

#3017075

1404 Boylston Ave **EARLY DESIGN GUIDANCE**

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

ADDRESS

1404 BOYLSTON AVE
DPD# 3017075

PROJECT TEAM

OWNER	Johnson & Carr, LLC
ARCHITECT	S+H Works, LLC
SURVEYOR	Chadwick & Winters
LANDSCAPE	Root of Design

PROJECT INFO

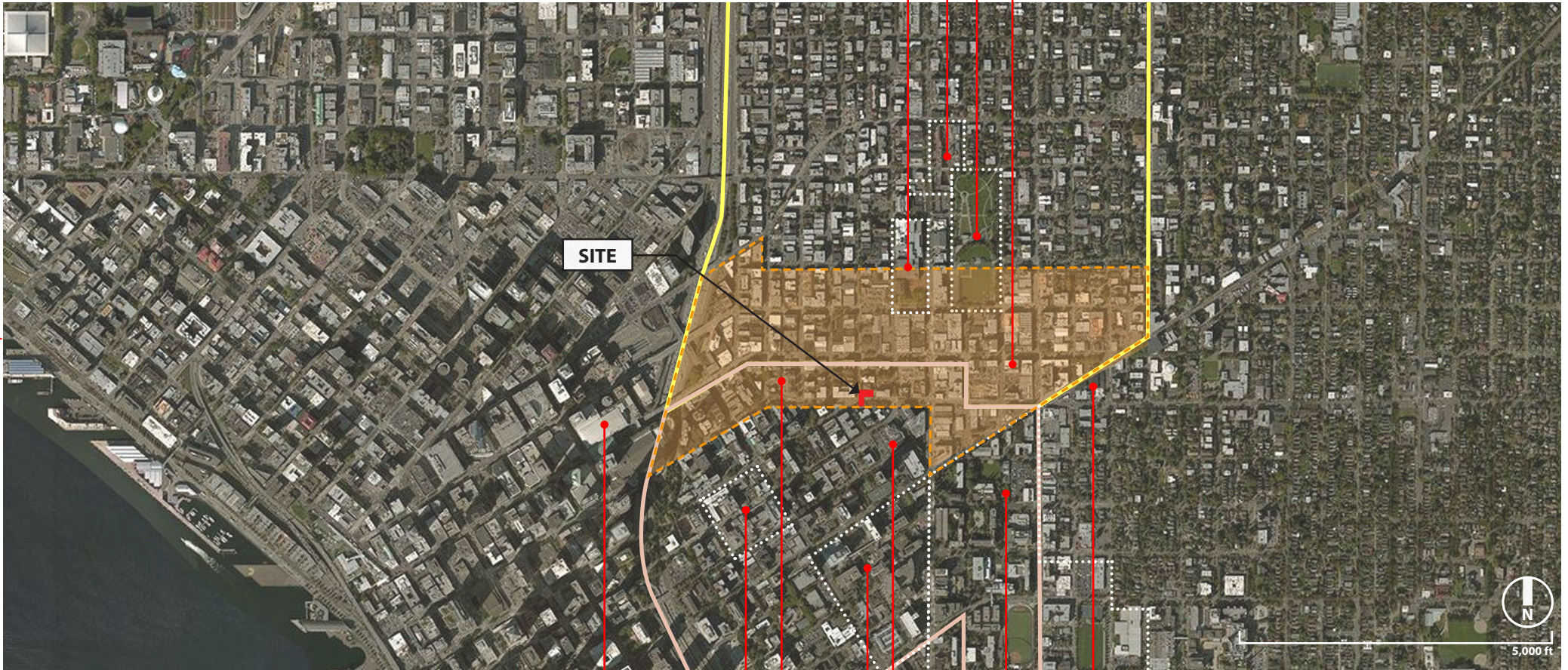
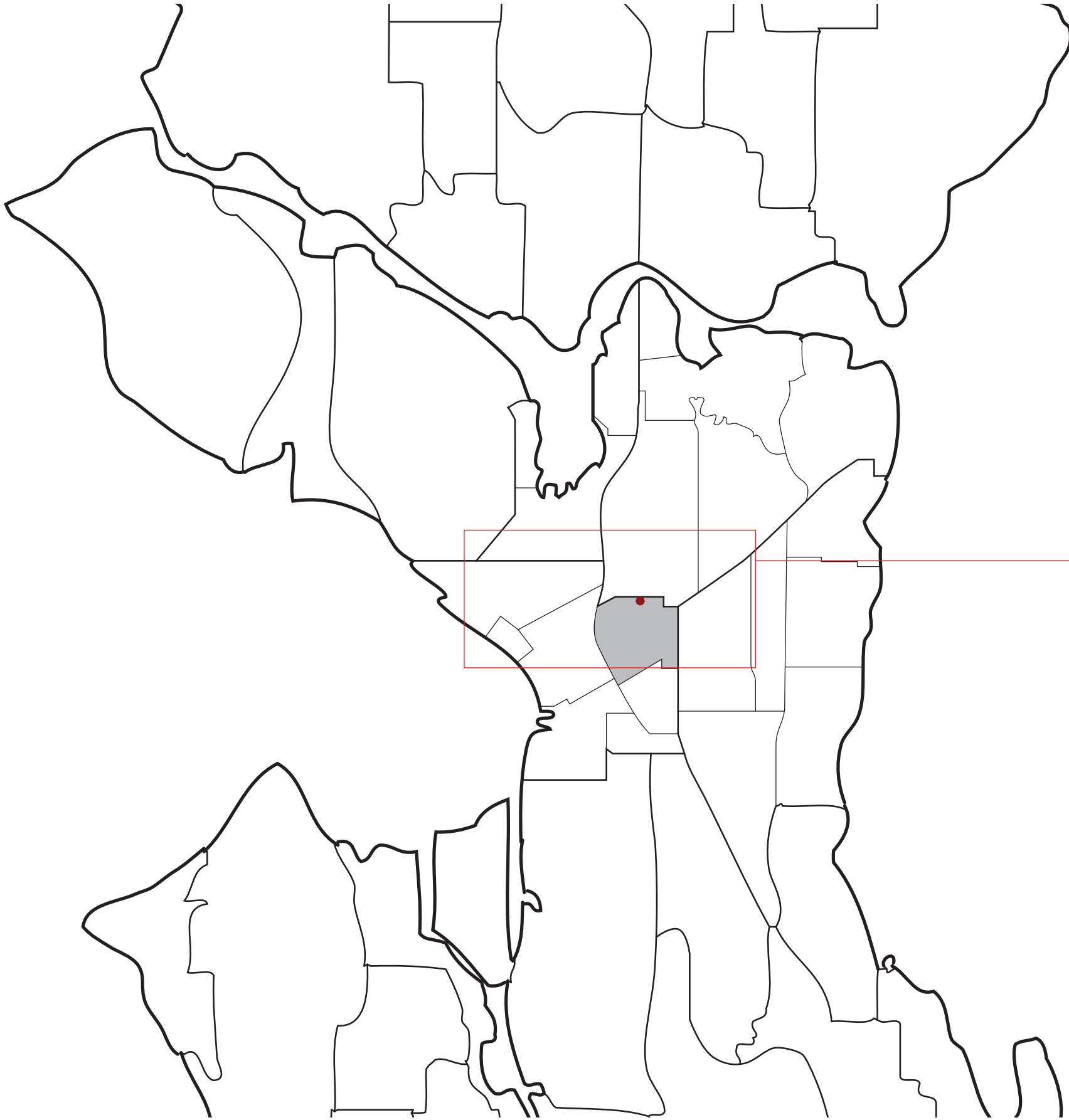
ZONING	MR
OVERLAYS	PIKE/PINE UCV, FREQUENT TRANSIT
LOT SIZE	11,124
FAR (w/ Green & Affordable)	4.25
ALLOWABLE FAR	47,277
PROPOSED FAR	46,040 +/-
PROPOSED UNITS	105 +/-
PARKING STALLS	N/A
BICYCLE PARKING	45 +/-

PROJECT DESCRIPTION

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

INDEX

CONTEXT	1
ANALYSIS	2
ZONING	8
GUIDELINES	10
NEIGHBORHOOD TRANSITIONS	12
CONCEPT	16
Scheme B	18
Scheme B.1	22
Scheme C	24
Scheme C.1	28
DEPARTURE MATRIX	30
VIGNETTES	32
ADJACENCIES & MASSING DIAGRAMS	38
PREFERRED SCHEME SKETCHES	40
RECENT WORK	44



PIKE / PINE

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

DEVELOPMENT GOALS

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

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

SITE ANALYSIS

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

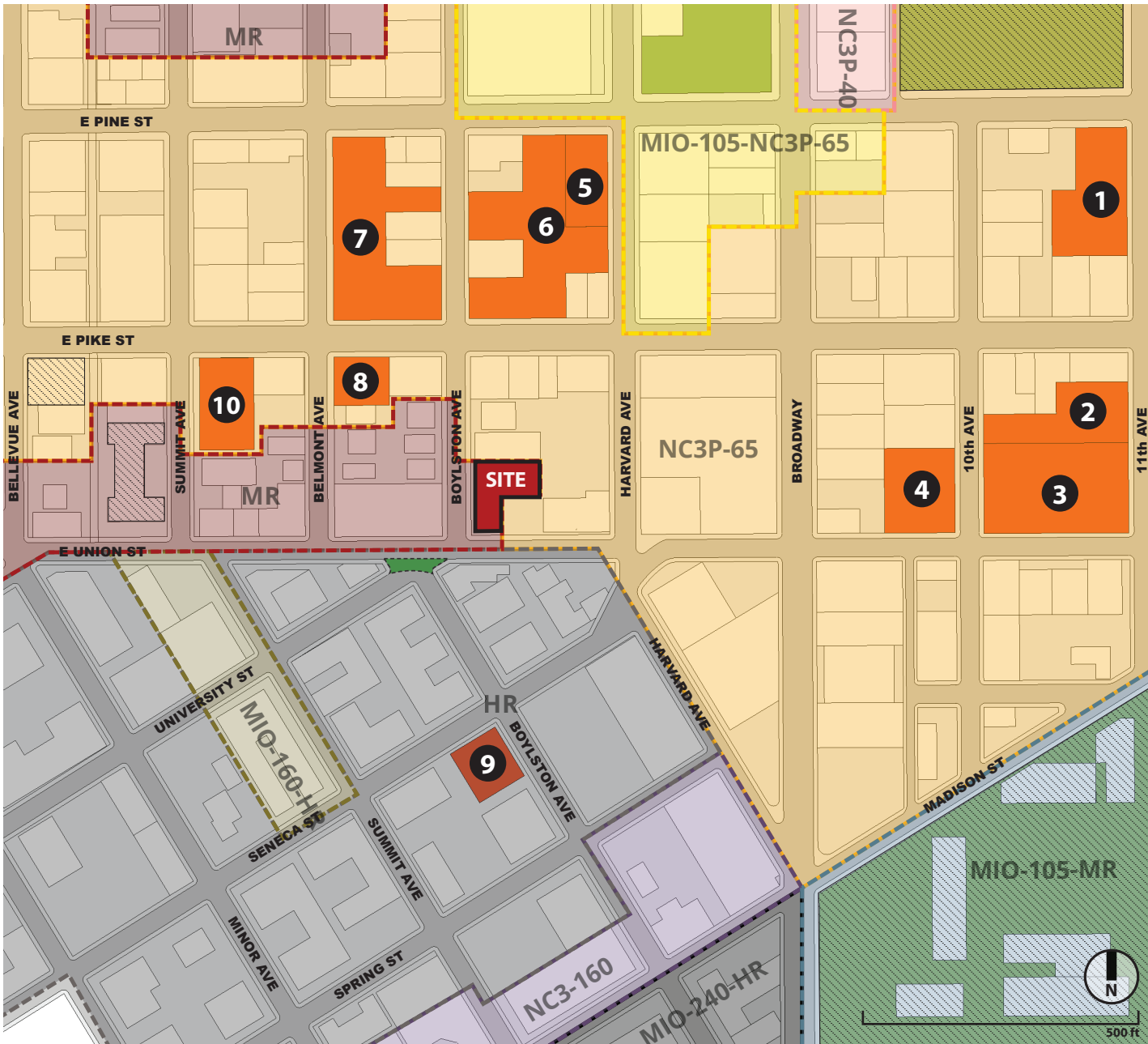


BUILDING TYPE

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

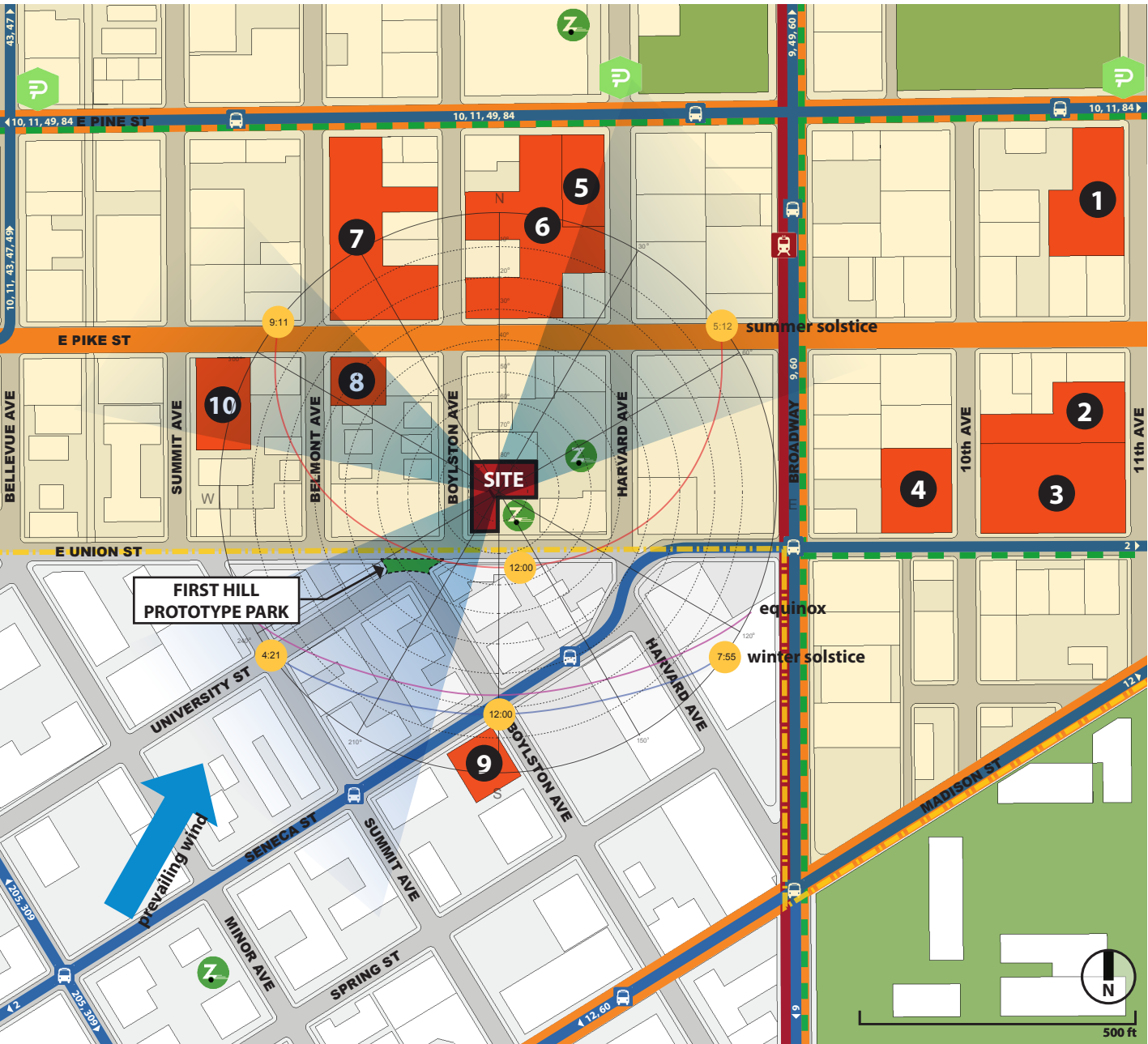
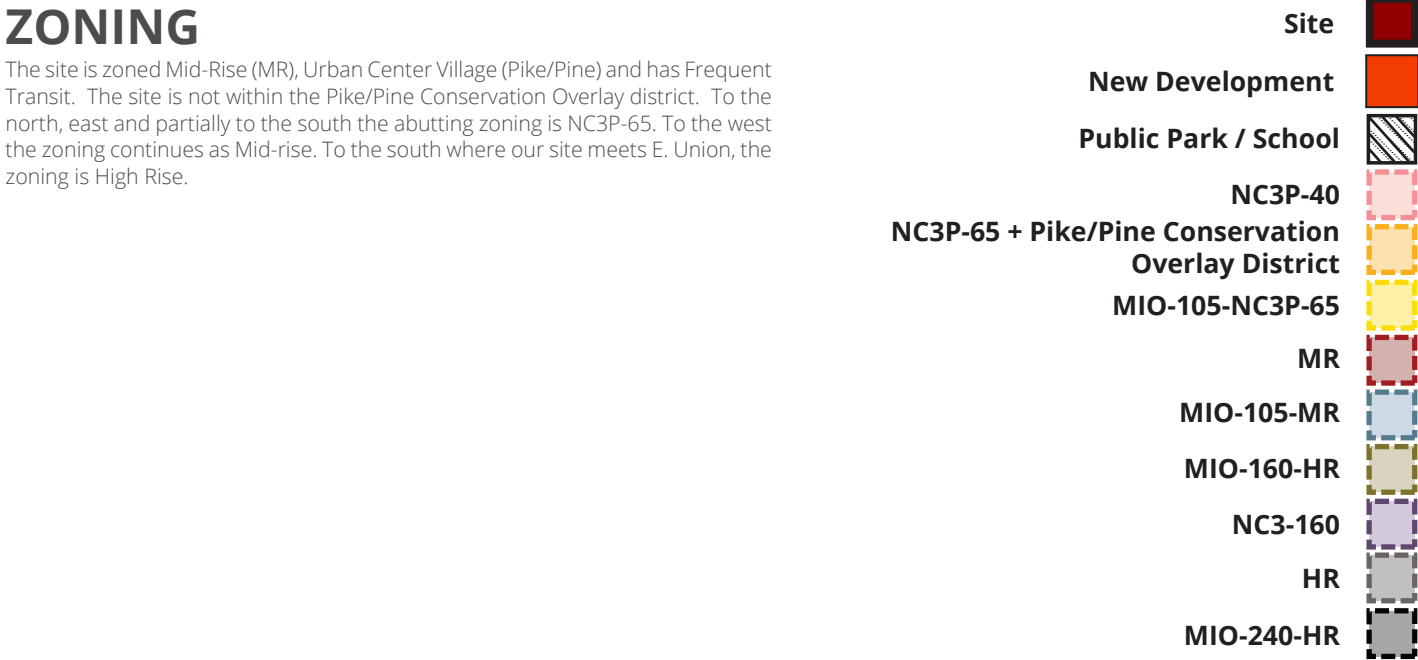
NEIGHBORING DEVELOPMENTS

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



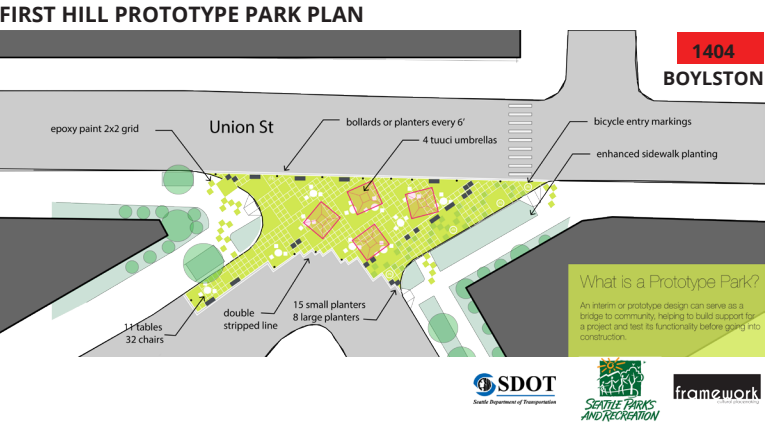
ZONING

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



ENVIRONMENT & CIRCULATION

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

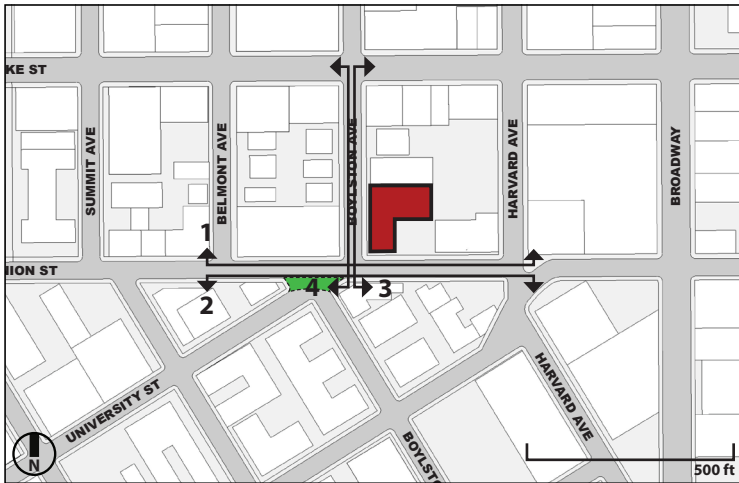


- Site
- New Development
- Pike / Pine Urban Center Village (UCV)
- Transit Route
- First Hill Streetcar Route
- Dedicated Bicycle Lane
- Major Arterial
- View Opportunity
- Designated Bus Stop
- First Hill Streetcar Stop
- Zipcar Location
- Pronto Bike Share Station

1 E UNION ST LOOKING NORTH



2 E UNION ST LOOKING SOUTH



ADJACENCIES

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

3 BOYLSTON AVE LOOKING EAST



4 BOYLSTON AVE LOOKING WEST



EXISTING CONDITIONS

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

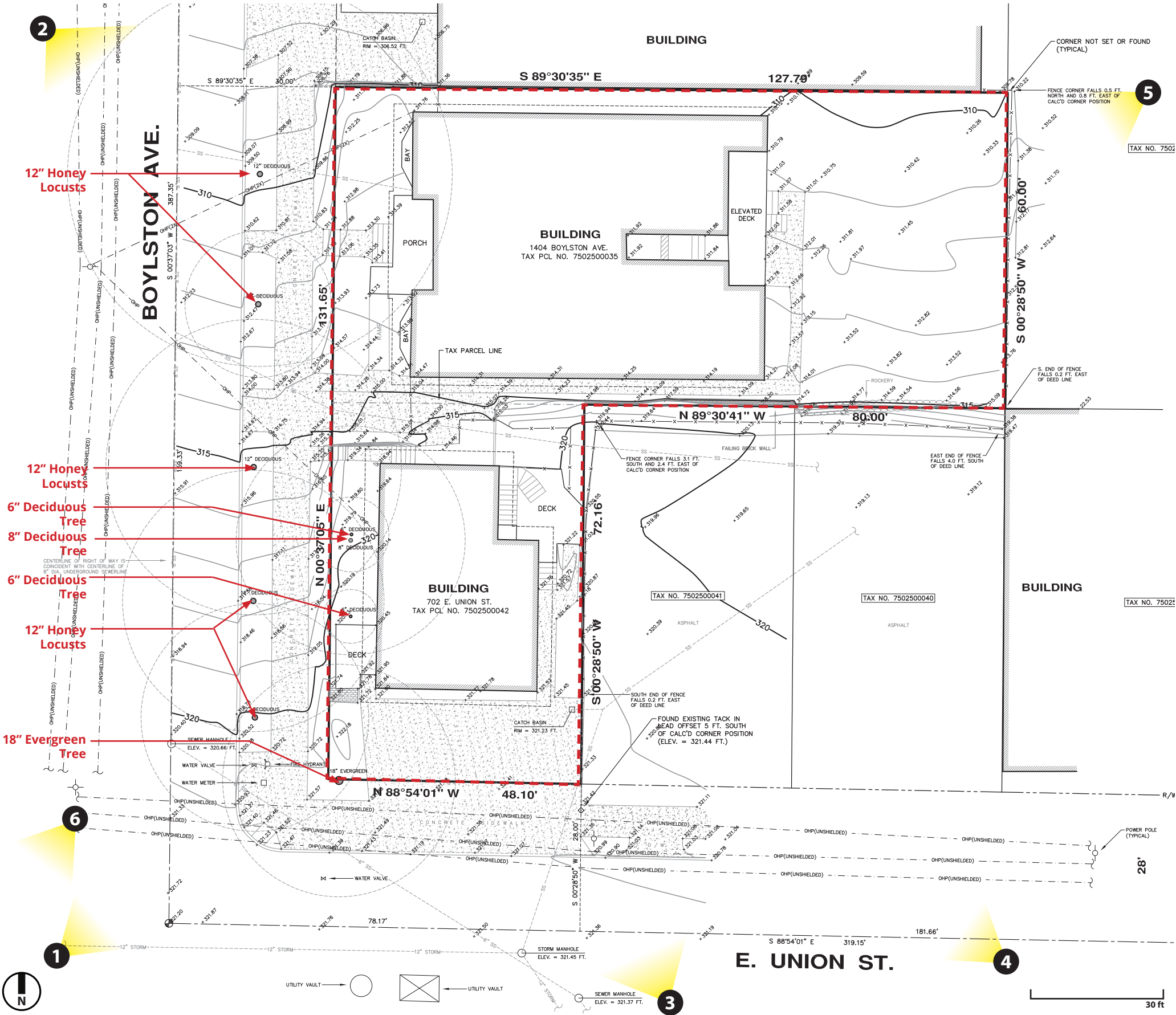
LEGAL DESCRIPTION

TAX PARCEL NO. 7502500035
LOT 4, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 7502500042
LOT 5, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

EXCEPT THE EAST 80 FT. THEREOF.

SURVEY:
Surveyor: Chadwick & Winters Date: 04/23/2014

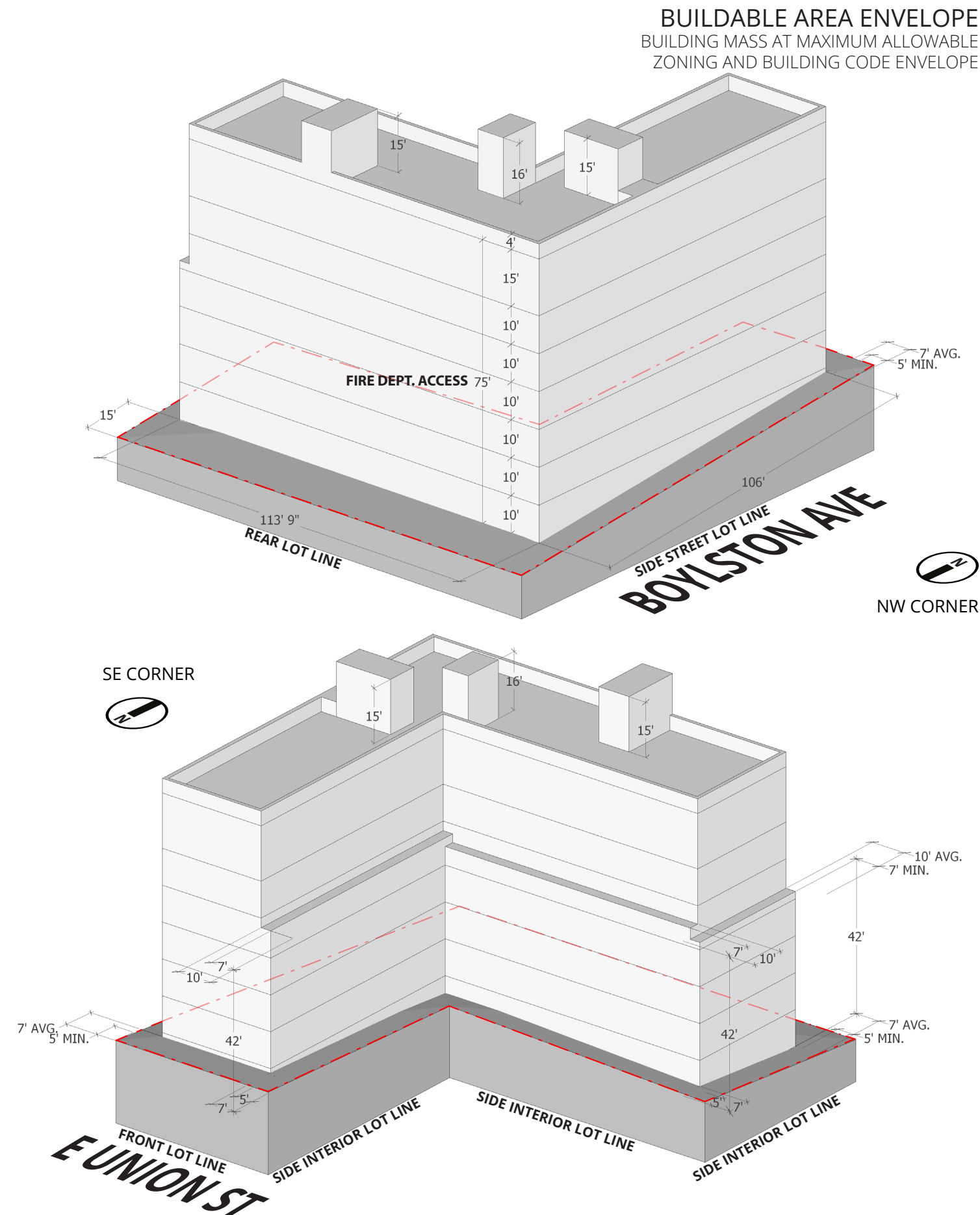


SITE CONDITIONS

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

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

SMC	CODE	DEFINITION
SMC 23.45.504		<p>PERMITTED USES</p> <p>Uses permitted outright: residential, institutional, educational, care centers, medical, ground floor commercial, parks and playgrounds.</p>
SMC 23.45.510		<p>FLOOR AREA RATIO</p> <ul style="list-style-type: none"> - Base 3.2 FAR * 4.25 FAR allowed, with affordable housing and Built Green 4 Star certification.
SMC 23.45.514		<p>HEIGHT</p> <ul style="list-style-type: none"> - Base height limit of 60' above average grade. * Additional 15' of height with affordable housing and Built Green 4 Star certification. - Parapets, railings etc. may extend 4' above the allowed height limit. - ELEVATOR PENTHOUSES MAY EXTEND 16' ABOVE THE ALLOWED HEIGHT LIMIT. - STAIR PENTHOUSE MAY EXTEND 15' ABOVE THE ALLOWED HEIGHT LIMIT.
SMC 23.45.518		<p>SETBACKS</p> <ul style="list-style-type: none"> - Front and Side Street lot line - 7' average, 5' min. - Rear - 15' from lot line that does not abut an alley - Side Interior lot line - Below 42': 7' average, 5' min; Above 42': 10' average, 7' min
SMC 23.45.522		<p>AMENITY AREA</p> <ul style="list-style-type: none"> - 5% of total floor area in residential use shall be provided as amenity area. - All units shall have access to a common or private amenity area. - No more than 50% of the amenity area may be enclosed, enclosed area shall be provided as common amenity - Common Amenity: minimum 250 sf, 10' min. dimension. At least 50% of common amenity at ground level shall be landscaped. - Private decks & balconies shall be 60 sf min., 6' min. dimension.
SMC 23.45.524		<p>LANDSCAPING</p> <ul style="list-style-type: none"> - 0.50 Green Factor Required - Street trees required
SMC 23.45.528		<p>STRUCTURE WIDTH/DEPTH</p> <ul style="list-style-type: none"> - Width of principal structures shall not exceed 150' - Depth of principal structures shall not exceed 75% of lot depth.
SMC 23.45.532		<p>STRUCTURE AND LOT DEPTH MEASUREMENT</p> <ul style="list-style-type: none"> - Irregular lot. Lot depth is the lot area divided by the length of the front lot line, provided that the result is not greater than the distance from front lot line to furthest point on the perimeter.
SMC 23.45.534		<p>LIGHTING AND GLARE</p> <ul style="list-style-type: none"> - Exterior lighting shall be shielded and directed away from adjacent properties.
SMC 23.45.536		<p>REQUIRED PARKING</p> <ul style="list-style-type: none"> - No vehicular parking required (Urban Center Village + Frequent Transit) - Bicycle Parking - Residential, Long Term: 1 space per 4 units
SMC 23.45.538		<p>SOLID WASTE & RECYCLING</p> <ul style="list-style-type: none"> - Residential (more than 100 units): 575sf + 4sf per unit above 100 units - 12' minimum horizontal dimension * Required area may be reduced by 15% if 20' min. horizontal dimension is met.
SMC 23.54.015		
SMC 23.54.040		

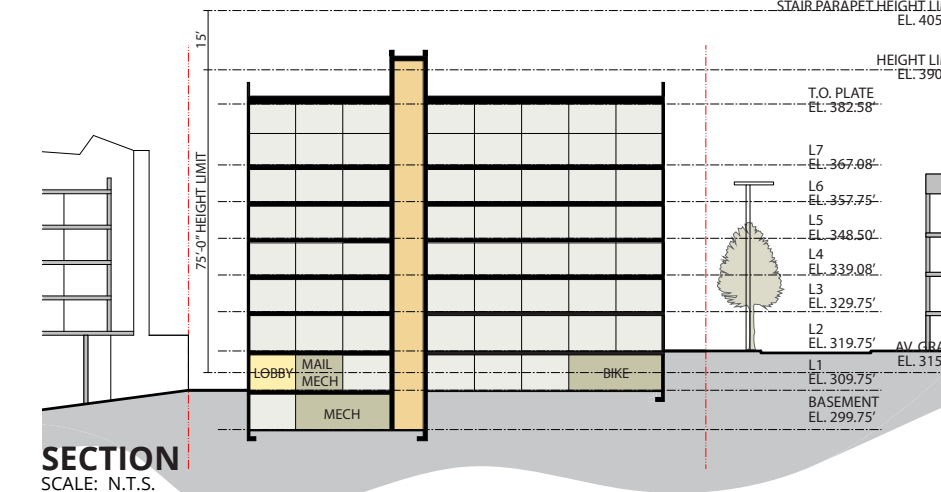


SCHEMES PRESENTED IN EDG 1 MEETING, 11.12.2014

SCHEME A: CODE COMPLIANT



SITE / LEVEL 1 
SCALE: N.T.S.

