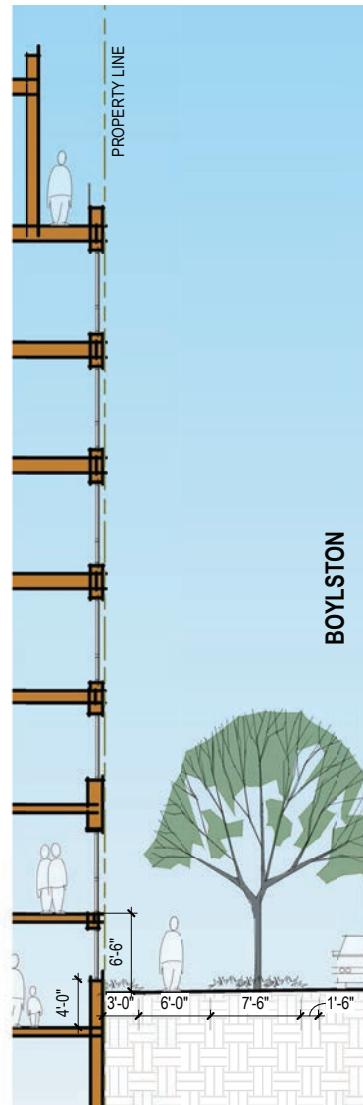
NEW PREFERRED OPTION



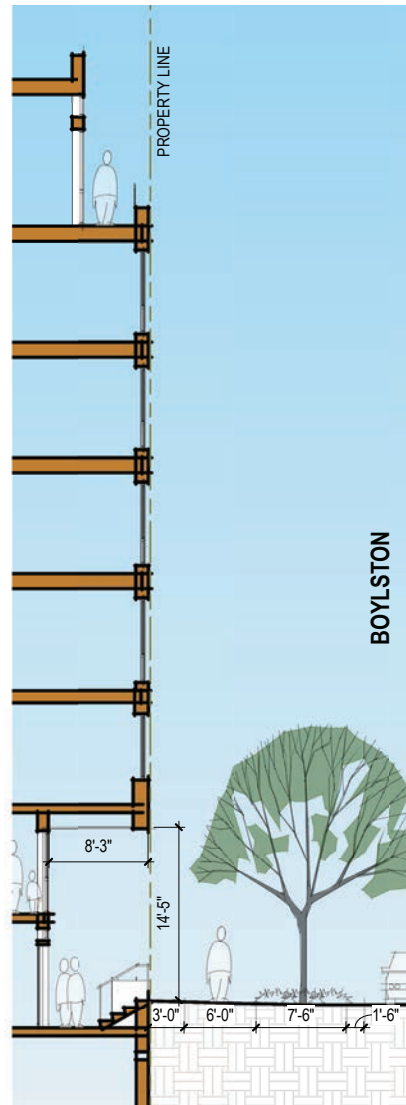
PREVIOUS PREFERRED OPTION



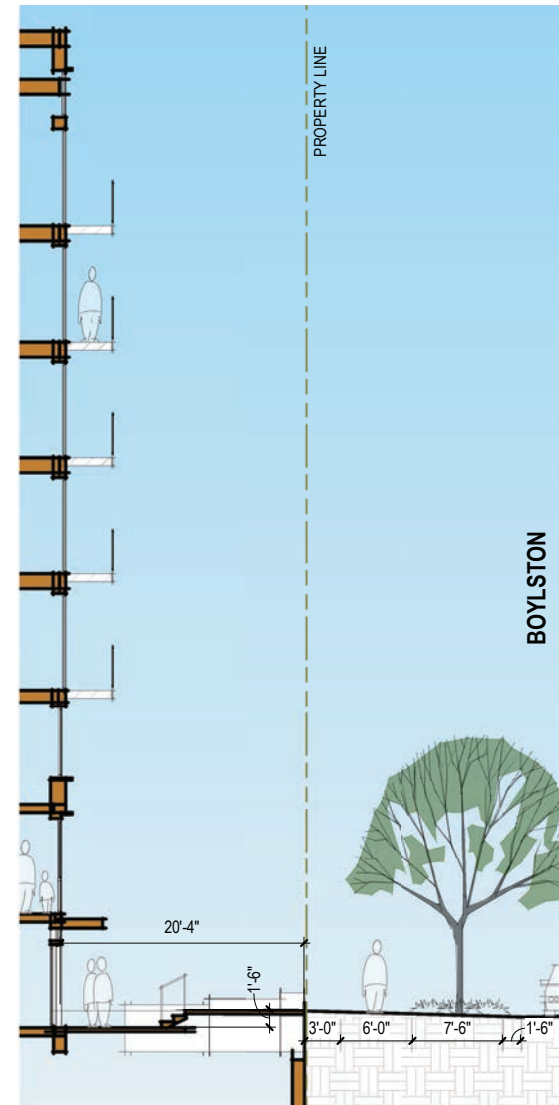
SITE PLAN



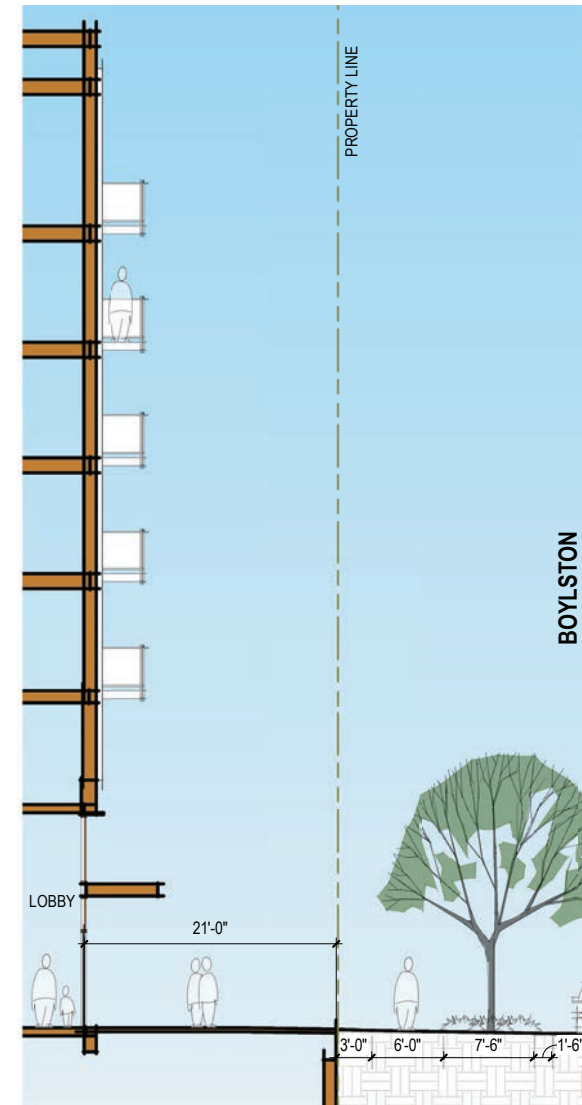
SECTION F



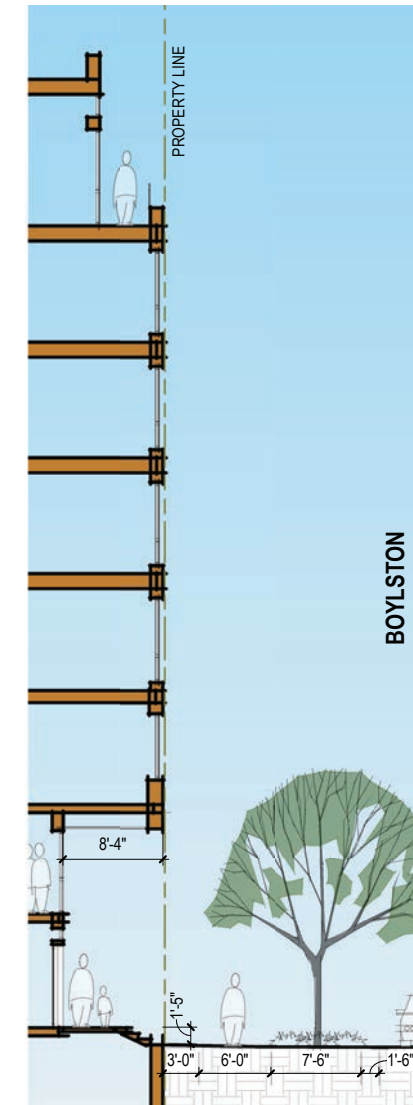
SECTION E



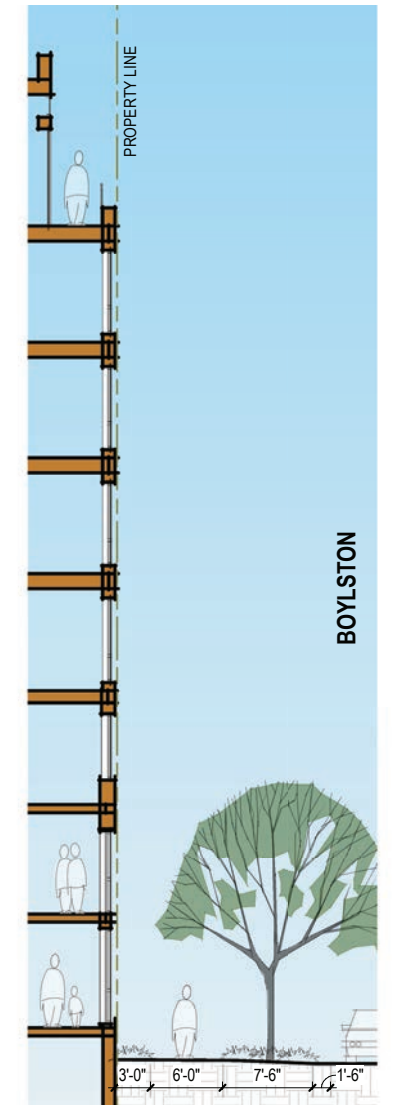
SECTION D



SECTION C



SECTION B



SECTION A

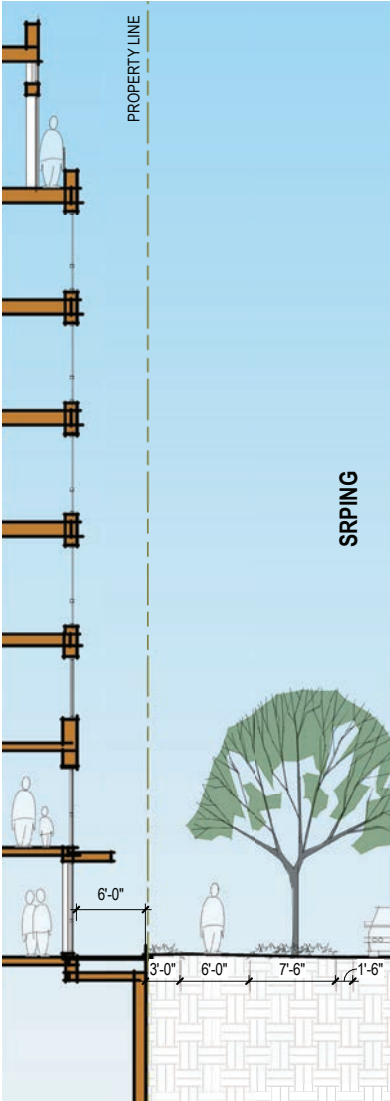


STREET VIEW - BOYLSTON & COURTYARD, LOOKING EAST

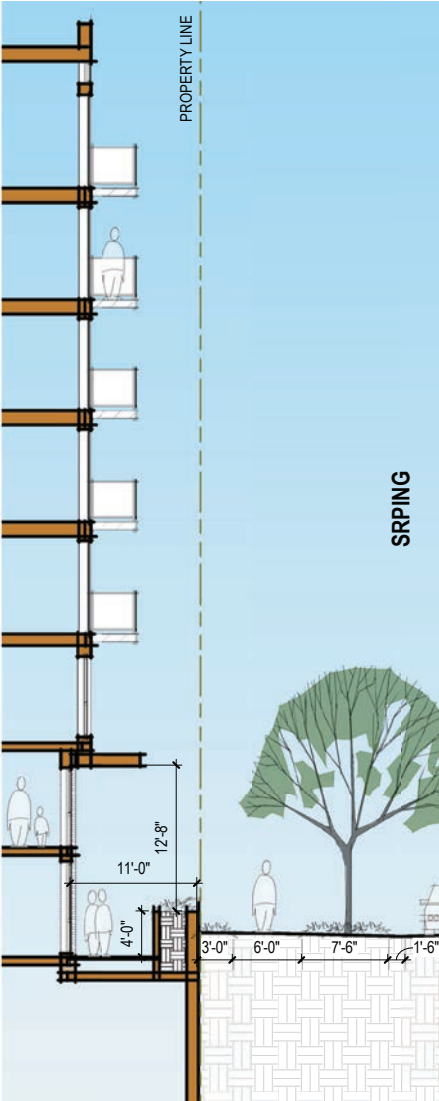


STREET VIEW - BOYLSTON, LOOKING NE

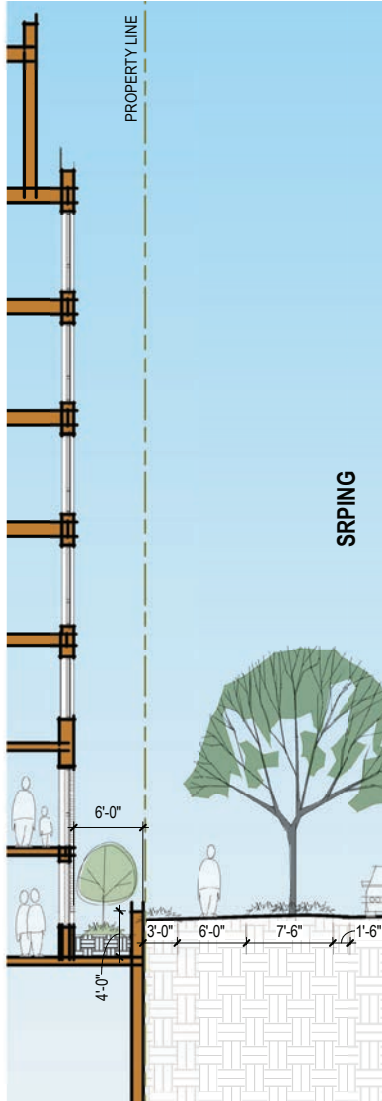
SECTION 3 | DESIGN RESPONSE



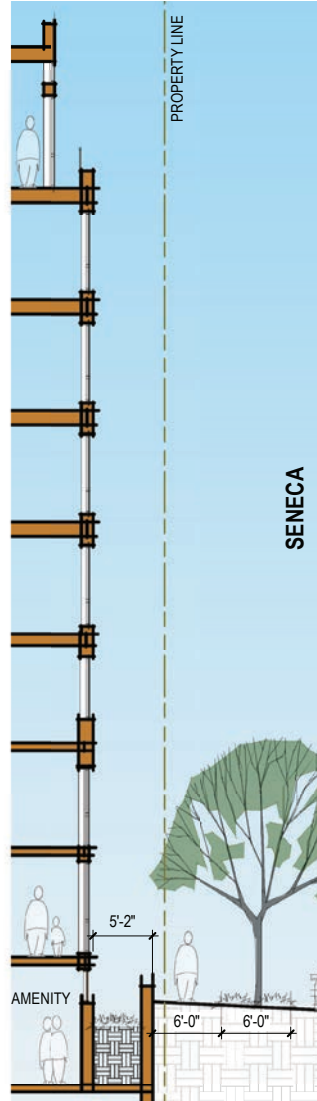
SECTION I



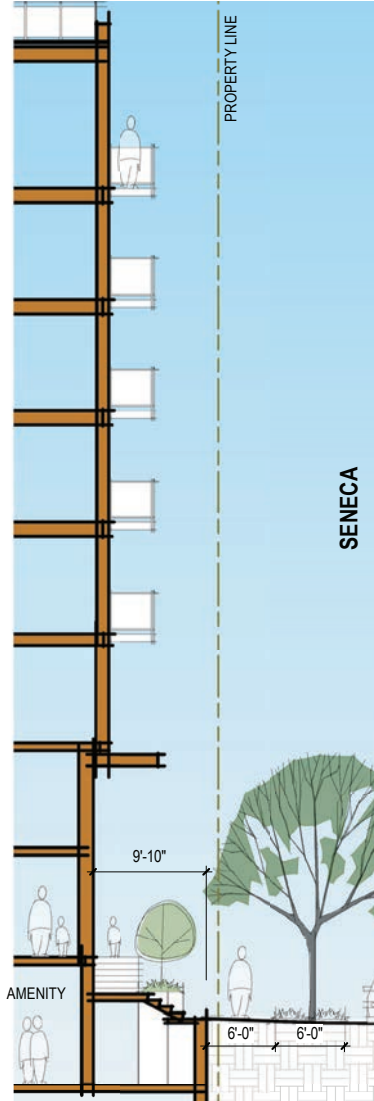
SECTION H



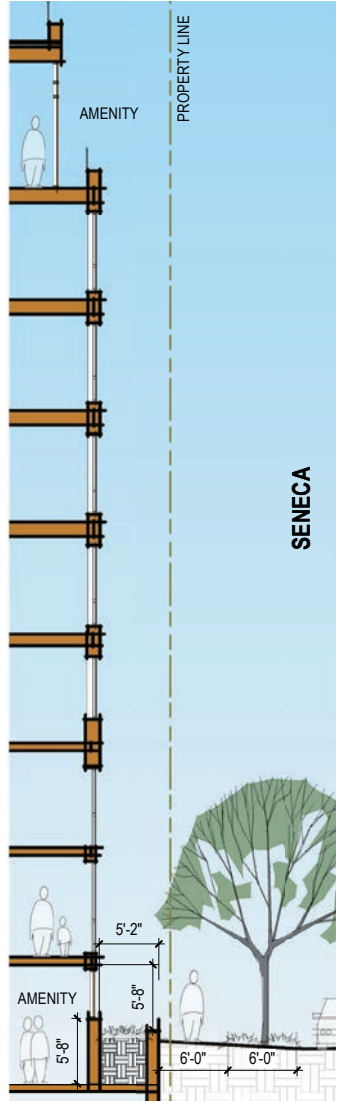
SECTION G



SECTION L



