



BROADSTONE FIRST HILL

DESIGN REVIEW BOARD MEETING - JANUARY 27, 2016

1050 JAMES STREET (DPD #3019219)



PROJECT TEAM

PROPONENT	<div>Alliance Realty Partners, LLC 1325 4th Avenue, Suite 1005 Seattle, WA 98101</div> <div>Contact: Dave Knight e) dknight@allresco.com p) 206.330.0615</div>
ARCHITECT	<div>Encore Architects, PLLC 1402 3rd Avenue, Suite 1000 Seattle, WA 98101</div> <div>Contact: Andrew Hoyer, AIA e) andyh@encorearchitects.com p) 206.790.2076</div>
LANDSCAPE	<div>Berger Partnership 1721 8th Avenue N Seattle, WA 98109</div> <div>Contact: Guy Michaelsen e) guym@bergerpartnership.com p) 206.325.6877</div>



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40	APPENDIX II - FULL EDG RESPONSES



SITE AREA	13,140 SF
RESIDENTIAL UNITS	75
PARKING STALLS	30

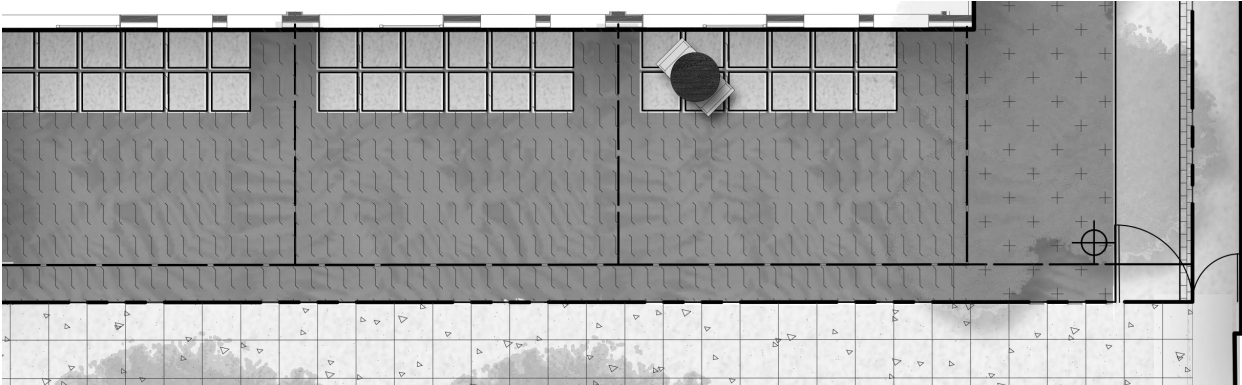
Broadstone First Hill at 1050 James Street will add residential density to an underutilized site in the burgeoning First Hill Neighborhood. The neighborhood character has a discernible historic quality with rich material detailing, architectural expression and comparable massing. Our building continues this lineage through similar materiality, scale, and adds nuanced pedestrian details. We seek to evoke the history of the community and enhance the typology’s relationship to the broader urban environment.