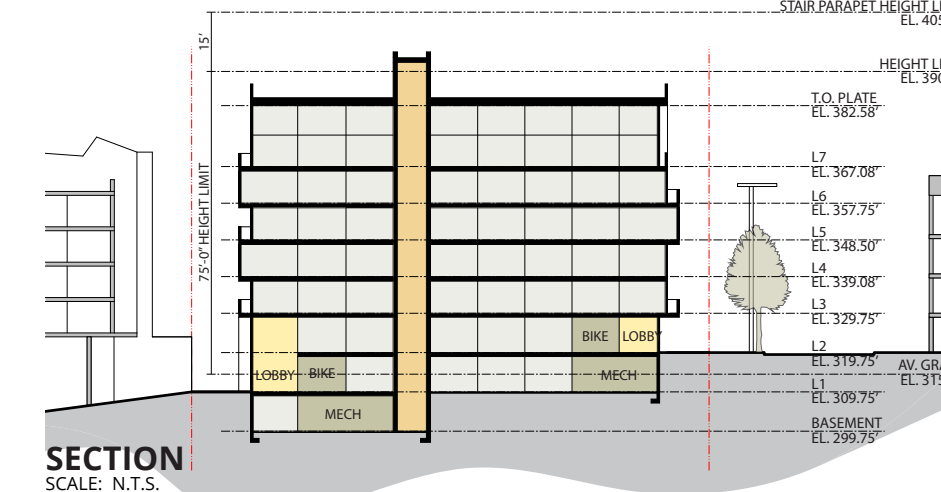


SECTION
SCALE: N.T.S.

SCHEME B: VARIED MODULATION



SITE / LEVEL 1 
SCALE: N.T.S.

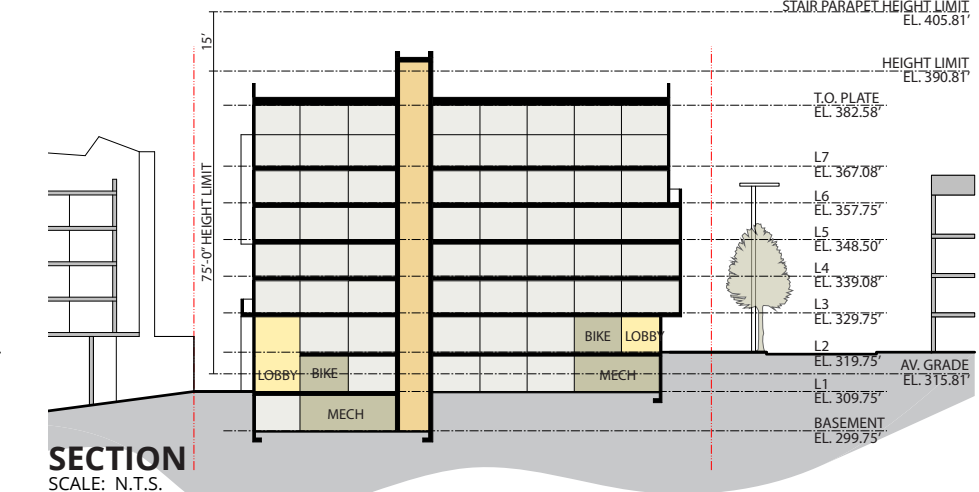


SECTION
SCALE: N.T.S.

SCHEME C: PREFERRED



SITE / LEVEL 1 
SCALE: N.T.S.



SECTION
SCALE: N.T.S.

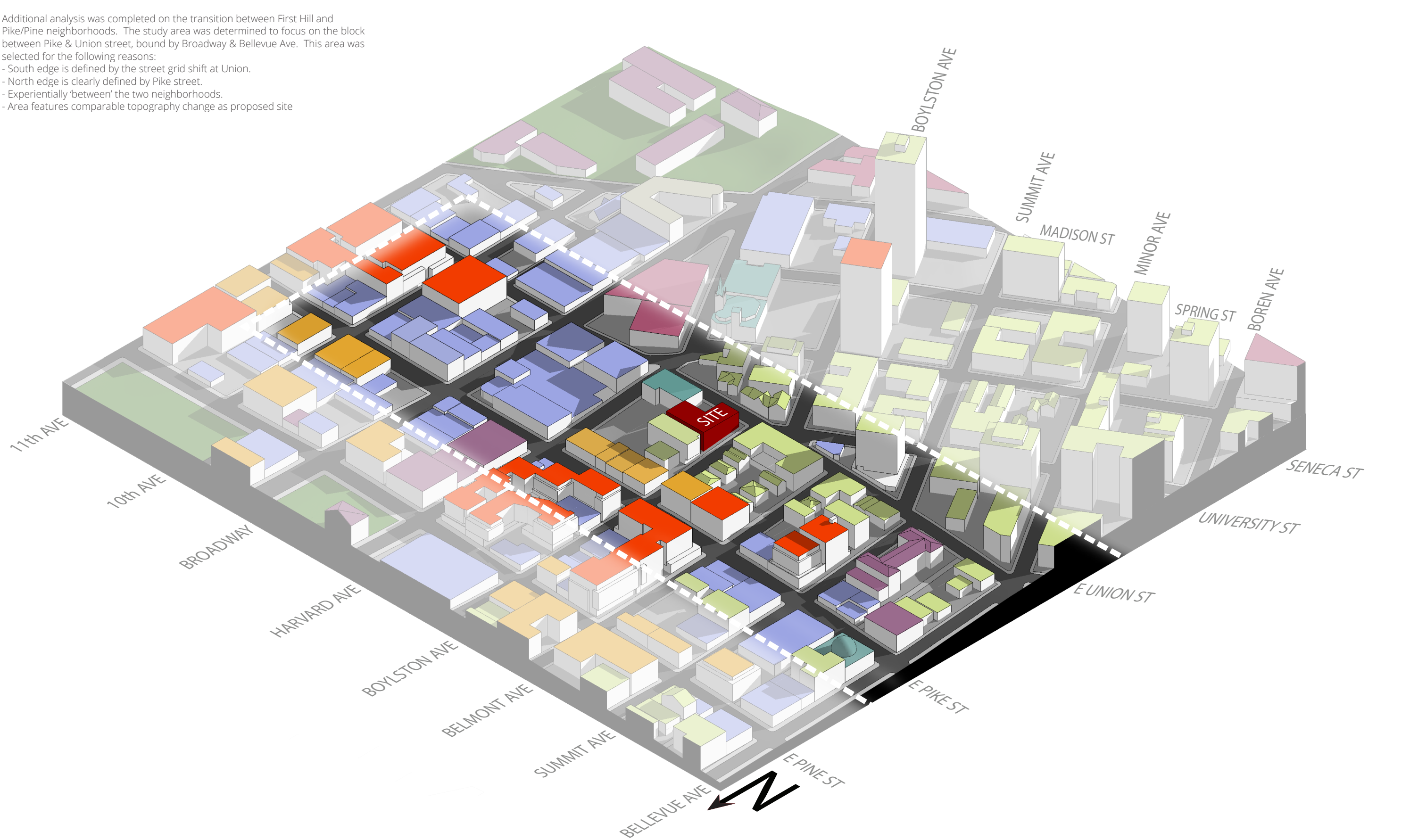
BOARD GUIDANCE

BOARD COMMENT + GUIDELINES	RESPONSE
MASSING, HEIGHT & MODULATION Provide an option that steps the massing of the development with the grade change of Boylston Ave. RECOMMENDED GUIDELINES: CS2/B.1: SITE CHARACTERISTICS CS2/D.2: EXISTING SITE FEATURES	<i>SCHEME B (B.1 SIMILAR) - See pages 18-22.</i> <i>Stepped building height with natural slope of site, additional 6.5' provided at Union.</i> <i>SCHEME C - See pages 24-27.</i> <i>No height added to unify overall building massing.</i> <i>SCHEME C.1 - See page 28-29.</i> <i>Stepped building height with natural slope of site, additional 4' provided at Union.</i>
MASSING, HEIGHT & MODULATION The Board encouraged a different treatment at the top of the structure. Consider the materiality of the design and the perception of massing. RECOMMENDED GUIDELINES: CS2/III.ii: UPPER STORY BULK DC2/A.2: REDUCING PERCEIVED MASS	<i>See analysis provided on page 13.</i> <i>SCHEME B (B.1 SIMILAR) - See pages 18-22.</i> <i>Increased building height @ Union. Recessed portions of upper story to establish shadow line at top of building. Additive massing contrasts the recesses.</i> <i>SCHEME C - See pages 24-27.</i> <i>Developed window and material palette to define the top of the building.</i> <i>SCHEME C.1 - See pages 28-29.</i> <i>Increased building height @ Union. Recessed portions of upper story to establish shadow line at top of building.</i>
MASSING, HEIGHT & MODULATION Investigate the transition between the First Hill & Pike/Pine neighborhoods and provide a design that responds to the surrounding lower scale buildings. RECOMMENDED GUIDELINES: CS2/D.1: EXISTING DEVELOPMENT & ZONING CS2/D.3: ZONE TRANSITIONS CS2/D.5: RESPECT FOR ADJACENT SITES	<i>Neighborhood transition analysis provided on pages 11-14.</i> <i>SCHEME B vs. B.1 - See Massing Diagram on page 38.</i> <i>These schemes respond to future potential envelope of adjacent buildings, but ignores the scale of existing neighboring buildings. These proposals also ignore the underlying development pattern of transition streets.</i> <i>SCHEME C vs. C.1 - See Massing Diagrams on pages 38-39.</i> <i>These schemes relate to scale of adjacent building (C relates better than C.1), and reflect the underlying development pattern.</i>
CORNER TREATMENT Design a stronger corner at Boylston Ave. & E. Union St. Also, provide an option with a different massing treatment and materials at the street corner. RECOMMENDED GUIDELINES: CS2/C.1: CORNER SITES CS3: ARCHITECTURAL CONTEXT & CHARACTER DC3/A.1: INTERIOR/EXTERIOR FIT - BUILDING TO OPEN SPACE RELATIONSHIP	<i>See neighborhood corner precedent analysis on page 13.</i> <i>SCHEME B (B.1 SIMILAR) - See South Vignettes on page 34.</i> <i>Scheme B/B.1 provides residential units at the corner. The building mass extends directly down to grade. There is little interaction with the street.</i> <i>SCHEME C - See South Vignettes on page 36.</i> <i>Provide lounge & entry along Union street, activating the corner for residents and pedestrians. The building massing defines and protects the amenity area.</i> <i>SCHEME C.1 - See South Vignettes on page 37.</i> <i>Similar to C, except the building massing does not relate to the amenity area.</i>
ACCESS, ENTRY & LOCATION OF USES Provide an option with an entry at the middle point of the building along Boylston Ave. RECOMMENDED GUIDELINES: PL3A: STREET-LEVEL INTERACTION - PRIMARY ENTRIES	<i>SCHEME B (B.1 SIMILAR) - See pages 18-22.</i> <i>Also, see North Vignettes on page 32.</i> <i>Scheme B/B.1 provide a single primary entry at the middle of the Boylston frontage. Because of topography, additional exterior stairs & ramping are required to access the lobby. The result is equally inconvenient for all approaches.</i>
ACCESS, ENTRY & LOCATION OF USES Consider moving the solid waste storage area closer to Boylston Ave. and relocating a combined lobby/lounge. RECOMMENDED GUIDELINES: DC1/A.1: PROJECT USES & ACTIVITIES - ARRANGEMENT OF INTERIOR USES	<i>SCHEME B - See pages 18-22.</i> <i>Also, see North Vignettes on pages 32.</i> <i>Scheme B is a direct response to the Board's request to see an option with a central entry where the trash area is located at the NW corner of the building. Scheme B.1 provides an alternative with the trash accessed from the north yard.</i>
APPLICANT SHOULD PROVIDE THE FOLLOWING AT THE SECOND EDG MEETING: Investigate and work with the most recent information about the proposed park at the intersections of Boylston Ave, University and E. Union streets.	<i>Town Hall Meeting 1/7/14</i> <i>See pages 14-15 for meeting summary, and Open Space analysis in First Hill and Capitol Hill.</i>

PRIORITY GUIDELINES

GUIDELINES + RESPONSE
CS1 NATURAL SYSTEMS & SITE FEATURES CS1-B / Sunlight & Natural Ventilation: Daylight & Shading CS1-C / Topography: Elevation Changes CS1-D / Plants & Habitat: Off-Site Features - Topography on site allows for multiple entry points, as in Scheme C/C.1 (pgs. 24-29, 33, 36-37). - Scheme C unifies the building by not stepping the height with the topography (pgs. 24-27) - Scheme C/C.1 relates directly to potential park, Schemes B/B.1 do not (pgs. 34-37). CS2 URBAN PATTERN & FORM CS2-A / Location in the City: -Sense of Place -Architectural Presence CS2-B / Adjacent Sites, Streets & Open Spaces: Site Characteristics CS2-C / Relationship to the Block: Corner Sites CS2-D / Height, Bulk & Scale: -Existing Dev. & Zoning -Zone Transitions -Existing Site Features -Respect for Adjacent Sites Pike/Pine CS2-III/Height, Bulk & Scale Compatibility: Upper Story Bulk - Scheme C/C.1 addresses both neighborhoods w/ strong, active corners, responding to Capitol Hill & First Hill existing & pending development (pgs. 33, 36-37). - Scheme C massing reflects the underlying fabric of development pattern transitioning between neighborhoods, zones & adjacent sites (pgs. 12, 38). - Scheme C window & material palette establishes a rhythm to reduce bulk (pgs. 40-42). CS3 ARCHITECTURAL CONTEXT & CHARACTER CS3-A / Emphasizing Positive Neighborhood Attributes: -Fitting Old & New Together -Evolving Neighborhoods -Contemporary Design CS3-B / Local History & Culture: Placemaking Pike/Pine CS3-IV / Architectural Context: Scale & Modulation - Scheme C window & material palette relates to commercial and mixed use nature of Pike Street, while reflecting the residential nature of the building (pgs. 40-42).
PL1 CONNECTIVITY PL1-A / Network of Open Spaces: -Enhancing Open Space -Adding to Public Life - Scheme C/C.1 provide a courtyard or patio at both building corners, providing a 'borrowed view' for pedestrians (pgs. 33, 36-37). - Scheme C/C.1 provides a lobby or lounge at both building corners, activating the street instead of providing residential units (pgs. 33, 36-37). - Scheme C/C.1 provides a patio with direct visual connection to Prototype Park & street corner (pgs. 15, 36-37). PL2 WALKABILITY PL2-B / Safety and Security: -Eyes on the Street -Street-Level Transparency -Lighting for Safety Pike/Pine PL2-I / Personal Safety and Security: Lighting - Residential lobbies, amenity and units are all directed towards the street. - Lighting will be integrated throughout for safety and aesthetics. - Scheme C/C.1 lobby & lounge will be transparent and visually connected to the street (pgs. 33, 36-37). PL3 STREET LEVEL INTERACTION PL3-A / Entries: -Design Objectives -Ensemble of Elements -Common Entries PL3-B / Residential Edges: -Security & Privacy -Ground-level Residential Pike/Pine PL3-I /Transition between Residence & Street: Res. Entryways Pike/Pine PL3-III / Human Scale: Ground-floor Design - Scheme C double height lobby will be very transparent, using glazing and a canopy to establish the entry point. The lounge will also be glazed, both massing and materials will emphasize its visibility (pgs. 33, 36). - The courtyard for the north lobby creates a semi-private transition from the sidewalk to building. Similarly, the patio for the south lounge creates a semi-private relationship between the street & building amenity (pgs. 33, 36). - Scheme C reduces the number of units at grade along the street. The units along the street will be buffered with landscaping (pg. 43).
DC1 PROJECT USES AND ACTIVITIES DC1-A / Arrangement of Interior Uses: -Visibility -Gathering Spaces DC1-C / Parking and Service Uses: Service Uses - Scheme C/C.1 provides a lobby and lounge on the building corners, providing proximity to Pike Street and First Hill (pgs. 33, 36-37). - Scheme B.1, C/C.1 locates the trash away from the street to be convenient, but less visible (pgs. 32-33). DC3 OPEN SPACE CONCEPT DC3-A / Building-Open Space Relationship: Interior/Exterior Fit DC3-B / Open Space Uses and Activities: -Meeting User Needs -Connections to other Open Spaces DC3-C / Design: -Reinforce Existing Open Space-Amenities/Features Pike/Pine DC3-I / Residential Open Space: Open Space Location Pike/Pine DC3-II / Landscaping to Enhance the Building and/or Site: -Public Space Enhancement - Scheme C/C.1 provides indoor uses complementary to the outdoor spaces at each corner. The north lobby courtyard will be treated as a waiting area, while the south patio will be a social gathering space. (pg. 43). - Scheme C/C.1's patio will enhance the street experience, and relate to the Prototype Park across the street.
DC2 ARCHITECTURAL CONCEPT DC2-A / Massing: -Site Characteristics & Uses -Reducing Perceived Mass DC2-B / Architectural and Facade Composition: -Facade Composition -Blank Walls DC2-C / Secondary Architectural Features: Visual Depth and Interest - Scheme C limits height at Union street, reducing bulk at high point of site. - Window & material palette further reduce bulk, create rhythm and interest for the facade. (pgs. 40-42). - Scheme C greatly reduces blank walls along the street and visible facades (pgs. 26, 40-42). DC4 EXTERIOR ELEMENTS AND FINISHES DC4-A / Exterior Elements and Finishes: -Exterior Finish Materials -Climate Appropriateness DC4-C / Lighting: Avoiding Glare Pike/Pine DC4-I / Exterior Finish Materials: Preferred Materials Project will feature a variety of materials, including metal panels, painted fiber cement, and a high quality accent material. See page 42.

NEIGHBORHOOD TRANSITIONS: ANALYSIS AREA

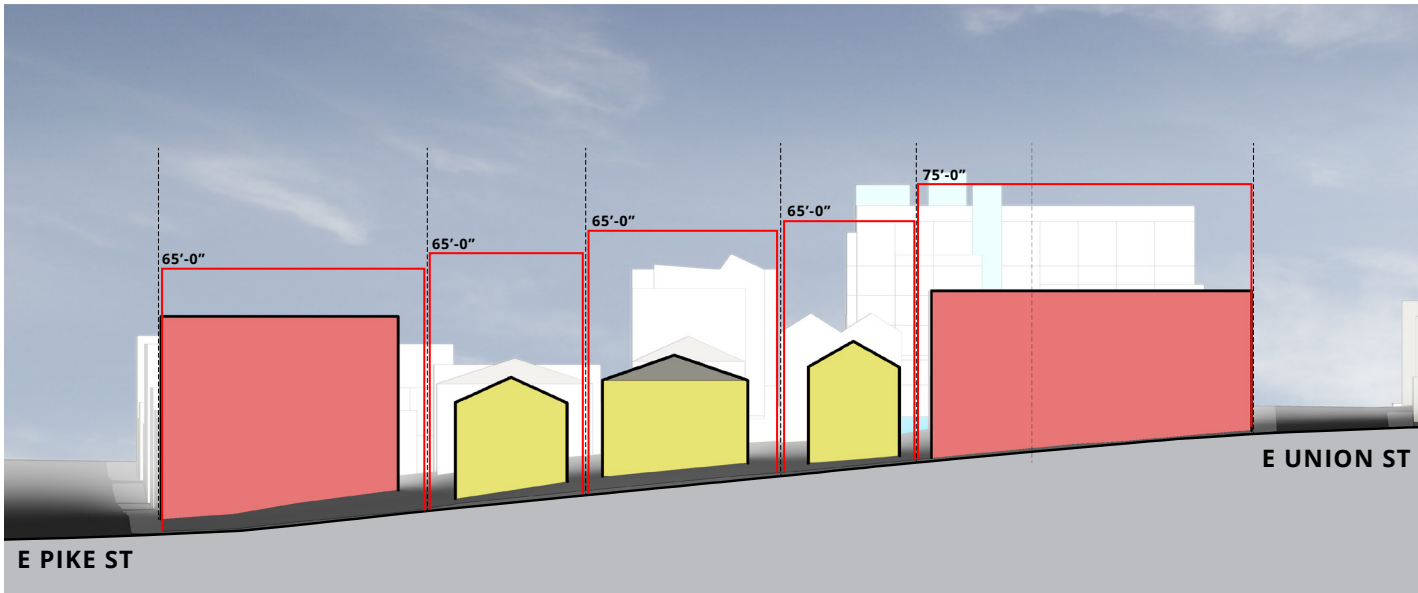


NEIGHBORHOOD TRANSITIONS: URBAN FABRIC



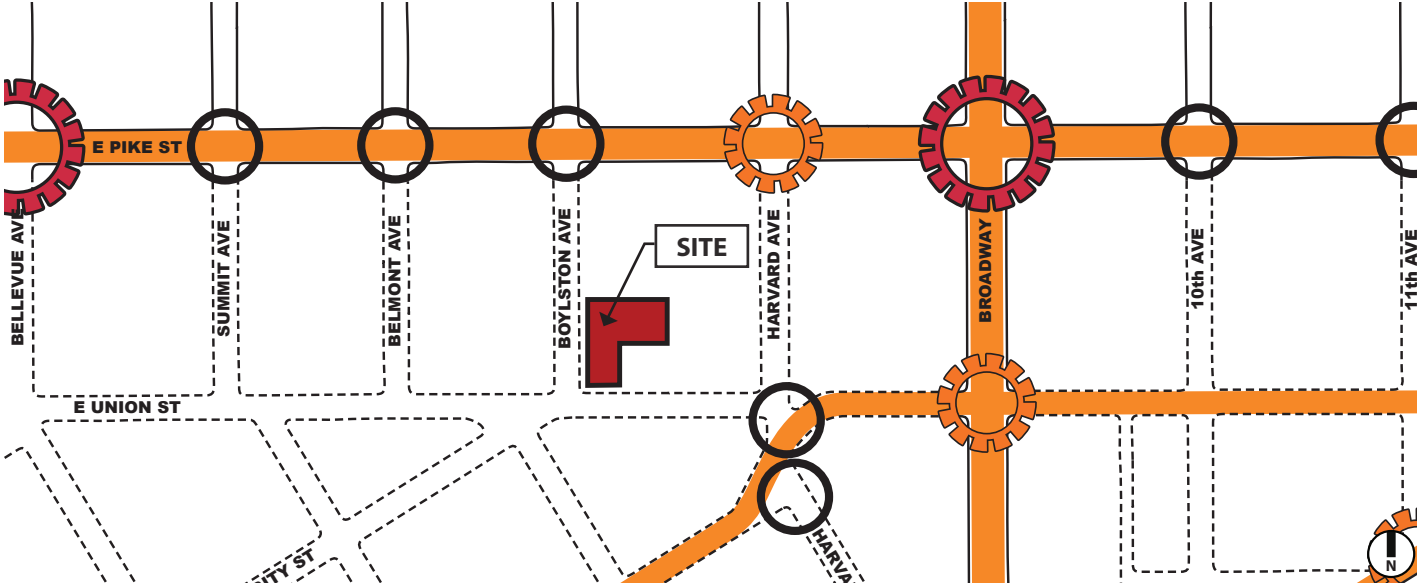
BUILDING USE

- PIKE/PINE**
- majority Mixed-Use & Commercial buildings
 - buildings extend to property lines
- FIRST HILL**
- majority Multi-Family buildings
 - more open space
- TRANSITION AREA**
- mix of the two uses & figure/ground
- Legend:**
- Site (Red)
 - Educational Institute (Purple)
 - Medical / Hospital (Pink)
 - Church / Religious (Teal)
 - Multi-Family (Light Green)
 - Retail / Restaurant / Office (Blue)
 - Mixed-use (Orange)



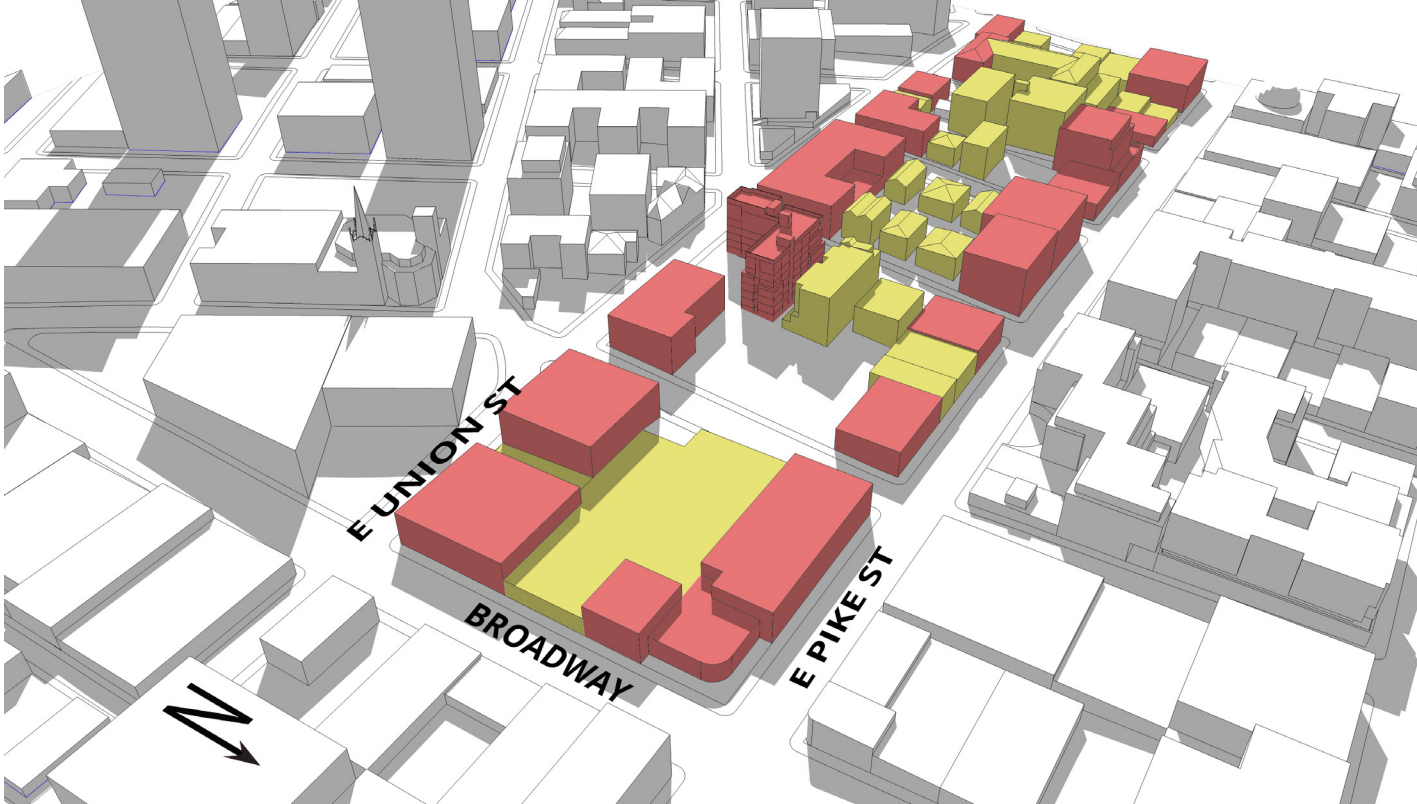
PATTERN & TOPOGRAPHY

- The underlying lot lines of the Transition Area establish a rhythm of building facades.
- Corner Structures = long building facades, strong corner relationship
 - Mid-block Structures = shorter building facades, more open space
- The slope down the hill further emphasizes the rhythm of corner and mid-block structures.
- Legend:**
- Corner Structures (Red)
 - Mid-block Structures (Yellow)

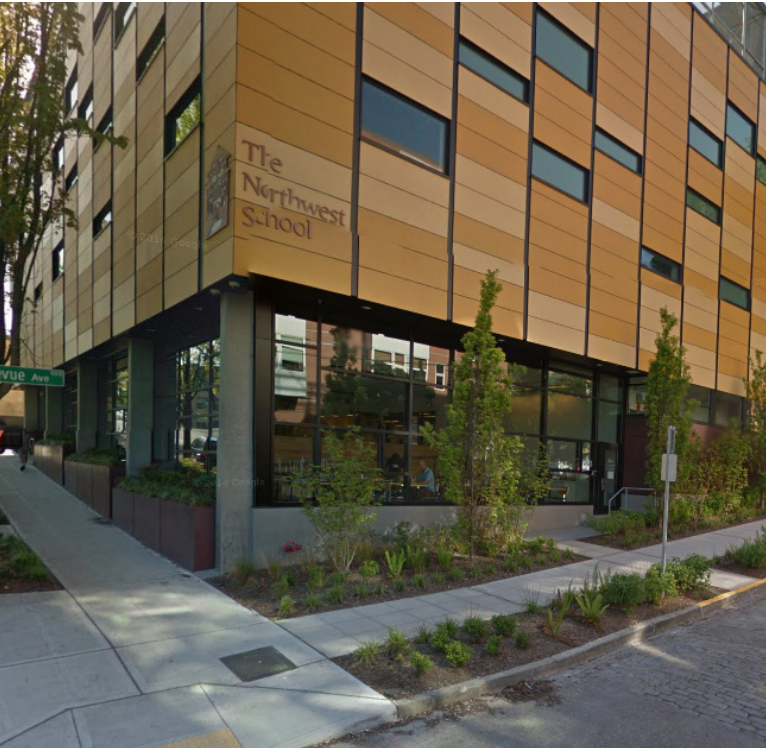


CIRCULATION & CONNECTIVITY

- PIKE/PINE**
- heavy use for pedestrians & cars. Busy intersections.
 - E Pike Street will be Protected Bike Lane (2016)
- FIRST HILL**
- lower volume pedestrians & cars.
 - E Union & University will be Neighborhood Greenway (2017)
- TRANSITION AREA**
- More circulation from E Pike St.
- Legend:**
- Minor Arterial (Orange line)
 - High-volume Sidewalk (Thick black line)
 - Low-volume Sidewalk (Thin black line)
 - Major Intersection (Red circle with cross)
 - Minor Intersection (Orange circle with cross)
 - Designated Pedestrian Crossing (Black circle with cross)



NEIGHBORHOOD TRANSITIONS: ARCHITECTURAL ELEMENTS



PIKE & BELLEVUE



SENECA & MINOR



15TH & E. MADISON



11TH & UNION



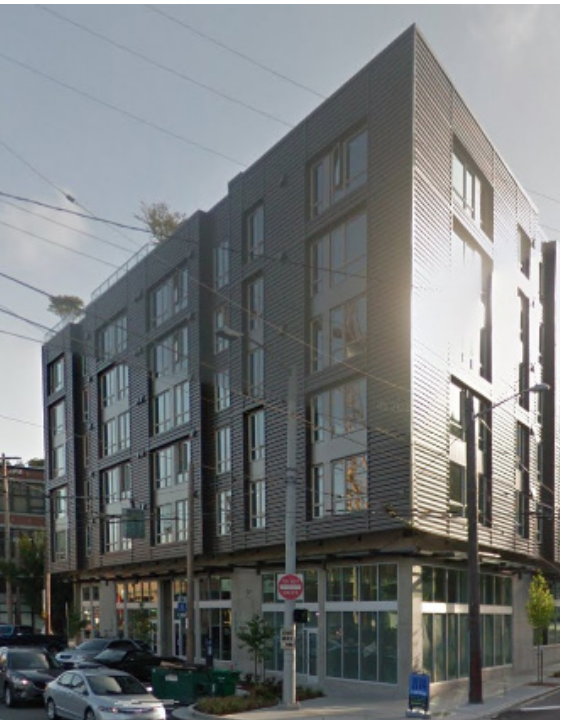
SUMMIT & PINE



SPRING & MINOR



HARVARD & E. PINE



13TH & E. MADISON

CORNERS

How buildings relate to the corner provided one of the most marked differences between the two neighborhoods.

- PIKE/PINE**
- Strong visibility and connection to sidewalk/pedestrians
 - Highly transparent, large areas of glass, canopies, large perceived volumes

- FIRST HILL**
- Disconnected from sidewalk/pedestrians
 - Heavily landscaped, private uses, limited interior volumes

TERMINATION TREATMENT

The example projects above are recently completed (or under construction) in or near Pike/Pine. Each project features a simple building termination, relying on the building cladding and window pattern to define the upper edge of the structure. Little/no additional emphasis is added to the top of the structure.

NEIGHBORHOOD TRANSITIONS: OPEN SPACE



PLYMOUTH PILLARS PARK



CAL ANDERSON PARK



SCCC CORNER GREEN

OPEN SPACE CHARACTER

There are vast differences between the character of open space between the two neighborhoods, due in part to the difference in the fabric and pattern of development.

PIKE/PINE

- Dense, mixed use development leaves little room for private open space at grade.
- Open space is a mix of urban plazas and landscaped parks.
- Typically, open space is available to the public, at least for certain hours.



FIRST HILL PARK - UNIVERSITY & MINOR



SPRING & MINOR



SPRING & MINOR

FIRST HILL

- Primarily residential development provides for private yards & open space at grade.
- Open space is typically landscaped, and smaller scale.
- Fences, walls, and gates provide clear delineation of public vs. private.