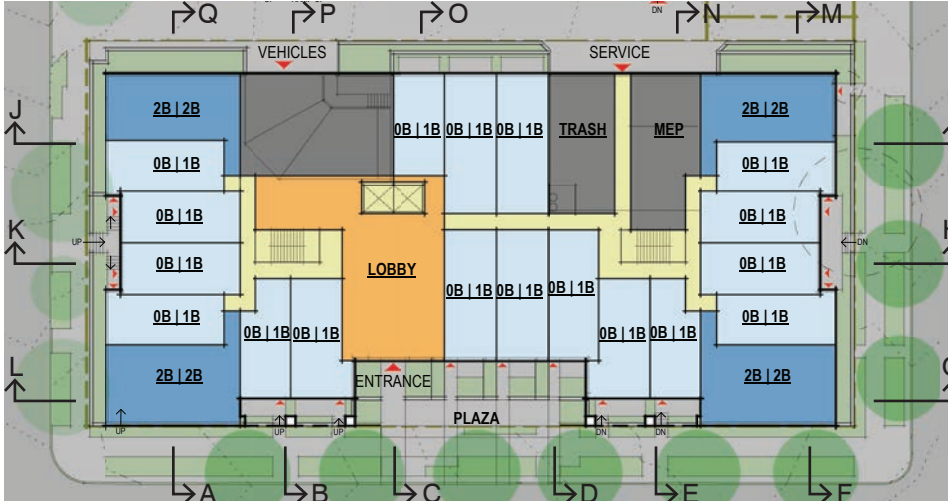
SECTION K



SECTION J



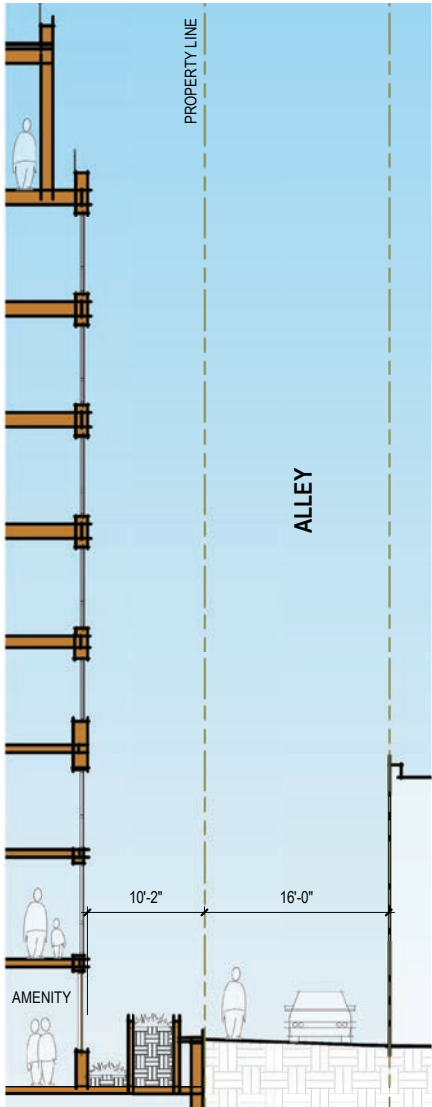
STREET VIEW - SPRING, LOOKING NE



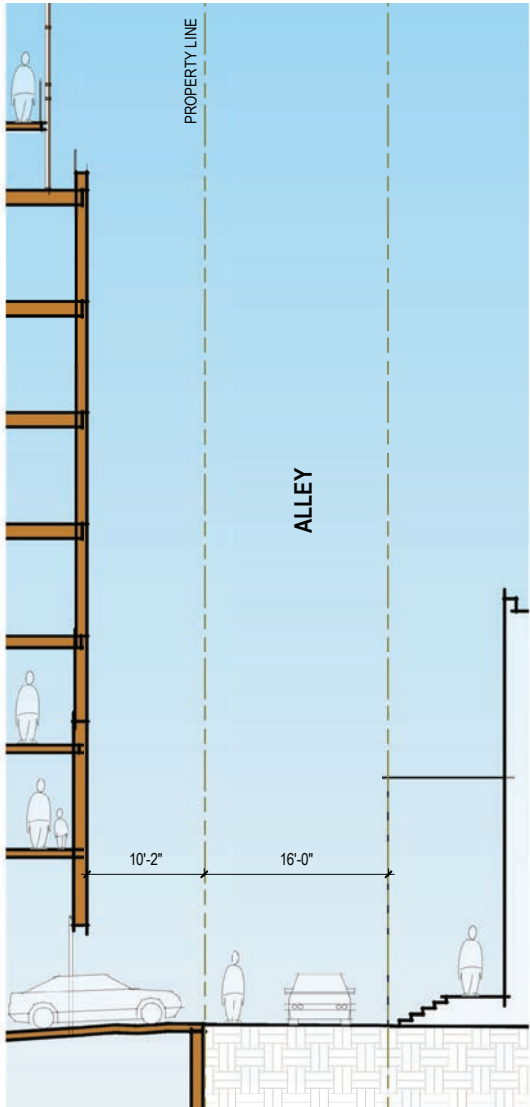
SITE PLAN



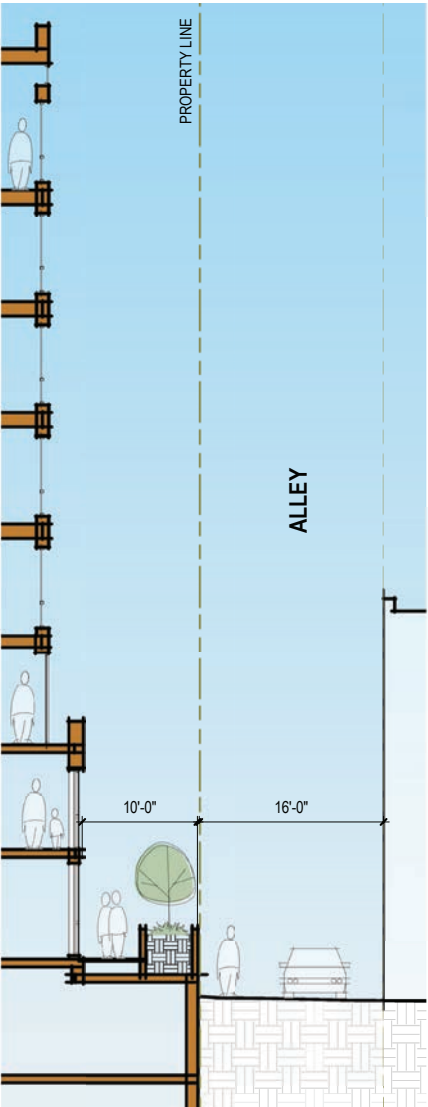
STREET VIEW - SENECA, LOOKING NW



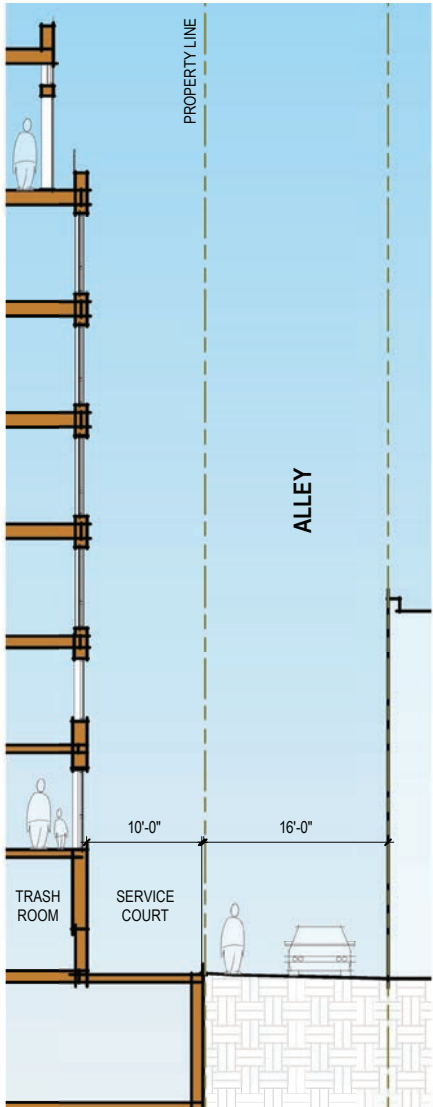
SECTION Q



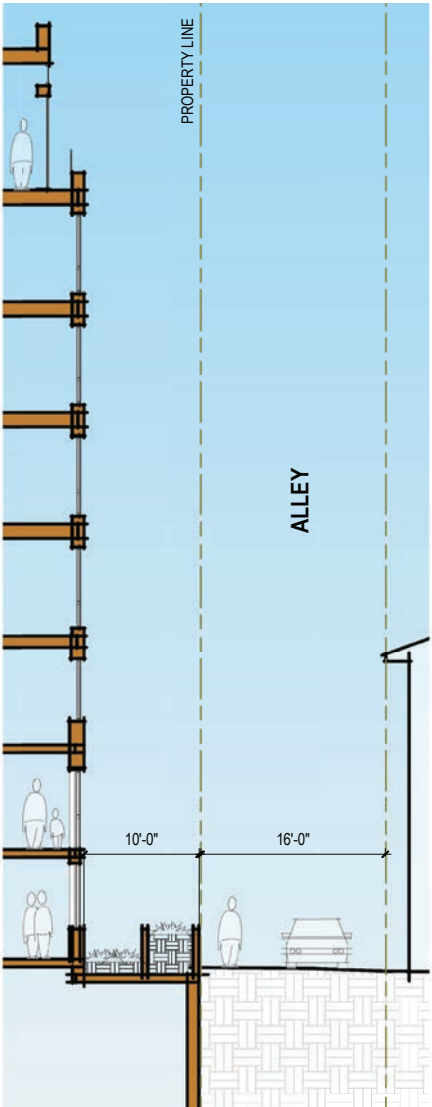
SECTION P



SECTION O



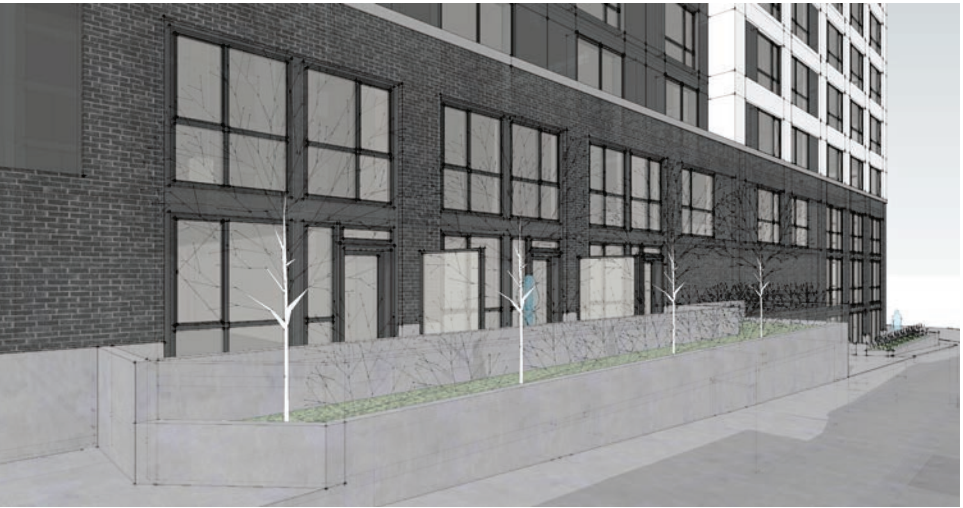
SECTION N



SECTION M



STREET VIEW - ALLEY, LOOKING NORTH

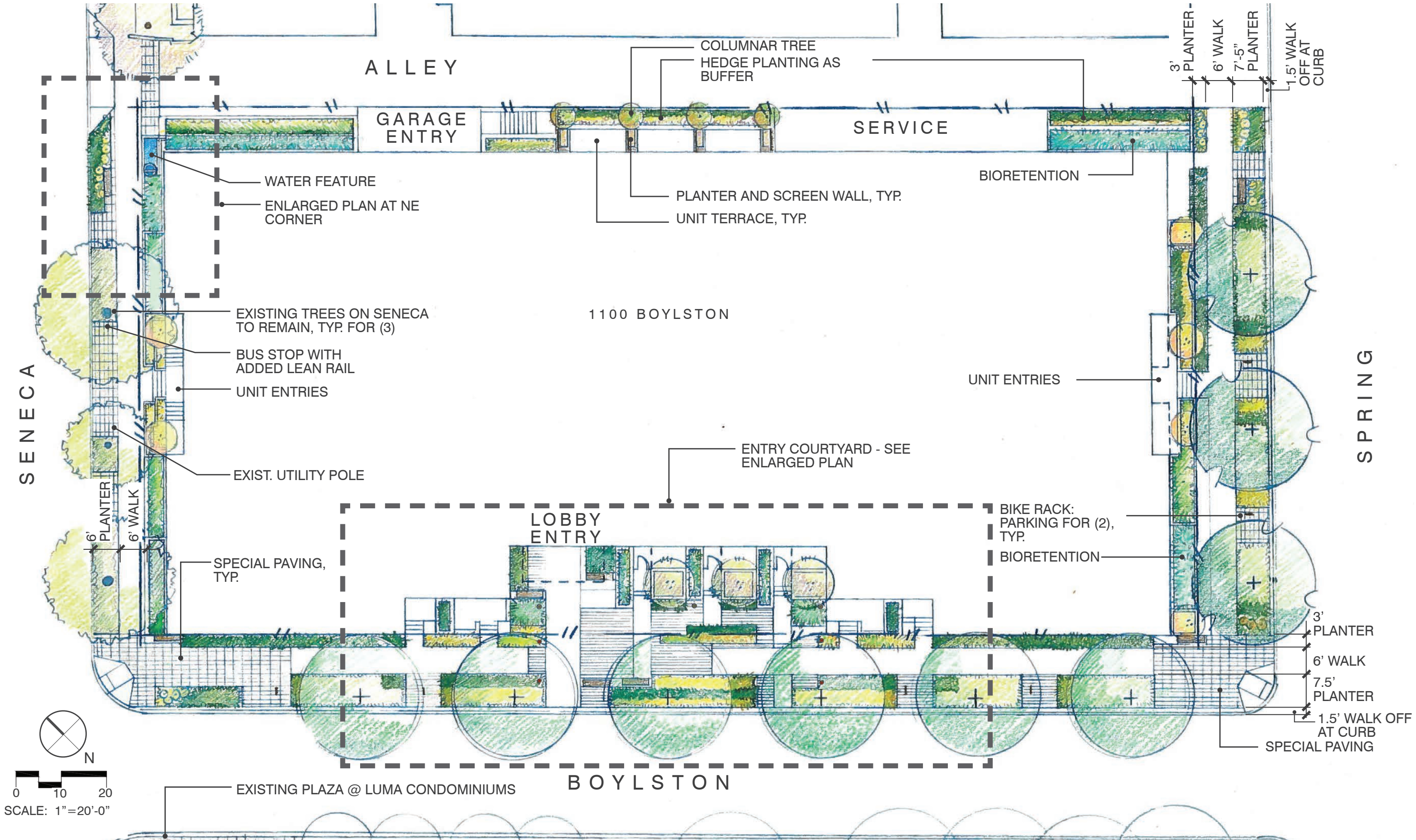


STREET VIEW - ALLEY-LEVEL UNITS



STREET VIEW - ALLEY, LOOKING SOUTH

SECTION 3 | DESIGN RESPONSE



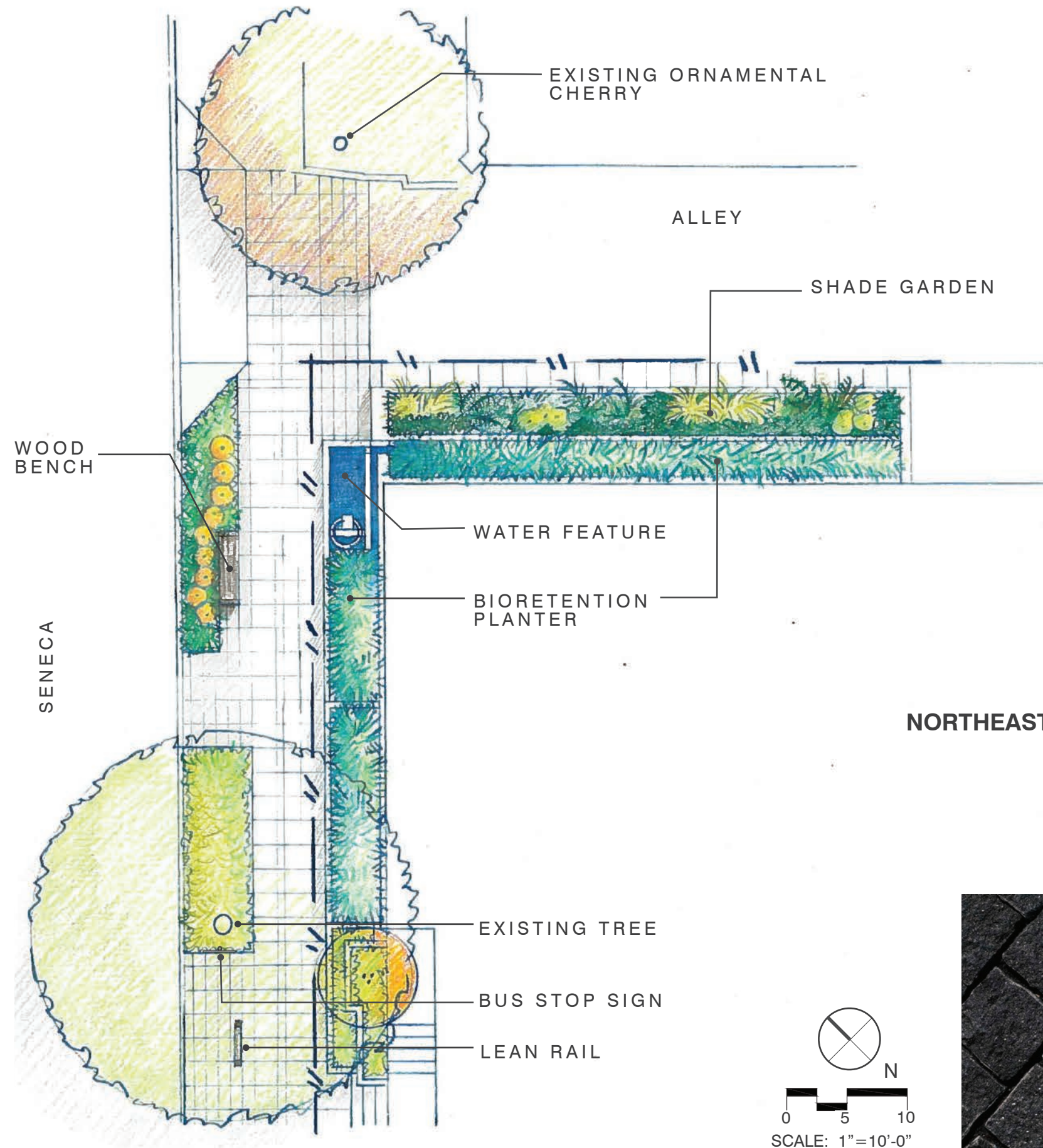
LANDSCAPE

RELATED BOARD RECOMMENDATIONS

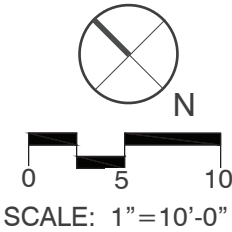
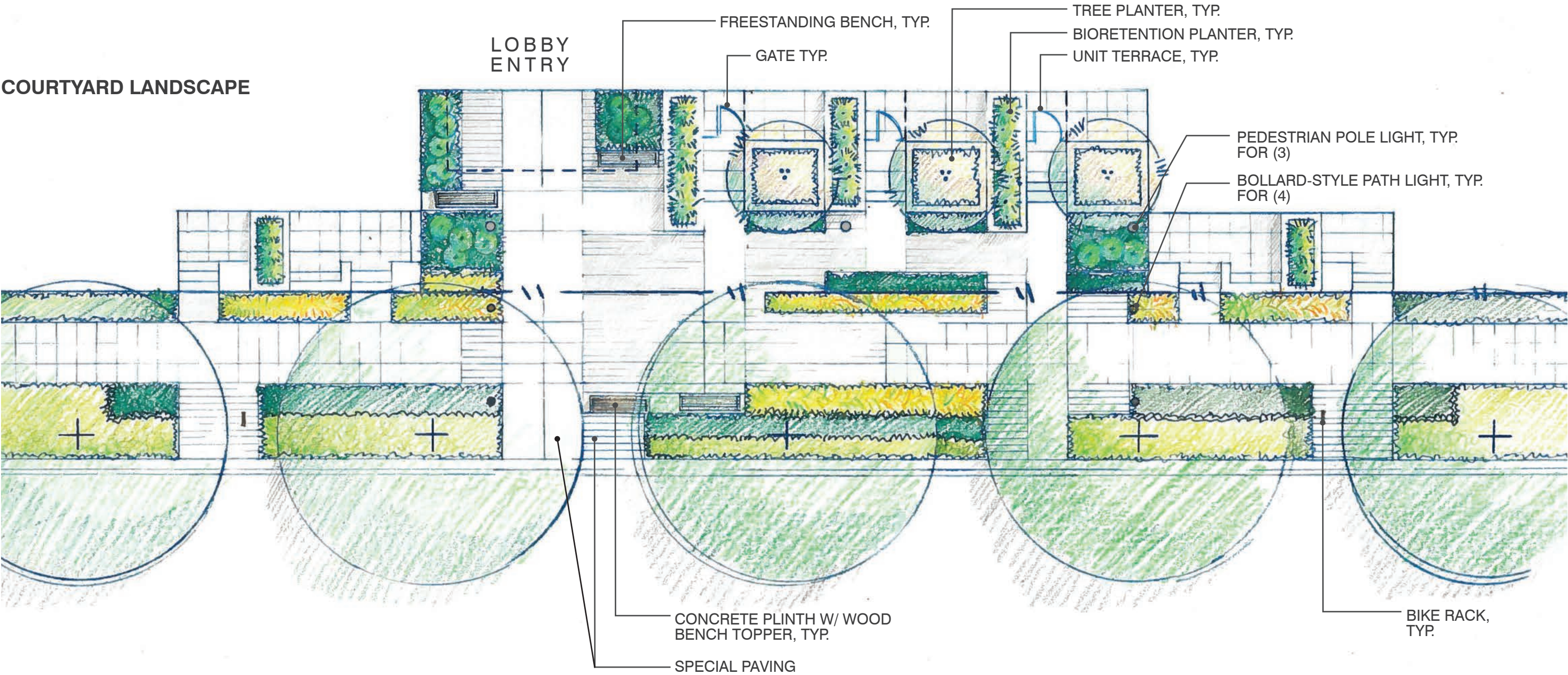
2. Design Concept