COMMUNITY

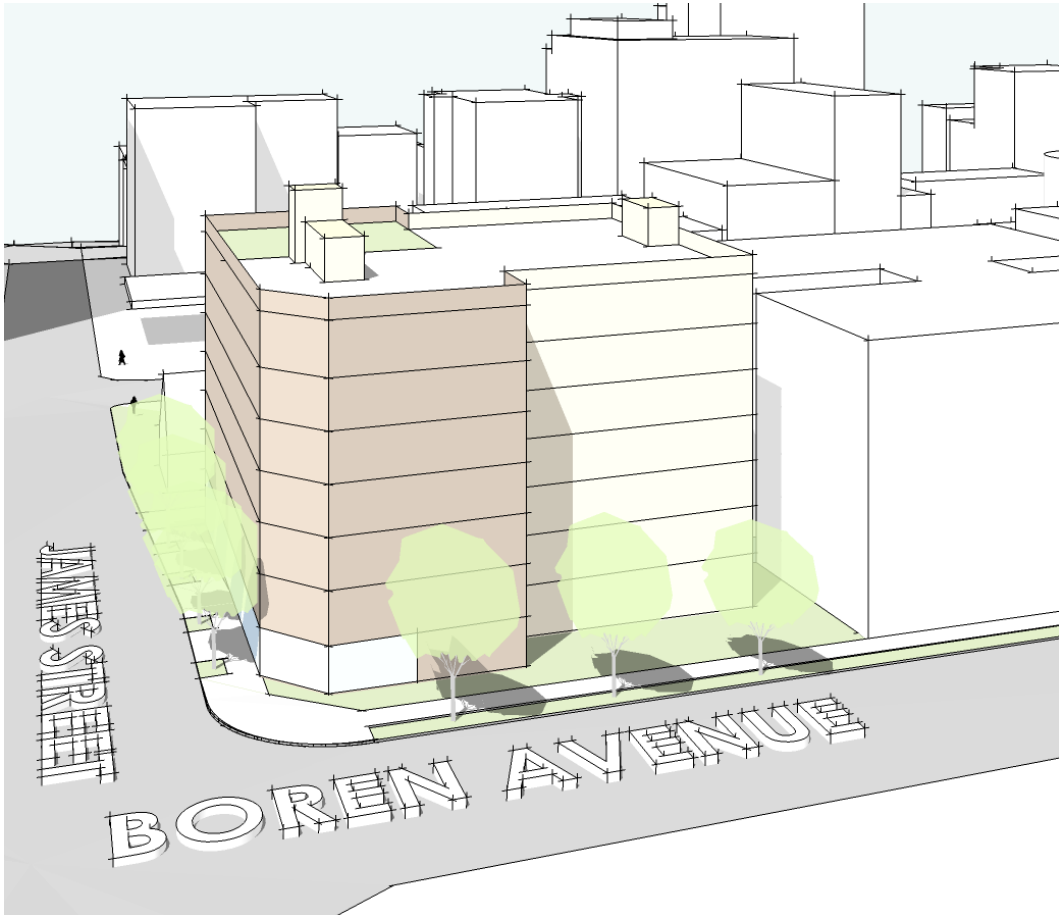


ARCHITECTURE



ENVIRONMENT

APPROVED MASSING



BOARD COMMENTS

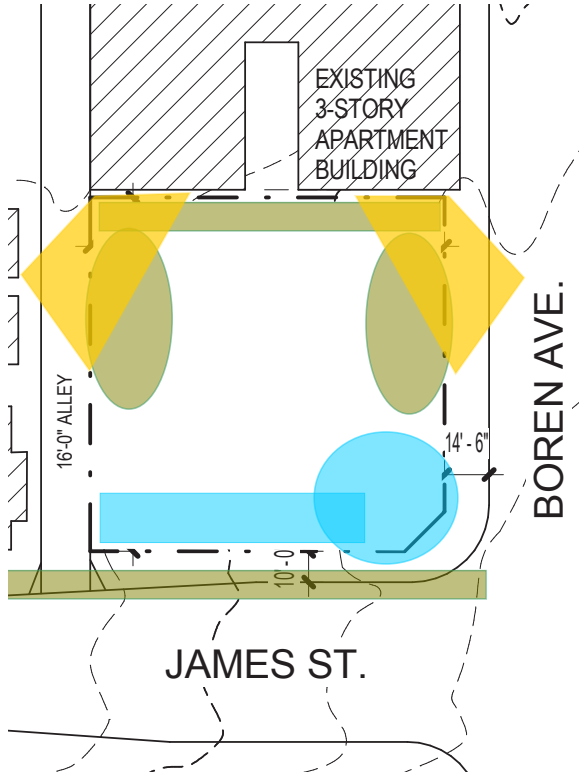
- RESPOND TO NEIGHBORHOOD PATTERN
- RESPECT ADJACENT PROPERTIES
- EXPAND LANDSCAPE AREA