BICYCLE MASTER PLAN

The target completion date is 2019, adding over 400 miles of bicycle facilities, with some upgrades set to be implemented in the upcoming year. The implications for the proposed project are as follows:

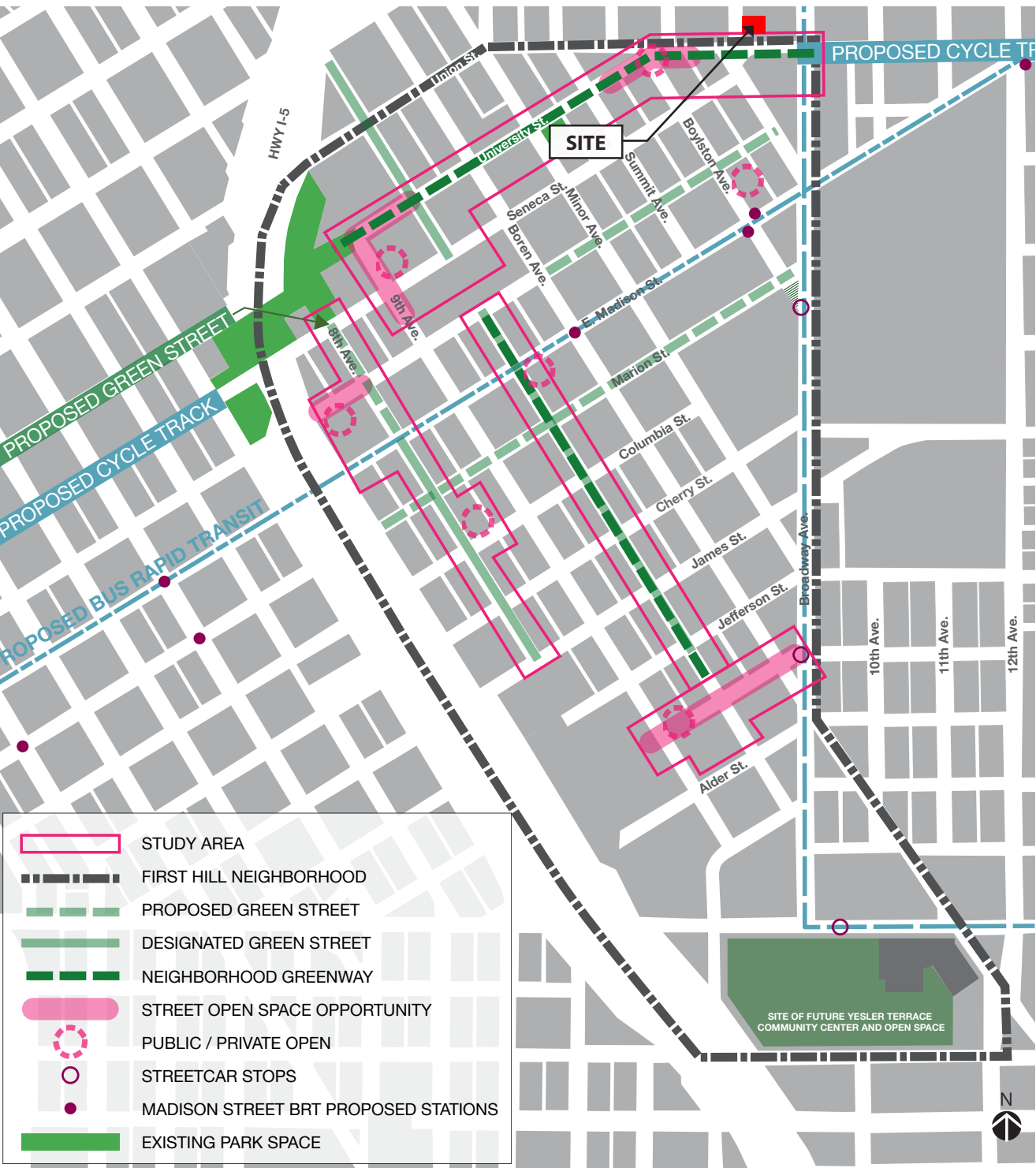
- East Pike Street will be a Protected Bike Lane between 2nd Ave (downtown) and Broadway, target implementation in 2016.
- East Union/University Street will be a Neighborhood Greenway between 9th Ave and Broadway, target implementation in 2017.
- East Union Street will be a Protected Bike Lane between Broadway and ML King Way.
- Portions of East Pine Street and Seneca Street will be treated as local connectors at the neighborhood level.



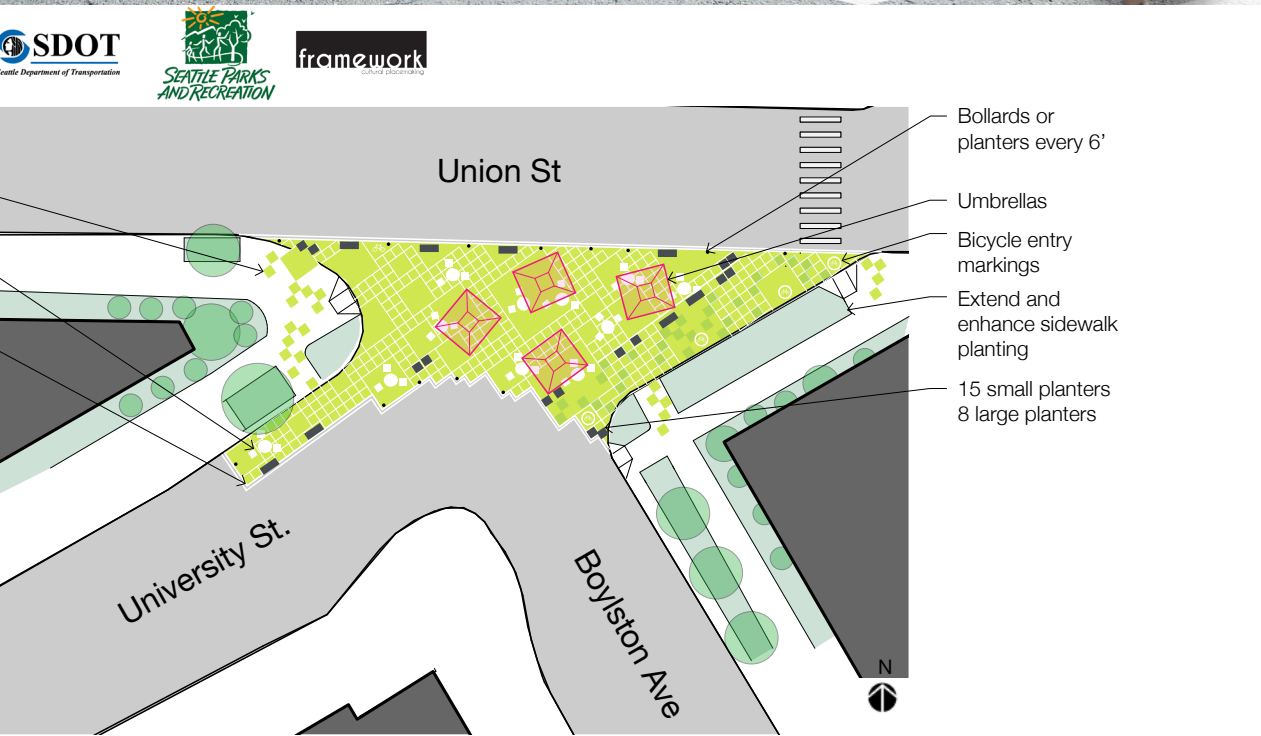
FIRST HILL PUBLIC REALM ACTION PLAN

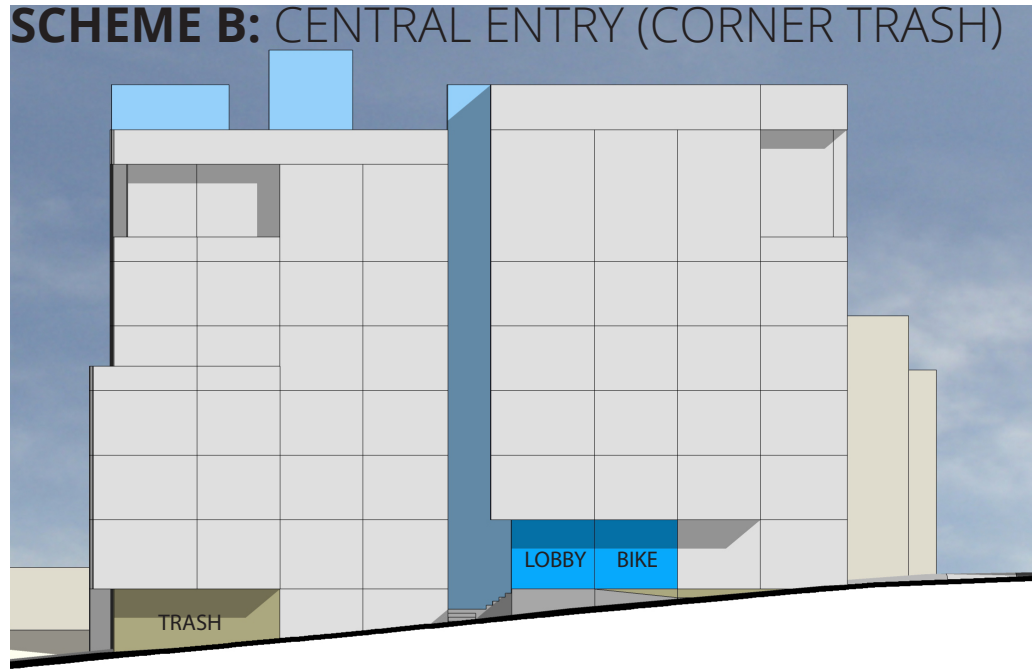
A public meeting was hosted on January 7 by a collaboration of DPD, SDOT & Parks Departments to present the current First Hill Public Realm Action Plan and get feedback from the community about preferred next steps. Below is an overview of the proposed plan for the entire neighborhood. The following are potential implications for the proposed project:

- University Street has been selected as a Neighborhood Greenway, connecting Broadway to Freeway Park.
- One of several Prototype Parks is being installed at the intersection of Union, University & Boylston streets.
- The Prototype Park is a 'test' park, a temporary installation to gauge the feasibility of a permanent park in the location.
- Prototype Park could be installed summer of 2015.

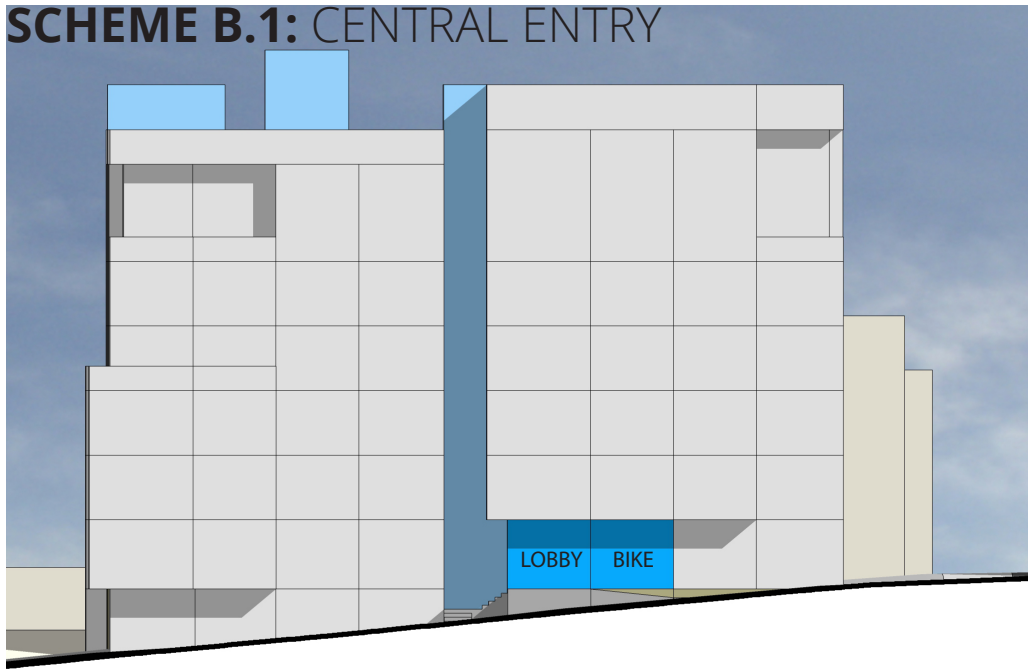


FIRST HILL
PROTOTYPE PARK

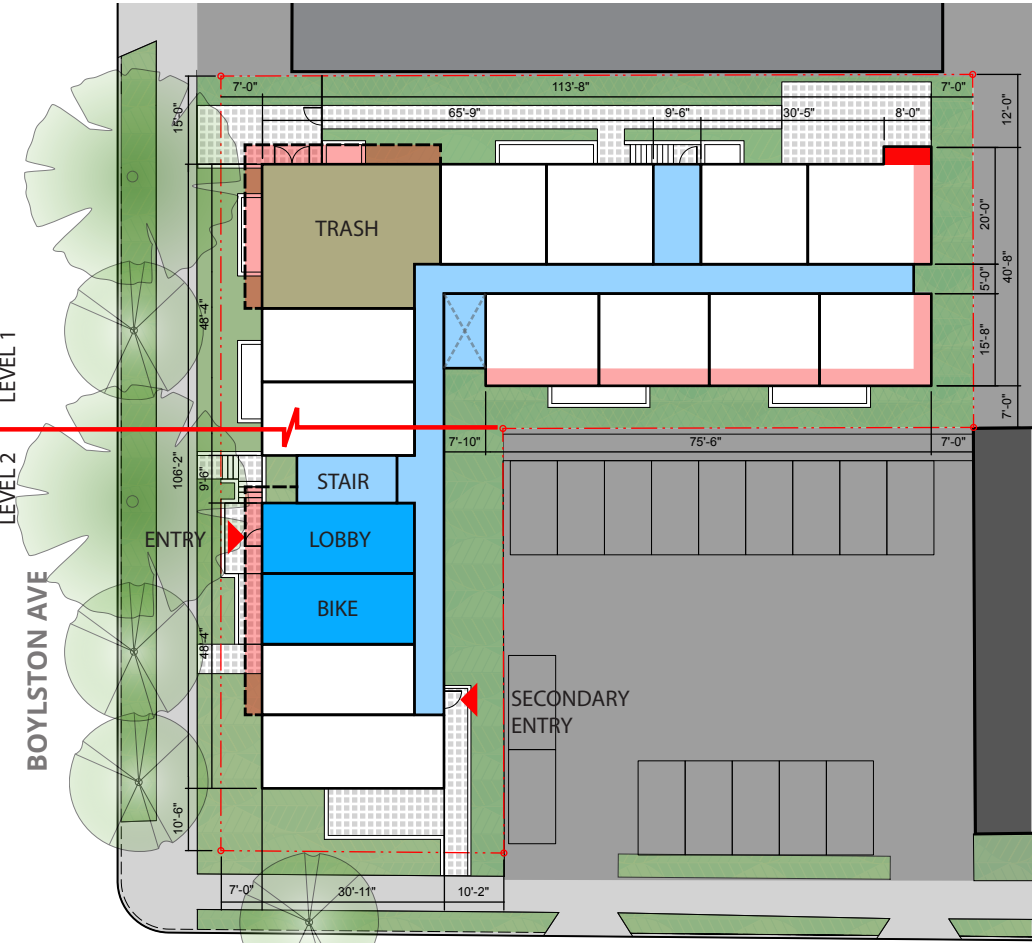




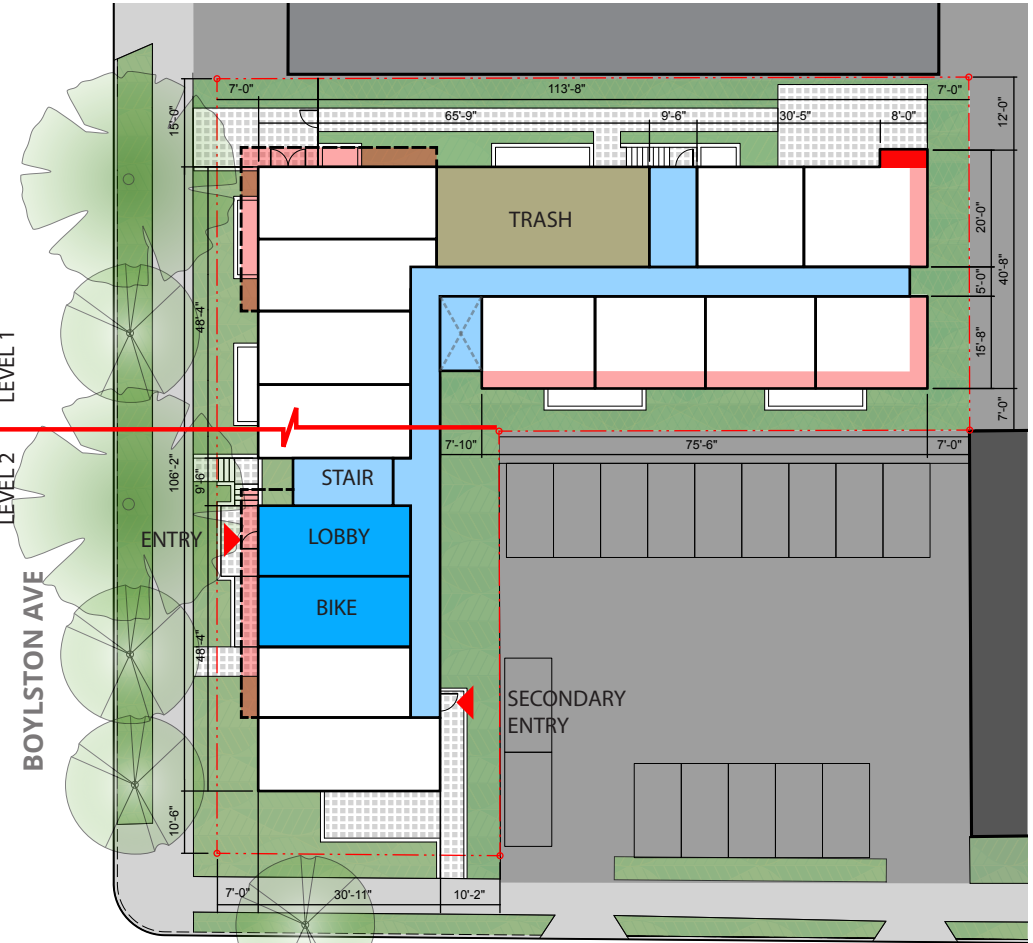
WEST ELEVATION: BOYLSTON AVE



WEST ELEVATION: BOYLSTON AVE



SITE / STREET LEVEL PLAN



SITE / STREET LEVEL PLAN

SUMMARY OF B, B.1:

SCHEME B

Direct and literal response to Board Guidance:

MASSING, HEIGHT & MODULATION

- 6.5' of height added to uphill portion, near Union.
- Recesses added at upper story to define building termination.
- Boylston facade broken near middle of elevation.

CORNER TREATMENT

- Corner at E Union St extends the full building height down to grade.

ACCESS, ENTRY & LOCATION OF USES

- Central entry along Boylston is equally inconvenient for all residents.
- Trash located at the prominent NW corner.

SCHEME B.1

A variation with the trash room located off the north yard in a less prominent location. Otherwise identical to Scheme B.

PRIORITY GUIDELINES

The following are responses to the Board's Priority Guidelines:

CS1 NATURAL SYSTEMS & SITE FEATURES

- Responds to existing topography by stepping the building height up at Union Street. Because of height averaging calculations, only +/-6.5 feet of additional height is available (pg. 38).
- No relationship to Prototype Park - residential unit at ground level corner (pg. 34).

CS2 URBAN PATTERN & FORM

- Central entry & Boylston facade break do not relate to either neighborhood or underlying fabric pattern (pg. 12 & 38).
- Building form is strong at each corner, but interior uses do not relate to the street (pg. 32 & 34).
- Upper story massing & recesses break down bulk, but have little relationship to adjacent structures or zoning transitions (pg.38).

CS3 ARCHITECTURAL CONTEXT & CHARACTER

- Massing and organization of spaces follow more precedent from First Hill: providing residential units at ground level corners, de-emphasized entry & amenity spaces, clearly private outdoor space (pg. 32 & 34).

PL1 CONNECTIVITY

- Central entry does not relate to Prototype Park, is separated from the sidewalk, and is inconvenient for residents (pg. 32).

PL2 WALKABILITY

- Residential units at ground level corners will reduce street level transparency (pg. 32 & 34).

PL3 STREET LEVEL INTERACTION

- Central entry is separated from sidewalk by steps (pg. 32).
- Ground level residential at corners is less desirable (pg. 32 & 34).

DC1 PROJECT USES & ACTIVITIES

- Trash at NW corner is convenient for the refuse company, but undesirable from the sidewalk & approach from Pike Street (pg. 32).

DC2 ARCHITECTURAL CONCEPT

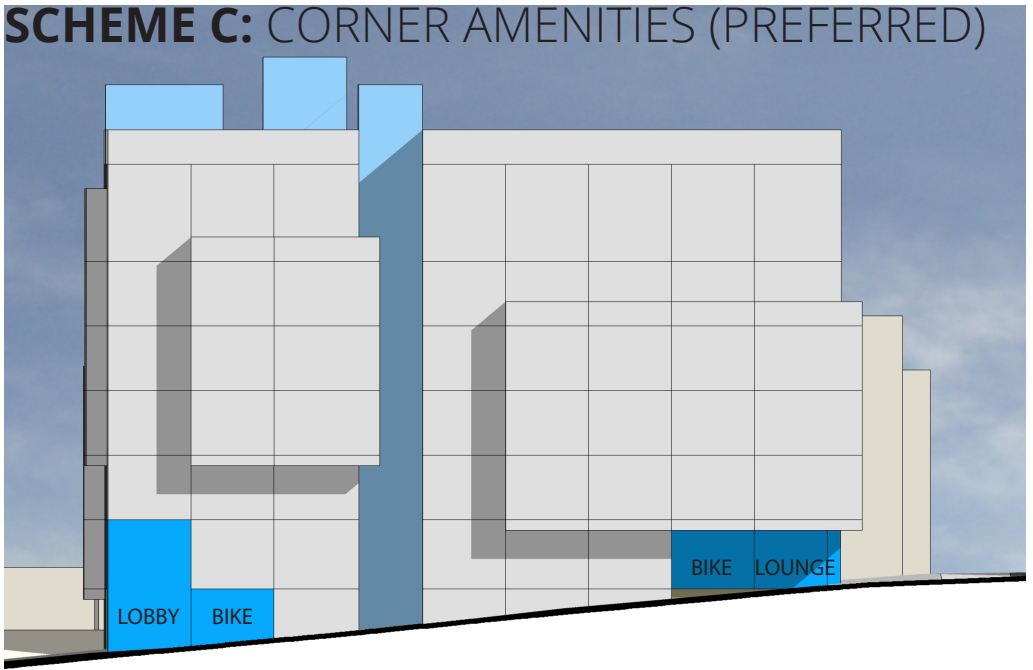
- Bulk at Union does not reduce perceived upper story massing (pg. 34 & 38).

DC3 OPEN SPACE CONCEPT

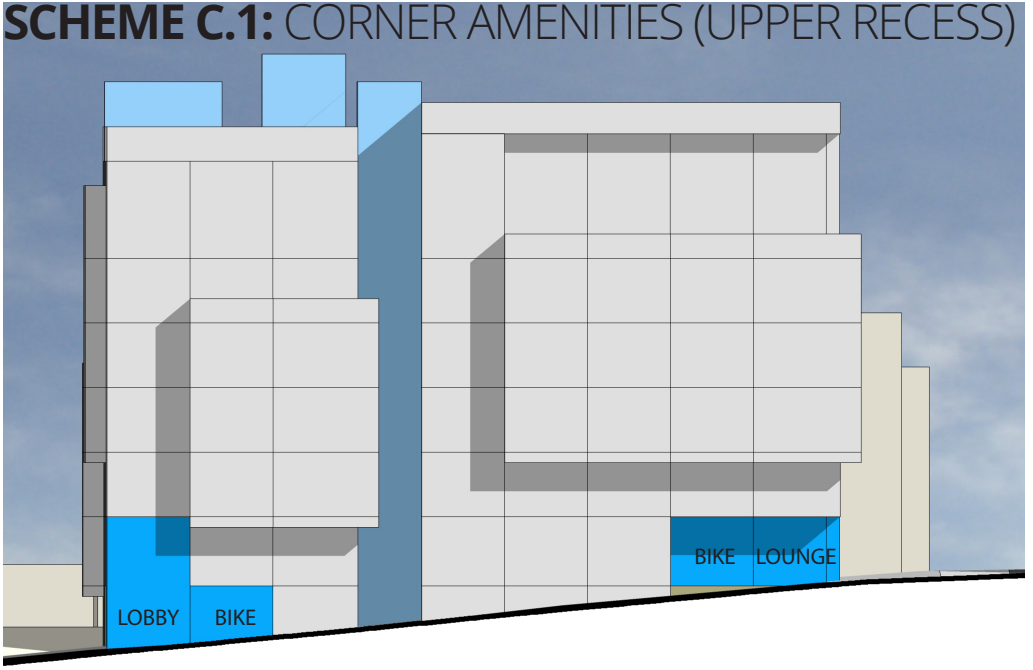
- No relationship to Prototype Park. Open space will be landscaped and private (pg. 34).

DC4 EXTERIOR ELEMENTS AND FINISHES

- Massing allows for a mix of materials.



WEST ELEVATION: BOYLSTON AVE



WEST ELEVATION: BOYLSTON AVE



SITE / STREET LEVEL PLAN



SITE / STREET LEVEL PLAN

SUMMARY OF C, C.1:

SCHEME C

Development of Preferred scheme in response to Board Guidance:

MASSING, HEIGHT & MODULATION

- No height added, but contrasting material will mark uphill transition.
- Window & material palette will emphasize top of building.
- Massing heights and locations establish datums with adjacent structures.

CORNER TREATMENT

- Provide amenity areas at both building corners. Massing & architectural elements emphasize amenities.

ACCESS, ENTRY & LOCATION OF USES

- Entry points and amenity area provided at both north & south corners for greater connection to both neighborhoods.
- Trash located at NW yard away from visible corner.

SCHEME C.1

Massing variation of the Preferred scheme:

MASSING, HEIGHT & MODULATION

- 4ft. of additional height added, to step building with topography.
- Recessed portions of upper story to establish shadow line.
- Datums with adjacent structures less strong than Scheme C.

CORNER TREATMENT

- Amenity areas provided at both building corners, but less relationship to massing.

ACCESS, ENTRY & LOCATION OF USES

- Similar to Scheme C.

PRIORITY GUIDELINES

The following are responses to the Board's Priority Guidelines:

CS1 NATURAL SYSTEMS & SITE FEATURES

- Topography allows for on-grade entries at high & low point of site.
- Both Schemes relate directly to Prototype Park with lounge & patio.

CS2 URBAN PATTERN & FORM

- Active corners relate to both neighborhoods (pg. 33, 36, 37).
- Break in facade along Boylston reflects underlying urban fabric pattern (pg. 38 & 39).

CS3 ARCHITECTURAL CONTEXT & CHARACTER

- Window/material palette and interior volumes reflect mixed use character of Pike/Pine.

PL1 CONNECTIVITY

- Courtyard or patio at both corners establishes strong relationship to sidewalk.

PL2 WALKABILITY

- Lobby & Lounge at grade are transparent and oriented to the street.

PL3 STREET LEVEL INTERACTION

- Courtyard and patio creates a semi-private transition for residents.
- Reduces number of residential units most directly at grade.

DC1 PROJECT USES & ACTIVITIES

- Lobby & lounge at building corners provide proximity to major arterials.
- Trash is away from the street, but still convenient for access.

DC2 ARCHITECTURAL CONCEPT

- Scheme C reduces height at Union Street, massing de-emphasizes height on uphill approach.

DC3 OPEN SPACE CONCEPT

- Complementary outdoor space to Prototype Park, & semi-private transition from the sidewalk.

DC4 EXTERIOR ELEMENTS AND FINISHES

- Massing allows for a mix of materials, contrasting materials will emphasize uphill transition.

SCHEME B: CENTRAL ENTRY
(CORNER TRASH)

SUMMARY:
54,321 GSF
107 EFFICIENCY STUDIOS
2,300 SF - TOTAL COMMON AMENITY
250 SF - AT GRADE
350 SF - INTERIOR LOBBY
1,700 SF - ROOF DECK