- h. The Board wondered how Green Factor criterion would be met and suggested that those elements (such as trees, storm-water infrastructure, planting beds) could be incorporated into the design of open space at ground level. (DC4-A, DC4-D)

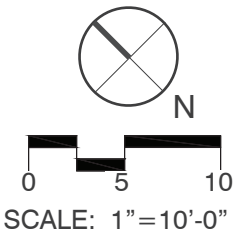
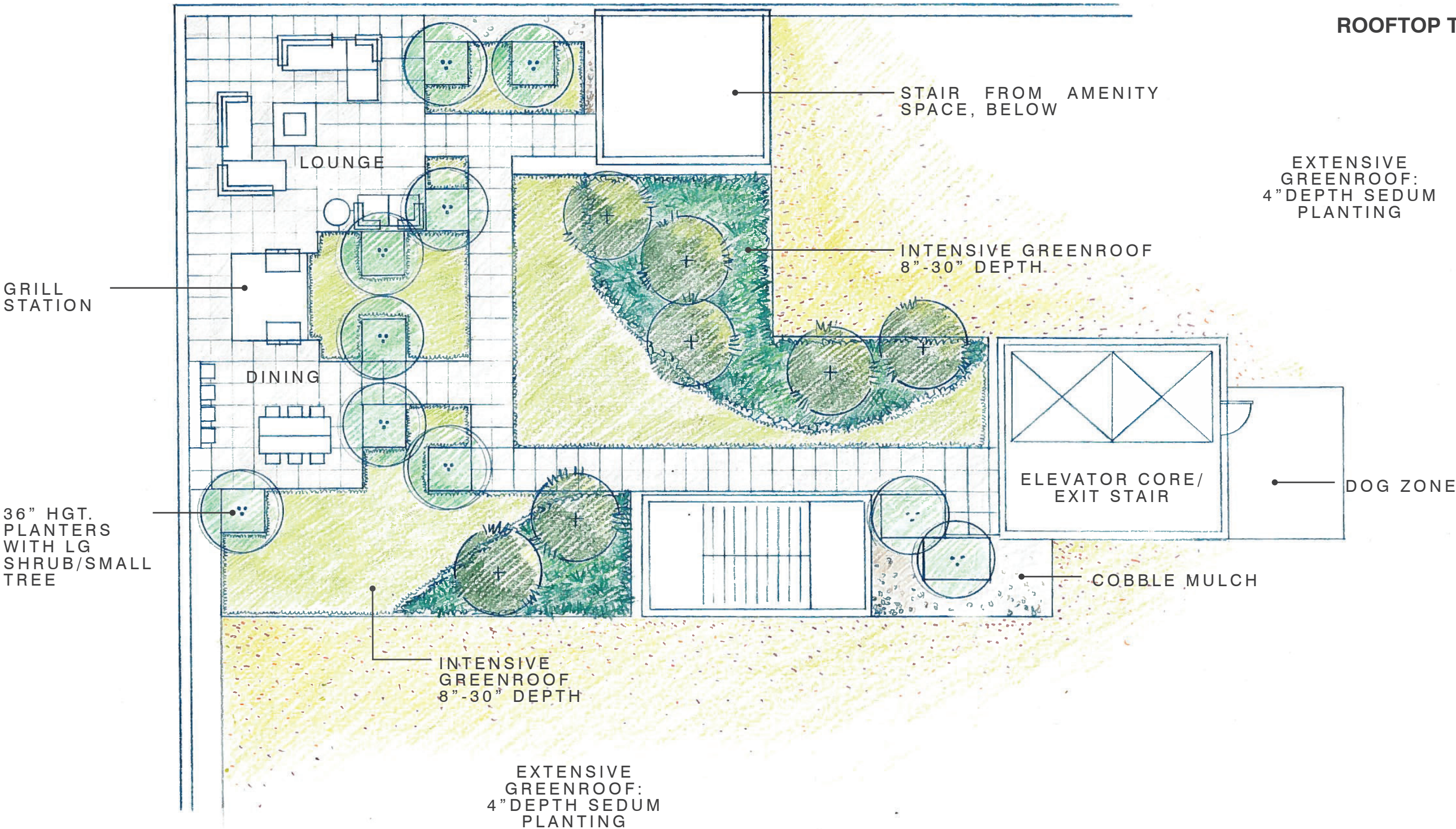
Response: The landscape design has been modified to incorporate the entry courtyard and clarify the use of bio-retention planters at the street level (DC4-D-1, DC4-D-4).



COURTYARD LANDSCAPE

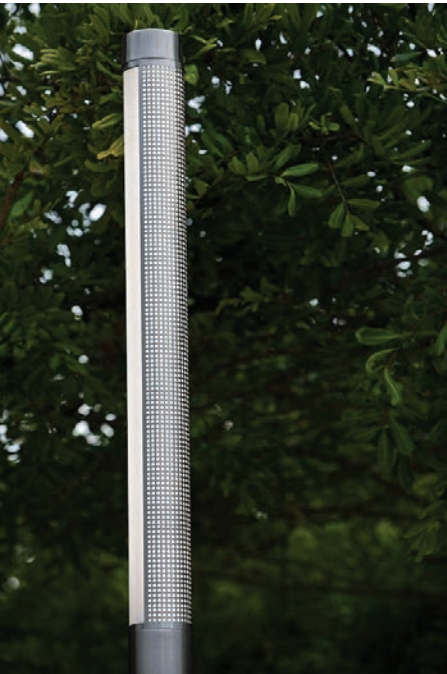


ROOFTOP TERRACE LANDSCAPE



SECTION 3 | DESIGN RESPONSE

SITE FURNISHING



PLANT CHARACTER



EXISTING TREES AT
SENECA ST:
CARPINUS CAROLINIANA/
AMERICAN HORNBEAM



PROPOSED TREES AT
SPRING ST:
QUERCUS PHELLOS/
WILLOW OAK (PER
SDOT)



PROPOSED TREES AT BOYLSTON AVE:
QUERCUS RUBRA/ RED OAK (PER
SDOT)

PLANT CHARACTER



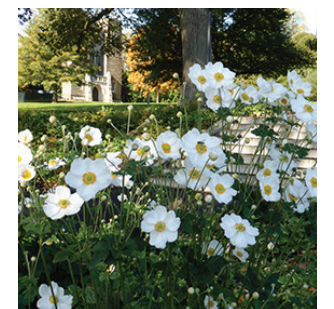
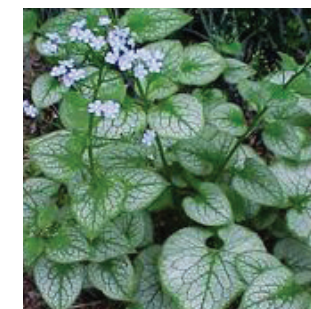
SHADE PLANTING

BIORETENTION PLANTING

SMALL, MULTI-STEMMED TREES
AT UNIT ENTRIES



CLIMBING VINES



ACCENT PLANTING



HEDGE PLANTING

ALLEY & SOLID WASTE

RELATED BOARD RECOMMENDATIONS

3. Street Edges & Site Plan
- e.

The Board agreed that the treatment of the alley was an important aspect of the design and asked that it be developed as a safe and understandable route for vehicles and pedestrians, and that waste management be collected and staged onsite.(PL2-B, DC1-A, DC1-B)

Response: The alley at the north end has been widened to improve visibility at the vehicle entry (DC1-A-1) and provide additional space for vehicles and pedestrians near the sidewalk on Seneca. A vehicle pull-out has been provided adjacent to the trash room off the alley, allowing trash pick-up to occur on-site (DC1-B-1). Additionally, units are located facing the alley, with raised private outdoor spaces to provide “eyes on the street” (PL2-B-1), with a landscape buffer to provide separation and a better pedestrian experience at the alley.



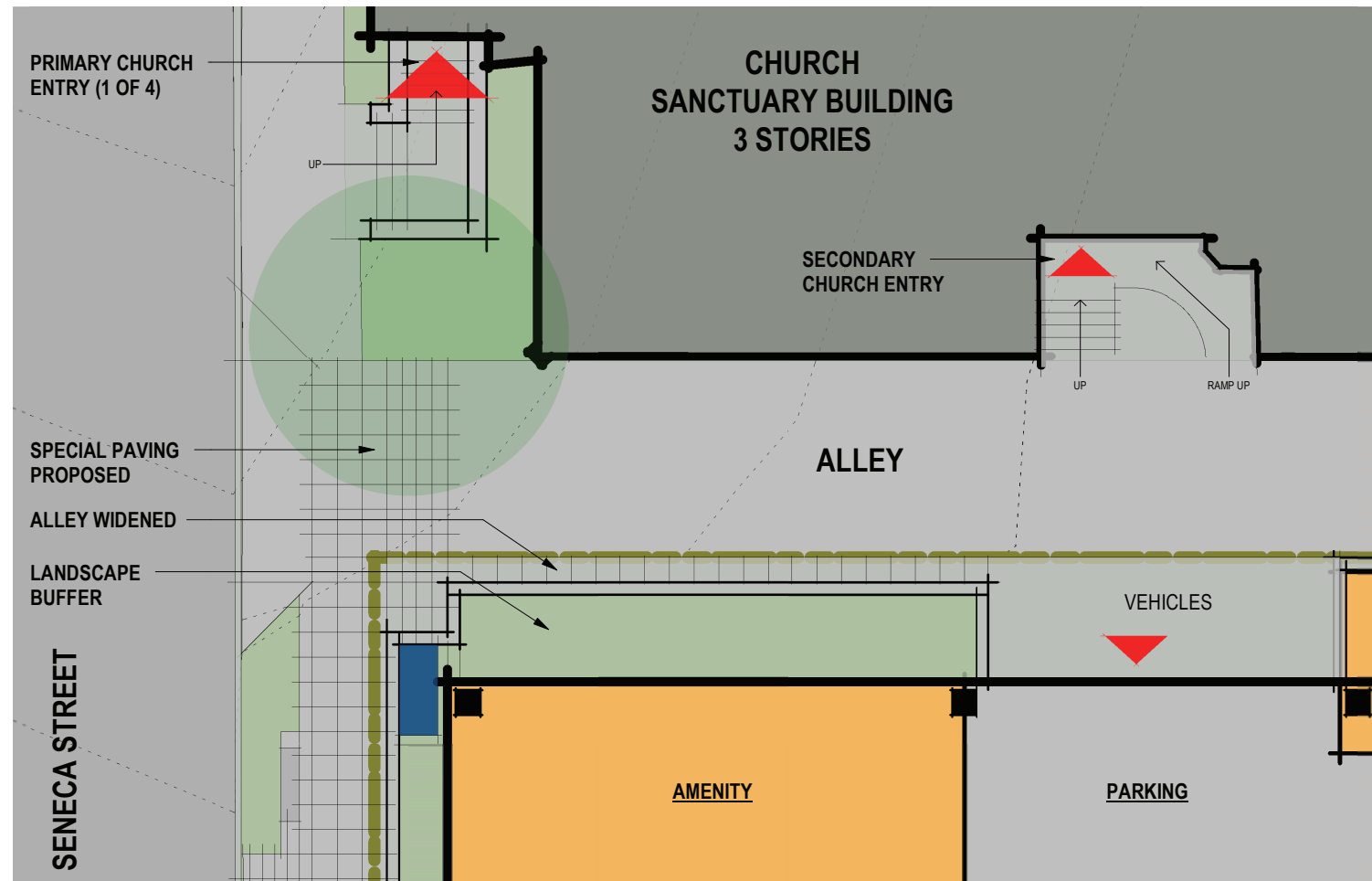
STREET VIEW - ALLEY, LOOKING SOUTH



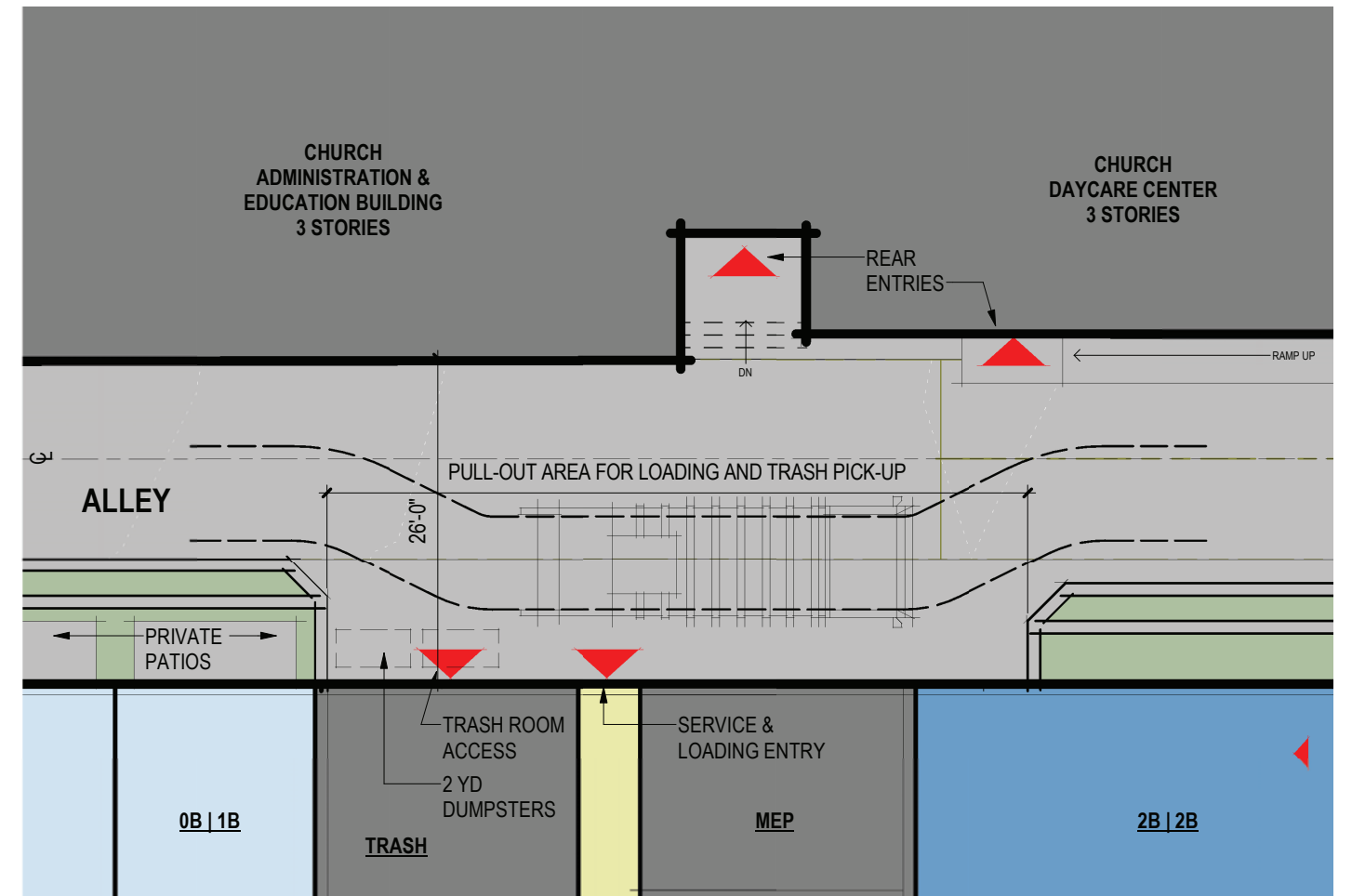
STREET VIEW - ALLEY-LEVEL UNITS



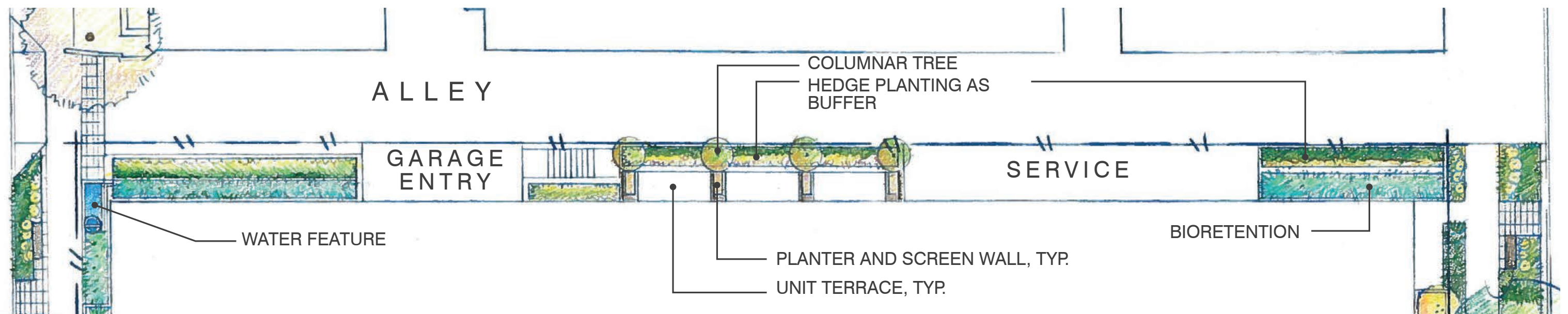
STREET VIEW - ALLEY, LOOKING NORTH



NORTH END OF ALLEY

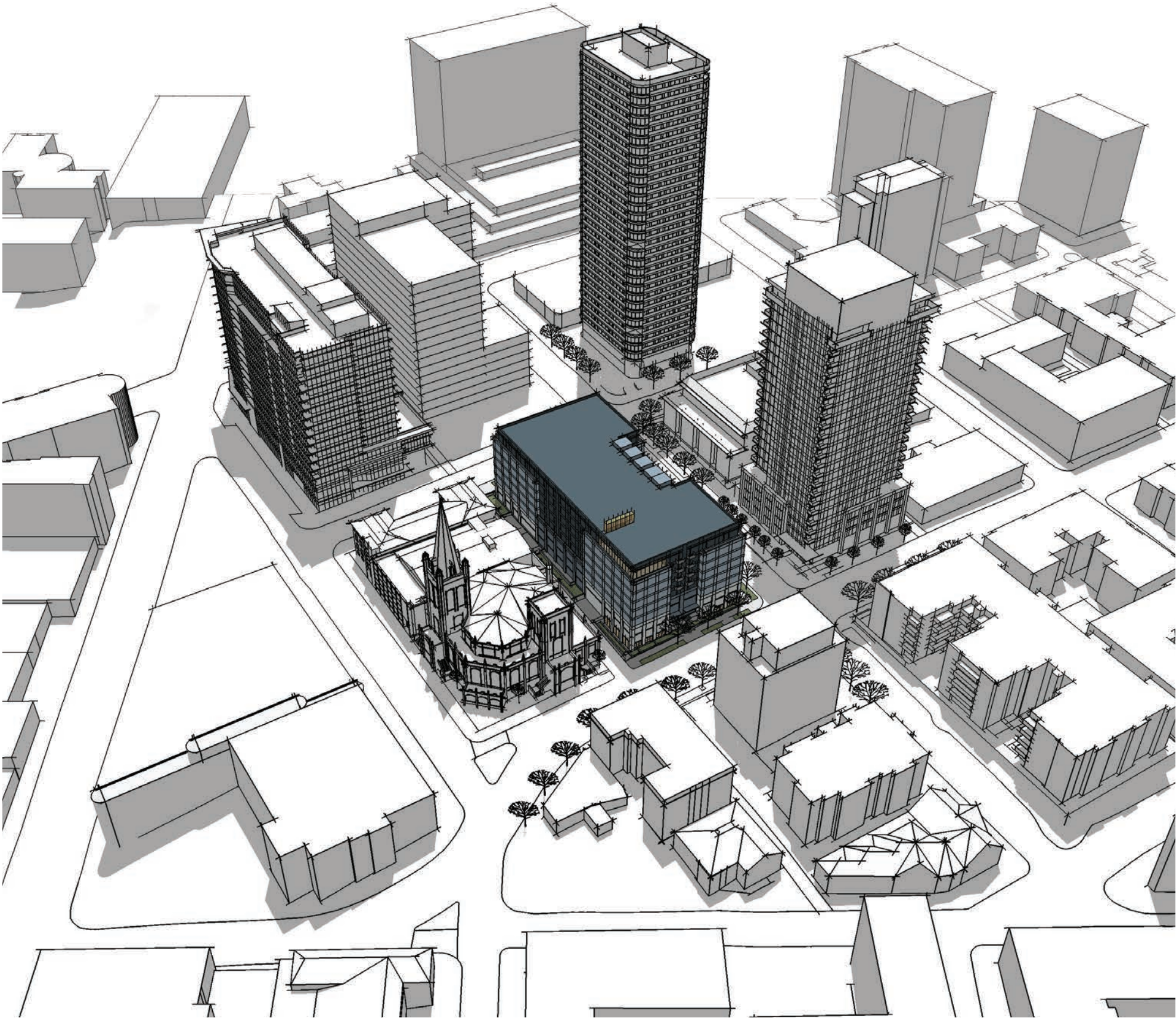
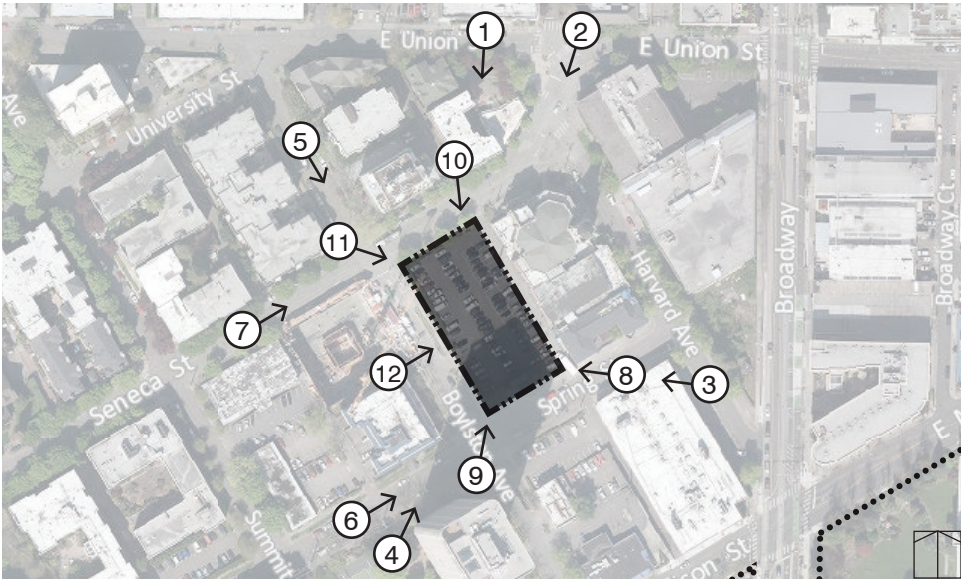