1

RESPOND TO URBAN CONTEXT

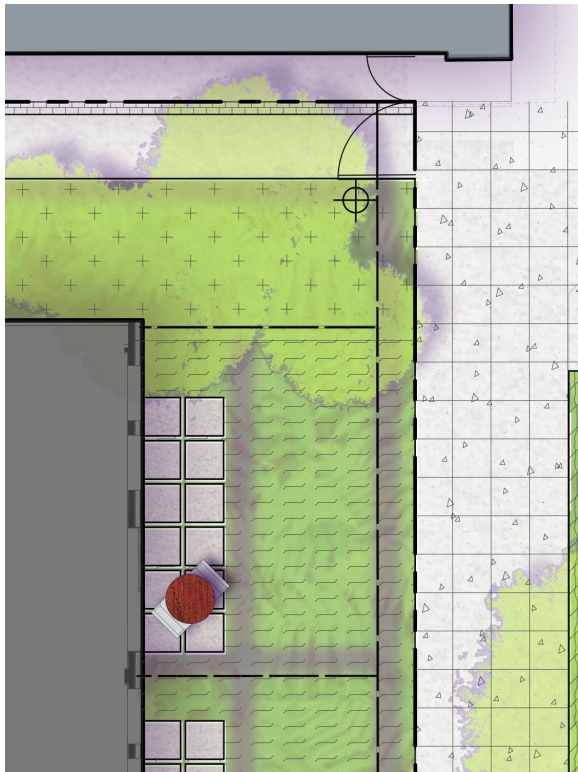
- TIGHT URBAN EDGES
- MODULATED BLOCKS



2

RESPECT ADJACENT BUILDINGS

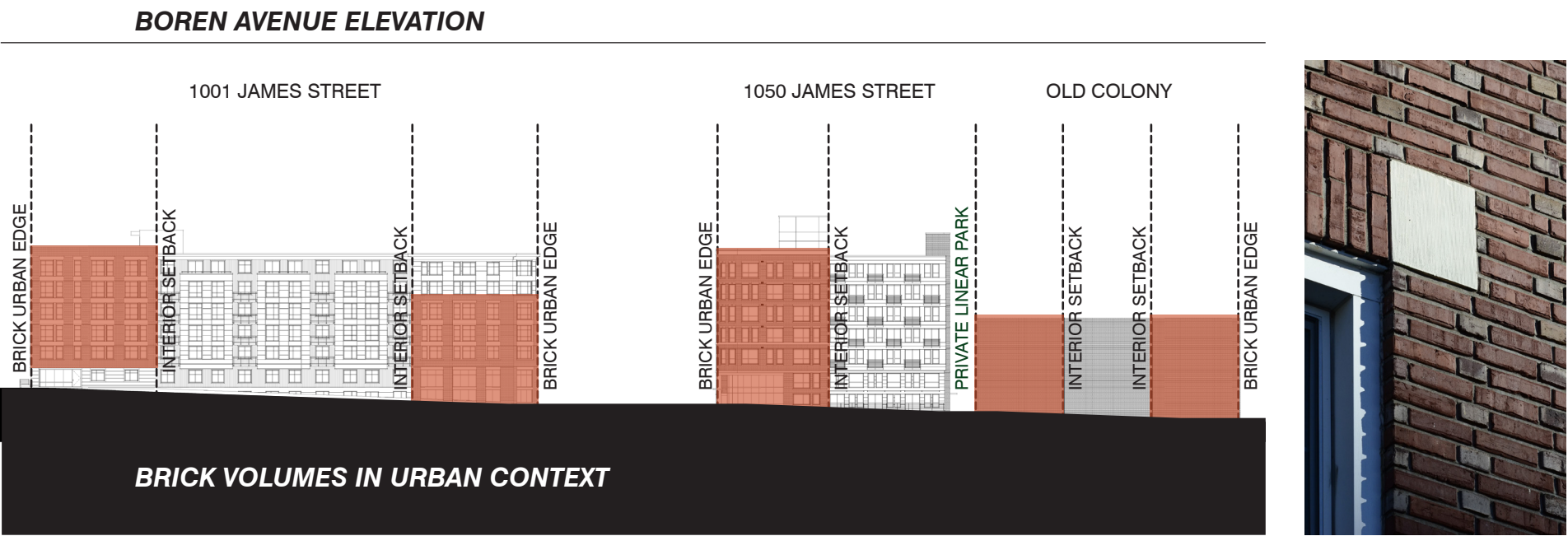
- 15' SEPARATION AT NORTH PROP LINE
- 12" SETBACK AT EAST AND WEST