4.18 - FAR

POSITIVE

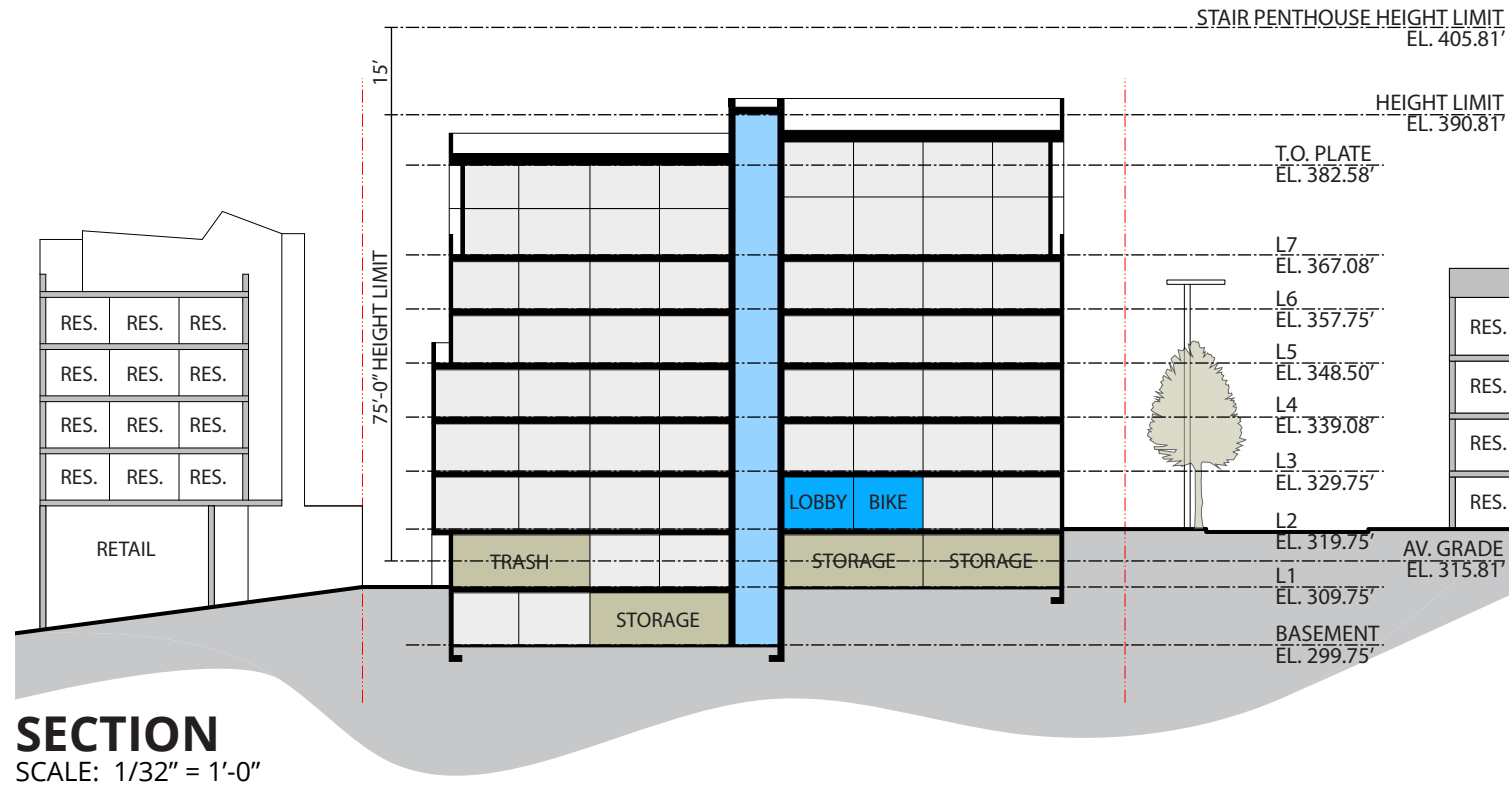
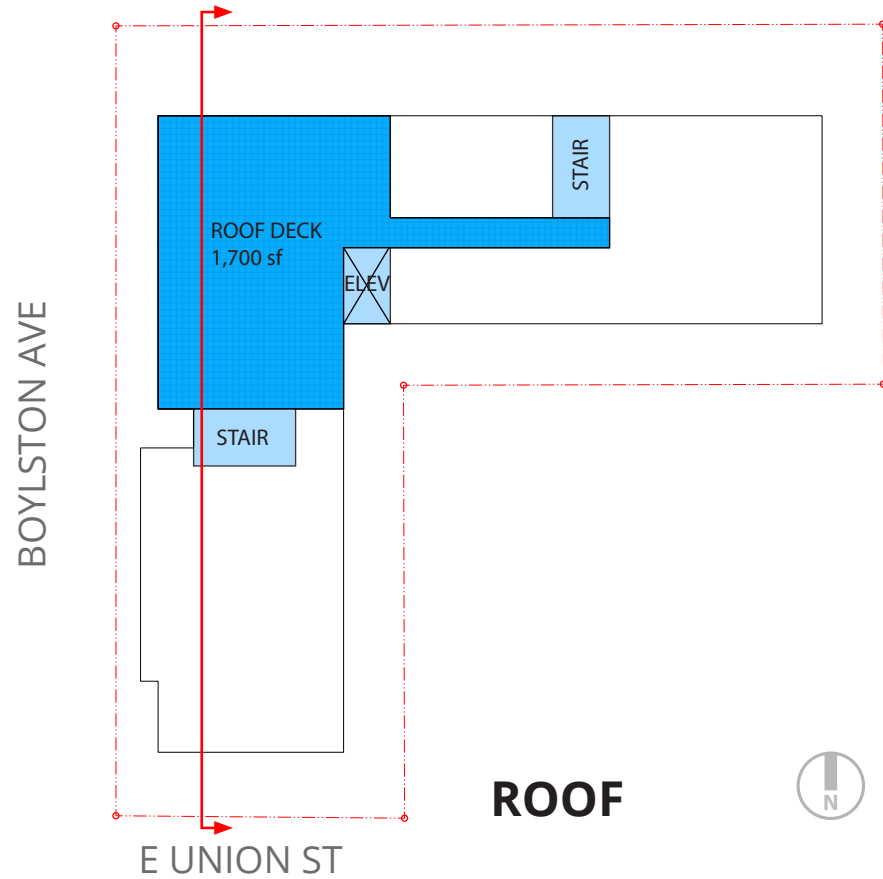
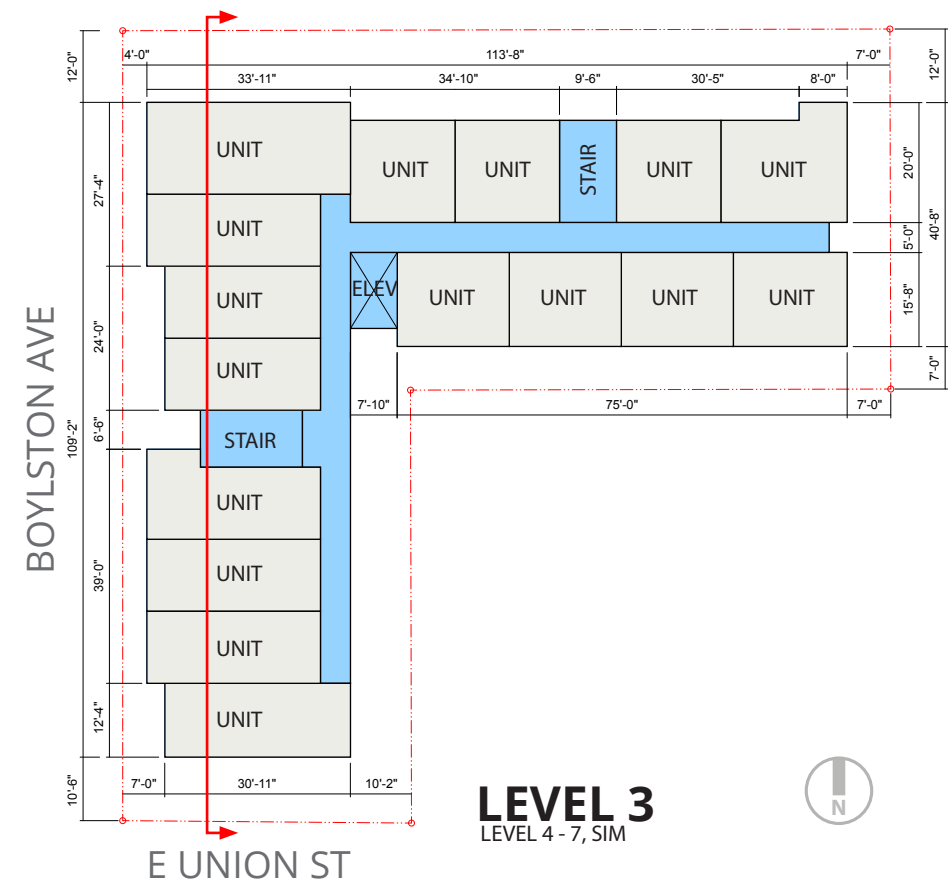
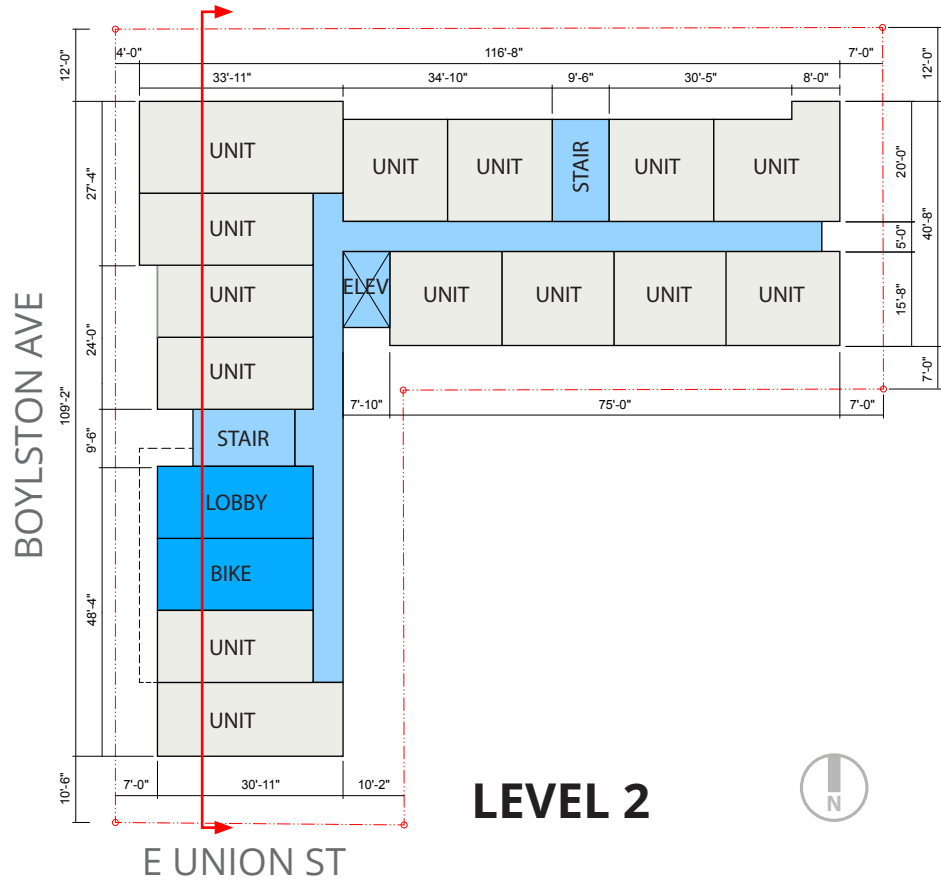
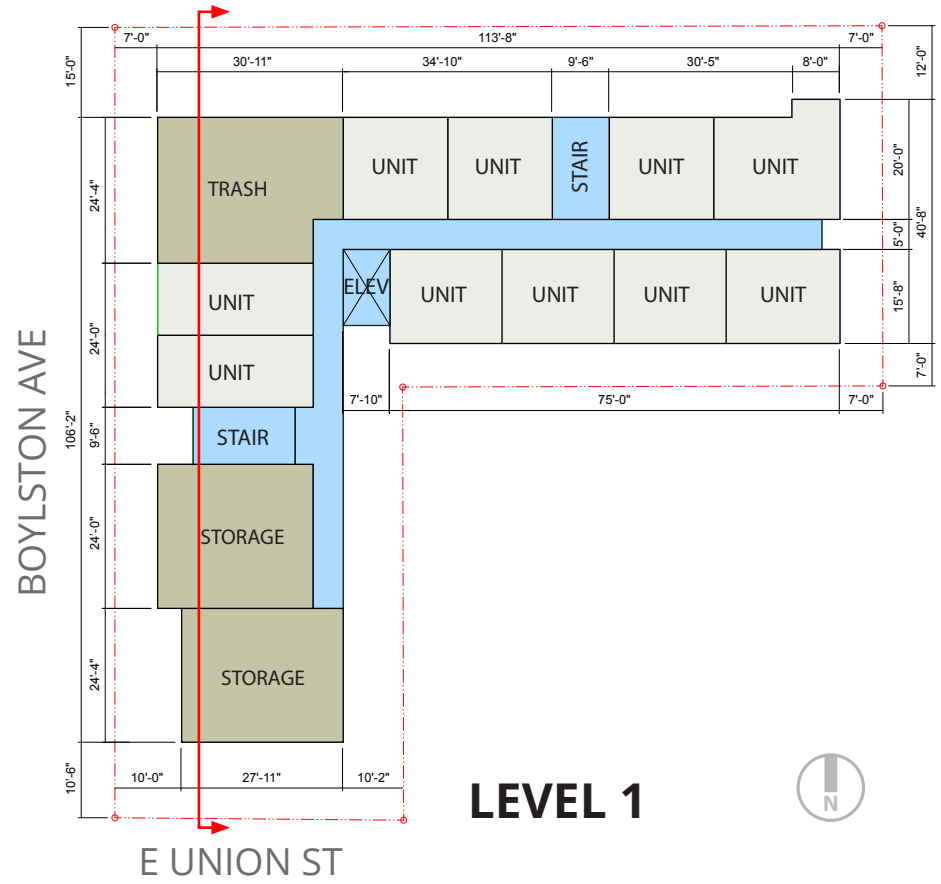
- HIGH UNIT COUNT
- VARIETY OF ROOF LINE TREATMENTS:
 - STEPPED BUILDING HEIGHT RESPONDS TO TOPOGRAPHY
 - DEFINED TOP OF BUILDING
 - DOMINANT BUILDING PROJECTION IDENTIFIES CENTRAL ENTRY
- RECESS AT STAIR TOWER REDUCES PERCEIVED BUILDING LENGTH
- VARIETY IN UNIT SIZE AND UNIT FEATURES

NEGATIVE:

- LESS RELATIONSHIP TO ADJACENCIES:
 - INCREASED BUILDING HEIGHT AT UNION ST.
 - TRASH AREA AT VISIBLE CORNER - ADJACENT TO NEIGHBORING RETAIL
- NO BUILDING ACCESS AT LOW SIDE OF SITE (PIKE STREET ACCESS)
- 3 DEPARTURES REQUESTED

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

* SEE DEPARTURE DIAGRAMS ON PAGE 21

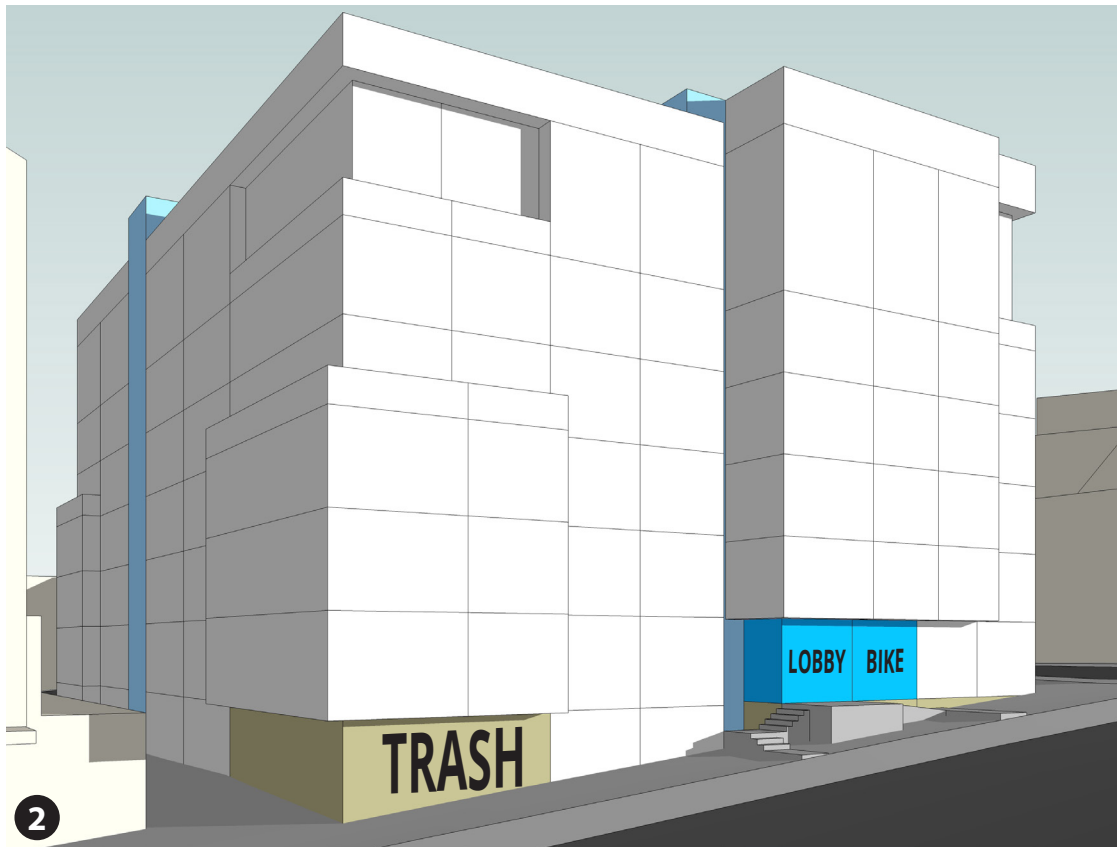


*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"

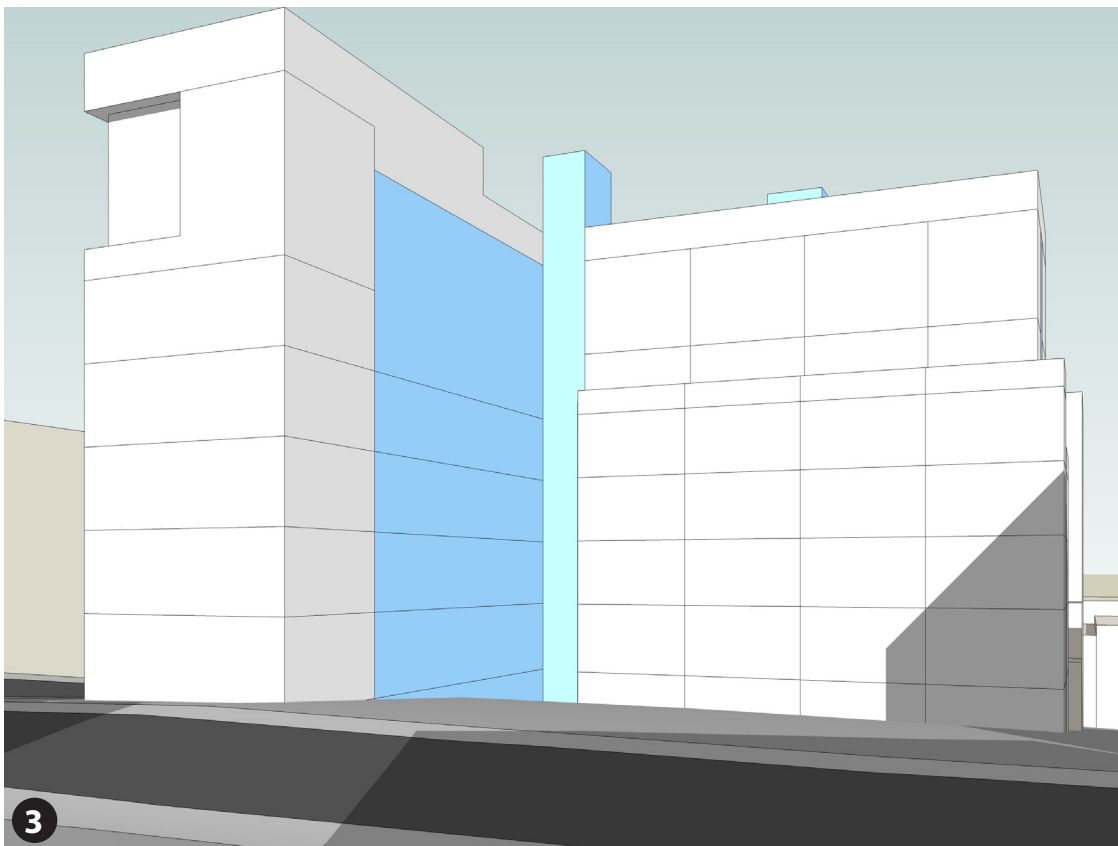
SCHEME B: CENTRAL ENTRY
(CORNER TRASH)



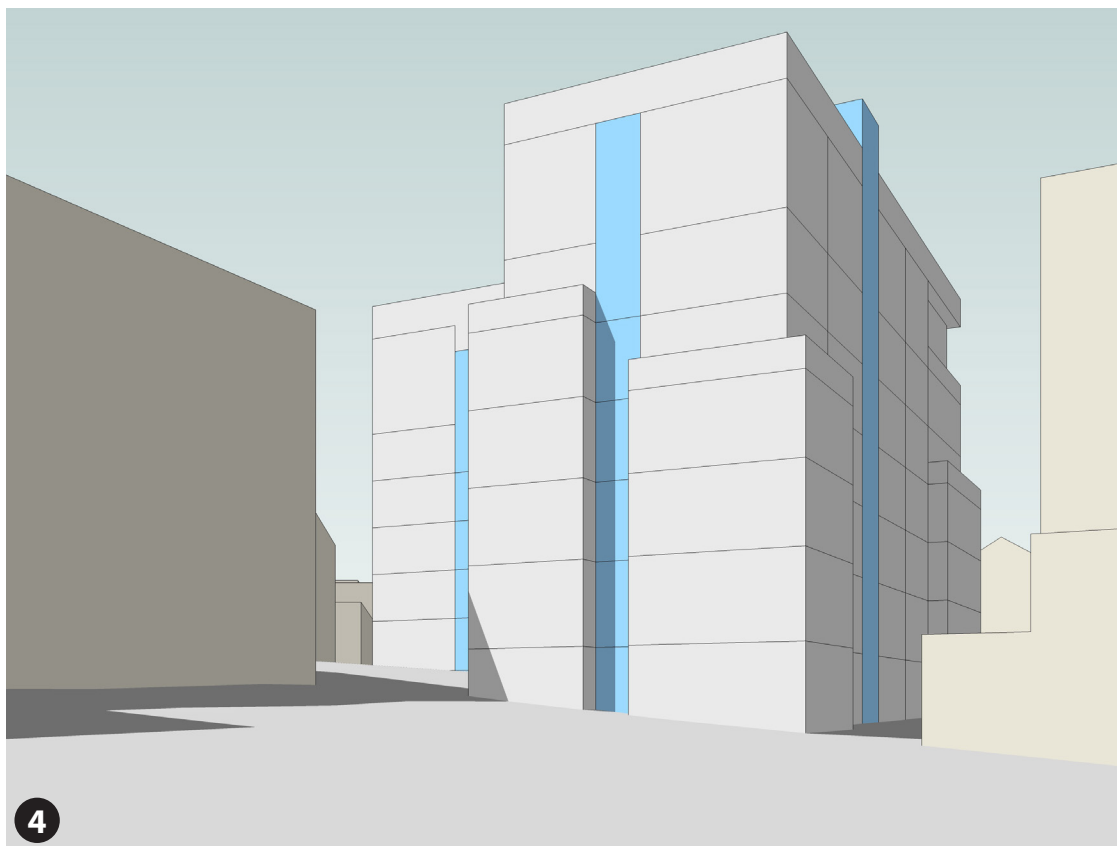
1 PERSPECTIVE FROM CORNER OF BOYLSTON AVE & E. UNION ST. LOOKING NE



2 BOYLSTON AVE LOOKING EAST



3 PERSPECTIVE LOOKING N FROM E. UNION ST.



4 PERSPECTIVE FROM NEIGHBORING PARKING LOT ON HARVARD AVE

RESPONSE TO
FEEDBACK

The following is a brief summary of the Scheme's response to Board feedback.

MASSING, HEIGHT & MODULATION

- 6.5' of height added to uphill portion, near Union.
- Recesses added at upper story to define building termination.
- Boylston facade broken near middle of elevation.

CORNER TREATMENT

- Corner at E Union St extends the full building height down to grade.

ACCESS, ENTRY & LOCATION OF USES

- Central entry along Boylston is equally inconvenient for all residents.
- Trash located at the prominent NW corner.

DEPARTURES

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

- REQUIRED = 5' MIN. / 7' AVG.
- PROPOSED = 4' MIN. / 6' AVG., 42% OF FACADE

JUSTIFICATION:

The proposed departure addresses the following guidelines (see diagrams on pgs. 38 & 39):

- CS2-D/Zone Transitions: matches setbacks of adjacent property.
- Pike/Pine CS3-IV/Scale & Modulation & DC2-A/ Reducing Perceived Mass: breaks down scale of building.
- DC2-B/Facade Composition: creates a balanced facade composition.

(2) REAR SETBACK REDUCTION:

- REQUIRED = 15' MIN.
- PROPOSED = 12' MIN. / 14.25' AVERAGE, 23% OF FACADE

JUSTIFICATION:

The proposed departure addresses the following guidelines (see pgs. 32, 33 and diagram on pg. 39):

- CS2-D/Zone Transitions & Respect for Adjacent Sites: departure allows for modulation in overly wide north yard, transitioning to adjacent residential building.
- DC2-A/Reducing Perceived Mass: breaks down long facade that is very visible.
- DC2-B/Facade Composition: enables an intentional facade composition to be created.

(3) SIDE INTERIOR SETBACK REDUCTION:

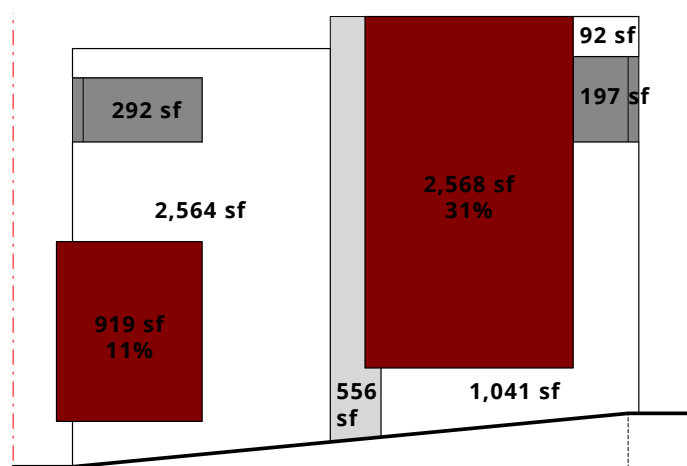
- REQUIRED =
5' MIN. / 7' AVG. < 42' ABOVE GRADE
7' MIN. / 10' AVG. > 42' ABOVE GRADE
- PROPOSED =
5' MIN. / 7' AVG. < 48' ABOVE GRADE
7' MIN. / 10' AVG. > 48' ABOVE GRADE

(3) JUSTIFICATION:

The proposed departure addresses the following guidelines (see diagram on pg. 39):

- CS2-D/ Zone Transitions & Respect for Adjacent Sites: establishes perceived 42' transition from Union Street.
- DC2-B/ Facade Composition: brings upper & lower masses in more balanced proportion.

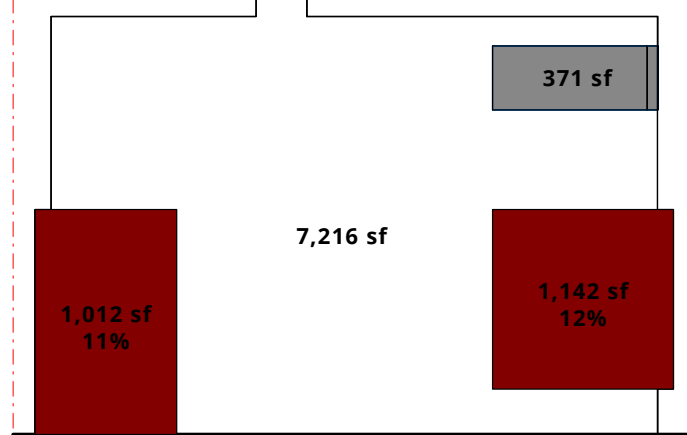
DEPARTURE REQUEST DIAGRAMS



(1) DEPARTURE DIAGRAM: SIDE STREET SETBACK REDUCTION

DISTANCE FROM PROPERTY LINE
REQUIRED = 5' MIN. / 7' AVG.

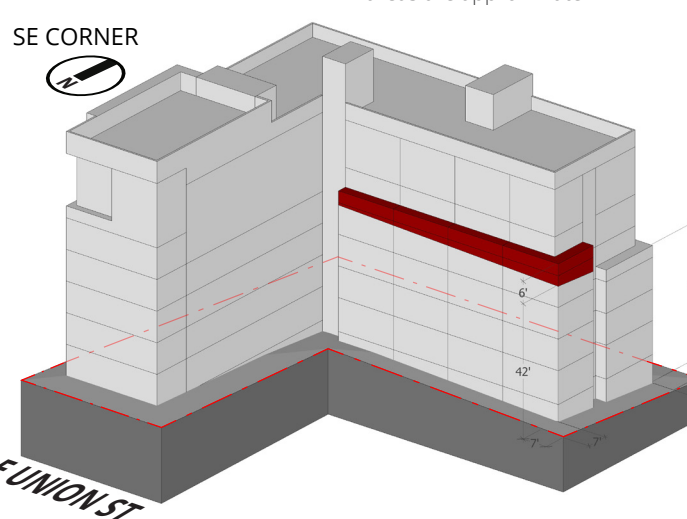
TOTAL AREA = 8,229 SF
*areas are approximate



(2) DEPARTURE DIAGRAM: REAR SETBACK REDUCTION

DISTANCE FROM PROPERTY LINE
REQUIRED = 15' MIN.

TOTAL AREA = 9,193 SF
*areas are approximate

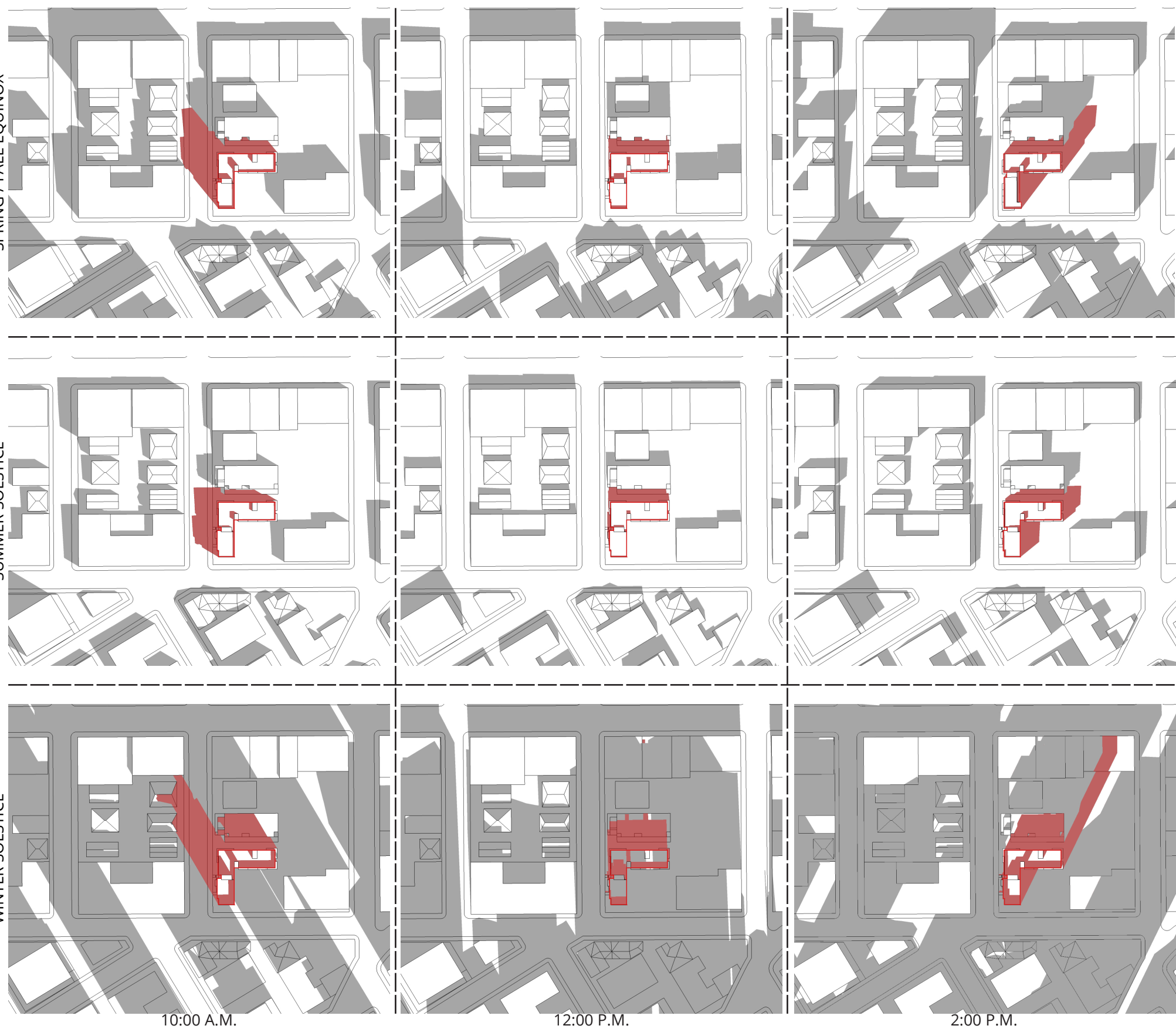


(3) DEPARTURE DIAGRAM: SIDE INTERIOR SETBACK REDUCTION

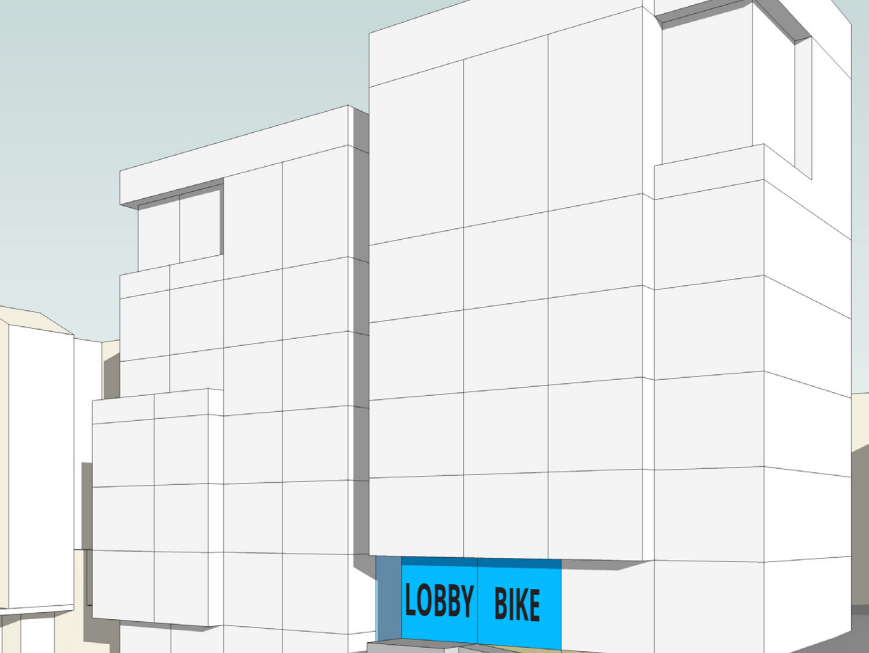
REQUIRED = 5' MIN. / 7' AVG. < 42' ABOVE GRADE
7' MIN. / 10' AVG. > 42' ABOVE GRADE

AREA OUTSIDE OF ALLOWABLE BUILDING ENVELOPE

SUN PATH / SHADOW STUDY: SCHEME B



SCHEME B.1: CENTRAL ENTRY



Architectural rendering of Scheme B.1: Central Entry. The building is a modern, multi-story structure with a grid-like facade. A blue sign at the base reads "LOBBY BIKE". The building is set against a light blue sky and a dark ground plane.