SOLID WASTE STAGING DIAGRAM

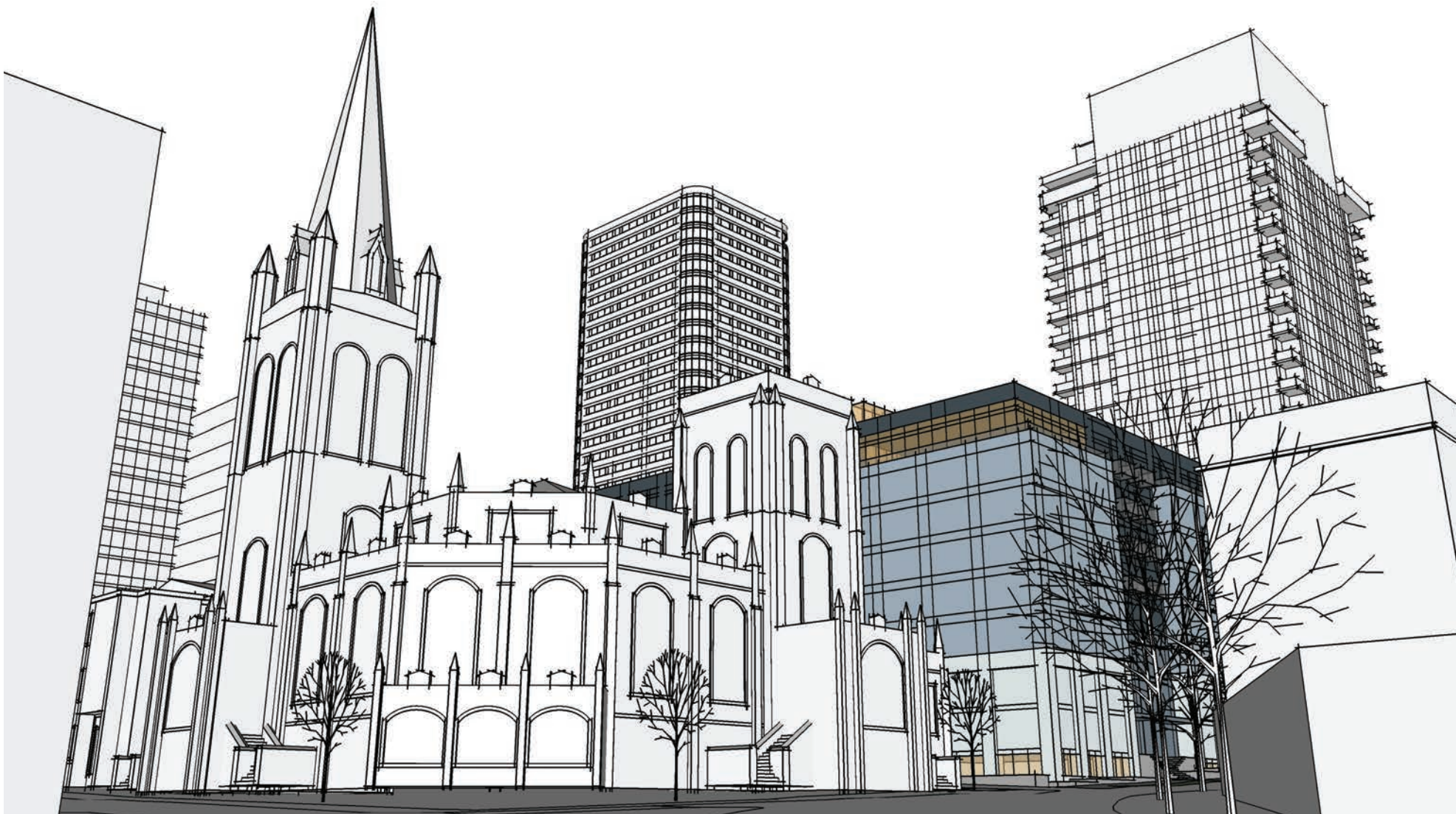


ALLEY LANDSCAPING

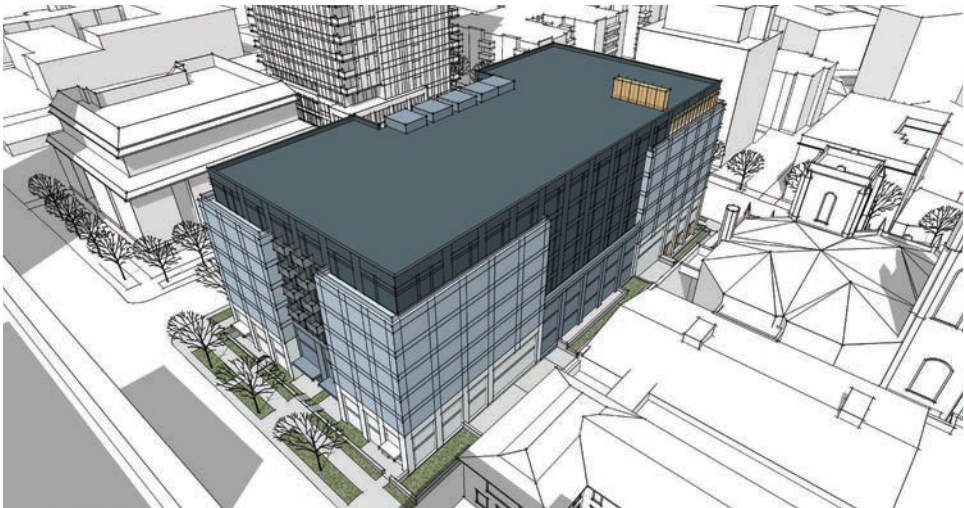
NEW PREFERRED OPTION



① LOOKING SOUTH FROM ABOVE



② LOOKING SOUTHWEST FROM UNION & HARVARD



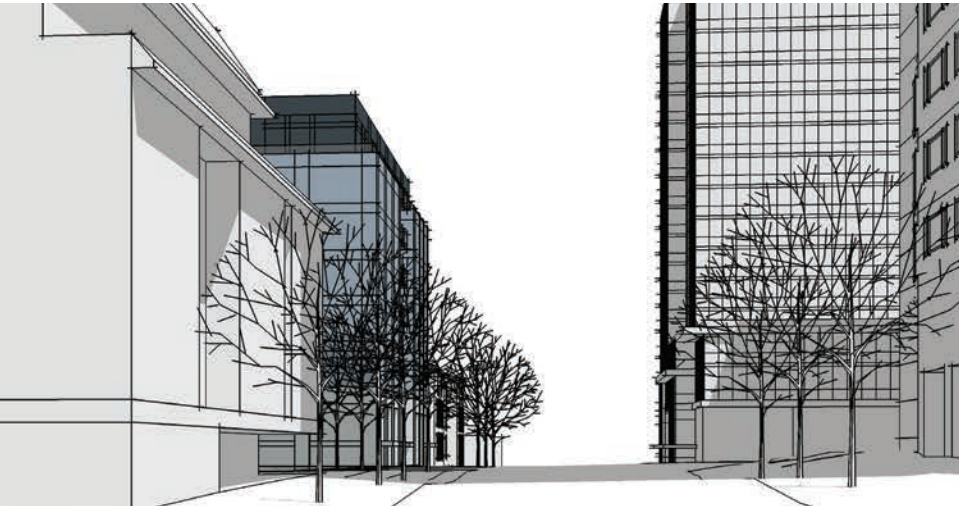
③ LOOKING NORTHWEST FROM ABOVE



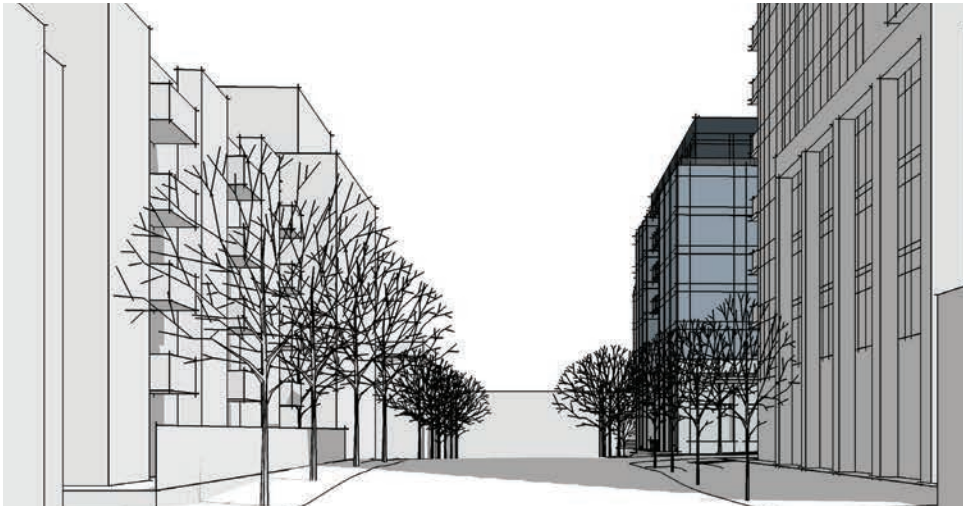
④ LOOKING NORTHEAST FROM ABOVE



⑤ LOOKING SOUTH ALONG BOYLSTON AVENUE



⑥ LOOKING EAST ALONG SPRING STREET



⑦ LOOKING EAST ALONG SENECA STREET

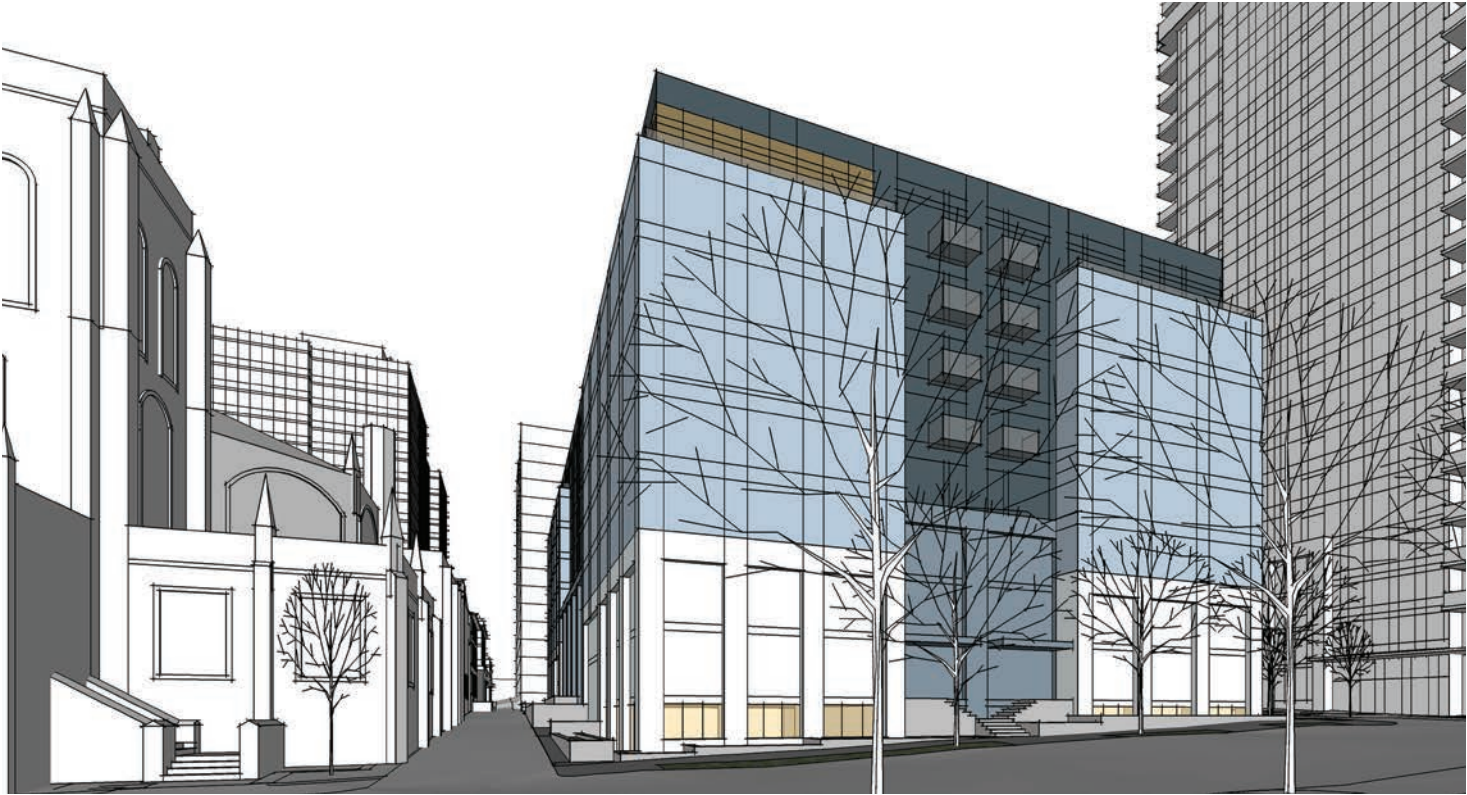
SECTION 4 | PREFERRED MASSING OPTION



⑧ LOOKING NORTHWEST FROM DANFORTH LOBBY



⑨ LOOKING NORTHEAST FROM SPRING & BOYLSTON