3

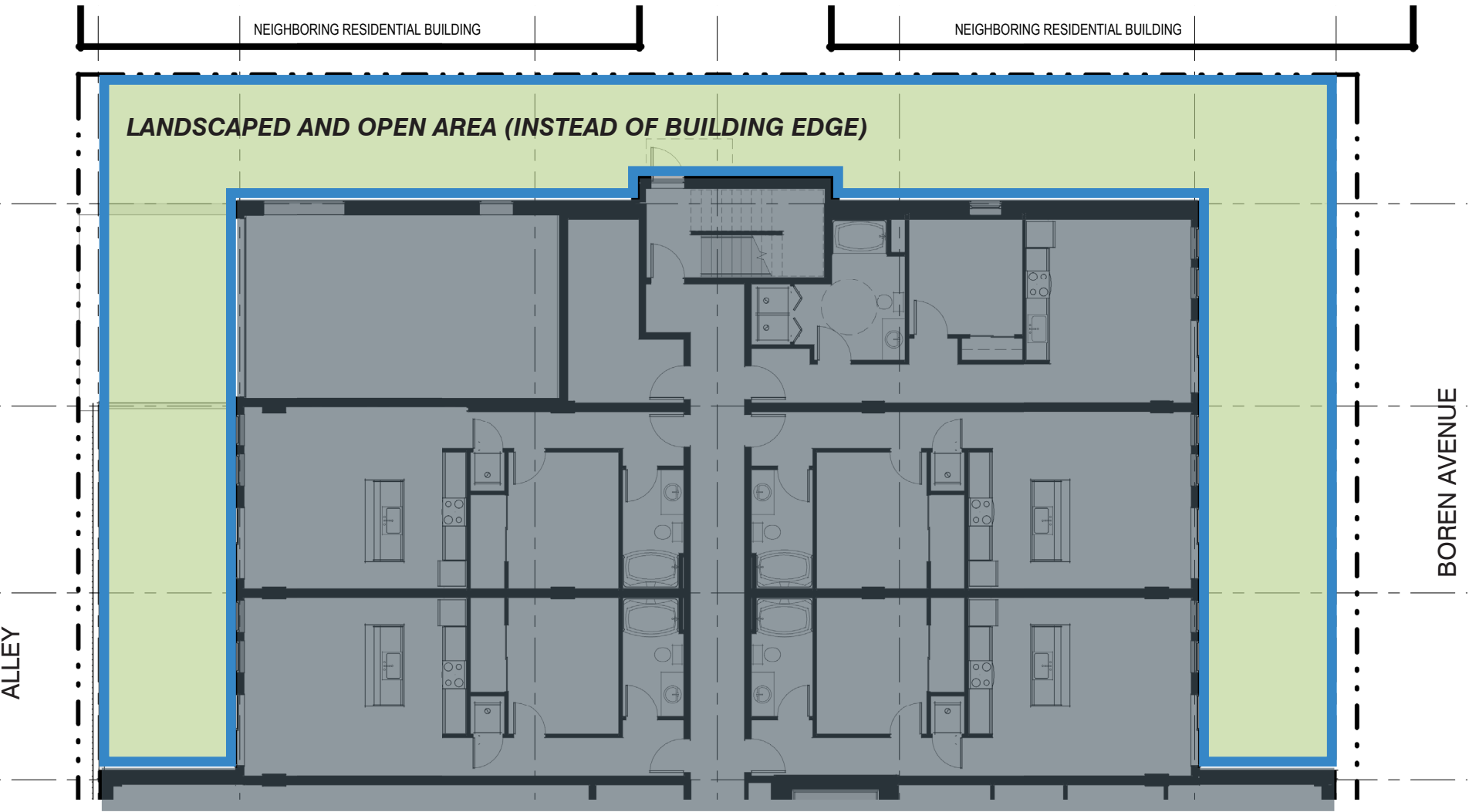
EXPAND LANDSCAPE

- PARKSCAPE BETWEEN BUILDINGS
- LUSH LANDSCAPE AT GROUND LEVEL
- EXPANDED ALLEY LANDSCAPE



1

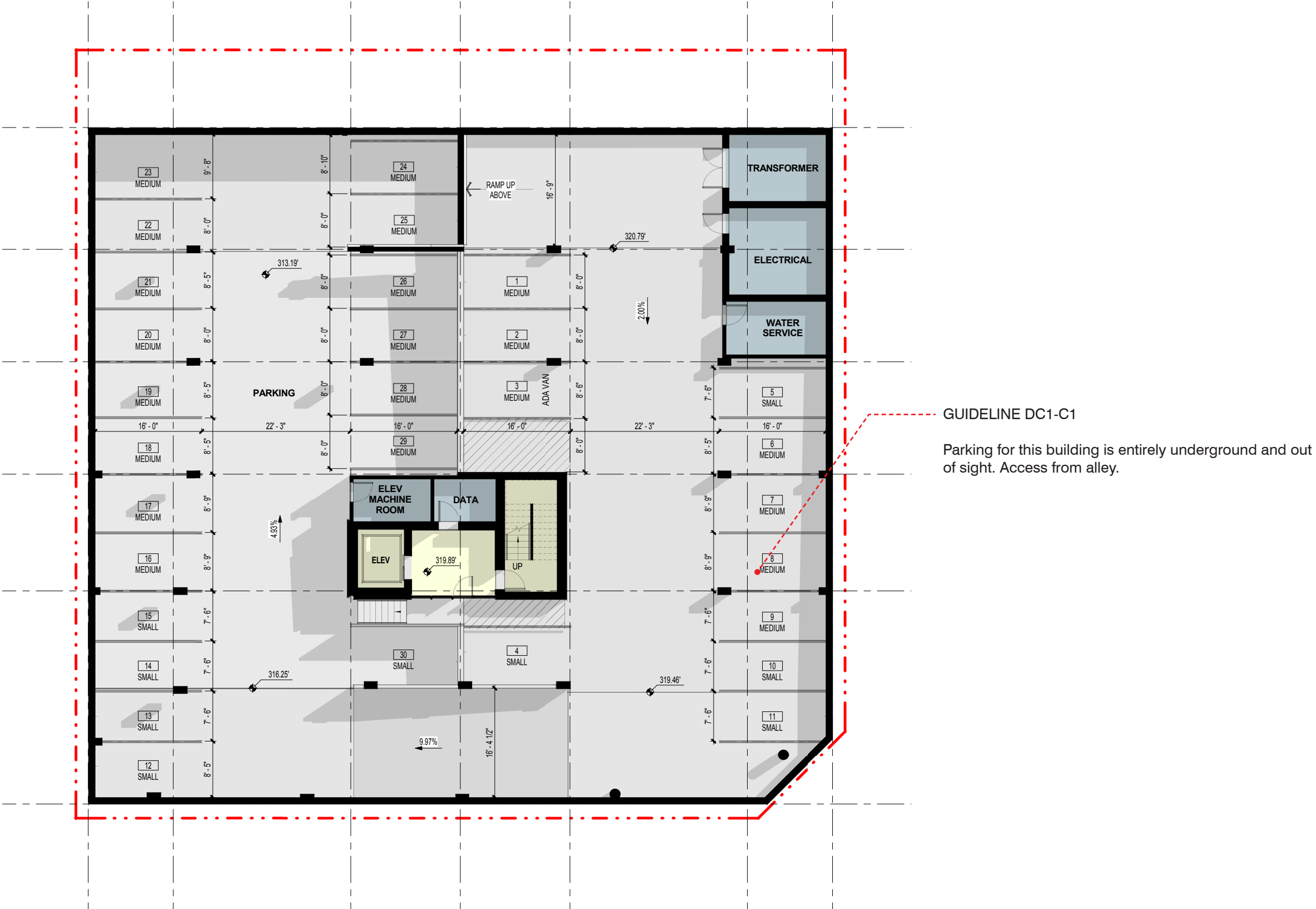
An elevation diagram of Boren Avenue looking West illustrates the proposed projects continuation of the First Hill urban architectural language: brick volumes that hold the street edge and interior setbacks. The relationship provides modulation that mutually benefits residents and the public.