[illegible]

INTENTIONALLY BLANK

SCHEME C: CORNER AMENITIES (PREFERRED)

SUMMARY:
52,000 GSF
105 EFFICIENCY STUDIOS
2,400 SF - TOTAL COMMON AMENITY
250 SF - AT GRADE
350 SF - INTERIOR LOBBY
350 SF - INTERIOR LOUNGE
1,450 SF - ROOF DECK

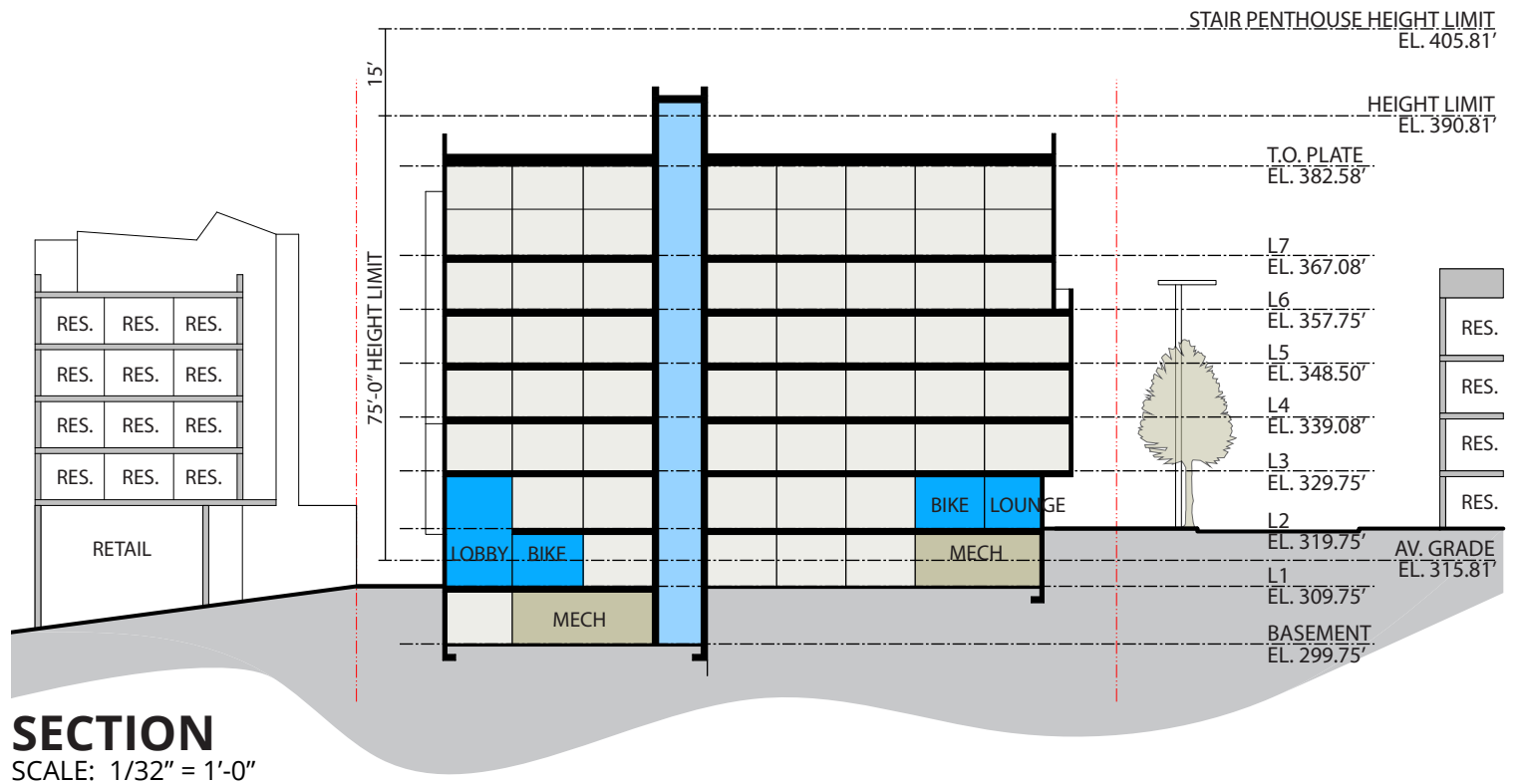
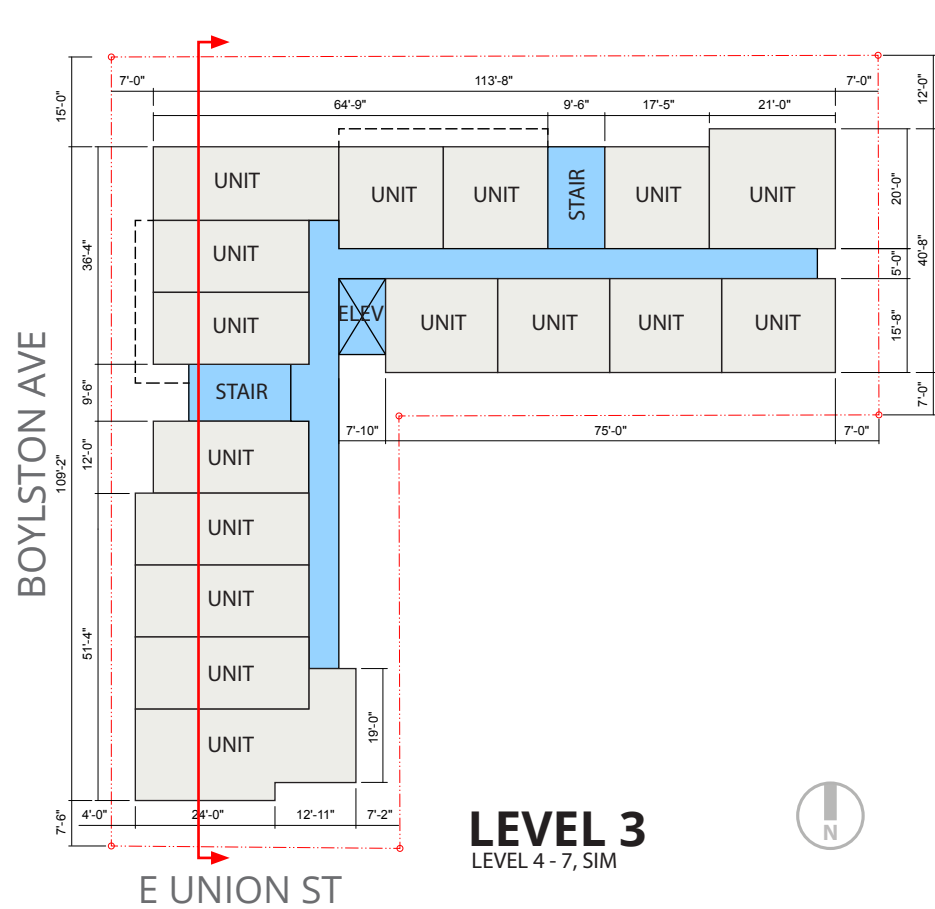
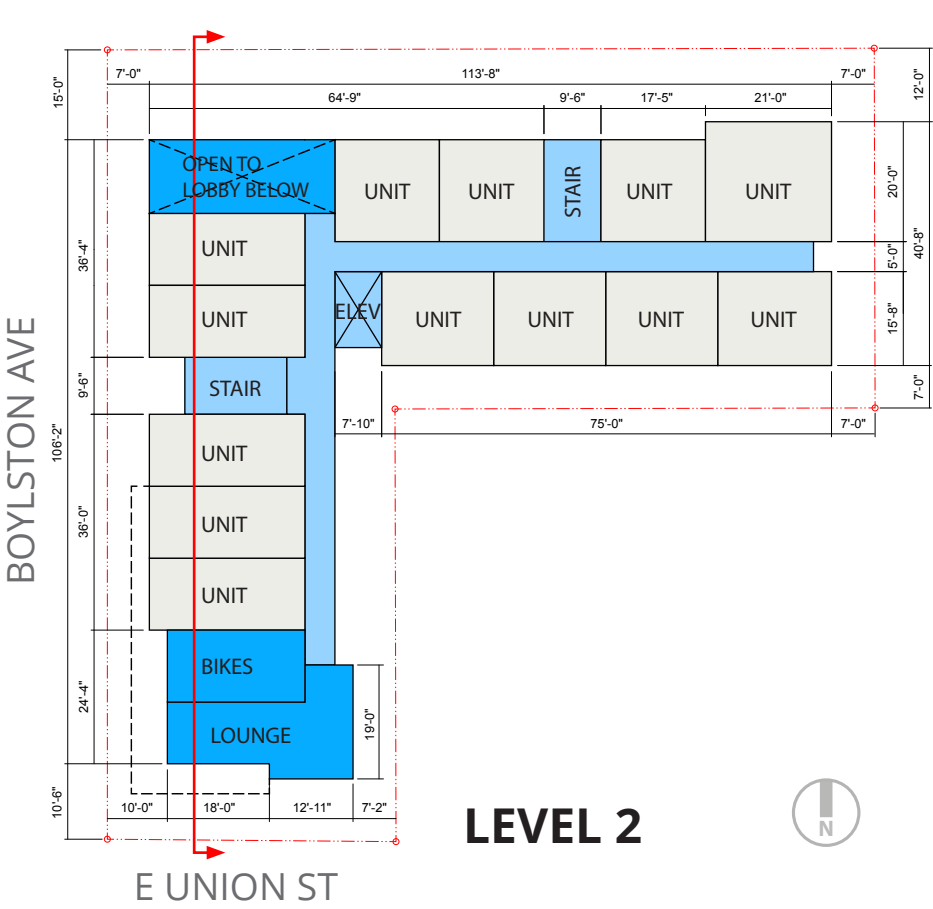
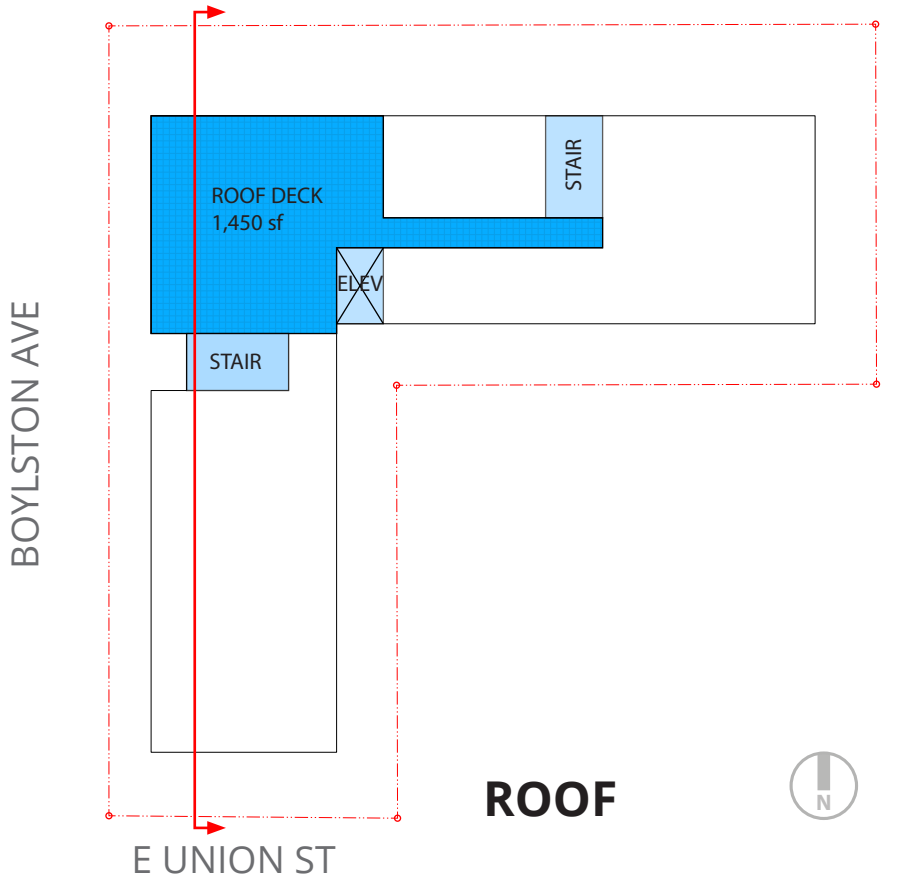
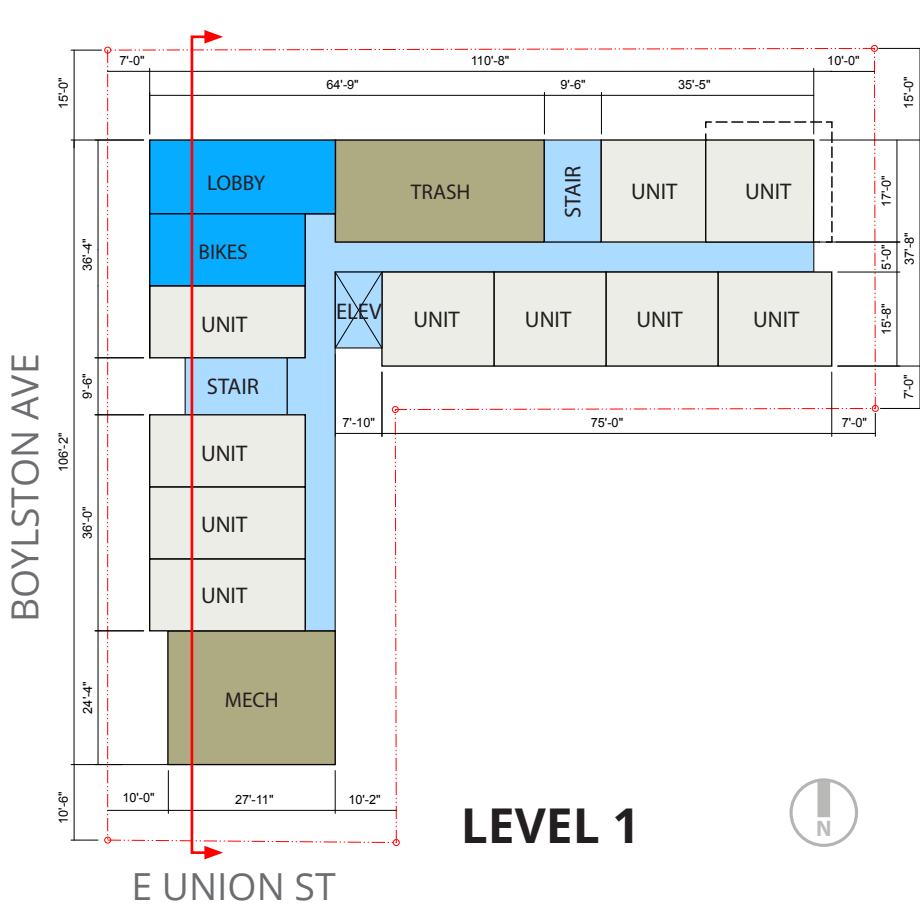
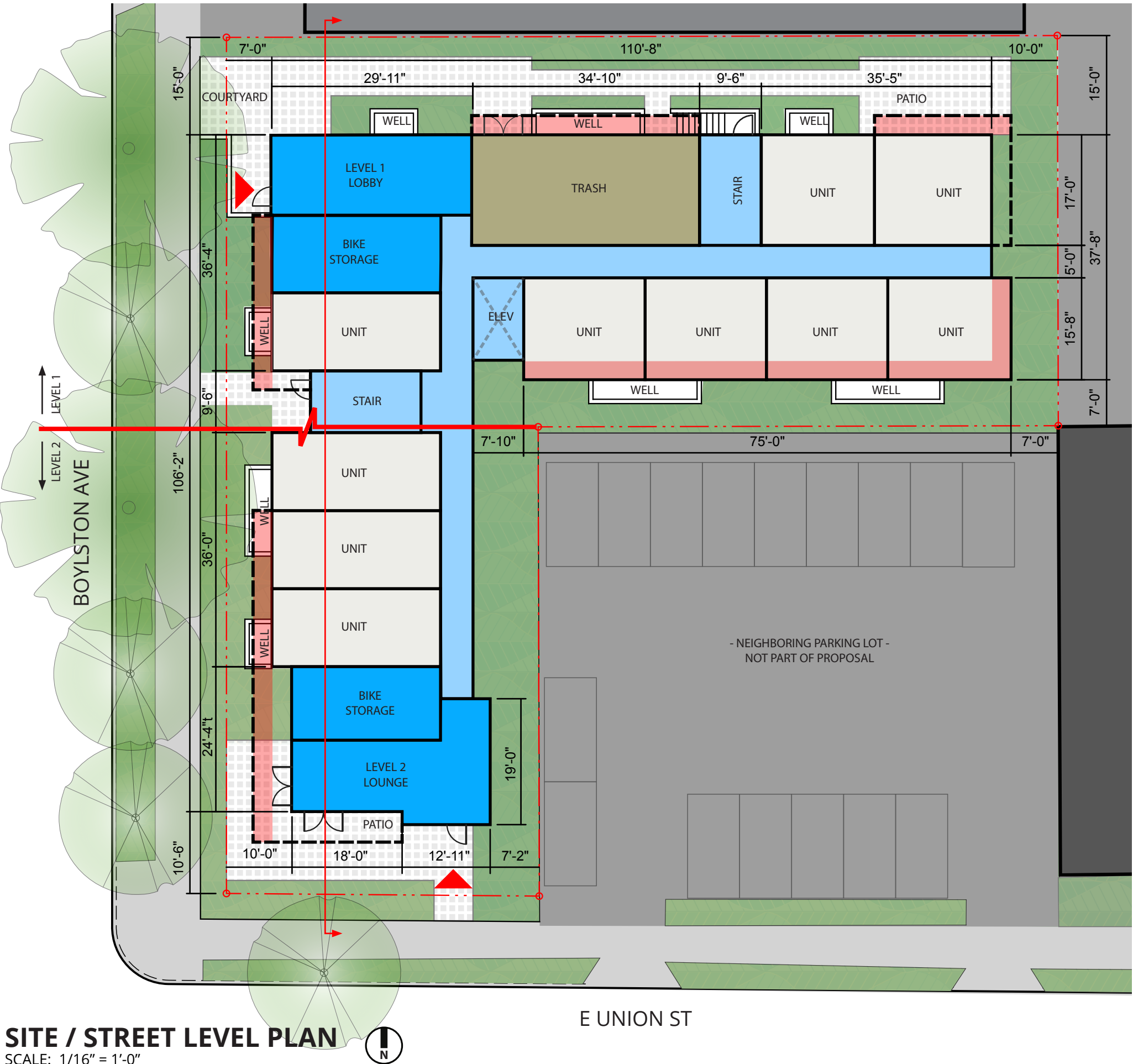
4.13 - FAR

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

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

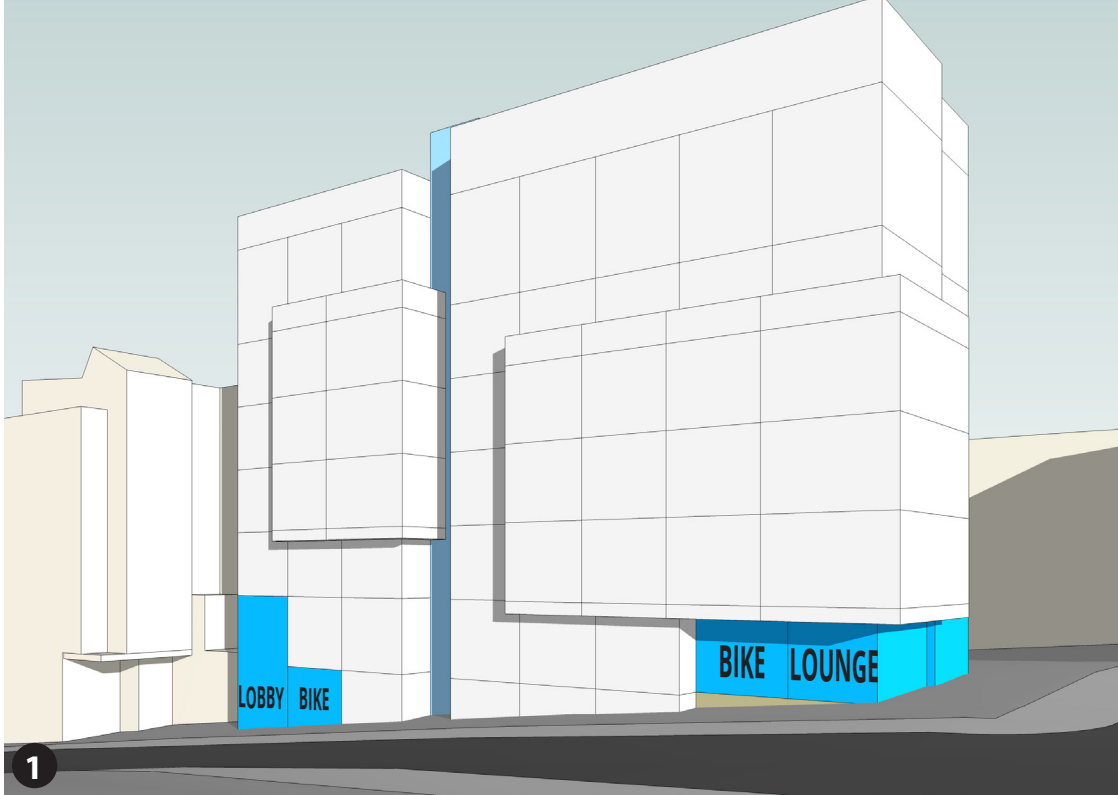
- ▶ BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON
- DEPARTURE REQUEST AREA AT GRADE (N/A @ SCHEME C)
- DEPARTURE REQUEST AREA AT UPPER LEVELS

* SEE DEPARTURE DIAGRAMS ON PAGE 27

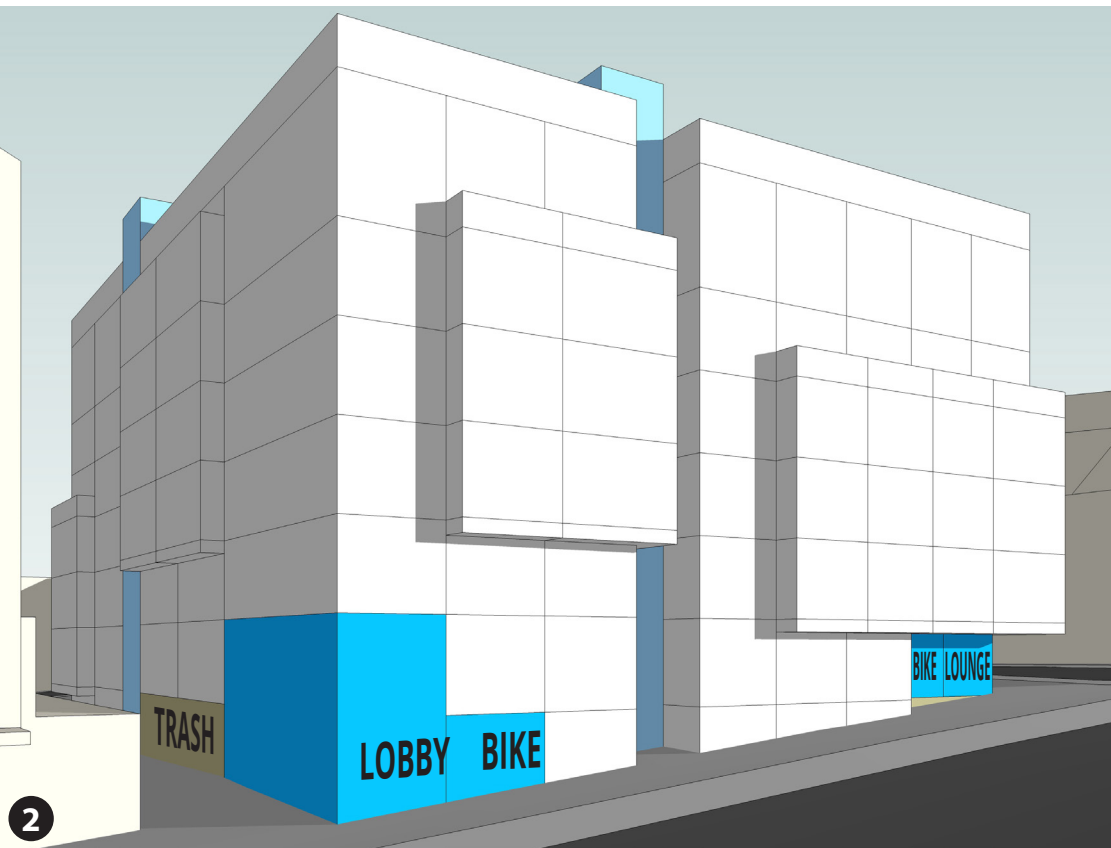


*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"

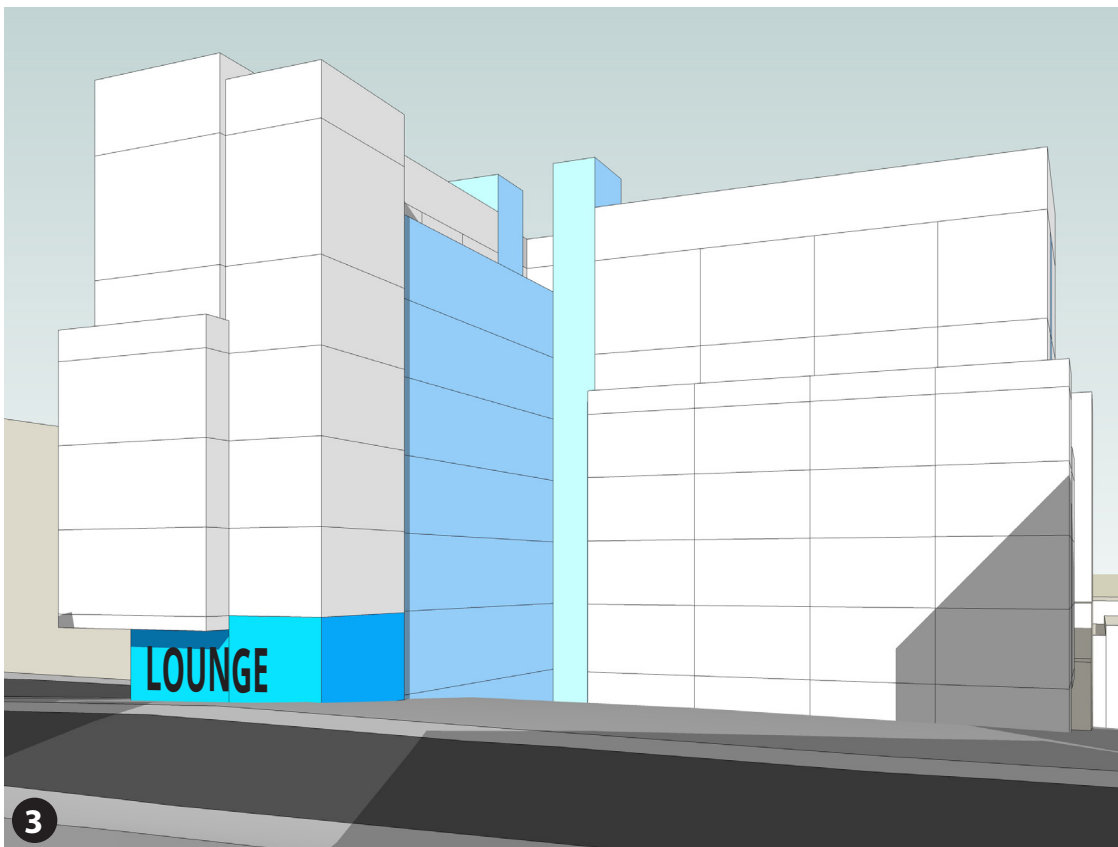
SCHEME C: CORNER AMENITIES (PREFERRED)



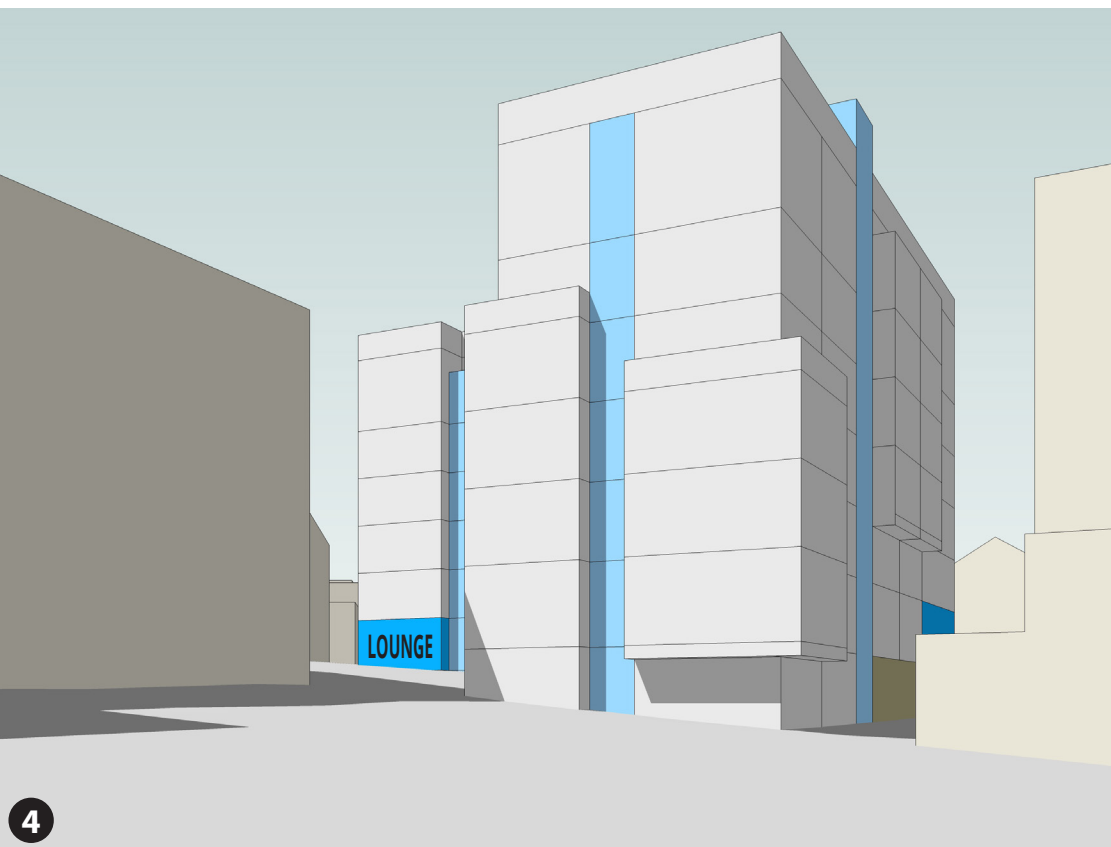
PERSPECTIVE FROM CORNER OF BOYLSTON AVE & E. UNION ST. LOOKING NE



BOYLSTON AVE LOOKING EAST



PERSPECTIVE LOOKING N FROM E. UNION ST.



PERSPECTIVE FROM NEIGHBORING PARKING LOT ON HARVARD AVE

RESPONSE TO FEEDBACK

The following is a brief summary of the Scheme's response to Board feedback.

MASSING, HEIGHT & MODULATION

- No height added, but contrasting material will mark uphill transition.
- Window & material palette will emphasize top of building.
- Massing heights and locations establish datums with adjacent structures.

CORNER TREATMENT

- Provide amenity areas at both building corners. Massing & architectural elements emphasize amenities.

ACCESS, ENTRY & LOCATION OF USES

- Entry points and amenity area provided at both north & south corners for greater connection to both neighborhoods.
- Trash located at NW yard away from visible corner.

DEPARTURES

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

- REQUIRED = 5' MIN. / 7' AVG.
- PROPOSED = 4' MIN. / 6.5' AVG., 31% OF FACADE

JUSTIFICATION:

The proposed departure addresses the following guidelines (see diagrams on pgs. 38 & 39):

- CS2-D/Zone Transitions: matches setbacks of adjacent property.
- Pike/Pine CS3-IV/Scale & Modulation & DC2-A/ Reducing Perceived Mass: breaks down scale of building.
- DC2-B/Facade Composition: creates a balanced facade composition.

(2) REAR SETBACK REDUCTION:

- REQUIRED = 15' MIN.
- PROPOSED = 12' MIN. / 14.25' AVERAGE, 23% OF FACADE

JUSTIFICATION:

The proposed departure addresses the following guidelines (see pgs. 32, 33 and diagram on pg. 39):

- CS2-D/Zone Transitions & Respect for Adjacent Sites: departure allows for modulation in overly wide north yard, transitioning to adjacent residential building.
- DC2-A/Reducing Perceived Mass: breaks down long facade that is very visible.
- DC2-B/Facade Composition: enables an intentional facade composition to be created.

(3) SIDE INTERIOR SETBACK REDUCTION:

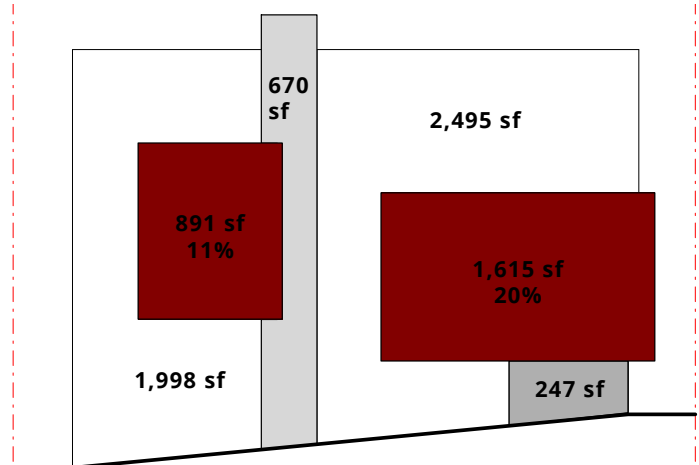
- REQUIRED = 5' MIN. / 7' AVG. < 42' ABOVE GRADE 7' MIN. / 10' AVG. > 42' ABOVE GRADE
- PROPOSED = 5' MIN. / 7' AVG. < 48' ABOVE GRADE 7' MIN. / 10' AVG. > 48' ABOVE GRADE

(3) JUSTIFICATION:

The proposed departure addresses the following guidelines (see diagram on pg. 39):

- CS2-D/ Zone Transitions & Respect for Adjacent Sites: establishes perceived 42' transition from Union Street.
- DC2-B/ Facade Composition: brings upper & lower masses in more balanced proportion.

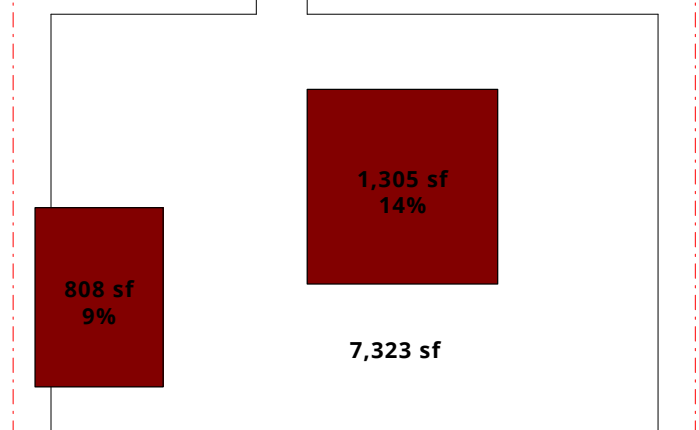
DEPARTURE REQUEST DIAGRAMS



(1) DEPARTURE DIAGRAM: SIDE STREET SETBACK REDUCTION

DISTANCE FROM PROPERTY LINE REQUIRED = 5' MIN. / 7' AVG.

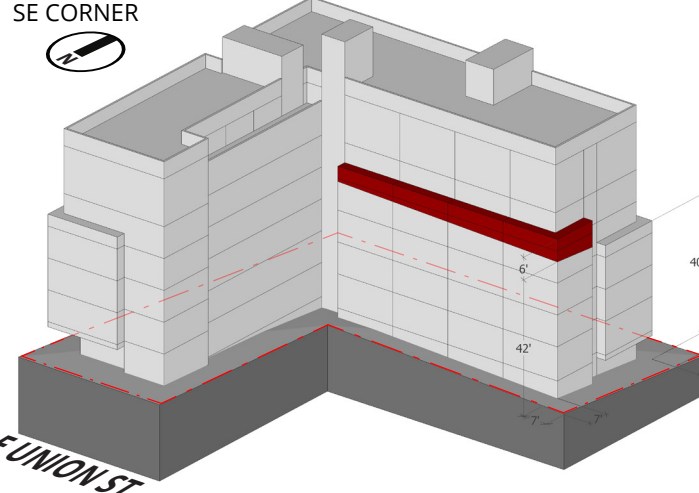
4' 7' 11' 13' TOTAL AREA = 7,906 SF *areas are approximate



(2) DEPARTURE DIAGRAM: REAR SETBACK REDUCTION

DISTANCE FROM PROPERTY LINE REQUIRED = 15' MIN.