⑩ LOOKING SOUTH DOWN ALLEY FROM SENECA

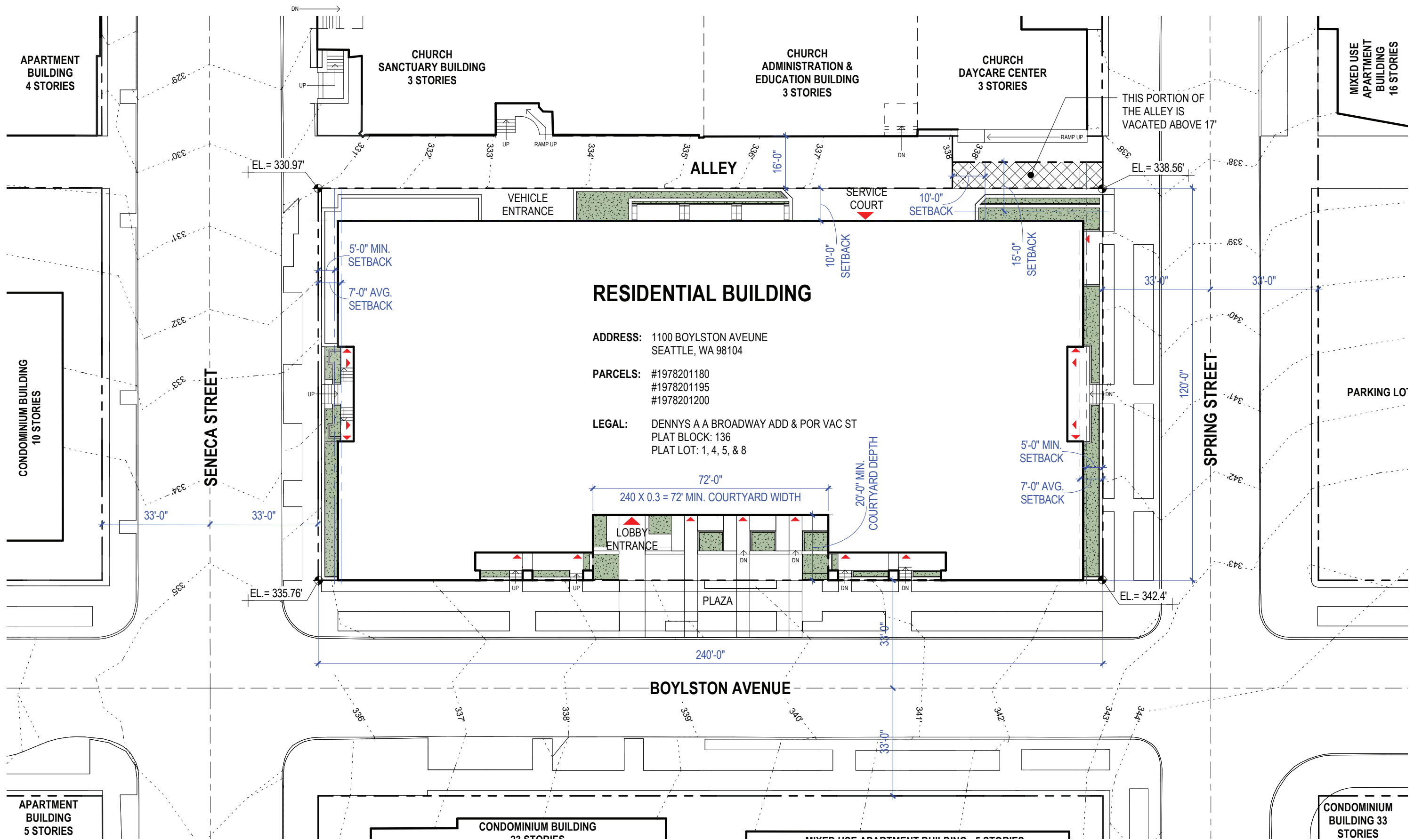


⑪ LOOKING SOUTHEAST FROM SENECA & BOYLSTON



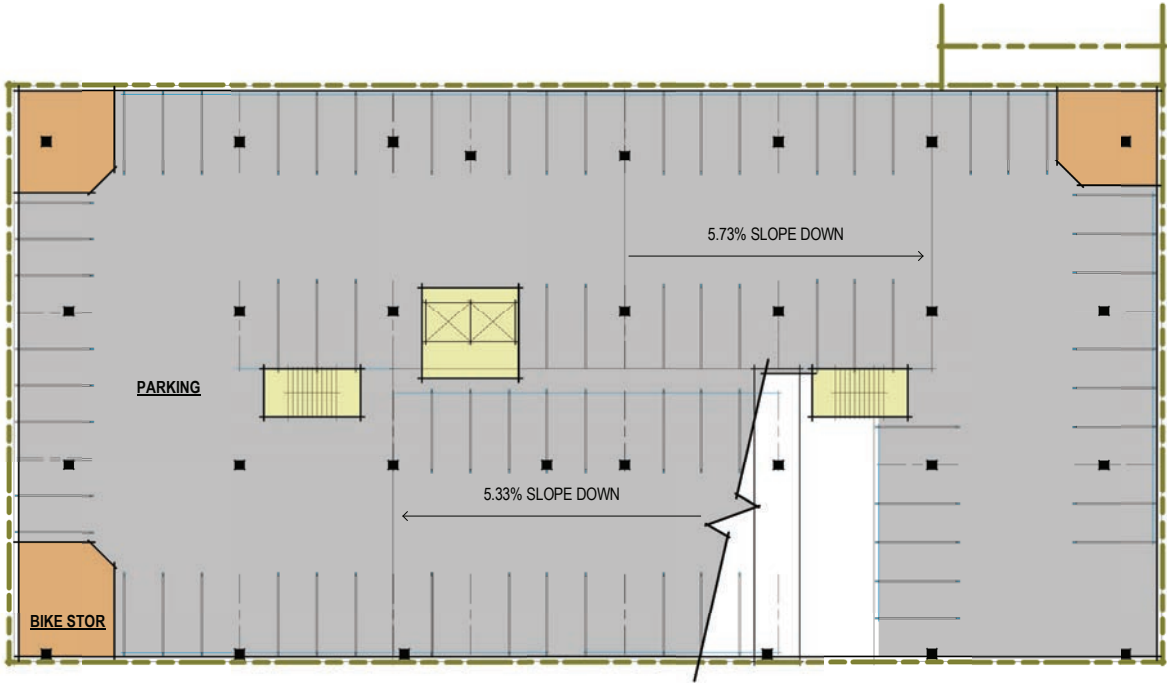
12 BOYLSTON ELEVATION

SECTION 4 | SITE PLAN

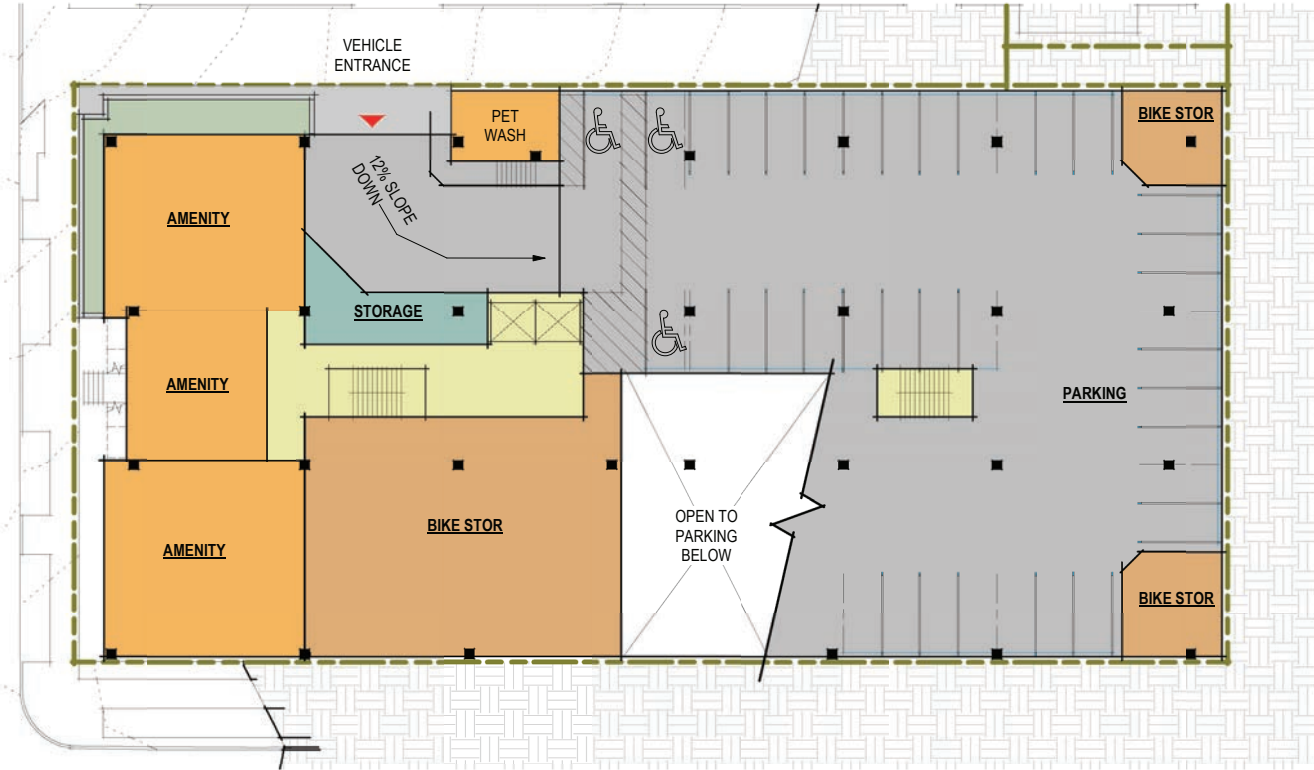




SECTION 4 | PLANS



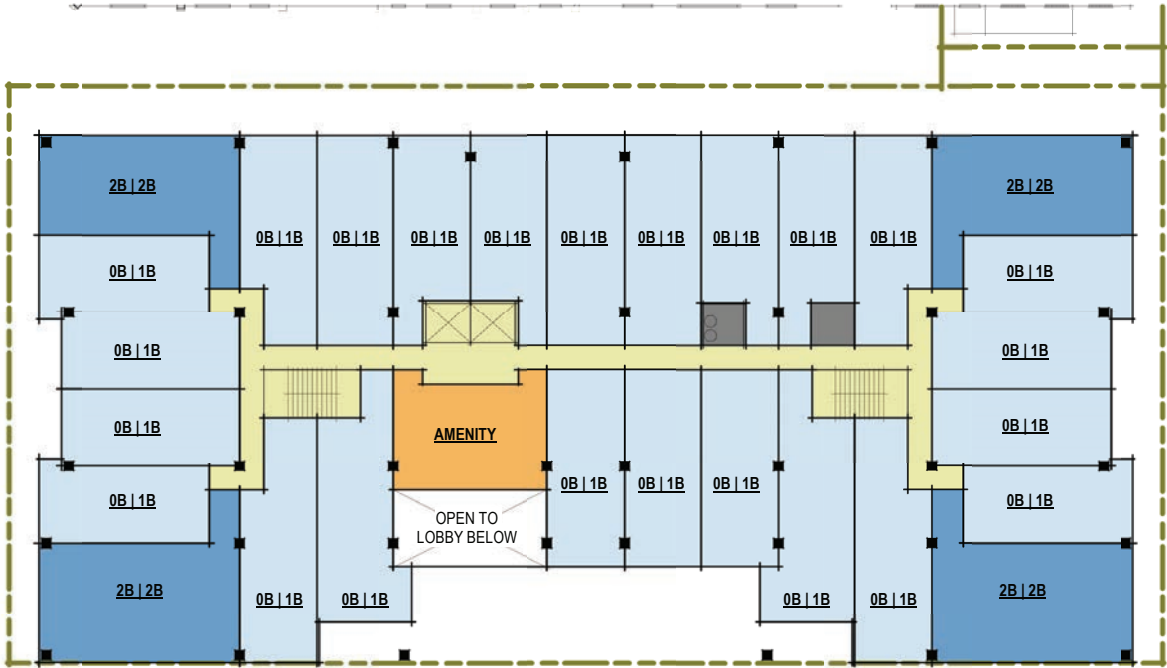
FLOOR PLAN - TYPICAL PARKING LEVEL



FLOOR PLAN - LOBBY LEVEL



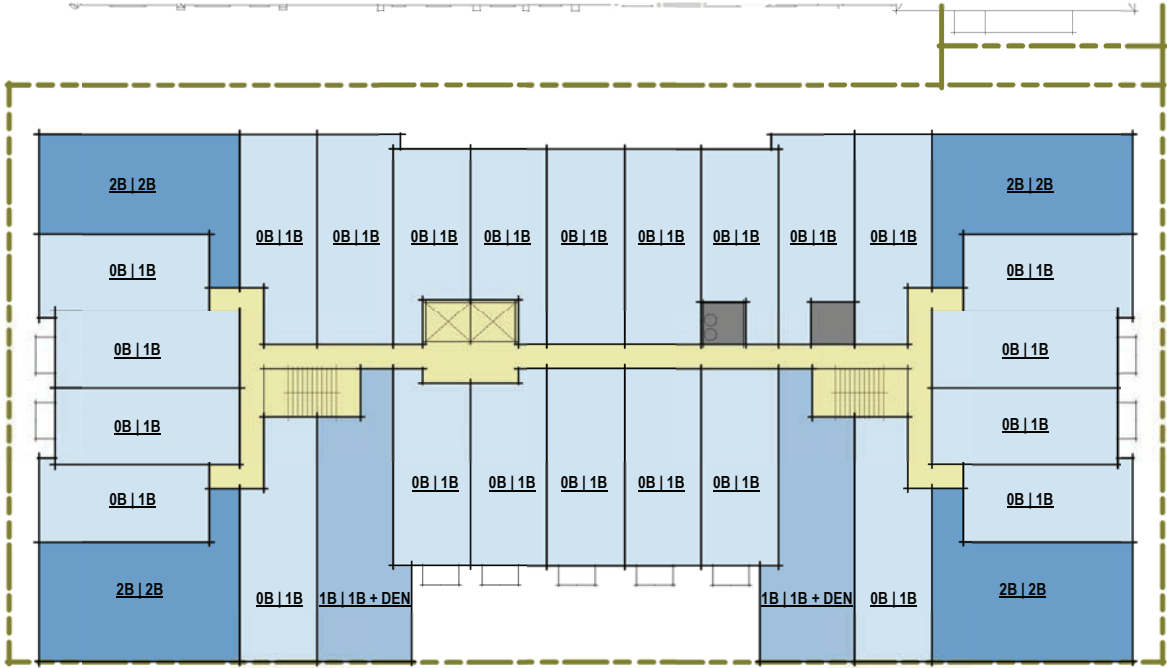
FLOOR PLAN - LEVEL 1



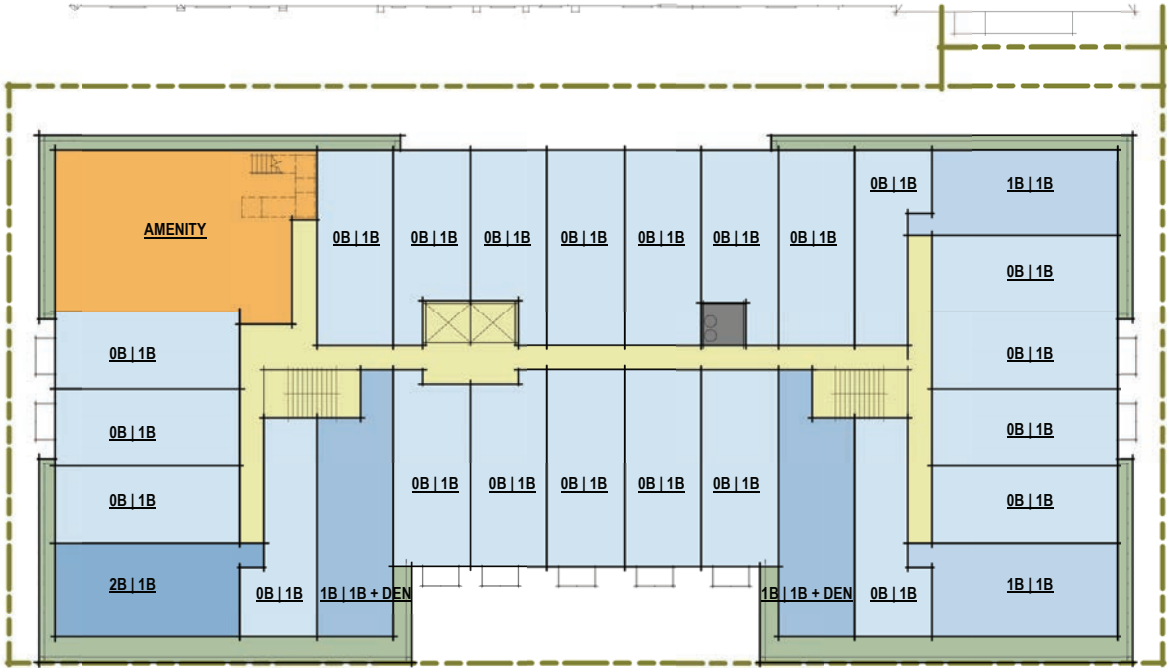
FLOOR PLAN - LEVELS 2



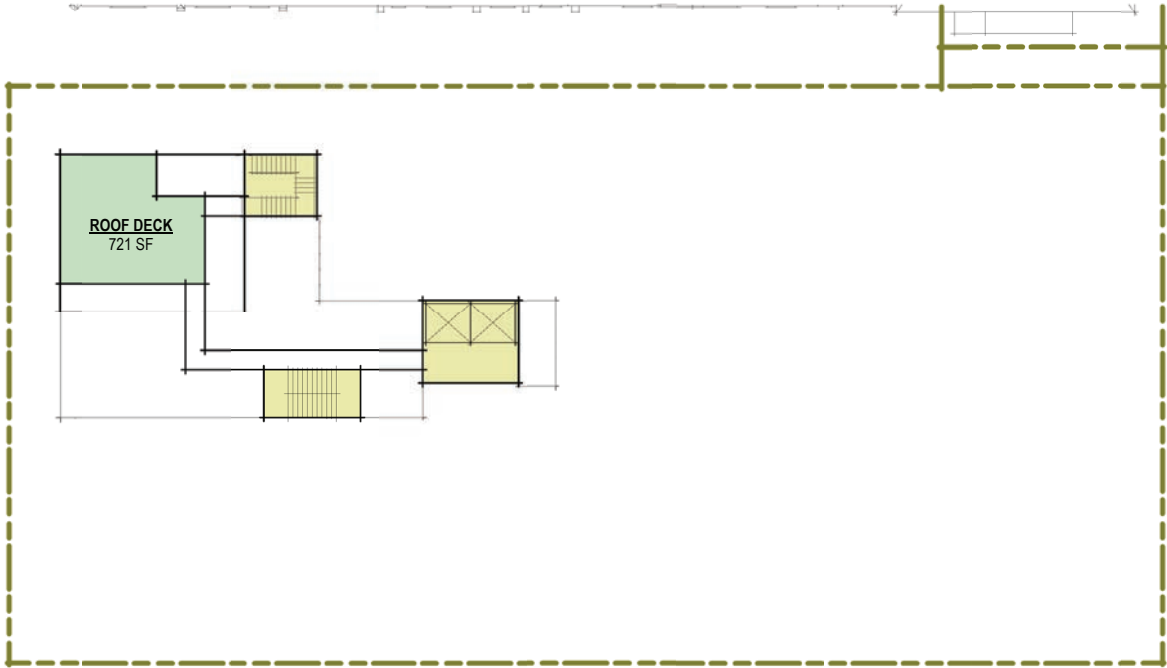
FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4-7