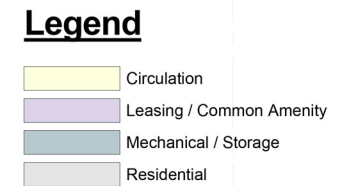


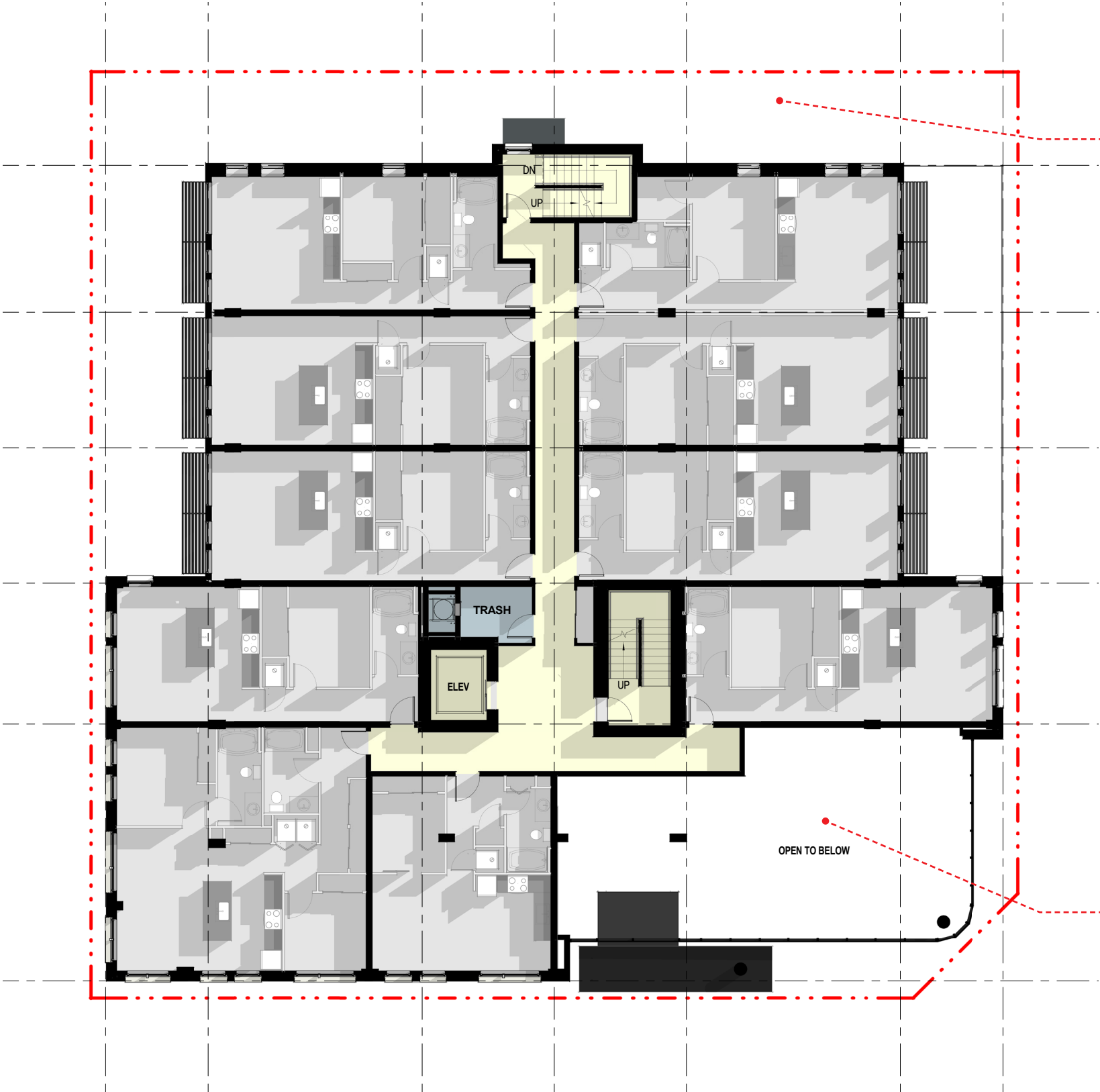
2

3

The Old Colony is a unique building that predates current setback requirements. As such we have carefully considered our building's massing, landscaping and fenestration to promote the best possible relationship between properties. Significant setbacks on the North, East, and West provide wider angles of sun exposure for the Old Colony. Residential window openings are offset for privacy considerations and landscaping throughout the interstitial zone will make for a comfortable, shared space.







GUIDELINE PL1-A1, PL1-A2, PL1-B1, PL1-B2, PL1-B3

The area between the proposed project and Old Colony building will be a place where residents can linger and enjoy lush landscaping with low-level lights or continue safely on their way through.