12' 15' TOTAL AREA = 9,067 SF *areas are approximate

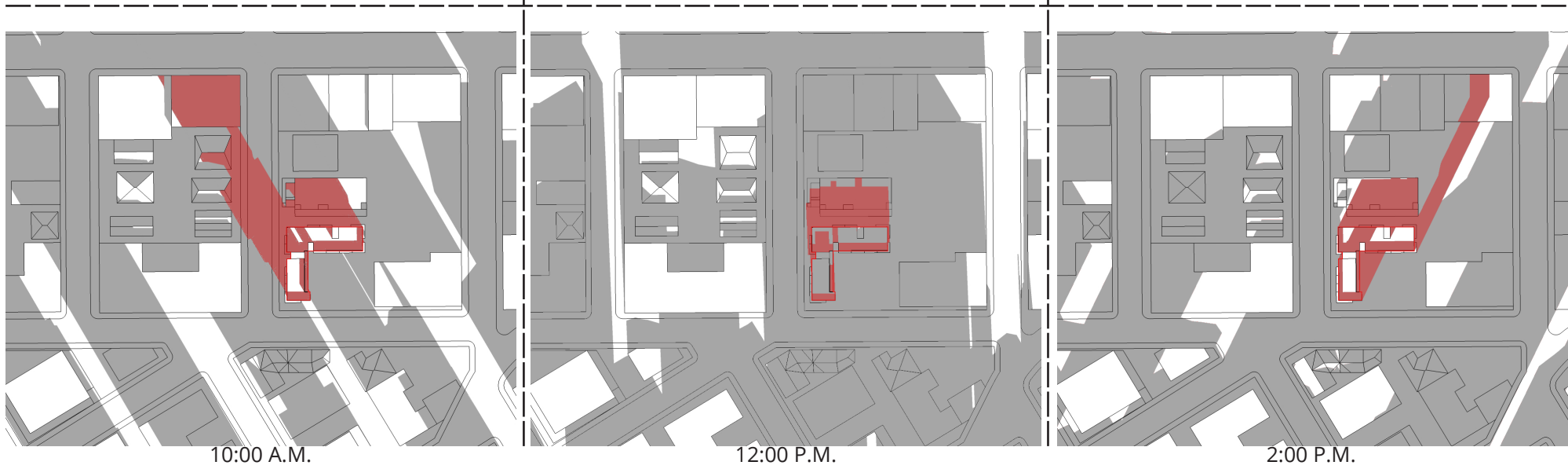
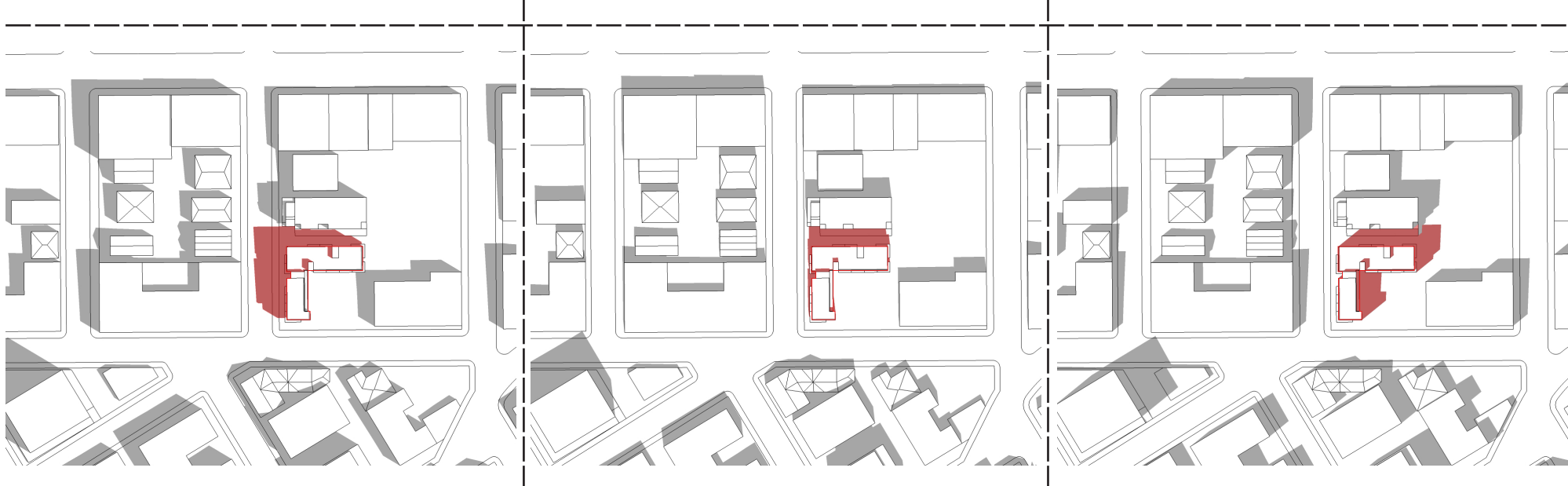
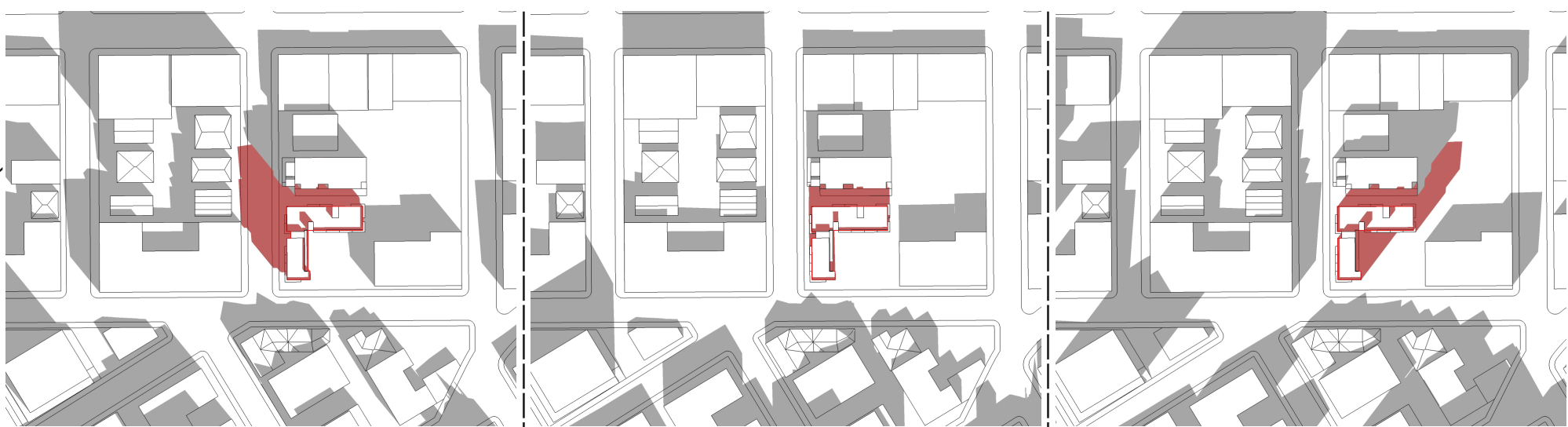


(3) DEPARTURE DIAGRAM: SIDE INTERIOR SETBACK REDUCTION

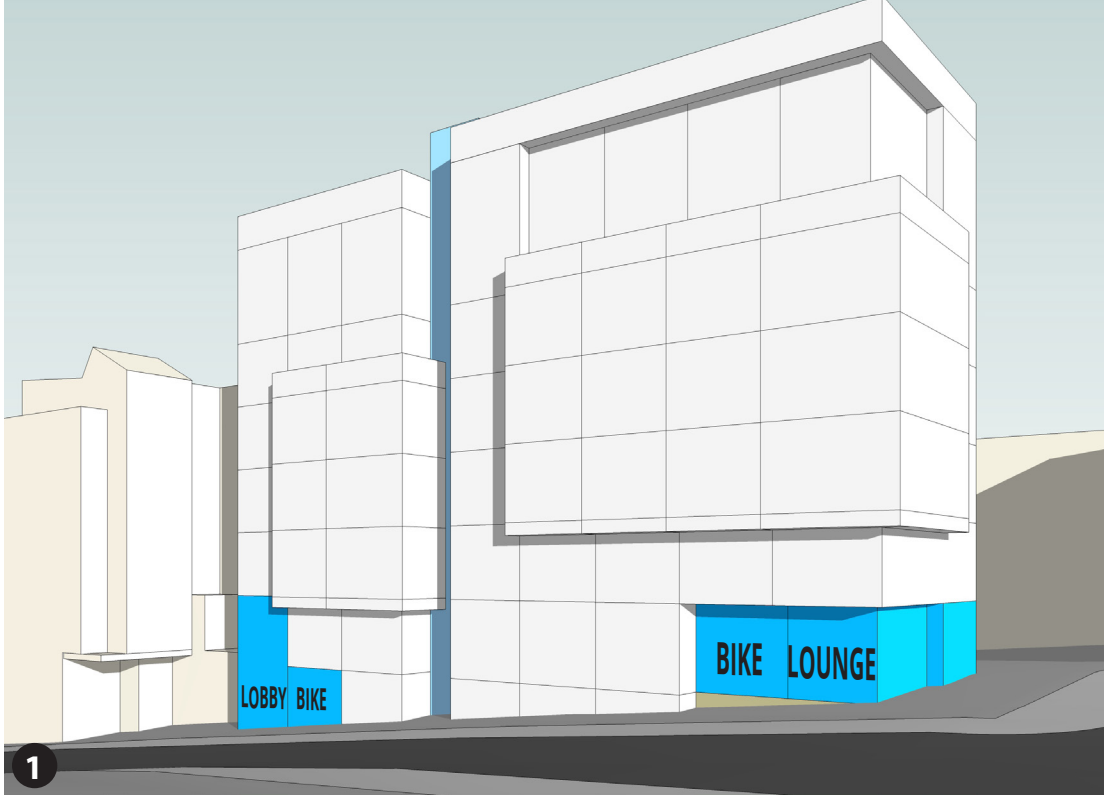
REQUIRED = 5' MIN. / 7' AVG. < 42' ABOVE GRADE 7' MIN. / 10' AVG. > 42' ABOVE GRADE

AREA OUTSIDE OF ALLOWABLE BUILDING ENVELOPE

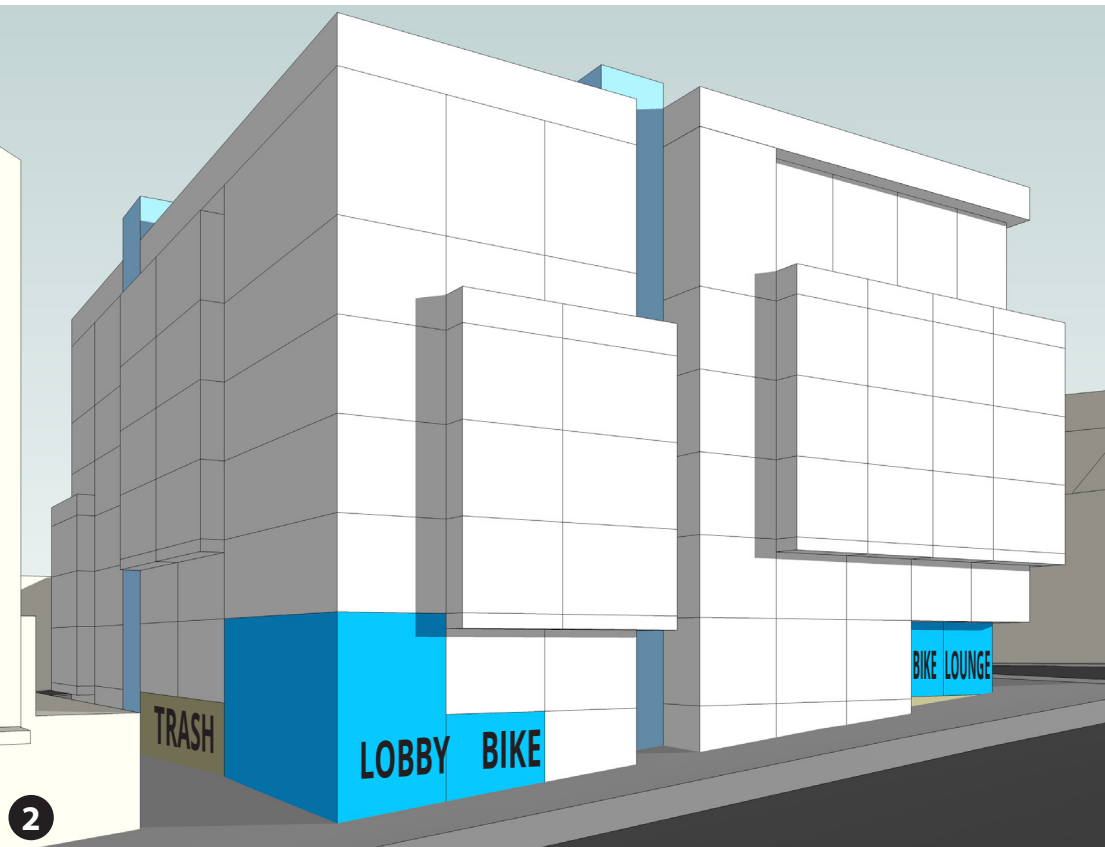
SUN PATH / SHADOW STUDY: SCHEME C



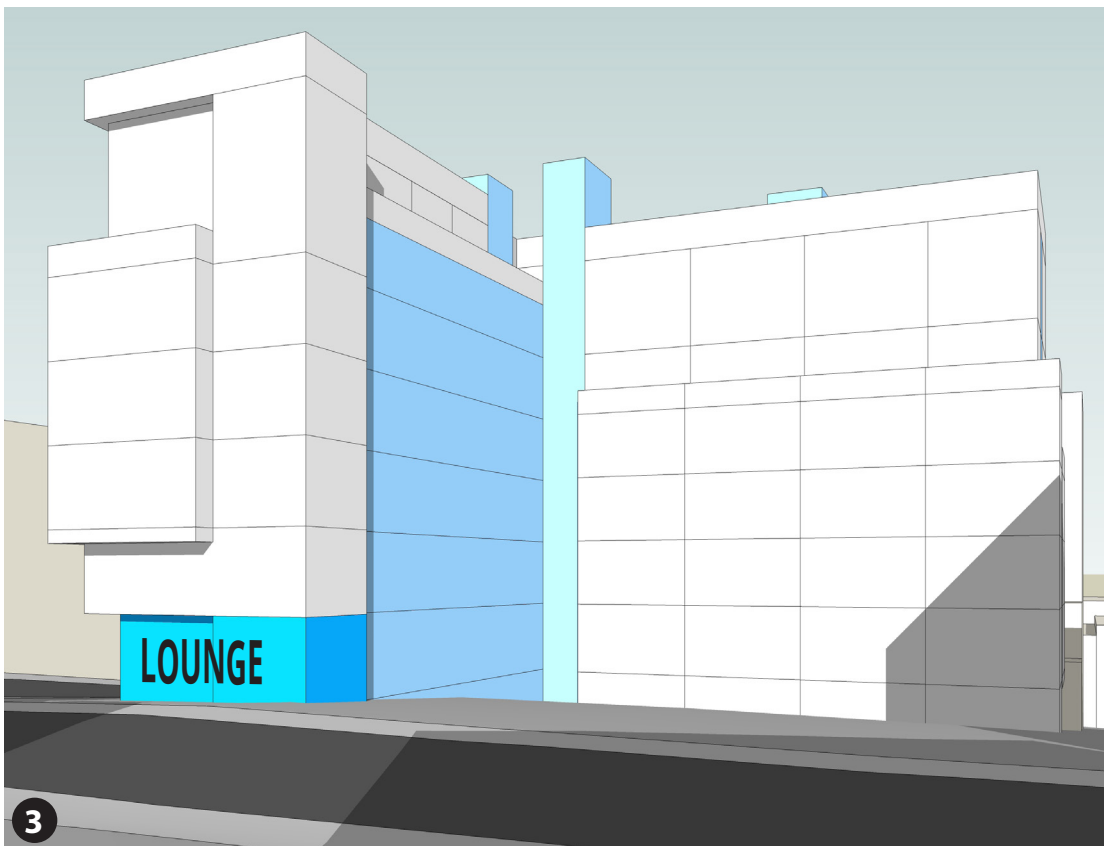
SCHEME C.1: CORNER AMENITIES (UPPER RECESS)



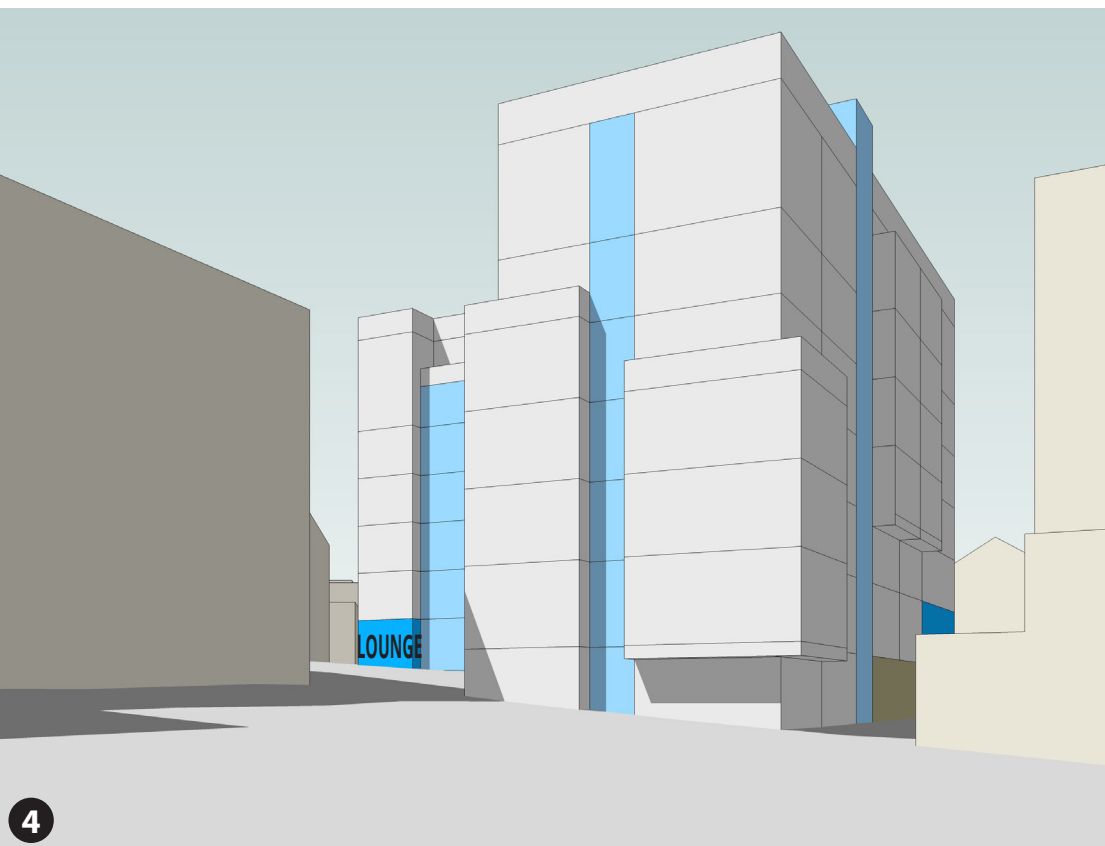
PERSPECTIVE FROM CORNER OF BOYLSTON AVE & E. UNION ST. LOOKING NE



BOYLSTON AVE LOOKING EAST



PERSPECTIVE LOOKING N FROM E. UNION ST.



PERSPECTIVE FROM NEIGHBORING PARKING LOT ON HARVARD AVE

RESPONSE TO FEEDBACK

The following is a brief summary of the Scheme's response to Board feedback.

SCHEME C.1 Massing variation of the Preferred scheme: MASSING, HEIGHT & MODULATION

- 4ft. of additional height added, to step building with topography.
- Recessed portions of upper story to establish shadow line.
- Datums with adjacent structures less strong than Scheme C, see page 39.

CORNER TREATMENT

- Amenity areas provided at both building corners, but less relationship to massing.

ACCESS, ENTRY & LOCATION OF USES

- Entry points and amenity area provided at both north & south corners for greater connection to both neighborhoods.
- Trash located at NW yard away from visible corner.

DEPARTURES

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

- REQUIRED = 5' MIN. / 7' AVG.
- PROPOSED = 4' MIN. / 6.5' AVG., 32% OF FACADE

JUSTIFICATION:

- The proposed departure addresses the following guidelines (see diagrams on pgs. 38 & 39):
- CS2-D/Zone Transitions: matches setbacks of adjacent property.
- Pike/Pine CS3-IV/Scale & Modulation & DC2-A/ Reducing Perceived Mass: breaks down scale of building.
- DC2-B/Facade Composition: creates a balanced facade composition.

(2) REAR SETBACK REDUCTION:

- REQUIRED = 15' MIN.
- PROPOSED = 12' MIN. / 14.25' AVERAGE, 23% OF FACADE

JUSTIFICATION:

- The proposed departure addresses the following guidelines (see pgs. 32, 33 and diagram on pg. 39):
- CS2-D/Zone Transitions & Respect for Adjacent Sites: departure allows for modulation in overly wide north yard, transitioning to adjacent residential building.
- DC2-A/Reducing Perceived Mass: breaks down long facade that is very visible.
- DC2-B/Facade Composition: enables an intentional facade composition to be created.

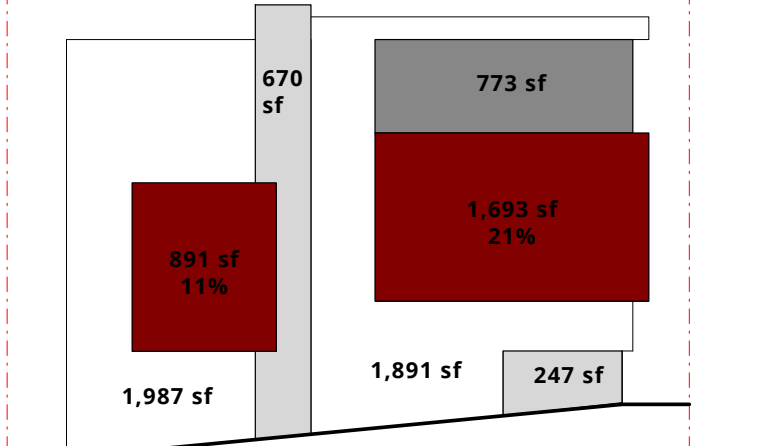
(3) SIDE INTERIOR SETBACK REDUCTION:

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

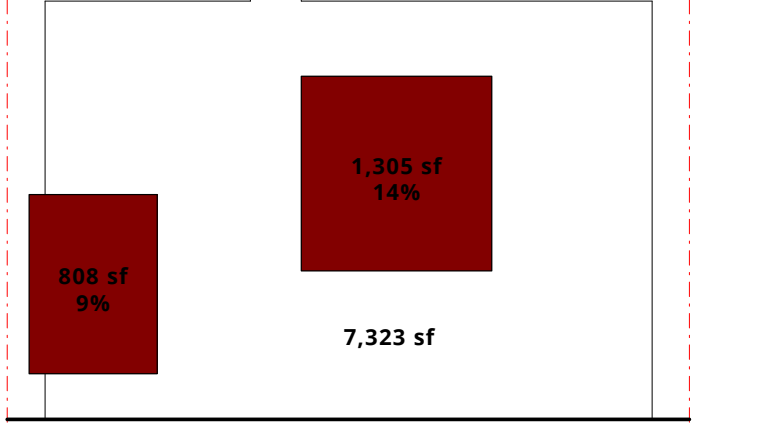
(3) JUSTIFICATION:

- The proposed departure addresses the following guidelines (see diagram on pg. 39):
- CS2-D/ Zone Transitions & Respect for Adjacent Sites: establishes perceived 42' transition from Union Street.
- DC2-B/ Facade Composition: brings upper & lower masses in more balanced proportion.

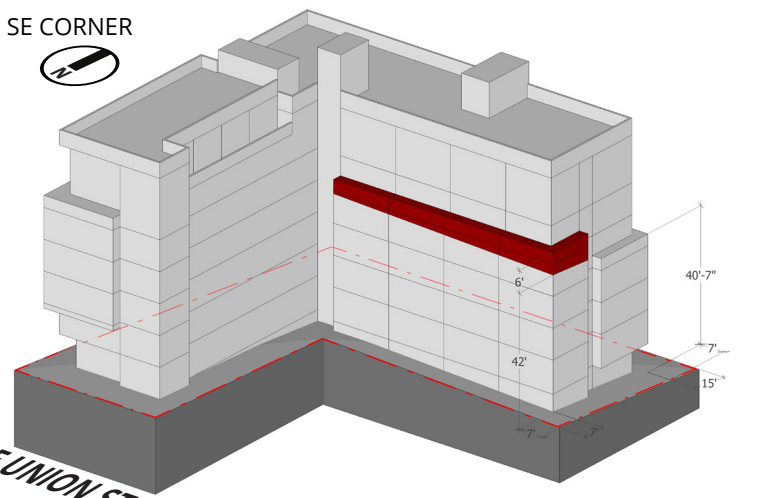
DEPARTURE REQUEST DIAGRAMS



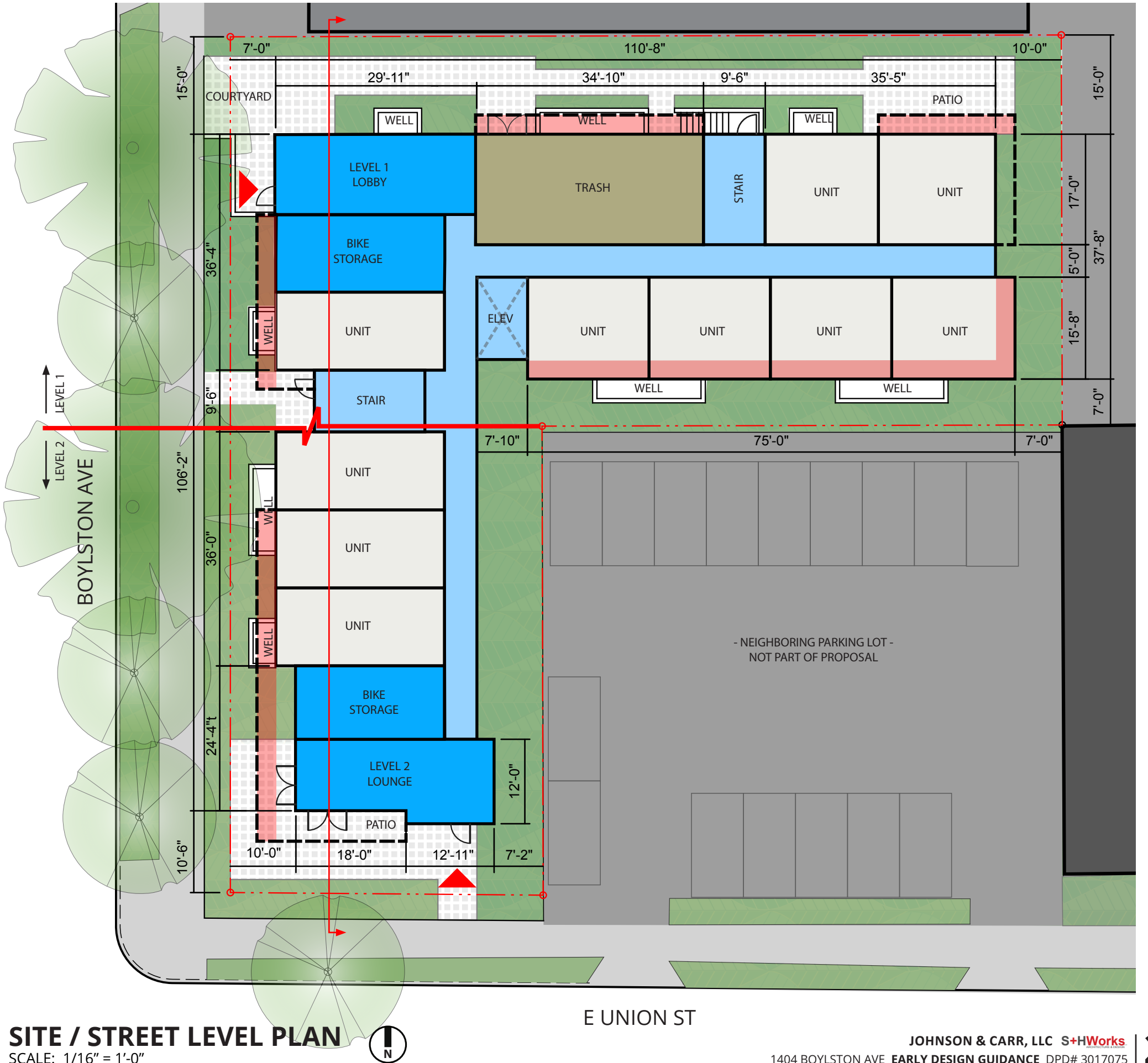
(1) DEPARTURE DIAGRAM: SIDE STREET SETBACK REDUCTION
DISTANCE FROM PROPERTY LINE
REQUIRED = 5' MIN. / 7' AVG.
TOTAL AREA = 8,151 SF
*areas are approximate



(2) DEPARTURE DIAGRAM: REAR SETBACK REDUCTION
DISTANCE FROM PROPERTY LINE
REQUIRED = 15' MIN.
TOTAL AREA = 9,067 SF
*areas are approximate



(3) DEPARTURE DIAGRAM: SIDE INTERIOR SETBACK REDUCTION
REQUIRED = 5' MIN. / 7' AVG. < 42' ABOVE GRADE
7' MIN. / 10' AVG. > 42' ABOVE GRADE
AREA OUTSIDE OF ALLOWABLE BUILDING ENVELOPE



SITE / STREET LEVEL PLAN
SCALE: 1/16" = 1'-0"

E UNION ST

NEIGHBORHOOD OUTREACH

On December 16th, the Applicant met with PPUNC at their regularly scheduled meeting to review and discuss the project. The revised Schemes B, C & C.1 were presented, as well as an overview of the project and Board feedback. Below is a summary of the conversation:



PPUNC MEETING MINUTES
MEETING DATE: 12/16/2014

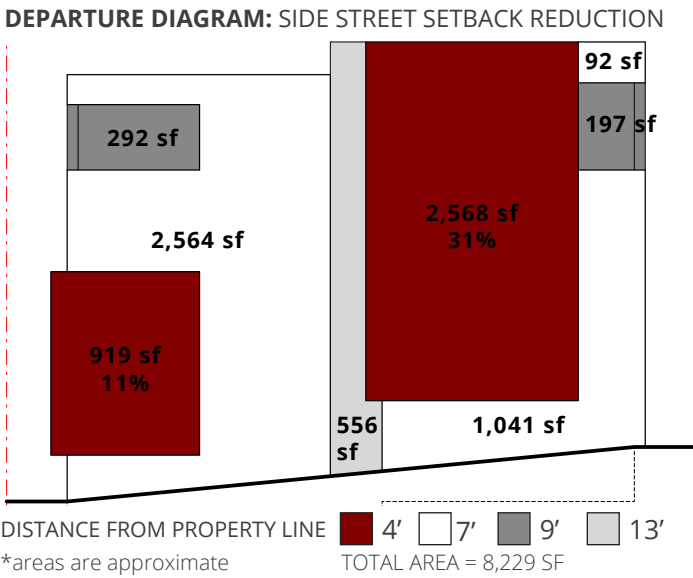
- FOCUS POINTS:**
- 2 building entry points
 - Building massing strategies
 - Rear setback uses and massing

- PPUNC COMMENTS:**
- Members agrees with the uphill entry from Pike St. at the NW corner of the site. Cited several new developments with similar conditions in a positive light.
 - Members seemed equally confused by Design Review Board's request to see the trash area at the NW corner of the site.
 - Landscape design that encourages healthy growth for privacy, a streetscape transition and considers security issues along the sidewalk.
 - Regarding the rear setback departure request, members suggested the applicant phrase how the rear departure will help the project better meet the design guidelines. They also suggested taking photos of existing neighboring site conditions to better diagram the relationship to the north neighbor.
 - Members agreed that a strong connection between the Union St. patio and the sidewalk is needed. Applicant mentioned the Design Review Board's comments about safety and security at that corner.
 - Members preferred the scheme with simple massing moves at the top of the building. Was not in favor of the Design Review Board's recommendation to put a "hat" on the building. If "hat" option is presented, consider relationship between recessed areas and projecting massing.
 - Members had a positive response to keeping the building height lower at Union Street (high side of the site).
 - Clarifying questions about the roof deck and its role as a building amenity.
 - PPUNC requested adequate time to review the preferred scheme before the scheduled EDG meeting on Wednesday, January 28th.