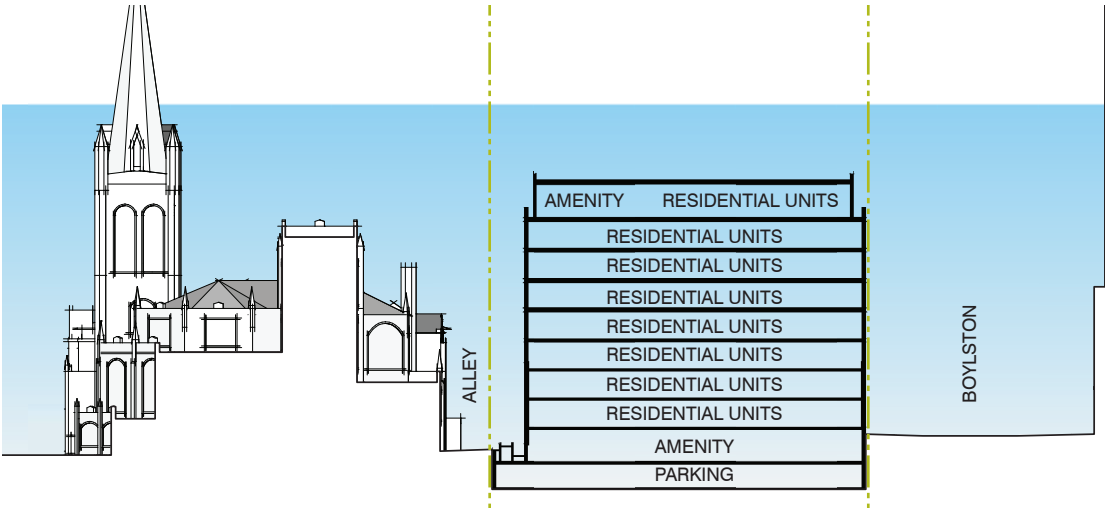


FLOOR PLAN - LEVEL 8

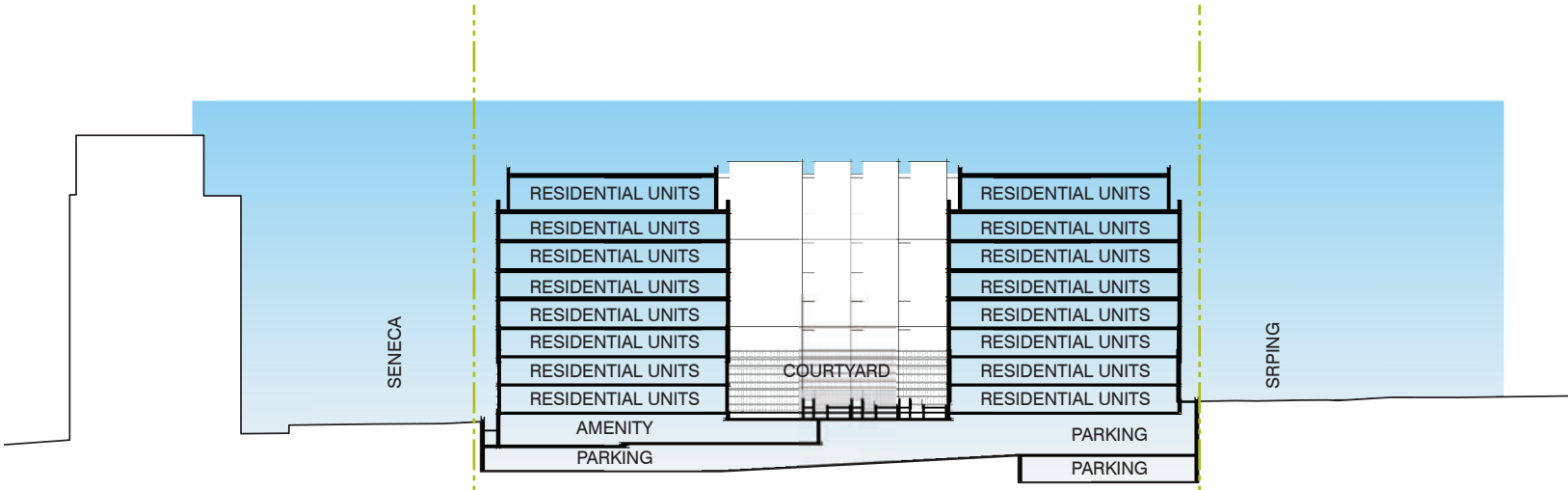


FLOOR PLAN - ROOF

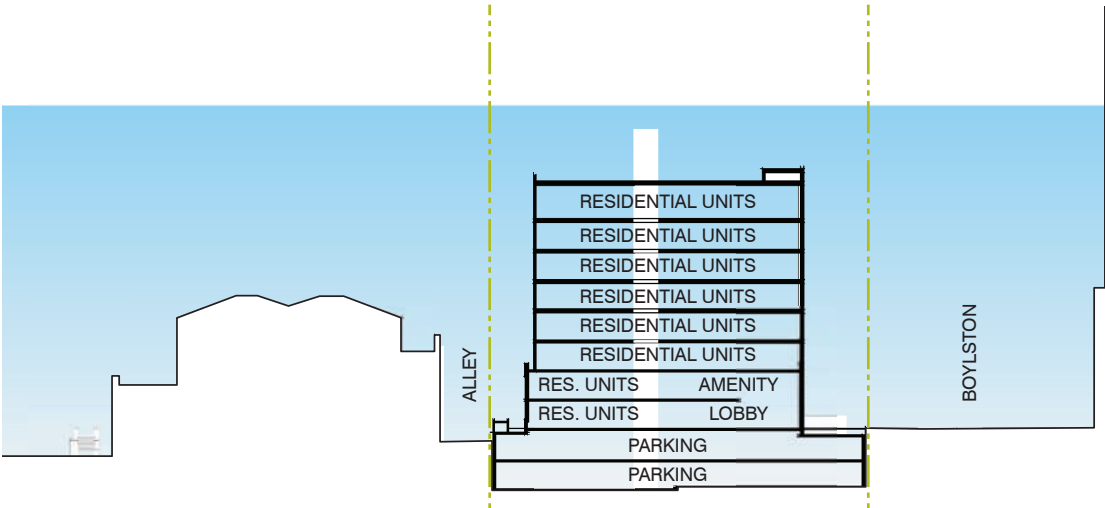
SECTION 4 | SITE SECTIONS



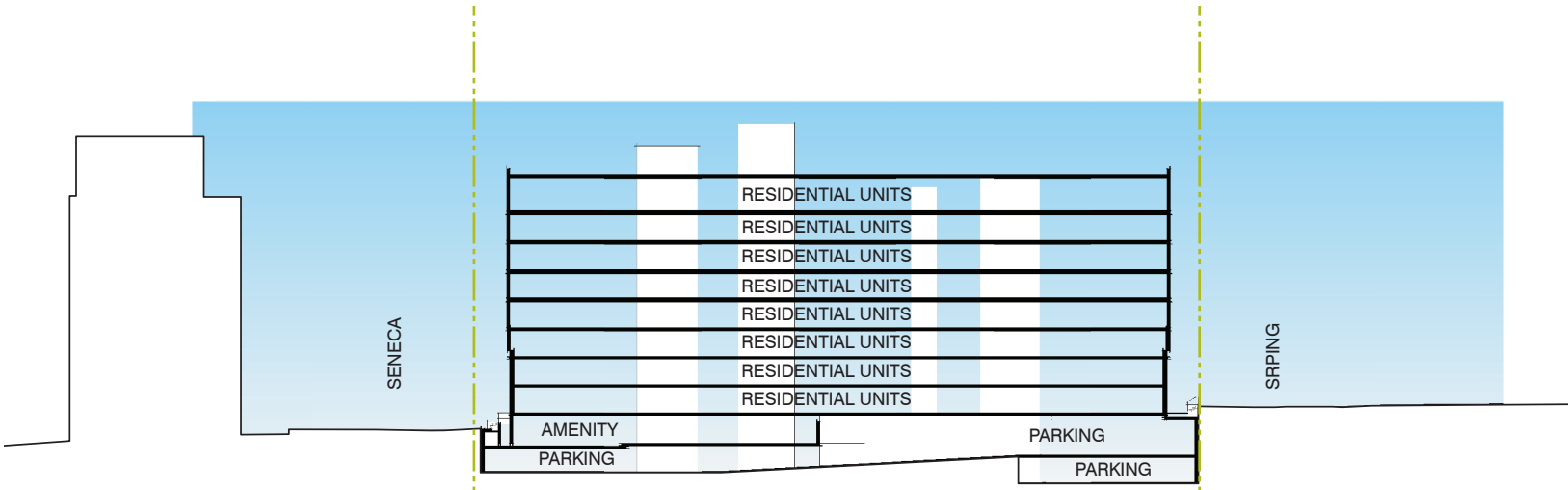
EAST-WEST SITE SECTION, NORTH END OF BUILDING



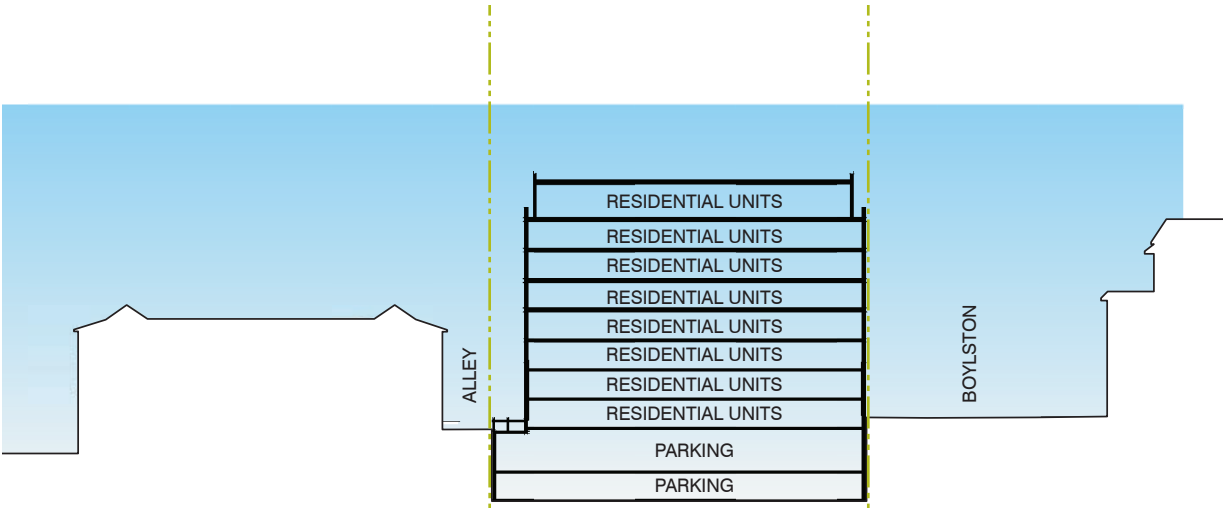
NORTH-SOUTH SITE SECTION, THROUGH COURTYARD



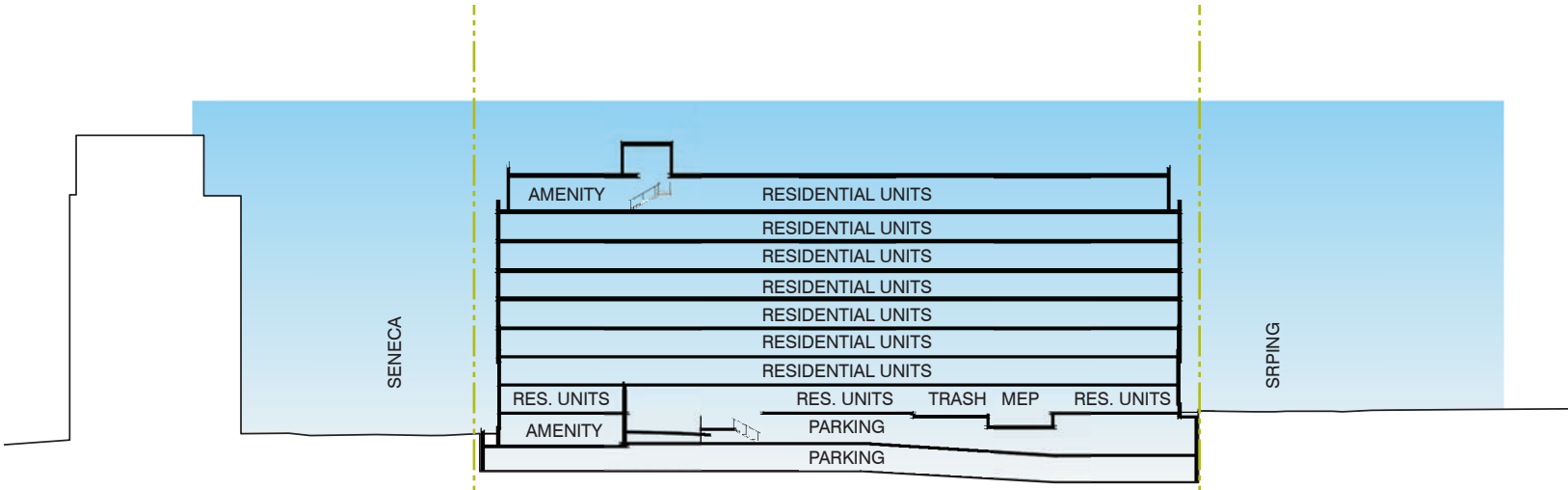
EAST-WEST SITE SECTION, THROUGH COURTYARD