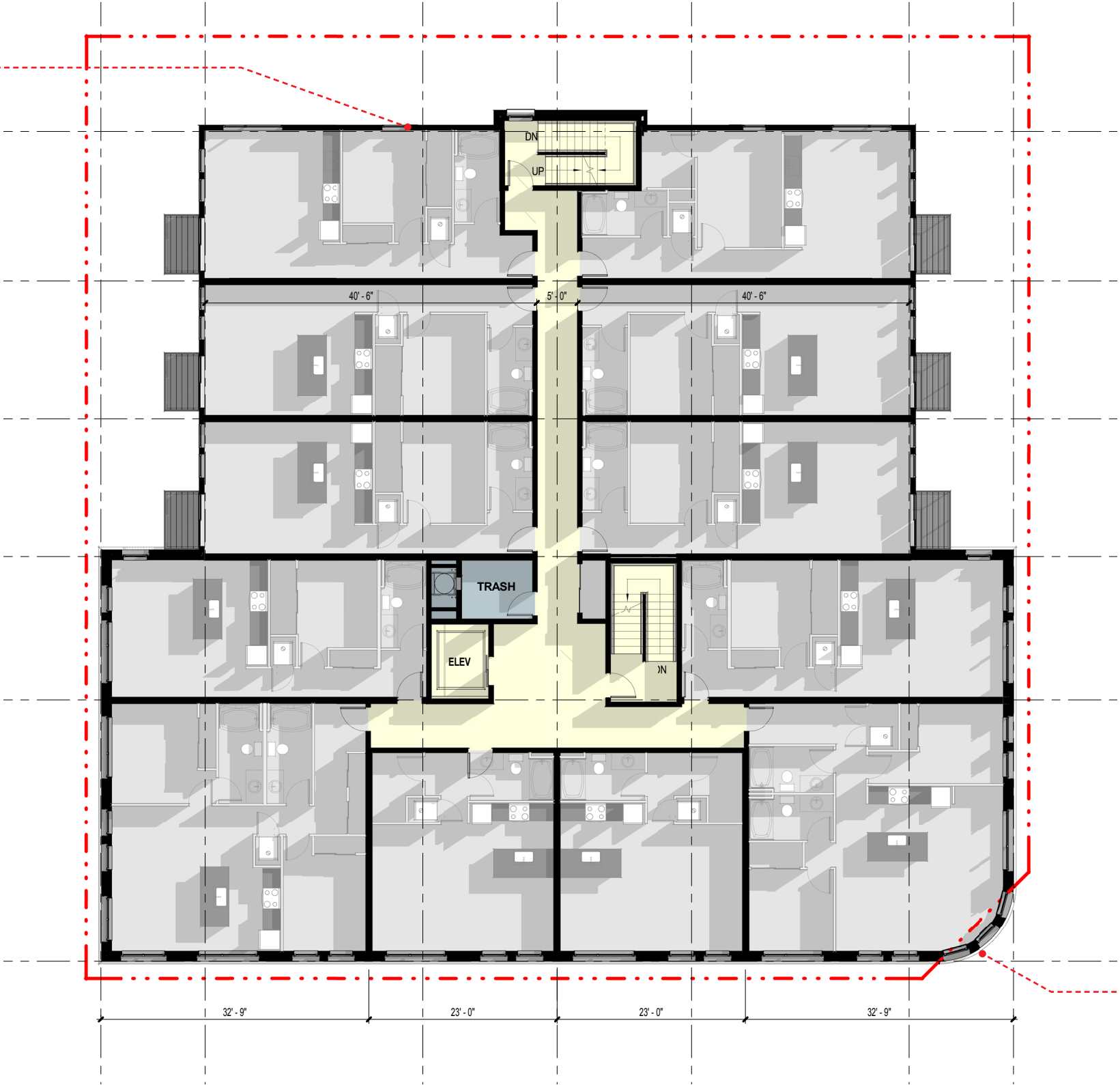
OPEN TO BELOW

GUIDELINE DC3-A1

Double height amenity space located on the corner is a great connection between the interior and exterior spaces at the corner of James Street and Boren Avenue.

GUIDELINE CS1-B2

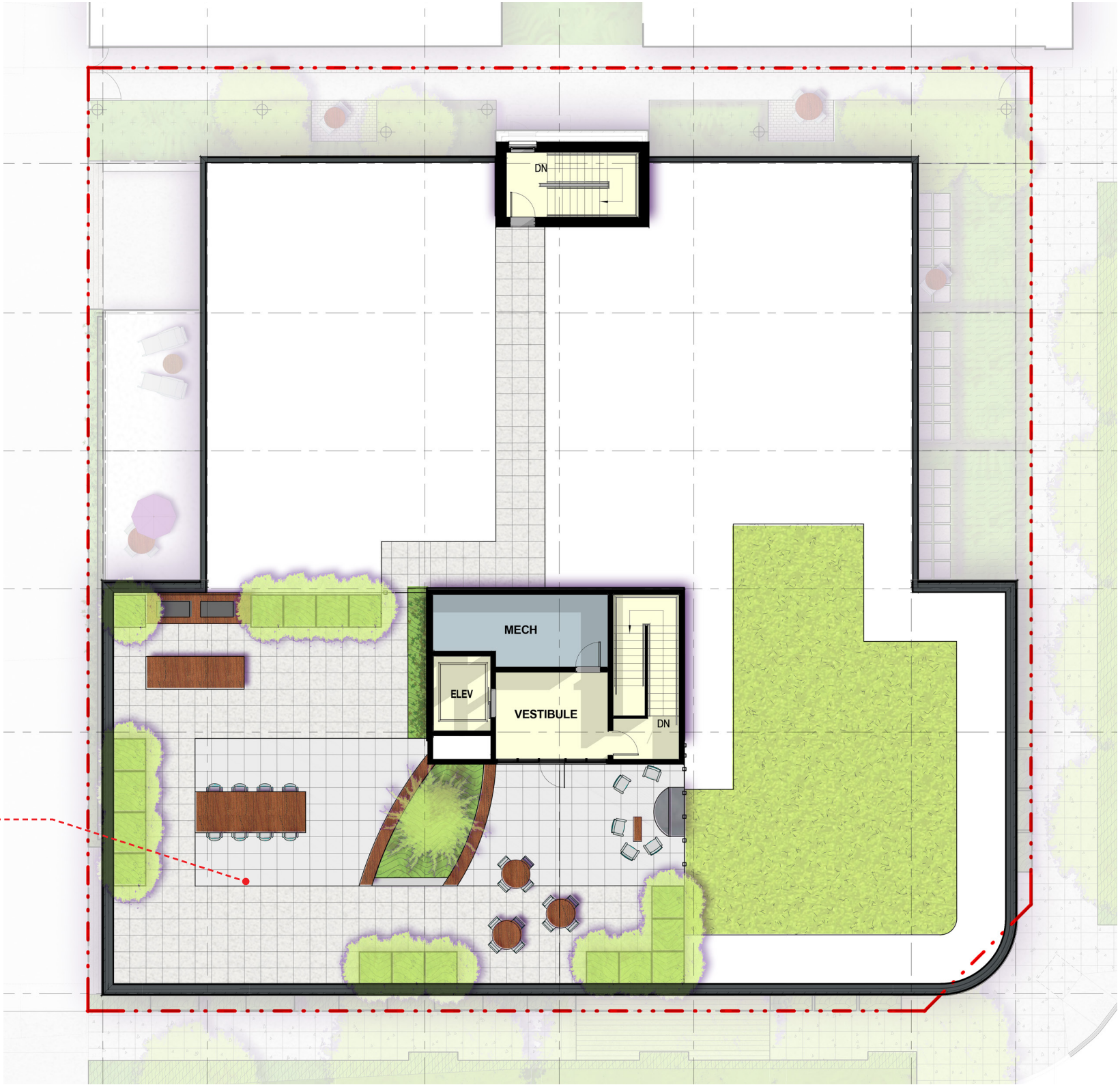
The setback from the property at the north of the site is intended to create a small urban, linear court and respect the quality of existing circulation paths.