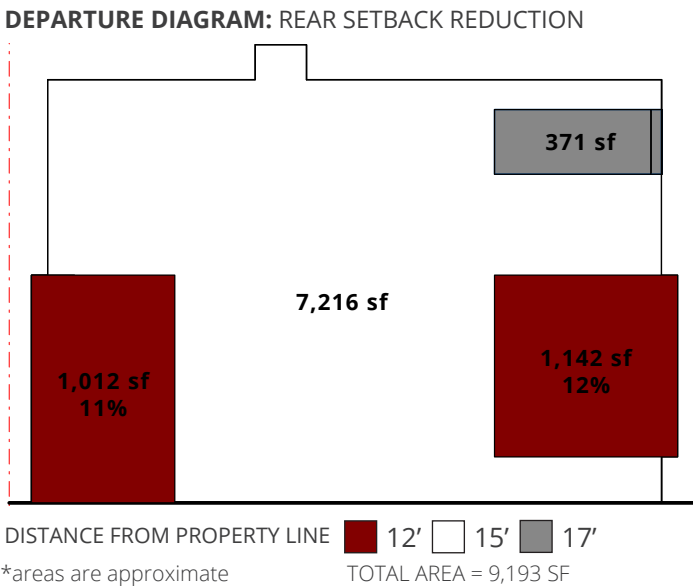
DEPARTURE MATRIX

SCHEME B/B.1: CENTRAL ENTRY

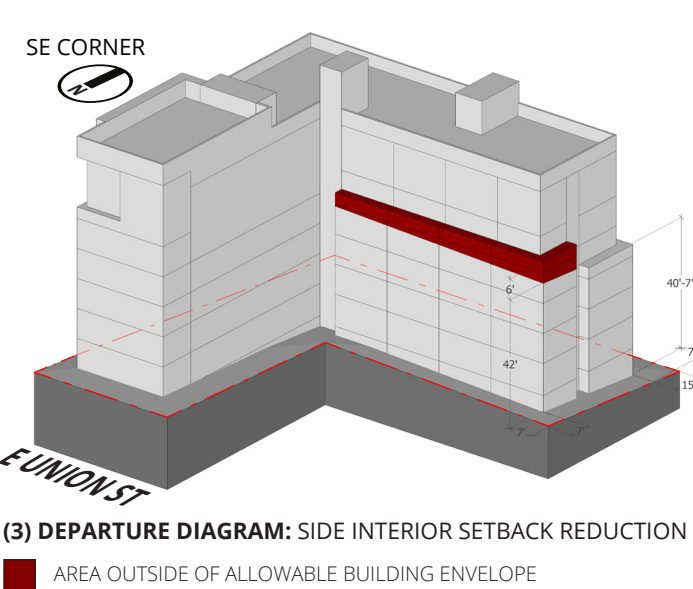
- 1) SMC 23.45.518.B SIDE SETBACK FROM STREET LOT LINE
- REQUIRED: 7' AVERAGE, 5' MINIMUM
- PROPOSED: 6' AVERAGE, 4' MINIMUM, 42% OF FACADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/Zone Transitions: matches setbacks of adjacent property.
 - Pike/Pine CS3-IV/Scale & Modulation & DC2-A/ Reducing Perceived Mass: breaks down scale of building.
 - DC2-B/Facade Composition: creates a balanced facade composition.



- 2) SMC 23.45.518.B REAR SETBACK
- REQUIRED: 15' MINIMUM
- PROPOSED: 12' MINIMUM, 14.25' AVERAGE, 23% OF FACADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/Zone Transitions & Respect for Adjacent Sites: departure allows for modulation in overly wide north yard, transitioning to adjacent residential building.
 - DC2-A/Reducing Perceived Mass: breaks down long facade that is very visible.
 - DC2-B/Facade Composition: enables an intentional facade composition to be created.

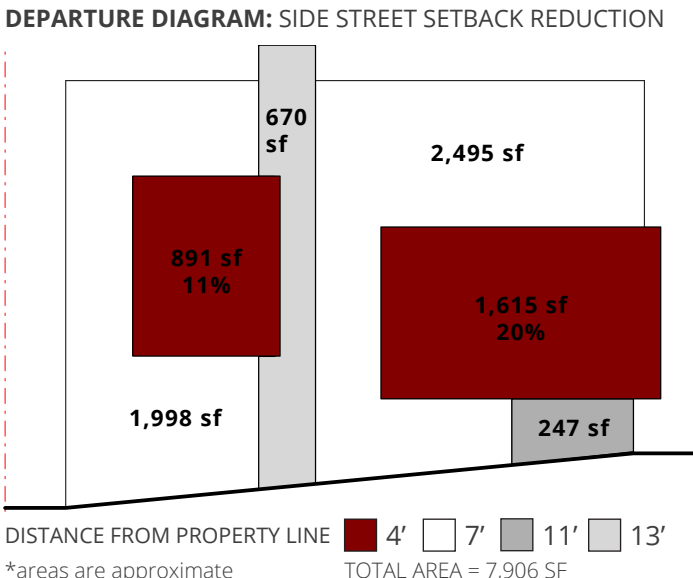


- 3) SMC 23.45.518.B SIDE SETBACK FROM INTERIOR LOT LINE
- REQUIRED: 7' AVERAGE, 5' MINIMUM, <42' ABOVE GRADE
10' AVERAGE, 7' MINIMUM, >42' ABOVE GRADE
- PROPOSED: 7' AVERAGE, 5' MINIMUM, <48' ABOVE GRADE
10' AVERAGE, 7' MINIMUM, >48' ABOVE GRADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/ Zone Transitions & Respect for Adjacent Sites: establishes perceived 42' transition from Union Street.
 - DC2-B/ Facade Composition: brings upper & lower masses in more balanced proportion.

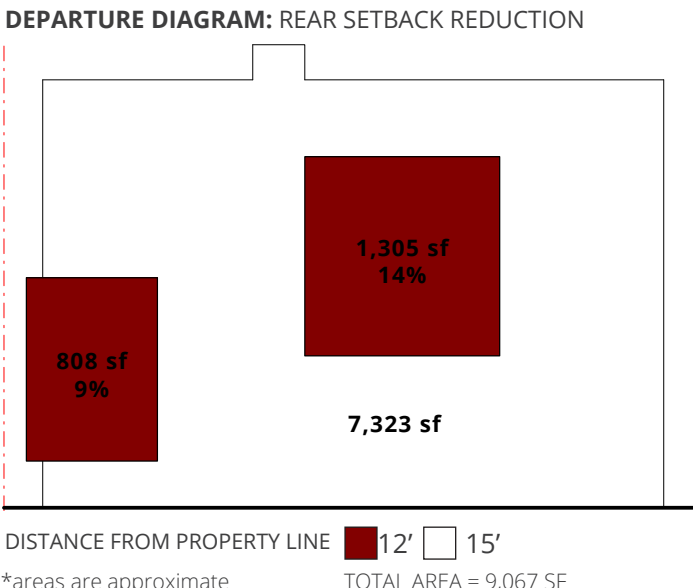


SCHEME C: CORNER AMENITIES (PREFERRED)

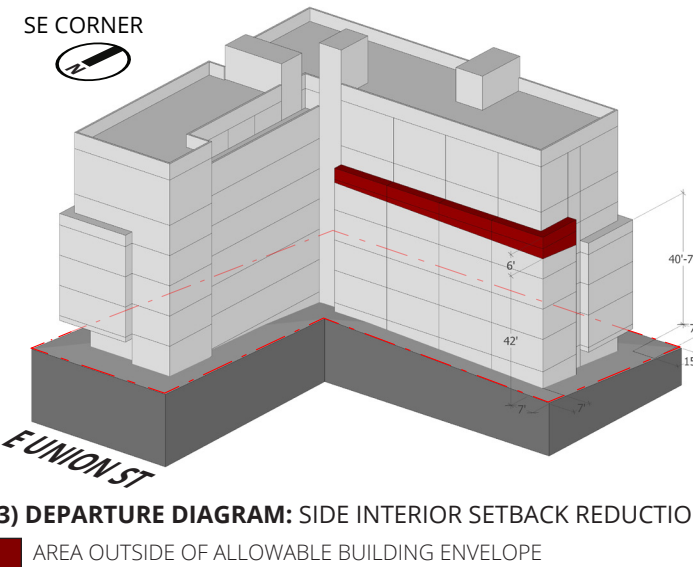
- 1) SMC 23.45.518.B SIDE SETBACK FROM STREET LOT LINE
- REQUIRED: 7' AVERAGE, 5' MINIMUM
- PROPOSED: 6.5' AVERAGE, 4' MINIMUM, 31% OF FACADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/Zone Transitions: matches setbacks of adjacent property.
 - Pike/Pine CS3-IV/Scale & Modulation & DC2-A/ Reducing Perceived Mass: breaks down scale of building.
 - DC2-B/Facade Composition: creates a balanced facade composition.



- 2) SMC 23.45.518.B REAR SETBACK
- REQUIRED: 15' MINIMUM
- PROPOSED: 12' MINIMUM, 14.25' AVERAGE, 23% OF FACADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/Zone Transitions & Respect for Adjacent Sites: departure allows for modulation in overly wide north yard, transitioning to adjacent residential building.
 - DC2-A/Reducing Perceived Mass: breaks down long facade that is very visible.
 - DC2-B/Facade Composition: enables an intentional facade composition to be created.

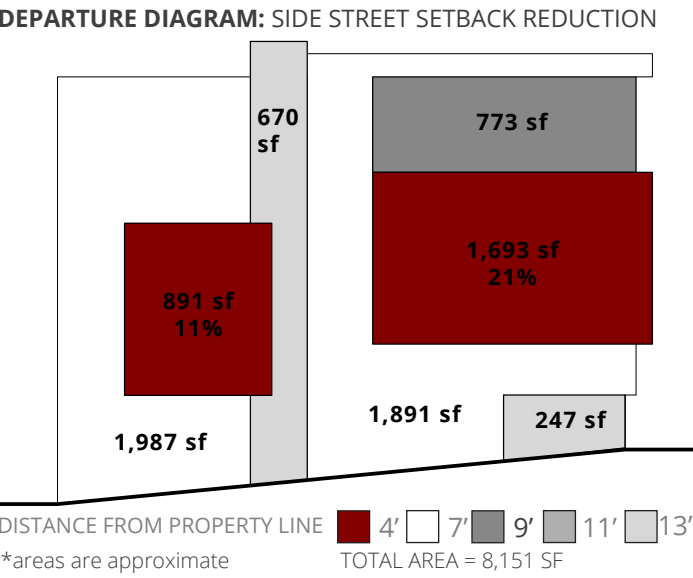


- 3) SMC 23.45.518.B SIDE SETBACK FROM INTERIOR LOT LINE
- REQUIRED: 7' AVERAGE, 5' MINIMUM, <42' ABOVE GRADE
10' AVERAGE, 7' MINIMUM, >42' ABOVE GRADE
- PROPOSED: 7' AVERAGE, 5' MINIMUM, <48' ABOVE GRADE
10' AVERAGE, 7' MINIMUM, >48' ABOVE GRADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/ Zone Transitions & Respect for Adjacent Sites: establishes perceived 42' transition from Union Street.
 - DC2-B/ Facade Composition: brings upper & lower masses in more balanced proportion.

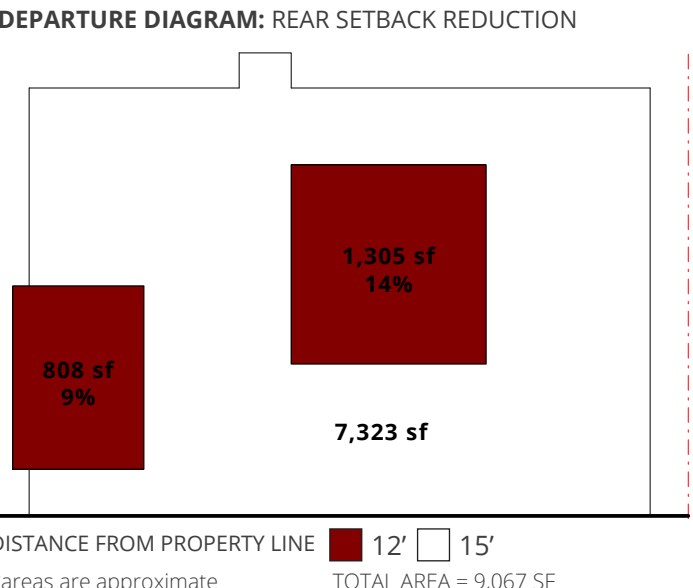


SCHEME C.1: CORNER AMENITIES (UPPER RECESS)

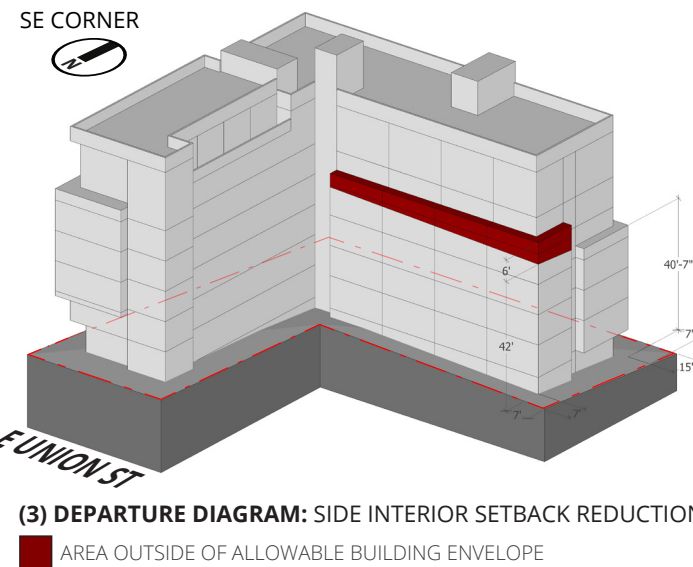
- 1) SMC 23.45.518.B SIDE SETBACK FROM STREET LOT LINE
- REQUIRED: 7' AVERAGE, 5' MINIMUM
- PROPOSED: 6.5' AVERAGE, 4' MINIMUM, 32% OF FACADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/Zone Transitions: matches setbacks of adjacent property.
 - Pike/Pine CS3-IV/Scale & Modulation & DC2-A/ Reducing Perceived Mass: breaks down scale of building.
 - DC2-B/Facade Composition: creates a balanced facade composition.



- 2) SMC 23.45.518.B REAR SETBACK
- REQUIRED: 15' MINIMUM
- PROPOSED: 12' MINIMUM, 14.25' AVERAGE, 23% OF FACADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/Zone Transitions & Respect for Adjacent Sites: departure allows for modulation in overly wide north yard, transitioning to adjacent residential building.
 - DC2-A/Reducing Perceived Mass: breaks down long facade that is very visible.
 - DC2-B/Facade Composition: enables an intentional facade composition to be created.



- 3) SMC 23.45.518.B SIDE SETBACK FROM INTERIOR LOT LINE
- REQUIRED: 7' AVERAGE, 5' MINIMUM, <42' ABOVE GRADE
10' AVERAGE, 7' MINIMUM, >42' ABOVE GRADE
- PROPOSED: 7' AVERAGE, 5' MINIMUM, <48' ABOVE GRADE
10' AVERAGE, 7' MINIMUM, >48' ABOVE GRADE
- GUIDELINES & JUSTIFICATION:**
- CS2-D/ Zone Transitions & Respect for Adjacent Sites: establishes perceived 42' transition from Union Street.
 - DC2-B/ Facade Composition: brings upper & lower masses in more balanced proportion.



NORTH VIGNETTES: SCHEME B / B.1



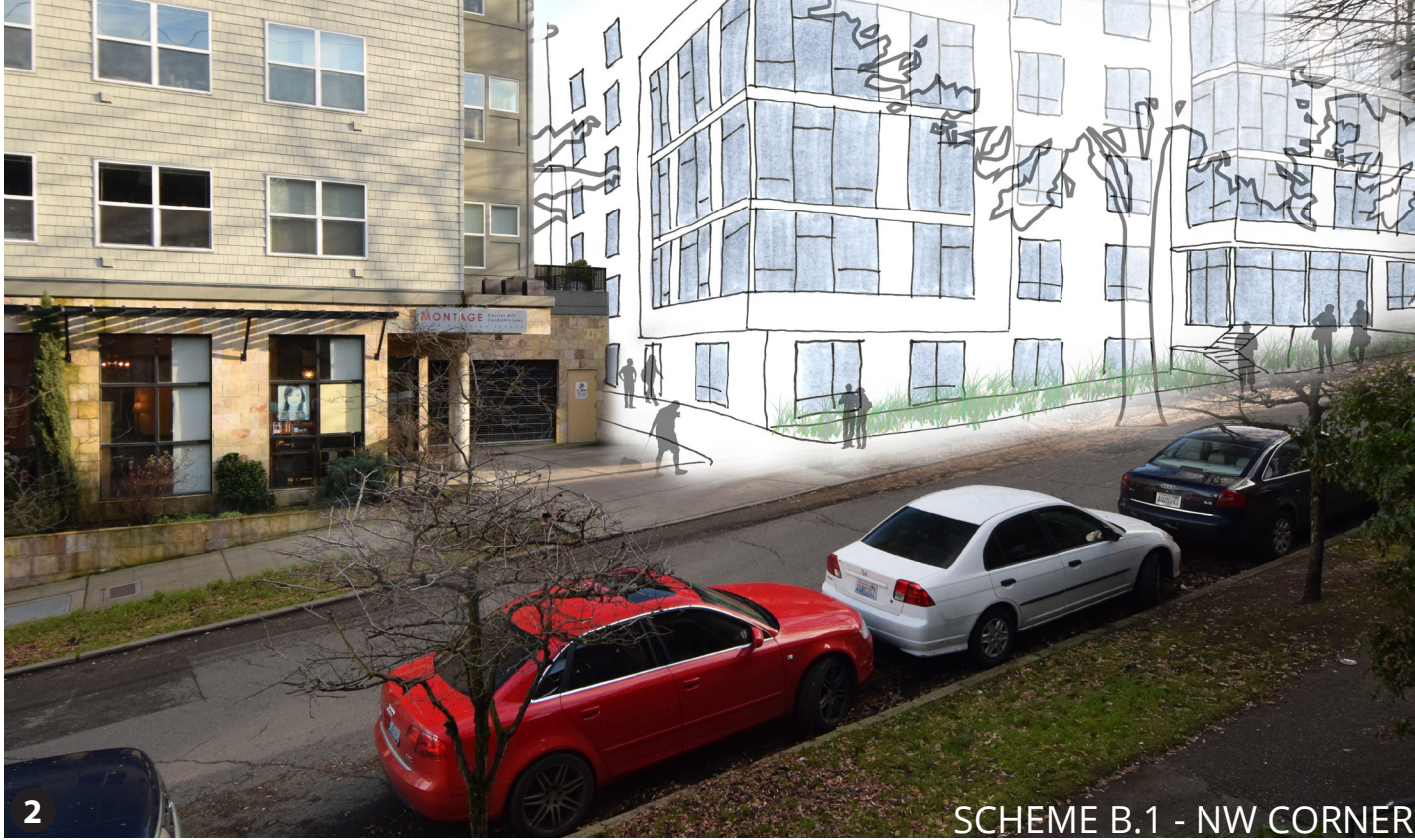
SCHEME B - VIEW FROM PIKE ST



SCHEME B - NW CORNER



SCHEME B.1 - VIEW FROM PIKE ST



SCHEME B.1 - NW CORNER

NORTH VIGNETTES: SCHEME C / C.1



SCHEME C - VIEW FROM PIKE ST



SCHEME C / C.1 - NW CORNER

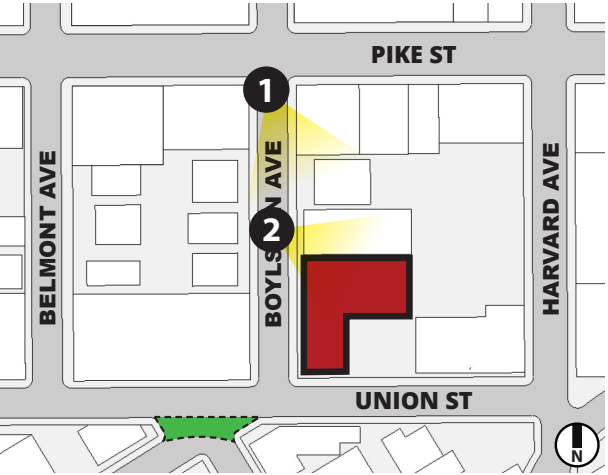


SCHEME C.1 - VIEW FROM PIKE ST

NORTH VIGNETTES

The following guidelines are illustrated with the north vignettes:

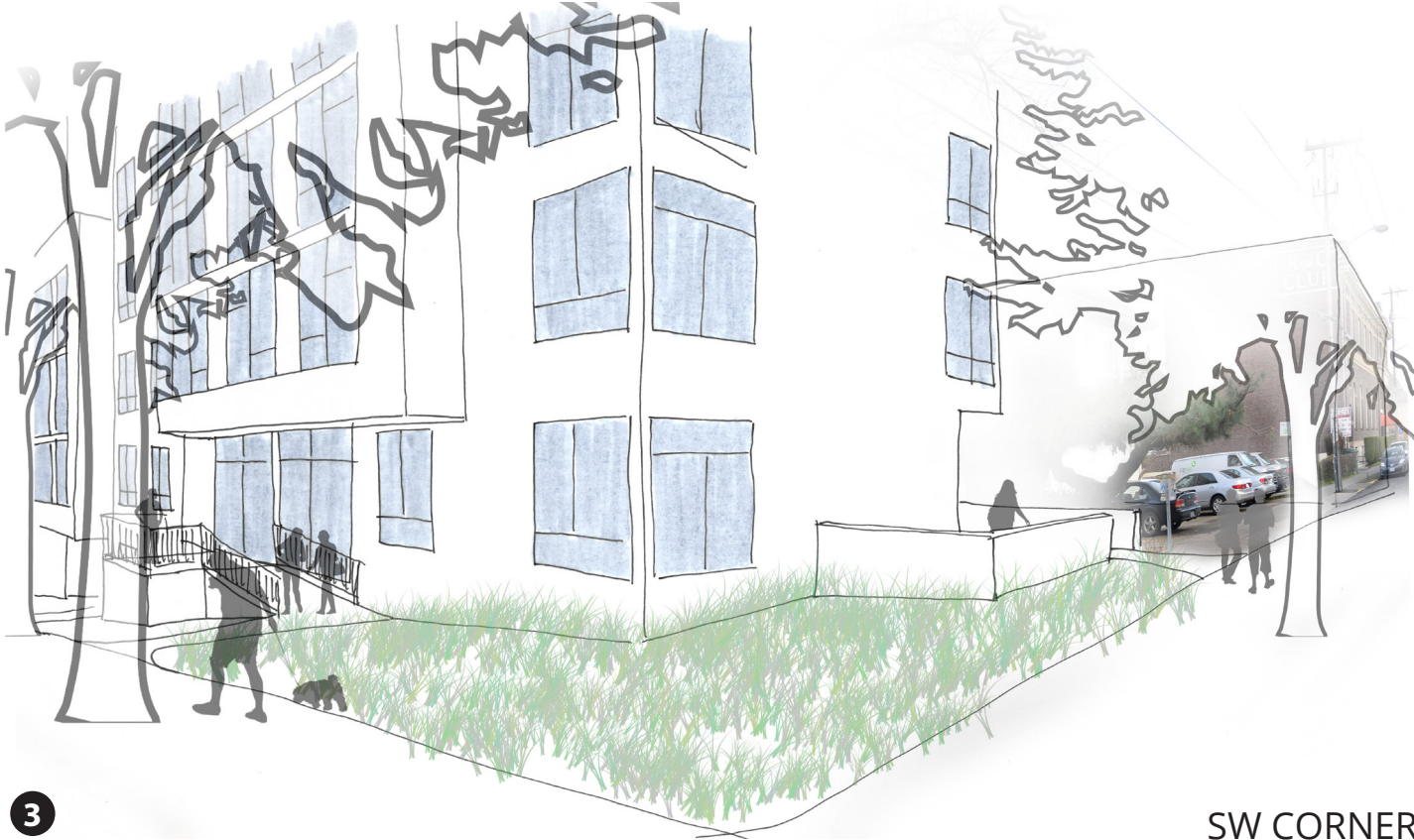
- CS2-A: Architectural Presence: *Pike Street is a busy arterial, making the north approach dominant (pg. 12)*
- CS2-D: Existing Development: *The north yard is highly visible, and is within the rhythm of the urban fabric (pg. 12)*
- CS3-A: Evolving Neighborhoods: *The development of Pike Street impacts the circulation in the area (pg. 12)*
- PL2-B: Street Level Transparency: *Highly transparent entry creates a strong sidewalk connection, responding to corner treatments in Pike/Pine (pg. 13)*
- Pike/Pine PL3-I: Residential Entryways: *The use of an exterior transition area and glazing will define & connect the entryways to the street.*
- DC1-A: Interior Uses/DC1-C: Service Uses: *Since the north approach is dominant, the interior uses should reflect the approach.*
- DC2-A: Massing: *The sloping topography tends to make the building appear taller from the downhill approach.*



- SCHEME B**
- Lobby is less visible from Pike Street, and is raised above the adjacent sidewalk.
 - Trash room is prominent, making a poor connection to the dominant approach.
 - Extra height at south portion causes building to look bulky from the north.
- SCHEME B.1**
- Similar to Scheme B. The residential unit at the corner is preferred to the trash room, but still relates poorly to the sidewalk.
- SCHEME C**
- Double height lobby is prominent from Pike Street & clearly connected to the adjacent sidewalk.
 - Modulation on the north facade reduces bulk in a visible yard.
 - The unified height and balanced massing reduces the perceived bulk.
- SCHEME C.1**
- Similar to Scheme C. The added height and arrangement of massing makes the building look larger.



VIEW FROM UNIVERSITY ST



SW CORNER

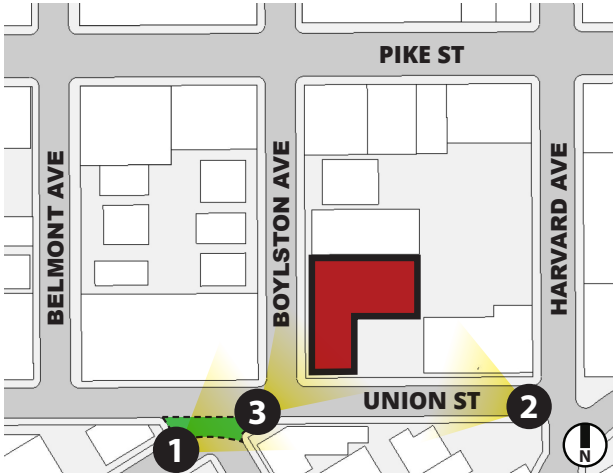


VIEW FROM UNION ST

SOUTH VIGNETTES

The following guidelines are illustrated with the south vignettes:

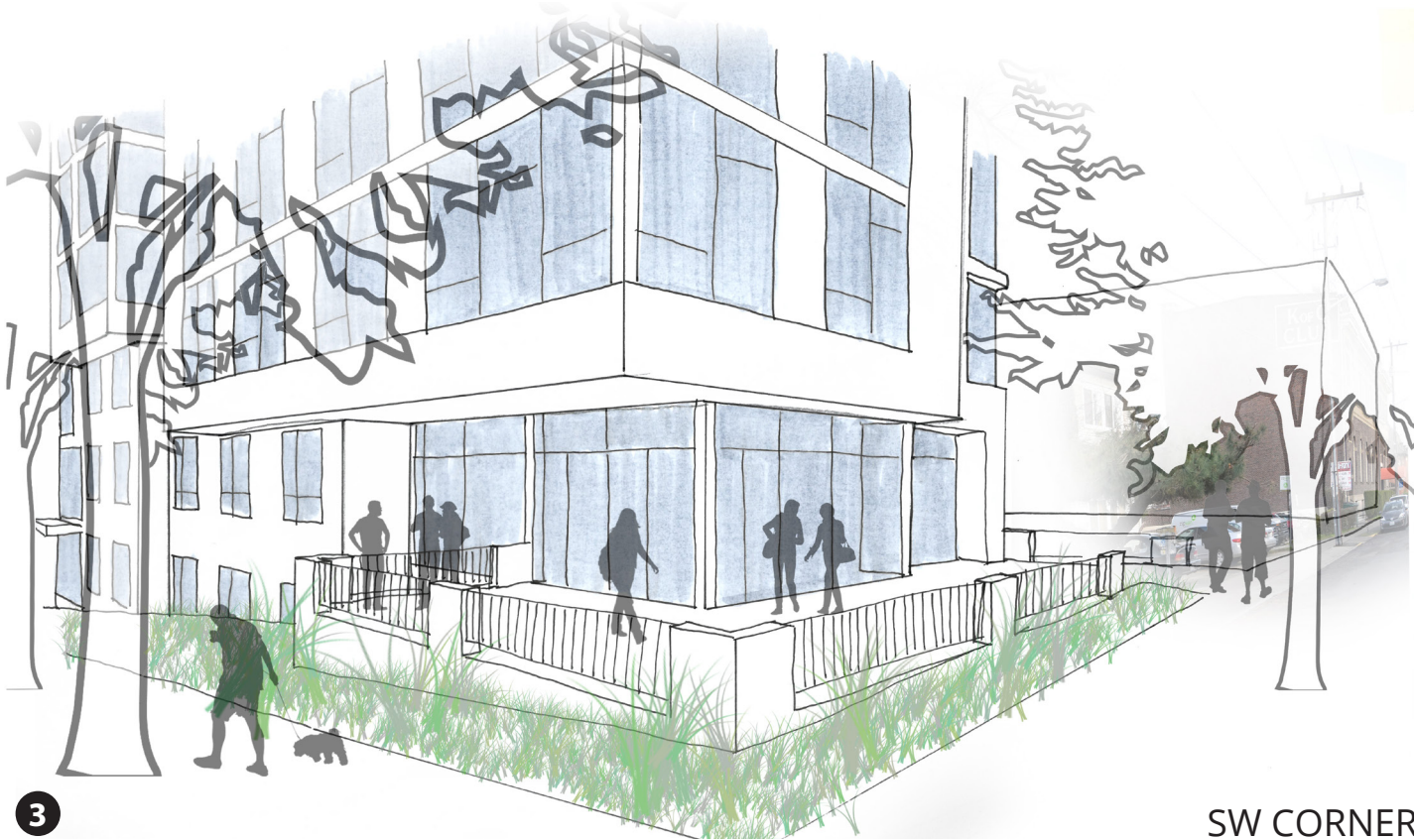
- CS1-C: Elevation Changes: *South portion of building is located at high side of site.*
- CS2-C: Corner Lots: *Prominent corner should be detailed for visibility and street level experience (pg. 13).*
- CS2-D: Existing Development & Zoning: *Adjacent structures at comparable grade allow for the establishment of a street edge.*
- CS3-A: Evolving Neighborhoods: *Development in First Hill is pending in the immediate vicinity (pg. 2)*
- PL1-A: Enhancing Open Space: *Southwest corner will be visible from proposed University Street Greenway & Prototype Park (pg. 14-15).*
- PL2-B: Street Level Transparency: *Prominent corner provides opportunity for street level connections.*
- DC1-A: Gathering Spaces: *Adjacent Prototype Park creates relationship for complementary gathering spaces.*
- DC2-A: Massing: *Allowed envelope is taller than adjacent uses, but compatible with development potential.*
- DC3-B: Connections to Other Open Spaces: *Active sidewalk, adjacent bike-ways and Prototype Park create opportunity for connections.*



- SCHEME B/B.1**
- Added height at south portion does not reduce bulk.
 - Prominent corner is continuous down to grade, but no modulation to strengthen visibility.
 - Orientation of massing has no relationship to adjacent structures.
 - Residential unit at the corner restricts connection to the street and pending Prototype Park.

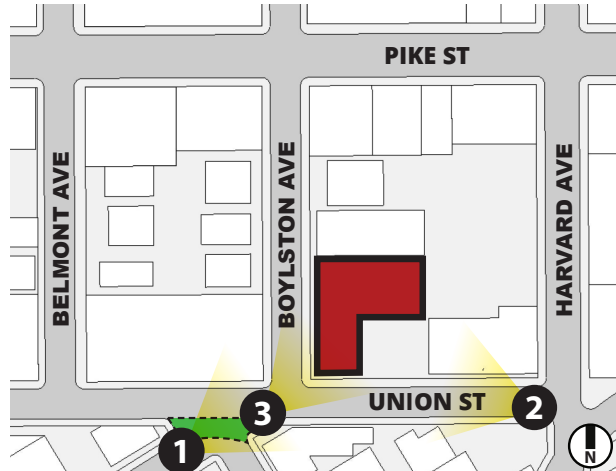
INTENTIONALLY BLANK

SOUTH VIGNETTES: SCHEME C



SOUTH VIGNETTES

The following guidelines are illustrated with the south vignettes:
CS1-C: Elevation Changes: *South portion of building is located at high side of site.*
CS2-C: Corner Lots: *Prominent corner should be detailed for visibility and street level experience (pg. 13).*
CS2-D: Existing Development & Zoning: *Adjacent structures at comparable grade allow for the establishment of a street edge.*
CS3-A: Evolving Neighborhoods: *Development in First Hill is pending in the immediate vicinity (pg. 2).*
PL1-A: Enhancing Open Space: *Southwest corner will be visible from proposed University Street Greenway & Prototype Park (pg. 14-15).*
PL2-B: Street Level Transparency: *Prominent corner provides opportunity for street level connections.*
DC1-A: Gathering Spaces: *Adjacent Prototype Park creates relationship for complementary gathering spaces.*
DC2-A: Massing: *Allowed envelope is taller than adjacent uses, but compatible with development potential.*
DC3-B: Connections to Other Open Spaces: *Active sidewalk, adjacent bike-ways and Prototype Park create opportunity for connections.*



SCHEME C

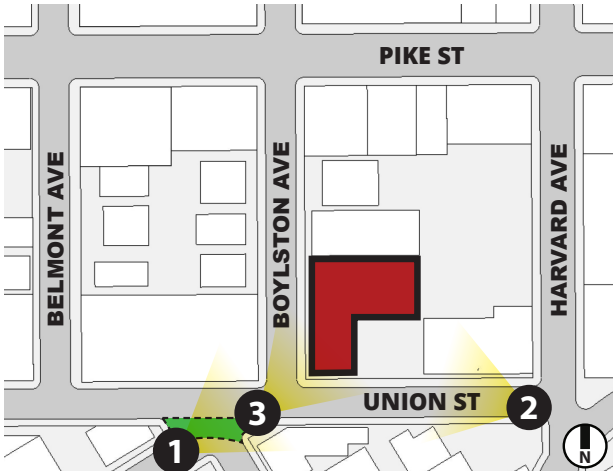
- Lower height at south portion limits bulk at high side of site.
- Prominent corner features modulation for added design emphasis.
- Building massing establishes datum relationship to adjacent structures (pg. 38).
- Building massing defines ground-level amenity space.
- Interior lounge and outdoor patio establish strong connection to sidewalk and adjacent Prototype Park.