NORTH-SOUTH SITE SECTION, MIDDLE OF BUILDING



EAST-WEST SITE SECTION, SOUTH END OF BUILDING



NORTH-SOUTH SITE SECTION, WEST SIDE OF BUILDING



STREET-LEVEL VIEW - BOYLSTON FACADE & COURTYARD



STREET-LEVEL VIEW - SENECA FACADE

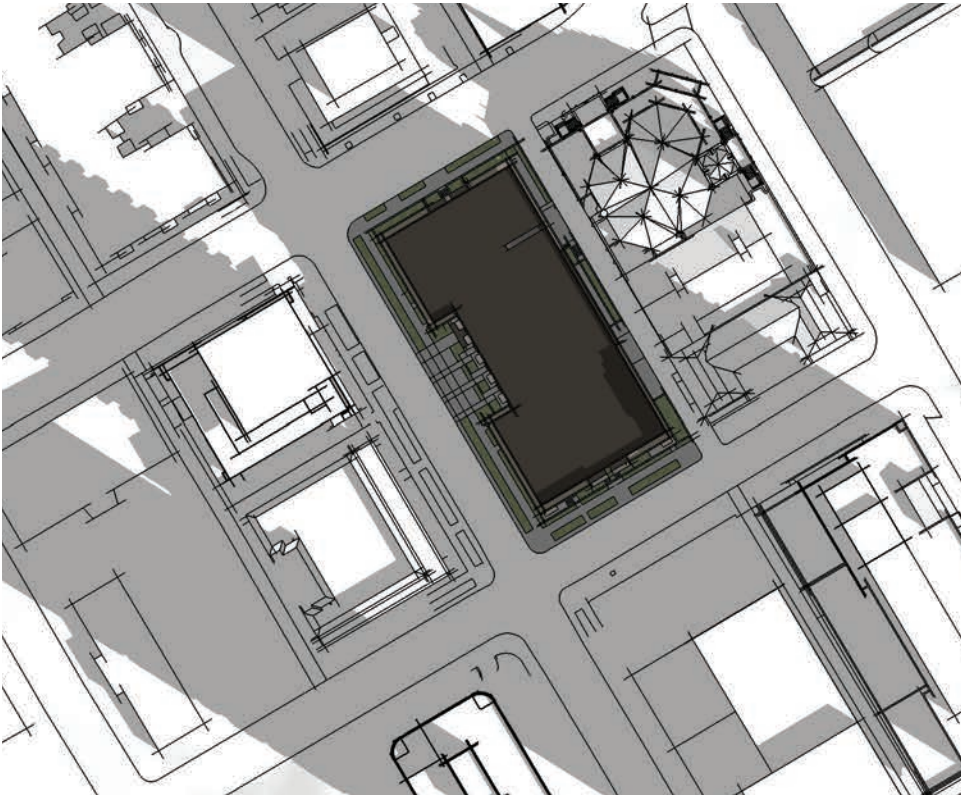


STREET-LEVEL VIEW - SPRING FACADE

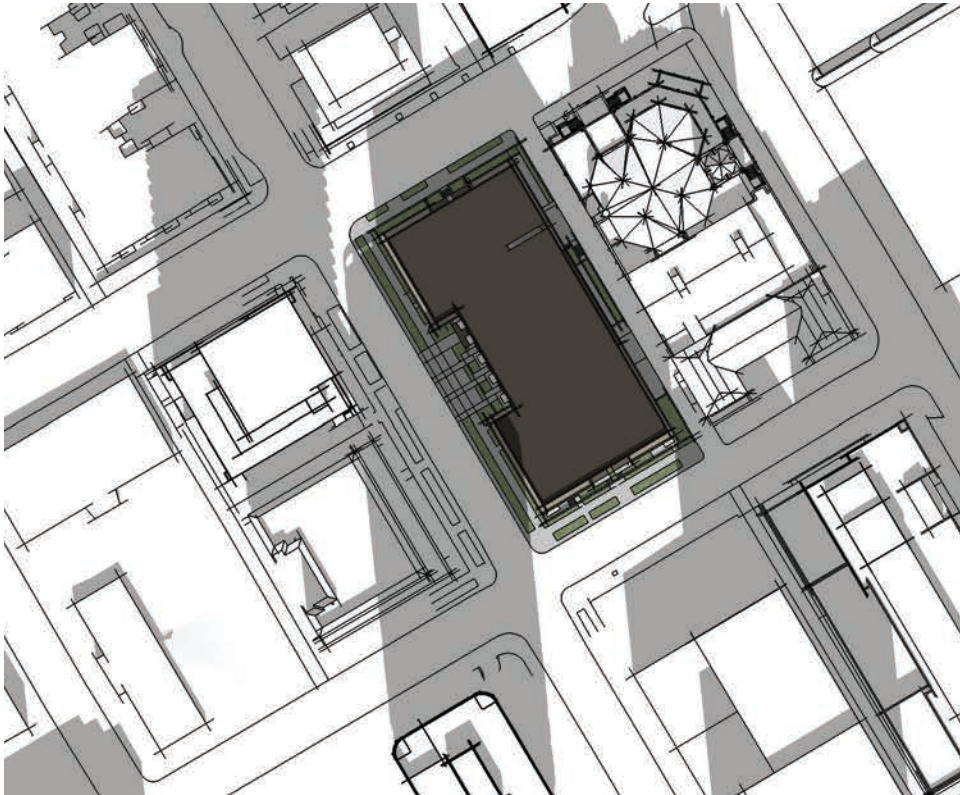


STREET-LEVEL VIEW - RELATIONSHIP WITH NEIGHBORING CHURCH

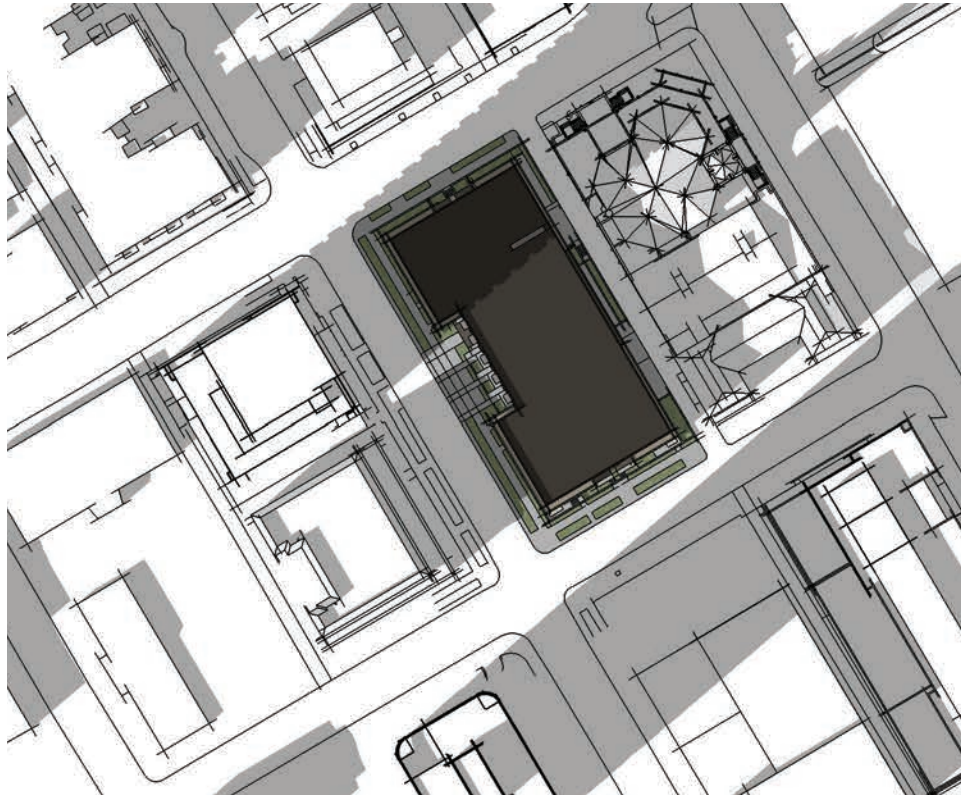
SECTION 4 | SHADOW STUDY



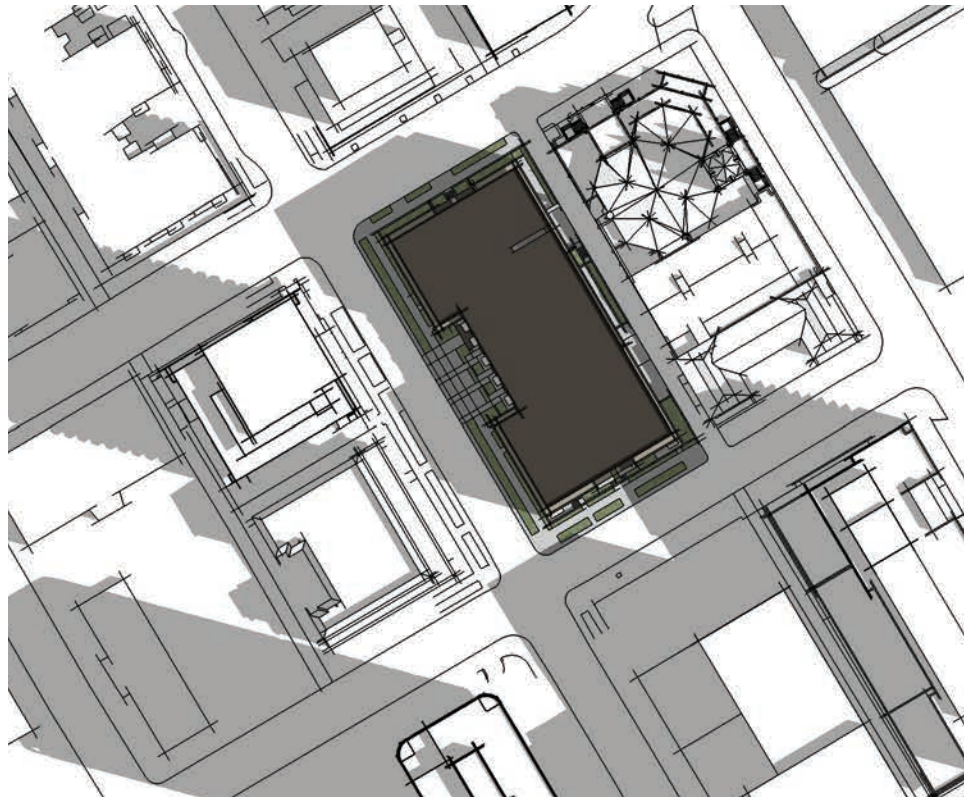
MARCH / SEPTEMBER 21 - 9 AM



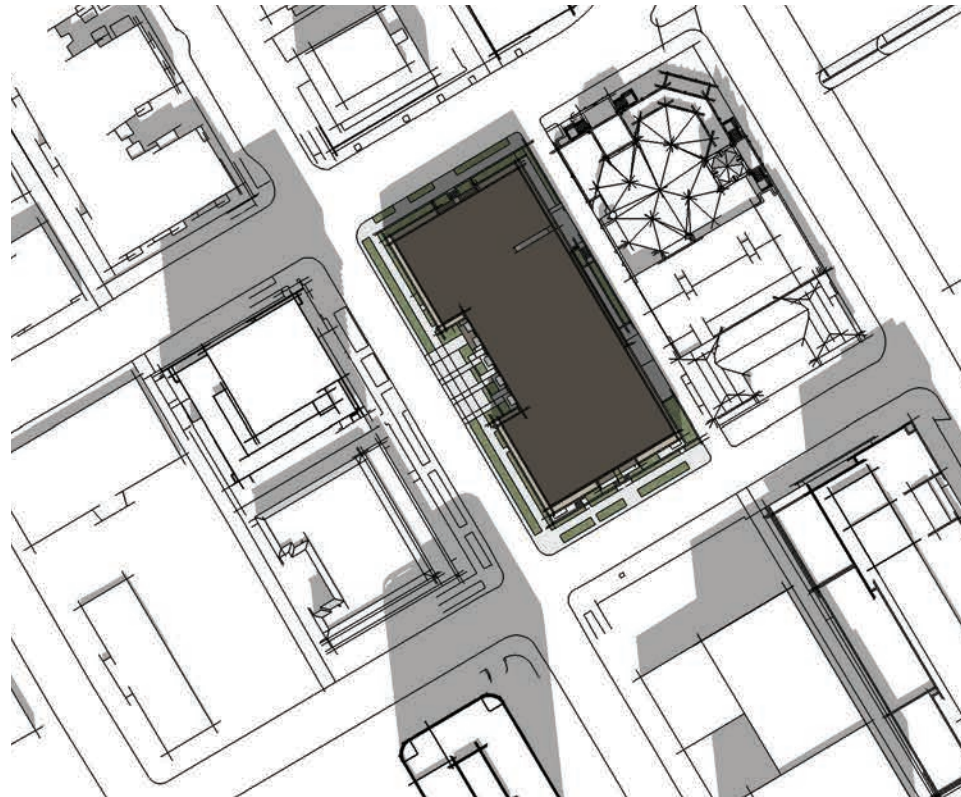
MARCH / SEPTEMBER 21 - 12 PM



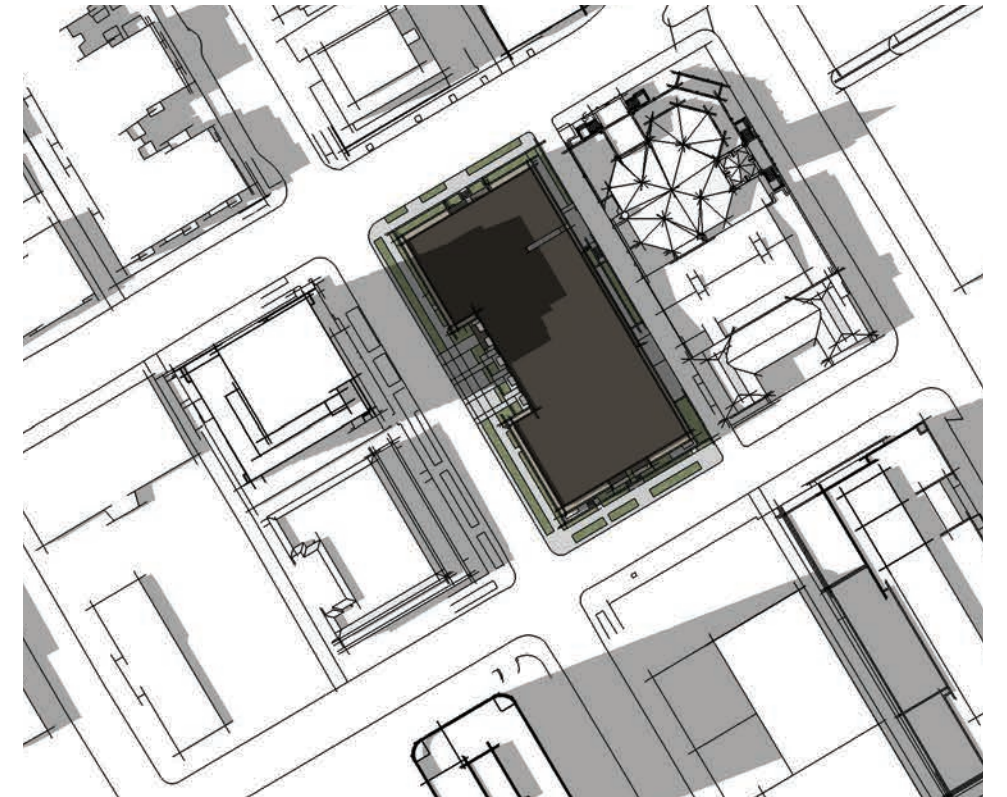
MARCH / SEPTEMBER 21 - 3 PM



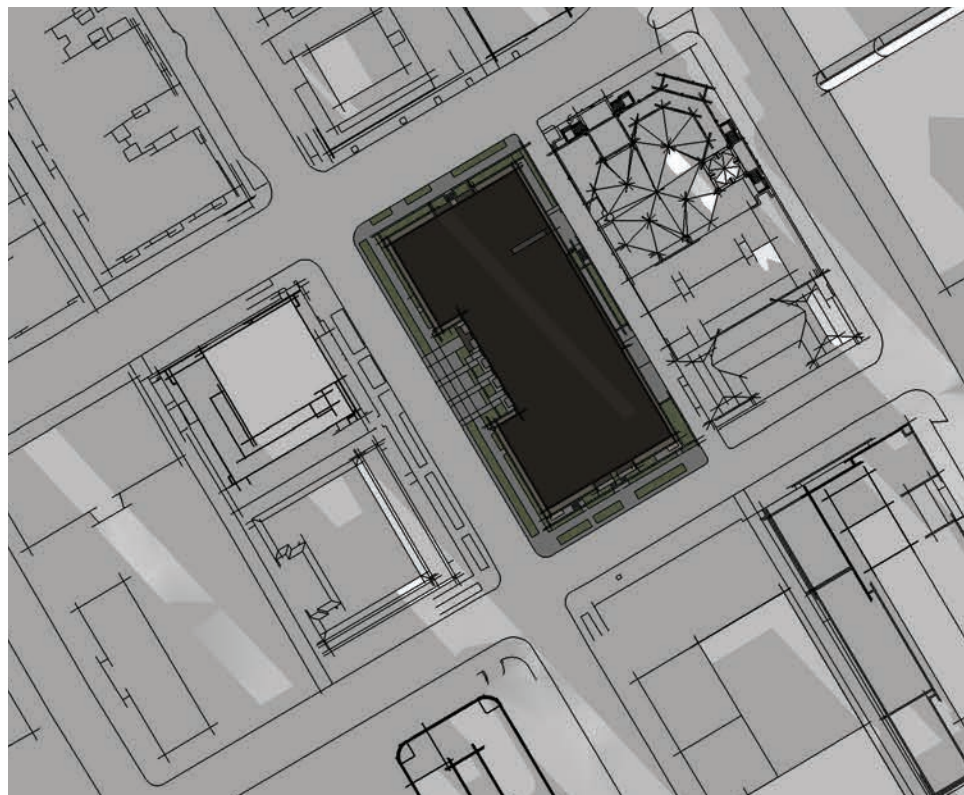
JUNE 21 - 9 AM



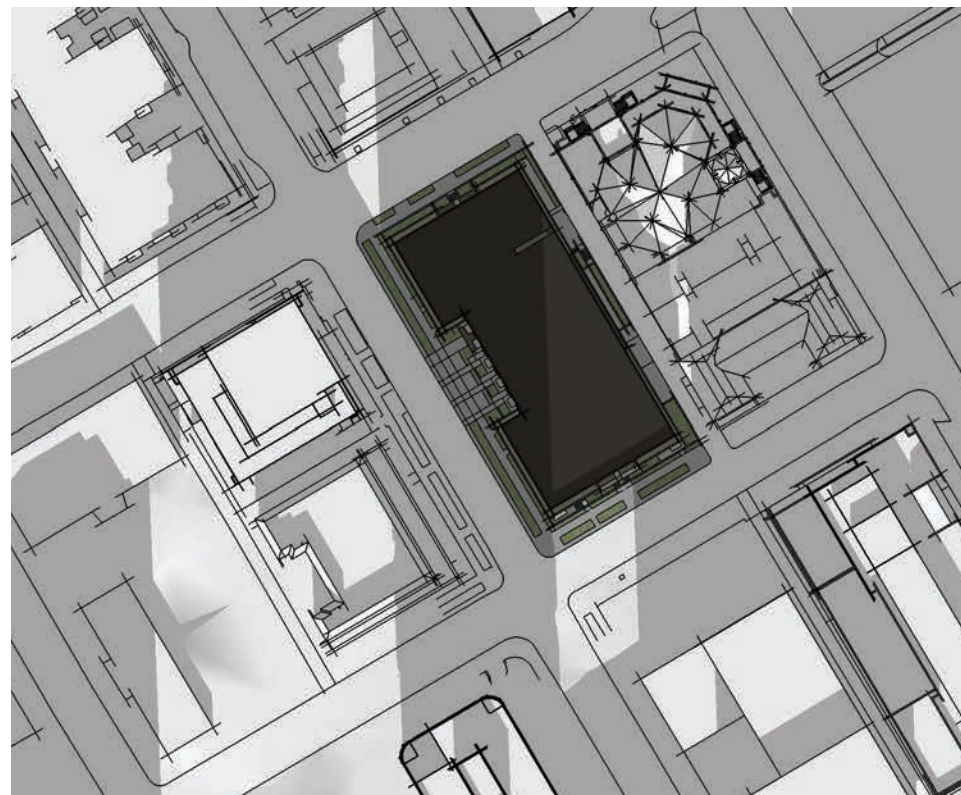
JUNE 21 - 12 PM



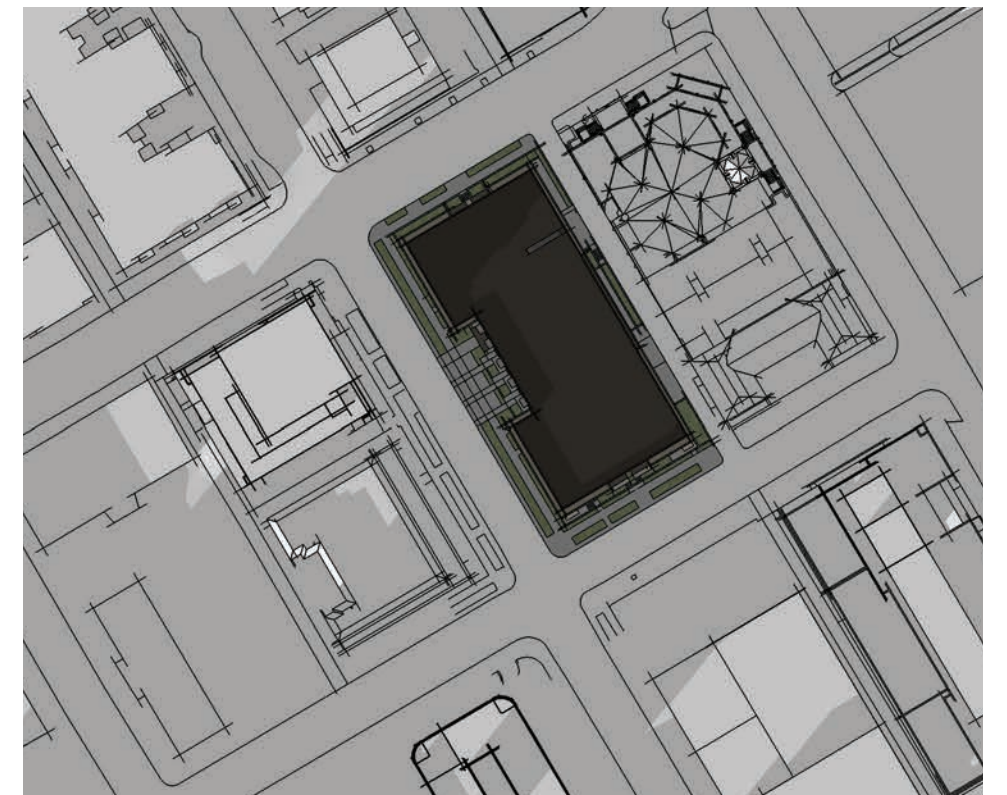
JUNE 21 - 3 PM



DECEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM

APPENDIX

INFORMATION FROM EDG-1

ALL INFORMATION FROM THIS POINT ON IS
FROM THE FIRST EDG MEETING

SECTION 5 | URBAN DESIGN ANALYSIS

ZONING

- ZONING DESIGNATION: HR
- BASE BUILDING HEIGHT: 160'
- MAX. BUILDING HEIGHT: 280'
- MAX. BLDG. HEIGHT (W/ RESIDENTIAL INCENTIVES): 300'
- BASE FAR: 7
- MAX FAR: 13 (<240' HEIGHT)
- FAR EXEMPTIONS:
 - ALL UNDERGROUND STORIES
 - PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4' ABOVE GRADE IN MULTI-FAMILY STRUCTURES.
 - ENCLOSED COMMON AMENITY AREA.
 - GROUND FLOOR COMMERCIAL USES IF 13' HIGH.
- SETBACKS (FOR BUILDINGS <85' HEIGHT)
 - FRONT & SIDE AT STREET: 7' AVERAGE, 5' MIN.
 - REAR AT ALLEY: 10'

LEGEND

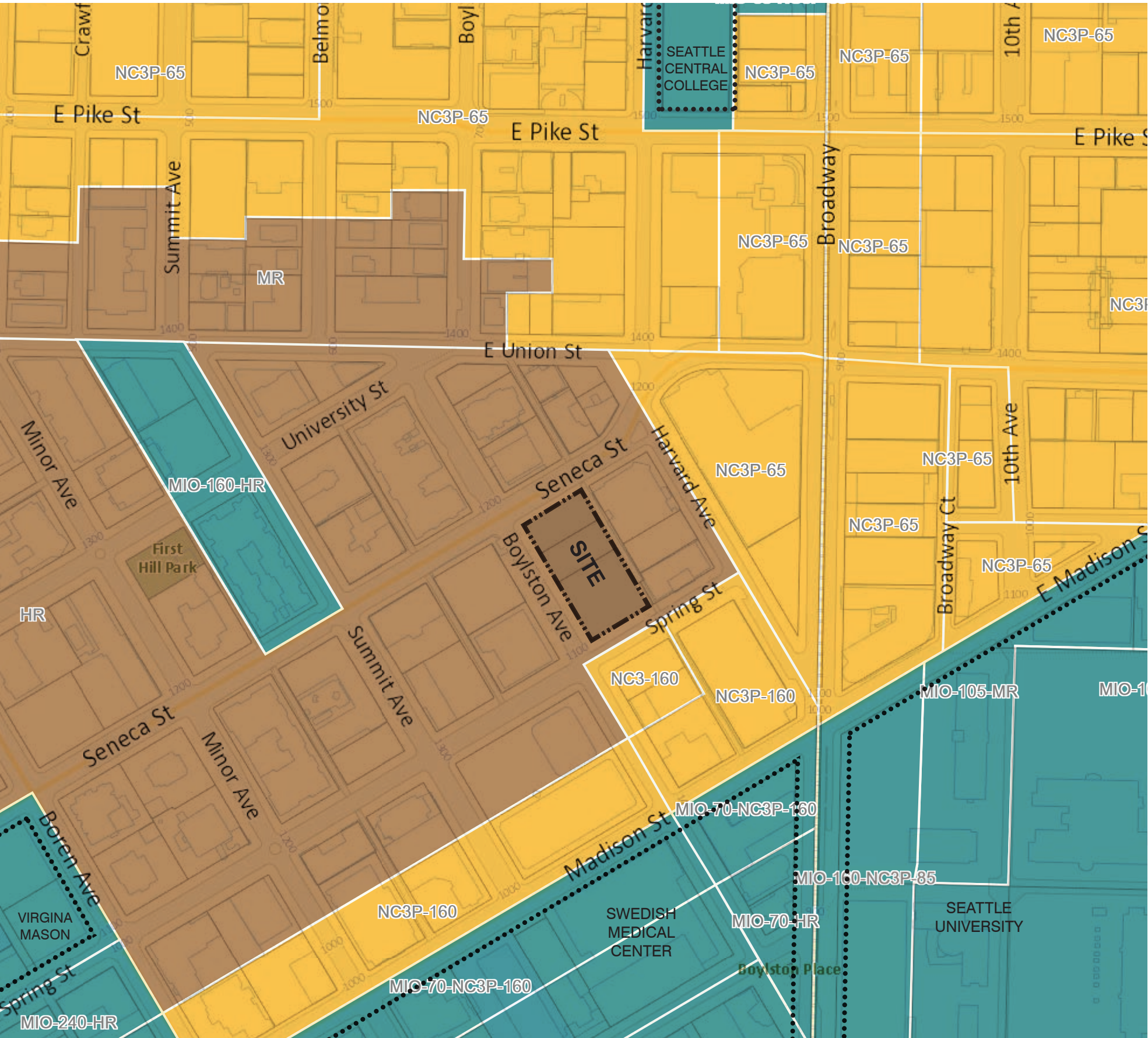
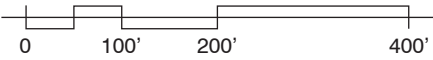
Highrise

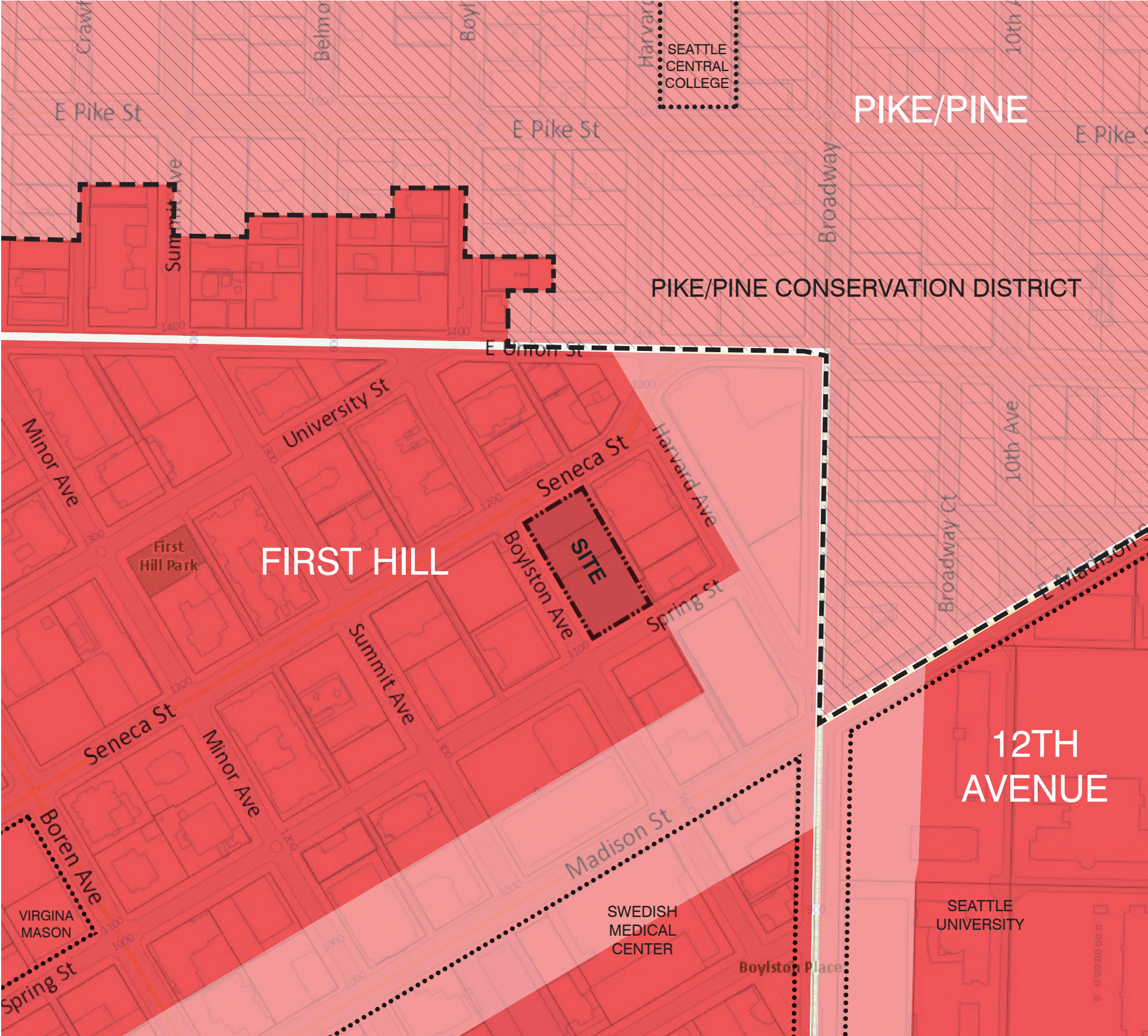
Neighborhood Commercial

Major Institution

Institution Boundary

Project Site





URBAN VILLAGES, CENTERS, & OVERLAYS

- Site is within the First Hill Urban Center Village

LEGEND

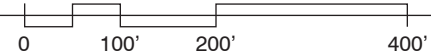
Urban Villages & Centers

Pedestrian Zone

Overlay District

Institution Boundary

Project Site



SECTION 5 | URBAN DESIGN ANALYSIS

TRANSIT

LEGEND

Streetcar

Streetcar Stop

Link Light Rail (underground)