SOUTH VIGNETTES: SCHEME C.1



SOUTH VIGNETTES

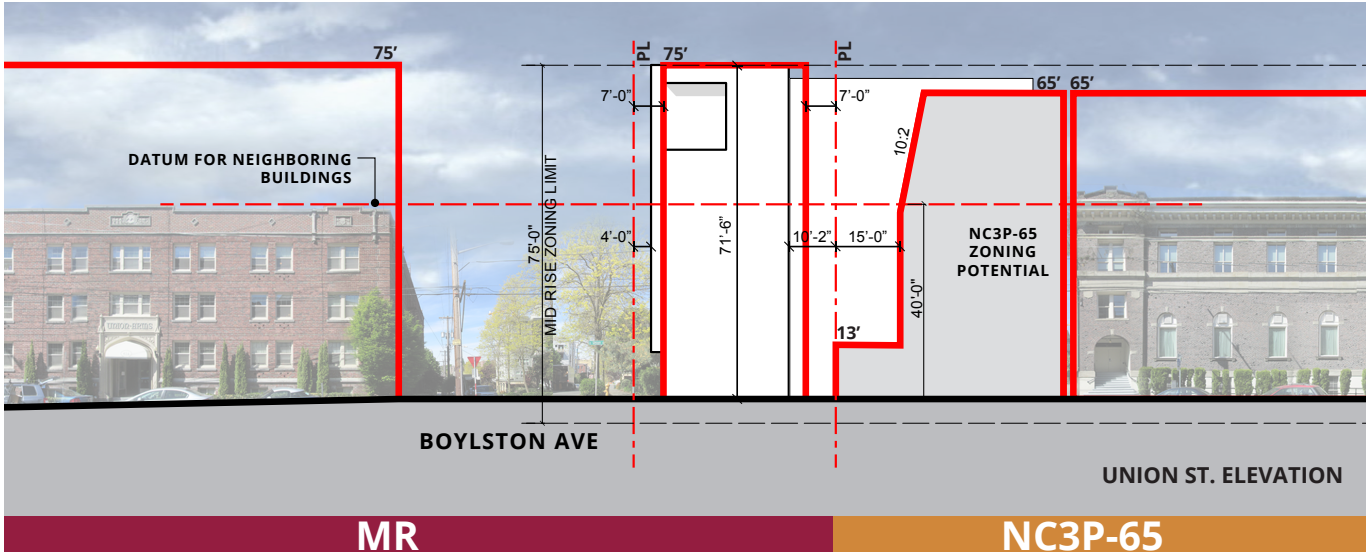
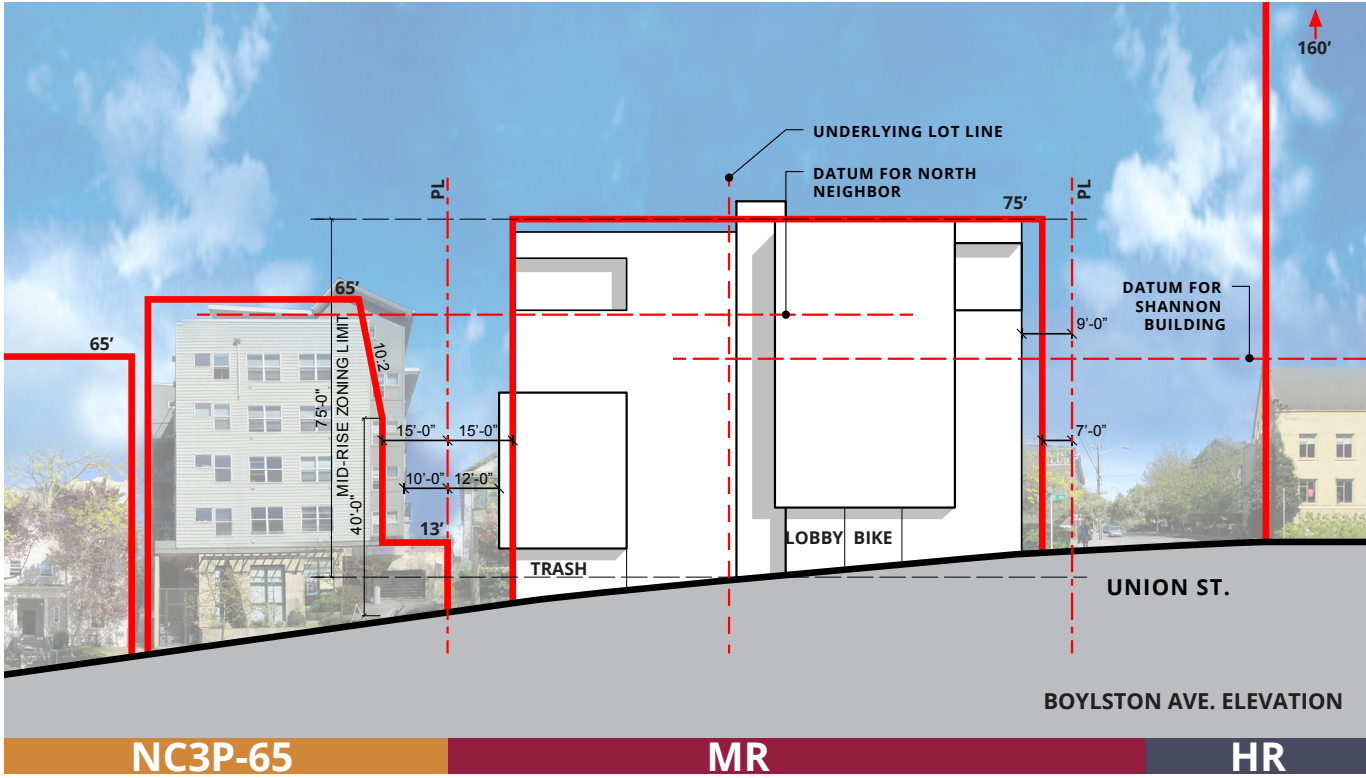
The following guidelines are illustrated with the south vignettes:
CS1-C: Elevation Changes: *South portion of building is located at high side of site.*
CS2-C: Corner Lots: *Prominent corner should be detailed for visibility and street level experience (pg. 13).*
CS2-D: Existing Development & Zoning: *Adjacent structures at comparable grade allow for the establishment of a street edge.*
CS3-A: Evolving Neighborhoods: *Development in First Hill is pending in the immediate vicinity (pg. 2).*
PL1-A: Enhancing Open Space: *Southwest corner will be visible from proposed University Street Greenway & Prototype Park (pg. 14-15).*
PL2-B: Street Level Transparency: *Prominent corner provides opportunity for street level connections.*
DC1-A: Gathering Spaces: *Adjacent Prototype Park creates relationship for complementary gathering spaces.*
DC2-A: Massing: *Allowed envelope is taller than adjacent uses, but compatible with development potential.*
DC3-B: Connections to Other Open Spaces: *Active sidewalk, adjacent bike-ways and Prototype Park create opportunity for connections.*



SCHEME C.1

- Similar to Scheme C.
- Added height at south portion of facade makes building bulkier at high side of site.
- Prominent corner features modulation for added design emphasis.
- Building massing establishes datum relationship to adjacent structures (pg. 38), but less direct than Scheme C.
- Building massing does not relate to ground-level amenity space.
- Interior lounge and outdoor patio establish strong connection to sidewalk and adjacent Prototype Park.

SCHEME B/B.1: CENTRAL ENTRY



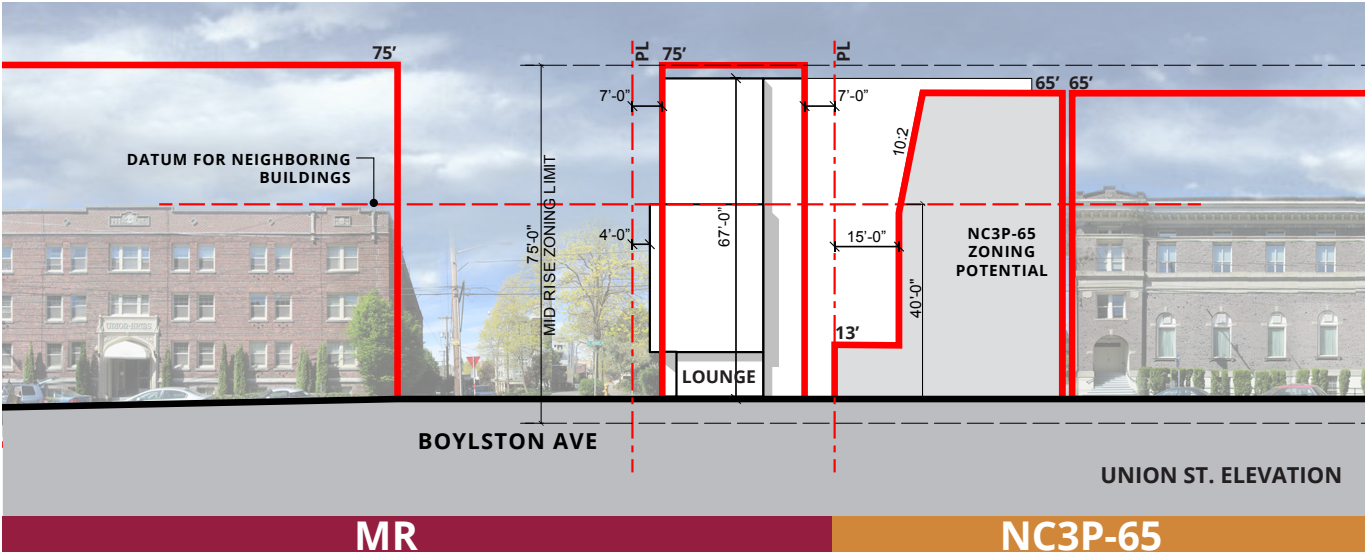
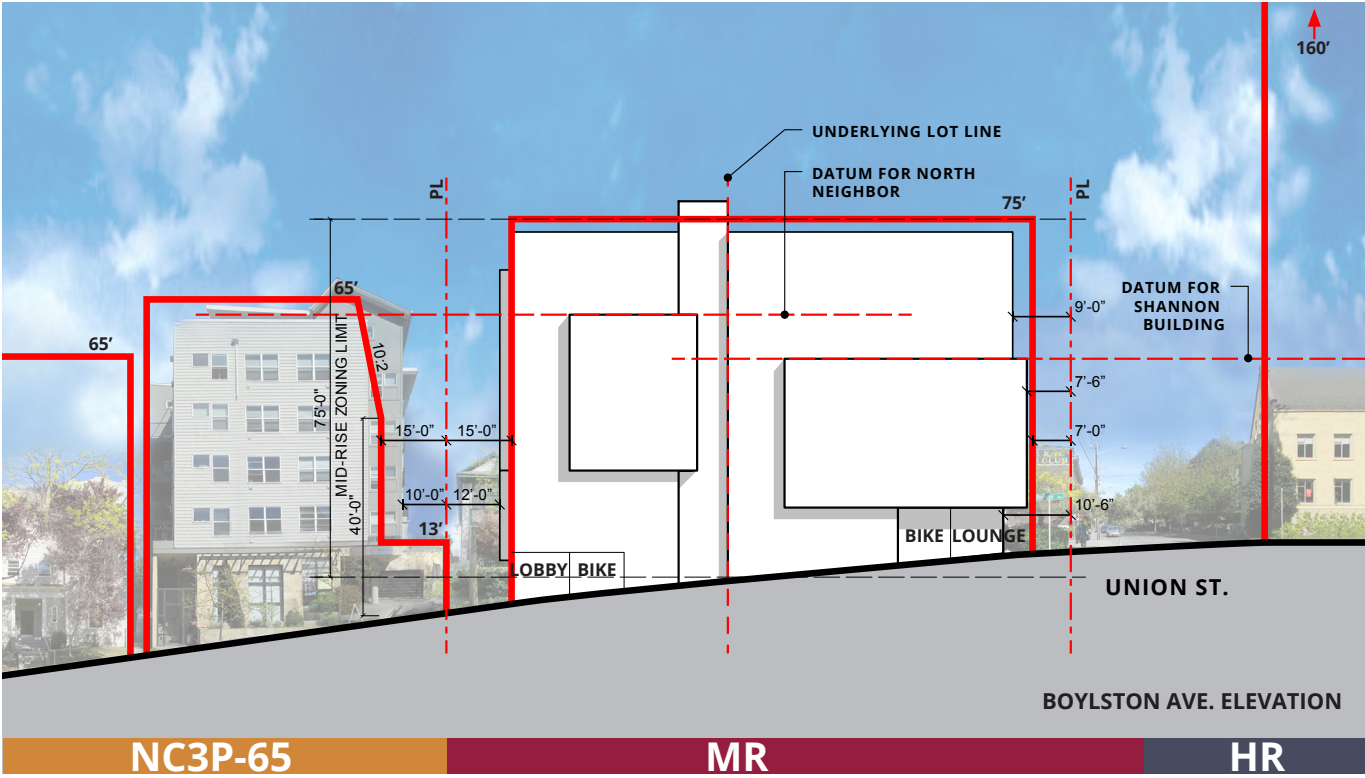
ADJACENCIES & MASSING DIAGRAM

The following guidelines are addressed in the diagrams above:

SCHEME B/B.1

CS1-C: Elevation Changes: Added height at south portion to 'step' building up the sloped site, resulting in a very tall building along Union Street.
CS2-D: Existing Development/Respect for Adjacent Sites: Proposed massing does not relate to any adjacent structures.
Pike/Pine CS2-III: Upper Story Bulk / DC2-A: Reducing Perceived Mass: Recess at upper story minimally reduces bulk.

SCHEME C: CORNER AMENITIES



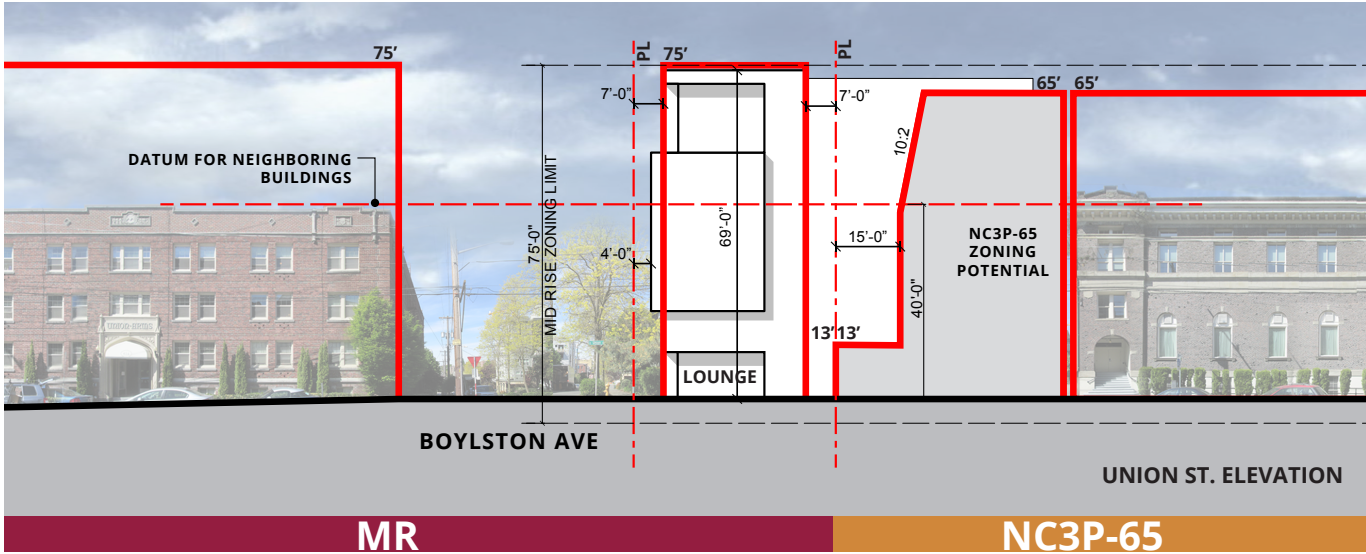
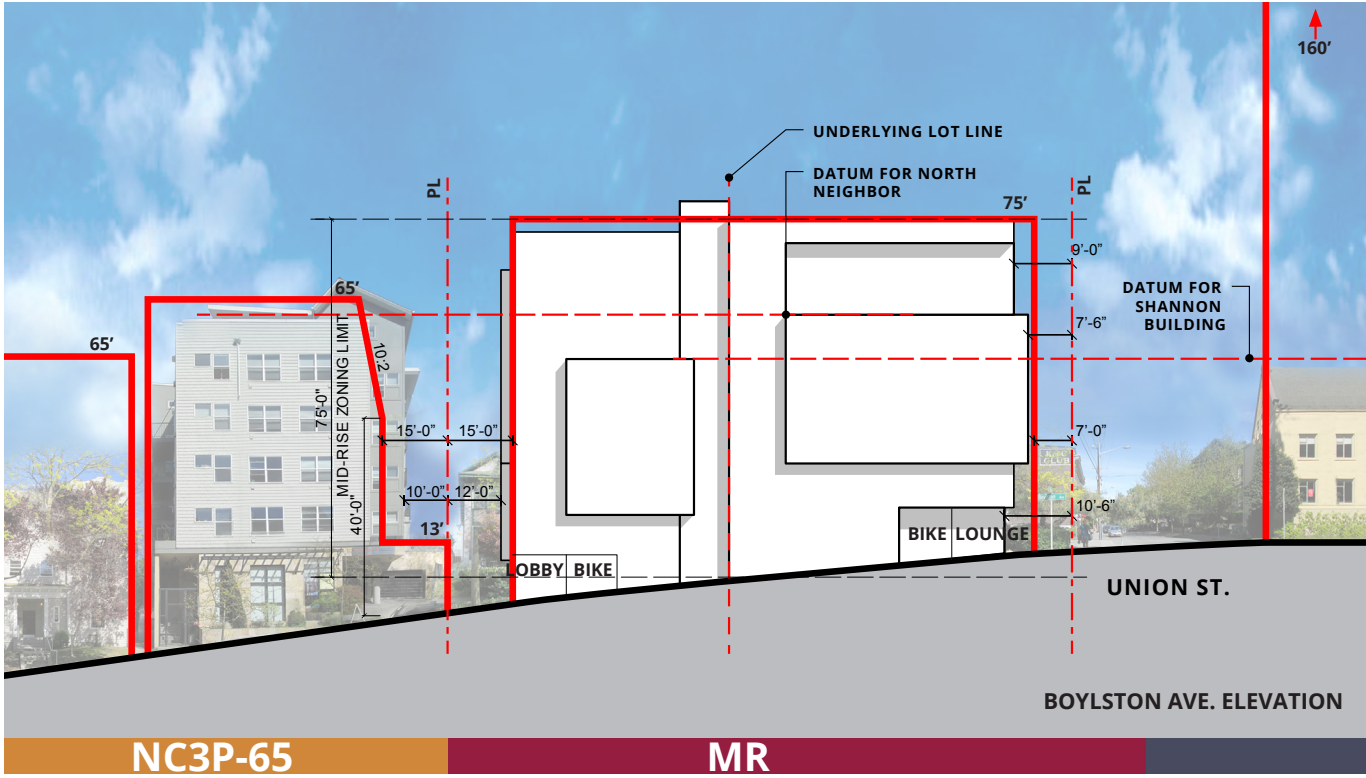
ADJACENCIES & MASSING DIAGRAM

The following guidelines are addressed in the diagrams above:

SCHEME C

CS1-C: Elevation Changes: The building height at south portion is reduced to limit its impact on adjacent context.
CS2-D: Existing Development/Respect for Adjacent Sites: Proposed massing creates a strong datum relationship between adjacent structures.
Pike/Pine CS2-III: Upper Story Bulk / DC2-A: Reducing Perceived Mass: Organization of massing reduces the upper bulk & mass of the building.
DC3-A: Interior/Exterior Fit: Building massing defines south amenity space.

SCHEME C.1: CORNER AMENITIES (UPPER RECESS)

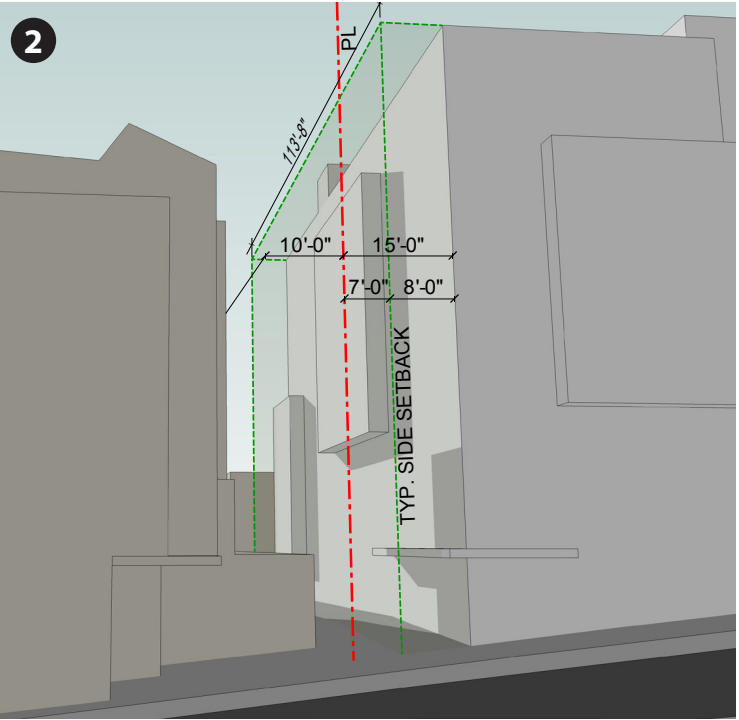
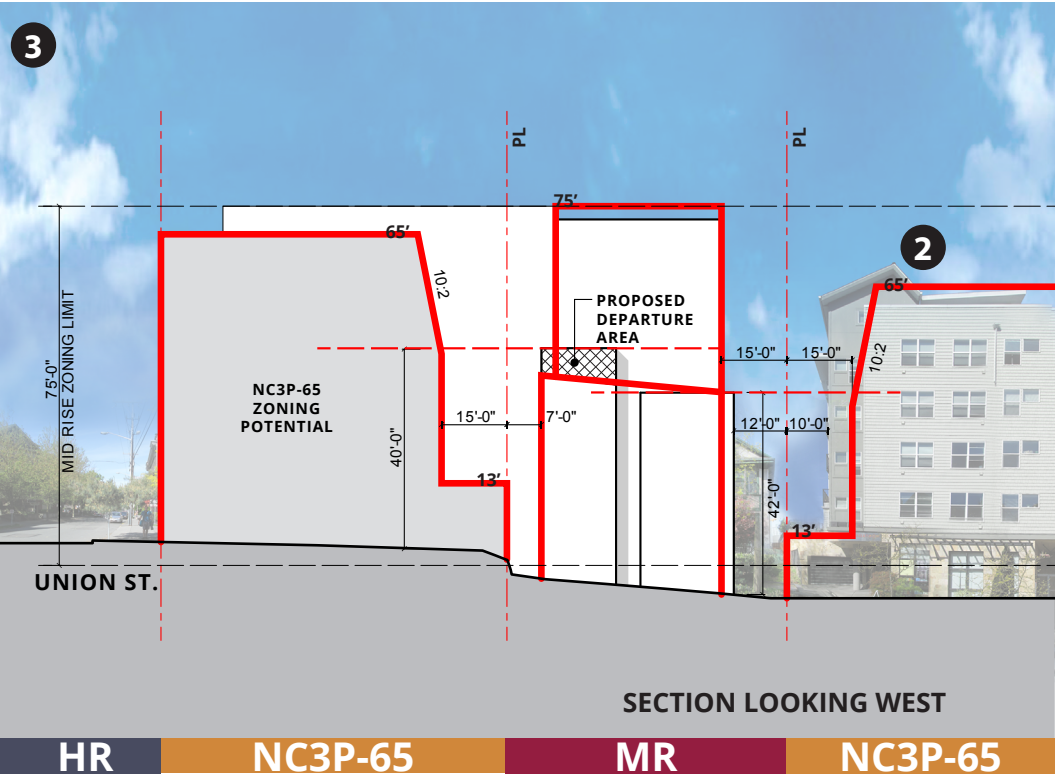


ADJACENCIES & MASSING DIAGRAM

The following guidelines are addressed in the diagrams above:

SCHEME C.1

CS1-C: Elevation Changes: The added building height at the south portion adds more bulk at the high side of the site.
CS2-D: Existing Development/Respect for Adjacent Sites: Proposed massing creates a datum relationship between adjacent structures, but less strong than Scheme C.
Pike/Pine CS2-III: Upper Story Bulk / DC2-A: Reducing Perceived Mass: Upper story recess and organization of massing reduces the upper bulk & perceived mass of the building.



DEPARTURES

The following is additional explanation of two departures as described on pg. 30-31.

#2) REAR SETBACK

The proposed rear setback acts as a side yard between buildings. The Mid-Rise side yard setback is 7' average (10' at upper levels) - this would be the typical development pattern for this condition. However, the effective space between the buildings is 22', resulting in a facade that is very visible from Boylston Street. The north facade is over 113' long-the proposed modulation breaks down the mass & bulk of the elevation without diminishing the transition to the neighbors

#3) SIDE INTERIOR LOT LINE SETBACK

The interior facades of the building are visible through a neighboring parking lot. The topography on site results in the 42' threshold for upper level setbacks falling at a lower point on the building, creating a disproportionate upper story. The proposed departure allows the upper & lower masses to be in better proportion.

PERSPECTIVE RENDERING: PREFERRED SCHEME



CS2-D: RESPECT FOR ADJACENT SITES
Building projection is a secondary element used to reduce bulk and breakdown the long, visible north facade. It creates a more interesting perspective that relates to the overall massing concept.

DC1-C-4: SERVICE USES
Trash is away from the street and located in a less visible portion of the site, but still convenient for access.

DC1-A-1: VISIBILITY
Lobby located at building corner and low side of the site is visible from Pike St., a major arterial.

DC4: EXTERIOR ELEMENTS AND FINISHES
Massing allows for a mixture of materials. Contrasting materials emphasize the uphill transition.

DC2-A: REDUCING PERCEIVED MASS
The massing and projections de-emphasize the height on the uphill approach.

PL3-A: ENTRIES
Proposed entry canopy, glazing and double height volumes defines the entire building corner and is visible from Pike St.

DC2-B-2: BLANK WALLS
The only blank wall along Boylston is the recessed stair tower

PERSPECTIVE RENDERING: PREFERRED SCHEME



CS2-D: EXISTING DEVELOPMENT
Break in the facade at the stair tower reflects the underlying urban fabric pattern.

DC2-C: SECONDARY ARCHITECTURAL ELEMENTS
Balconies and decks provide depth and enhance the window rhythm at the upper portions of the building.

PIKE/PINE CS2-III: UPPER STORY BULK
Building projection at Union directly relates to Knights of Columbus building both in height and proportion. This datum thoughtfully maintains the established block face rhythm both to the east and west.

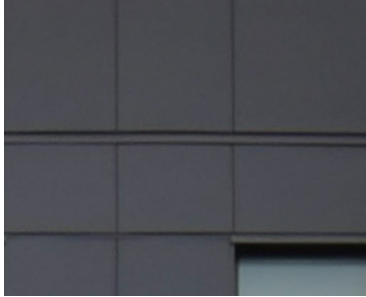
CS1-C: ELEVATION CHANGES
Topography allows for on-grade entries at high and low points of the site.

CS2-C: CORNER SITES
The lounge and patio located at the high side of the site relate directly to the Prototype park which is part of the larger connection to First Hill.

PL2-B-1: EYES ON THE STREET
The majority of the units are oriented to face Boylston with views of the street and surrounding areas.

PL1-A: NETWORK OF OPEN SPACES
PL2-B: STREET LEVEL TRANSPARENCY
DC3-A: INTERIOR / EXTERIOR FIT
Patio creates strong relationship to street by keeping views open into the lounge beyond by using low planting walls and large amounts of glass.

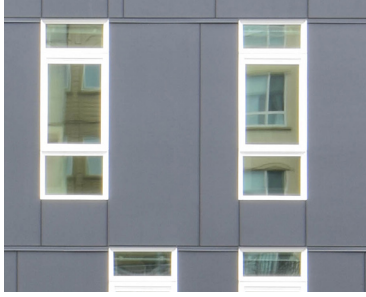
SCHEME C: WEST ELEVATION



BLACK FIBER CEMENT (MATTE)



GRAY FIBER CEMENT (MATTE)



WHITE VINYL WINDOWS



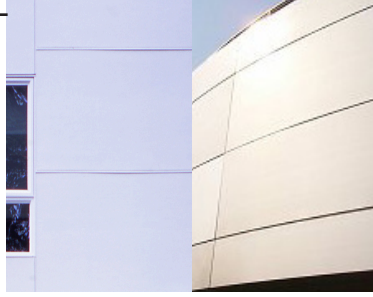
METAL CANOPY



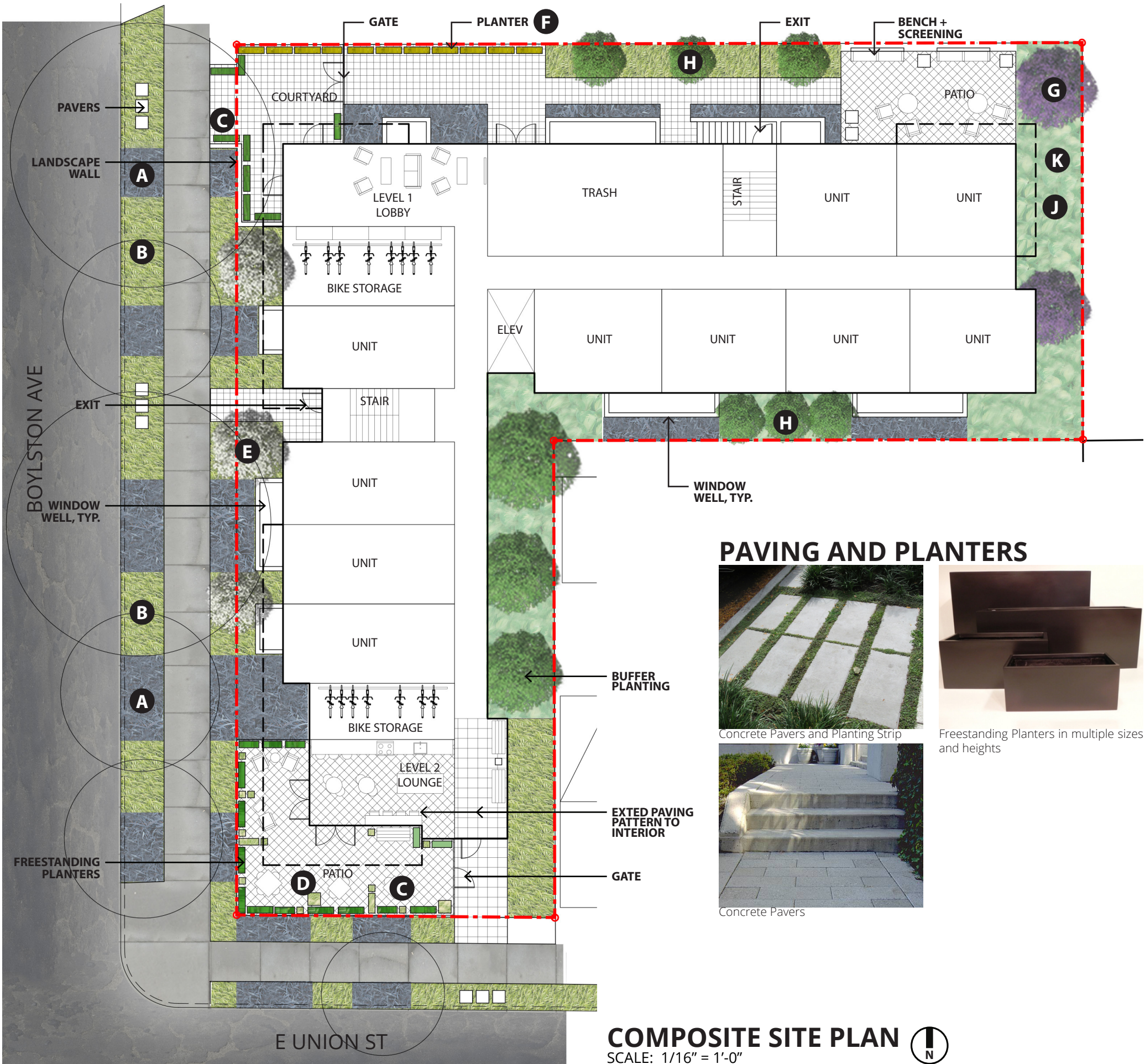
CORRUGATED METAL



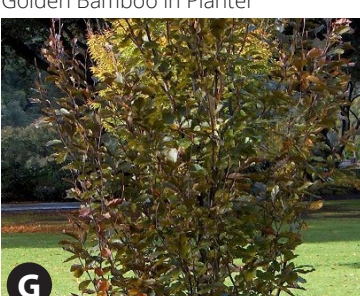
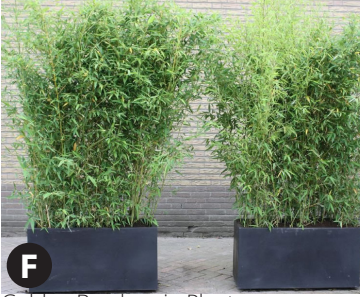
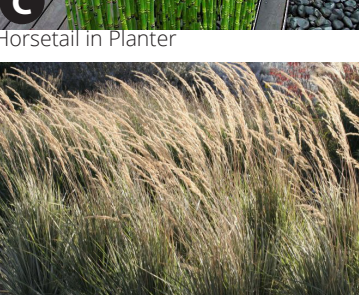
HORIZONTAL METAL RAILING



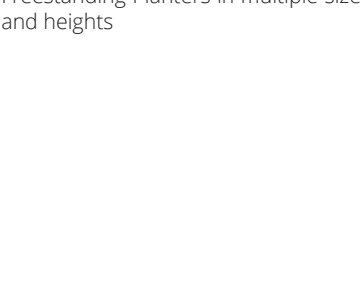
WHITE FIBER CEMENT (MATTE) OR
WHITE ALUMINUM PANEL (GLOSS)



PLANTING PALETTE



PAVING AND PLANTERS





A



B



C

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

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