Bus Route

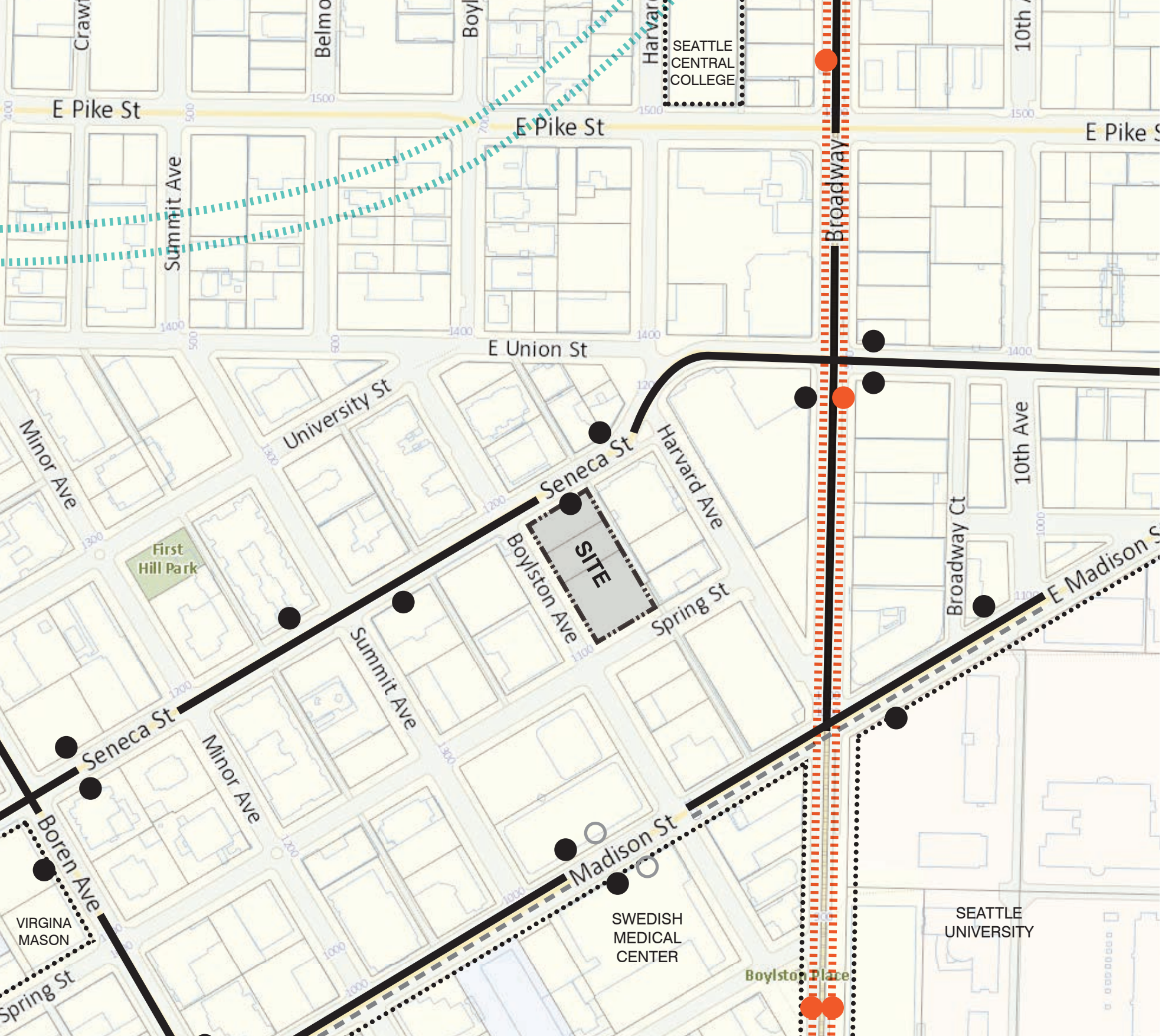
Bus Stop

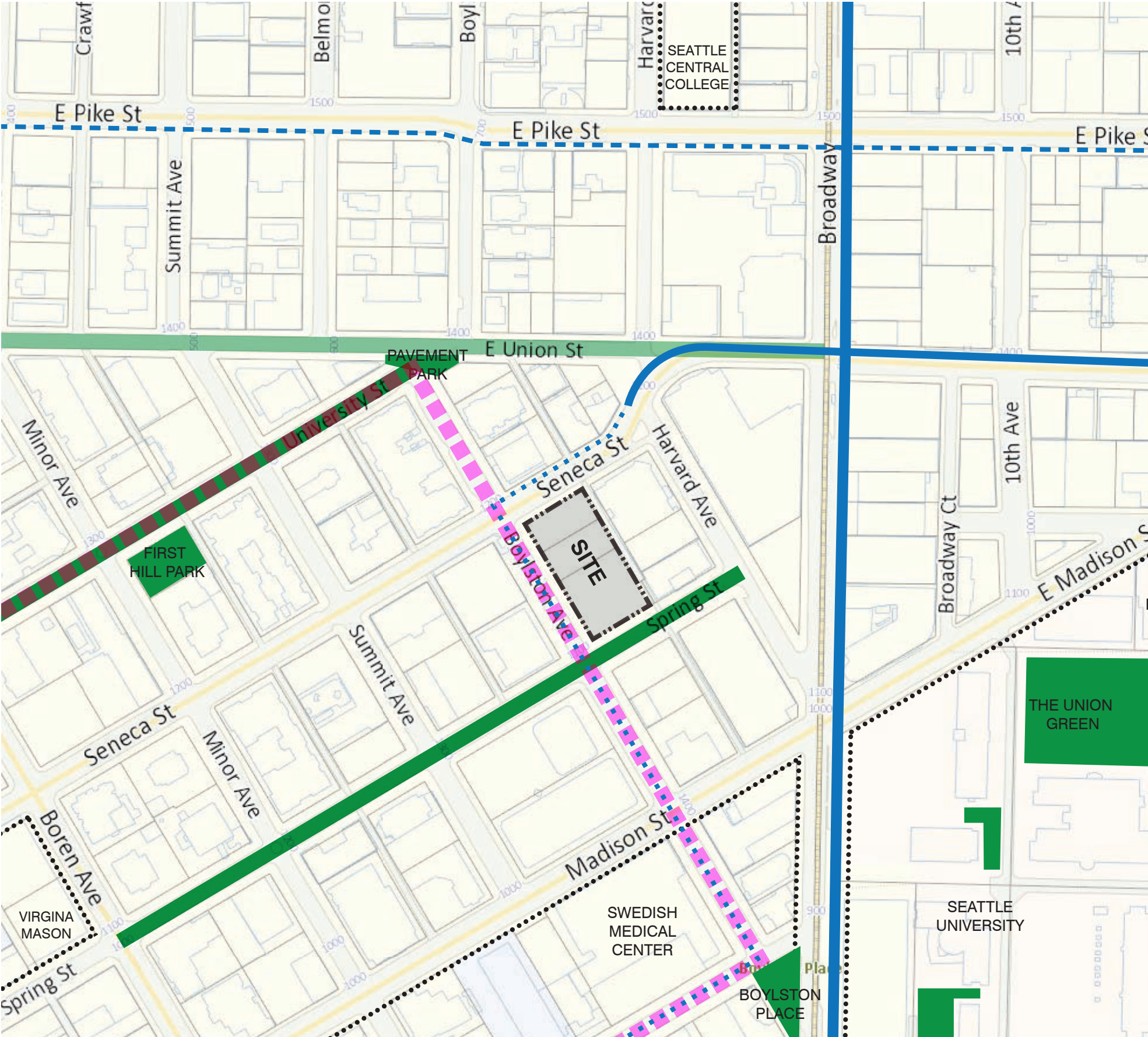
Bus Rapid Transit (future)

BRT Stop (future)

Institution Boundary

Project Site

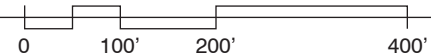




PEDESTRIAN OPEN & BIKE INFRASTRUCTURE

LEGEND

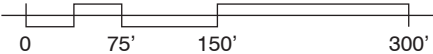
- Parks & Open Space
- Green Street
- Neighborhood Greenway
- Proposed Active Loop (First Hill Mile)
- Bike Lane
- Future Bike Lane
- Bike Route
- Institution Boundary
- Project Site

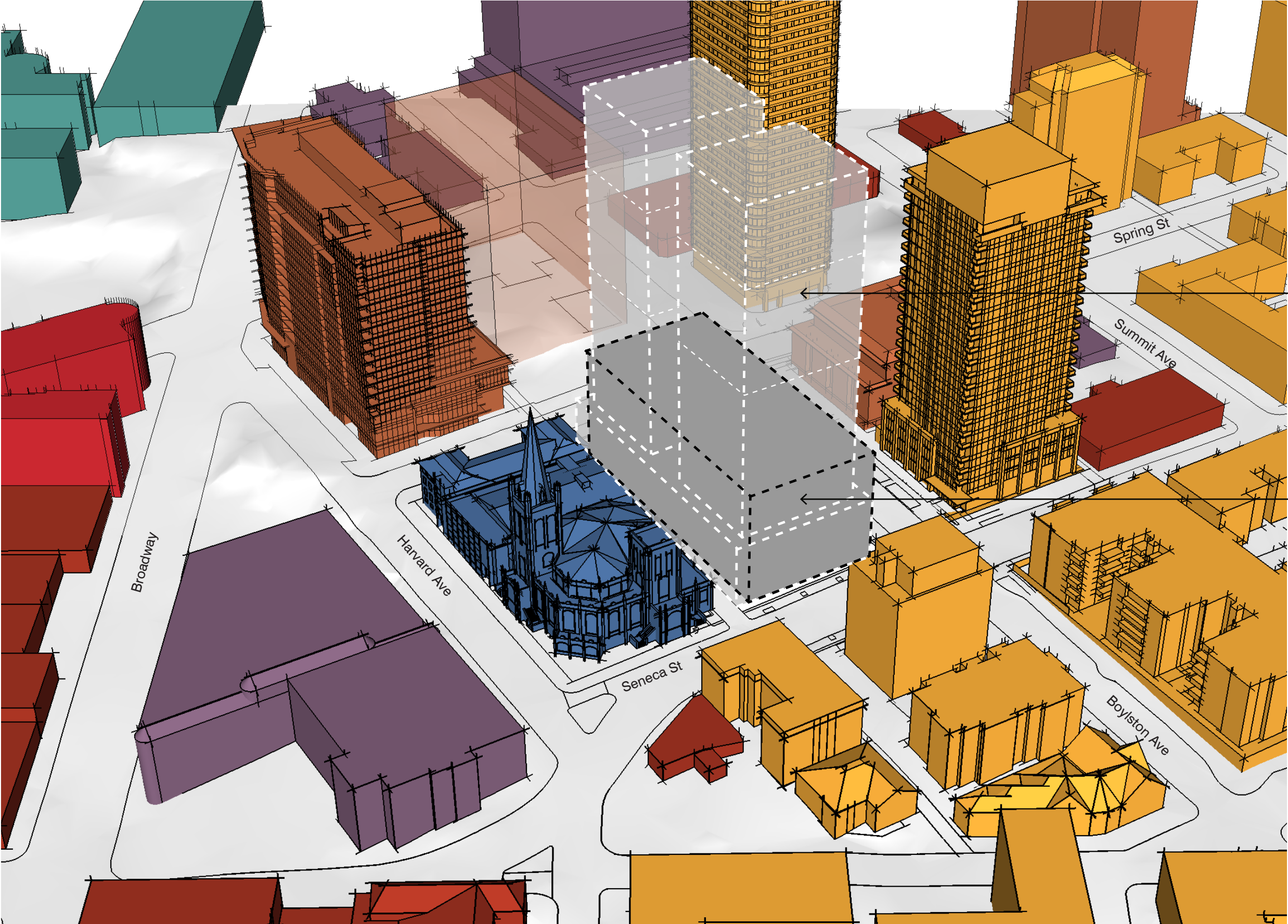


ADJACENT USES

LEGEND

- Single family, duplex, & triplex
- Apartments
- Mixed Use Apartments
- Retail / Office
- Hotel
- Medical
- Community / Religious
- Education / Institutional
- Project Site





ALLOWABLE ZONING ENVELOPE
IF OVER 85' HIGH

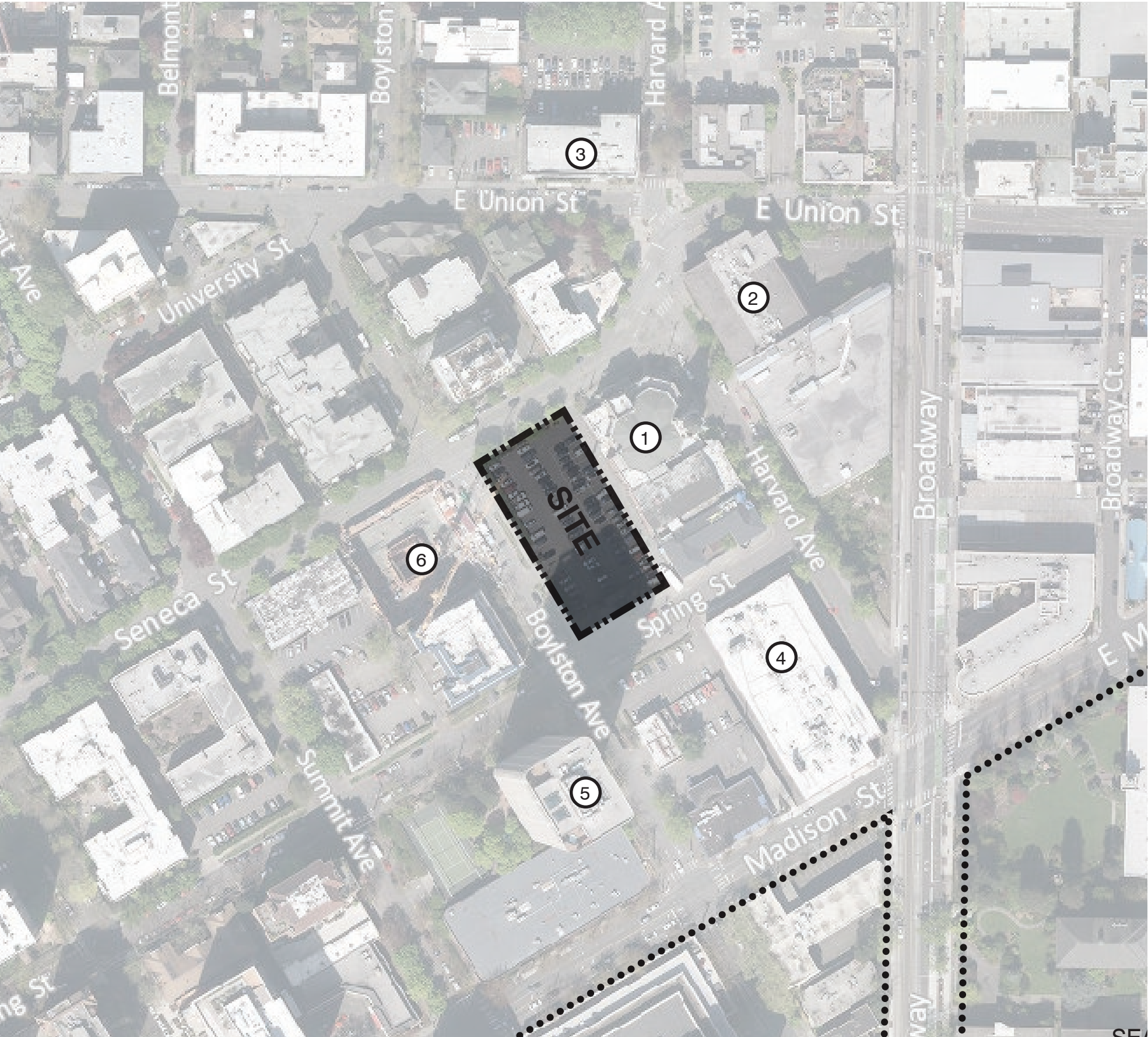
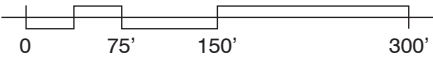
ALLOWABLE BUILDING ENVELOPE
IF LESS THAN 85' HIGH

COMMUNITY NODES/LANDMARKS & LOCAL SITING PATTERNS

The proposed project is in Seattle’s First Hill Neighborhood and occupies an entire block on the east side of Boylston Avenue between Spring Street and Seneca Street.

Existing Uses
The project site currently contains a surface parking lot, and a small private playground fronting Spring Street. The right-of-ways on all three streets are 66’ wide, with existing sidewalks in place. There is a 16’ alley along the east side, separating the site from the existing Seattle First Baptist Church building.

The neighborhood is largely urban residential in character, with multi-family residential buildings across Boylston Avenue and Seneca Street, and a parking lot across Spring Street.





① SEATTLE FIRST BAPTIST CHURCH



② THE POLYCLINIC



③ KNIGHTS OF COLUMBUS



④ THE DANFORTH



⑤ FIRST HILL PLAZA

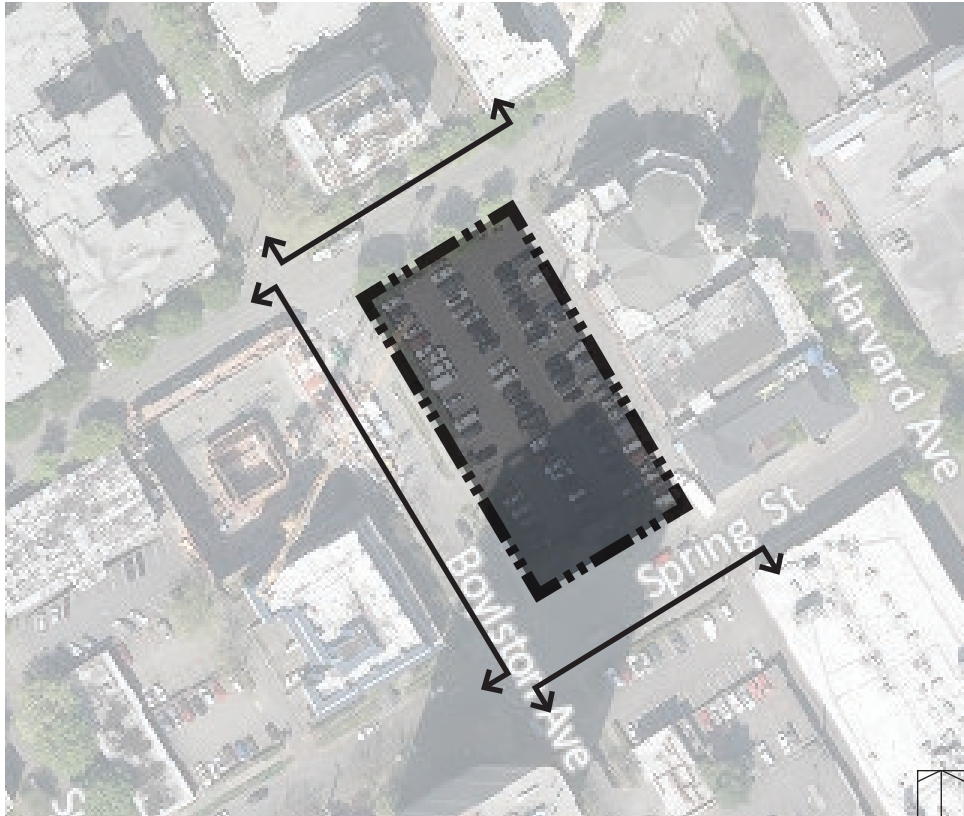


⑥ LUMA

Located near the edge of the HR zone, the surrounding building transition from smaller buildings in the NC3P-65 zone to the north and east, to high-rise buildings in the HR zone to the south and west.

Although the Seattle First Baptist Church is located within the HR zone, as a beloved local landmark it is unlikely to be redeveloped.

VIEWS FROM SITE



VIEW FROM SITE - SENECA STREET



VIEW FROM SITE - SPRING STREET



VIEW FROM SITE - BOYLSTON AVENUE



VIEW INTO SITE - SENECA STREET



VIEW INTO SITE - SPRING STREET



VIEW INTO SITE - BOYLSTON AVENUE

IEWS INTO SITE