GUIDELINE CS2-C1

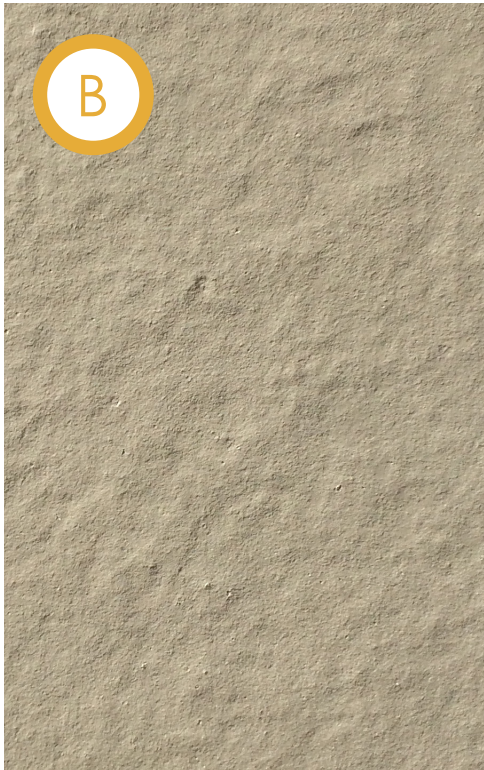
The property line has a chamfered corner which we are leveraging with a curved masonry bay window. This corner will be highly visible from an urban perspective, creating a great neighborhood focal point.

GUIDELINE DC3-B1, DC3-B4, DC3-C2,
The outdoor amenity space is generous and located in a
prime spot for enjoyable experiences by all residents.

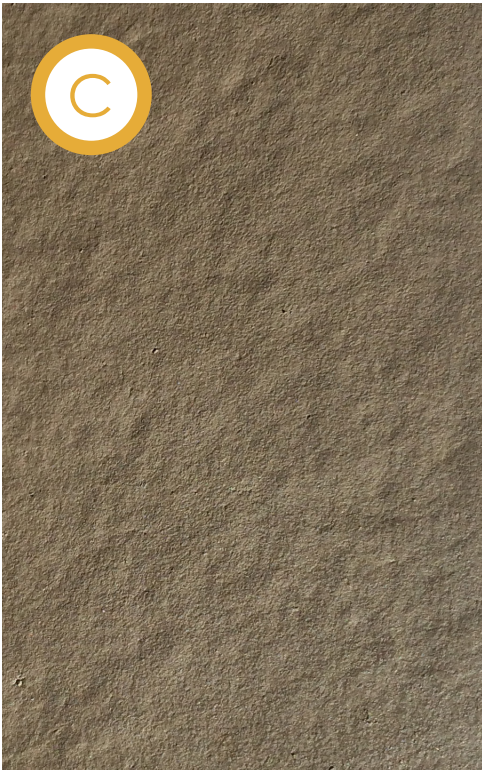




MASONRY BRICK - PUEBLO



FIBER CEMENT - LINEN



FIBER CEMENT - EURO BROWN



VINYL WINDOWS - BLACK AND ADOBE FINISH



PRECAST



Masonry will be featured extensively in the facade materials.
This material was chosen in part due to its ability to weather in
the NW climate and because it is part of the First Hill character.



Fiber cement panel will be the secondary material used throughout the building. The base is articulated with a darker color similar to other residential buildings in First Hill.



GUIDELINE CS2-D5

There are several windows on the south side of the Old Colony building. Fenestration, especially at bedrooms, has been located to avoid direct alignment.



Climbing vines in the alley will make the space appealing to pedestrians, provide security screening and also create texture at the ground level. With a slight southern exposure this is a good location for plant growth.

Service access is from the alley, the most unobtrusive place on the site.

Existing Character



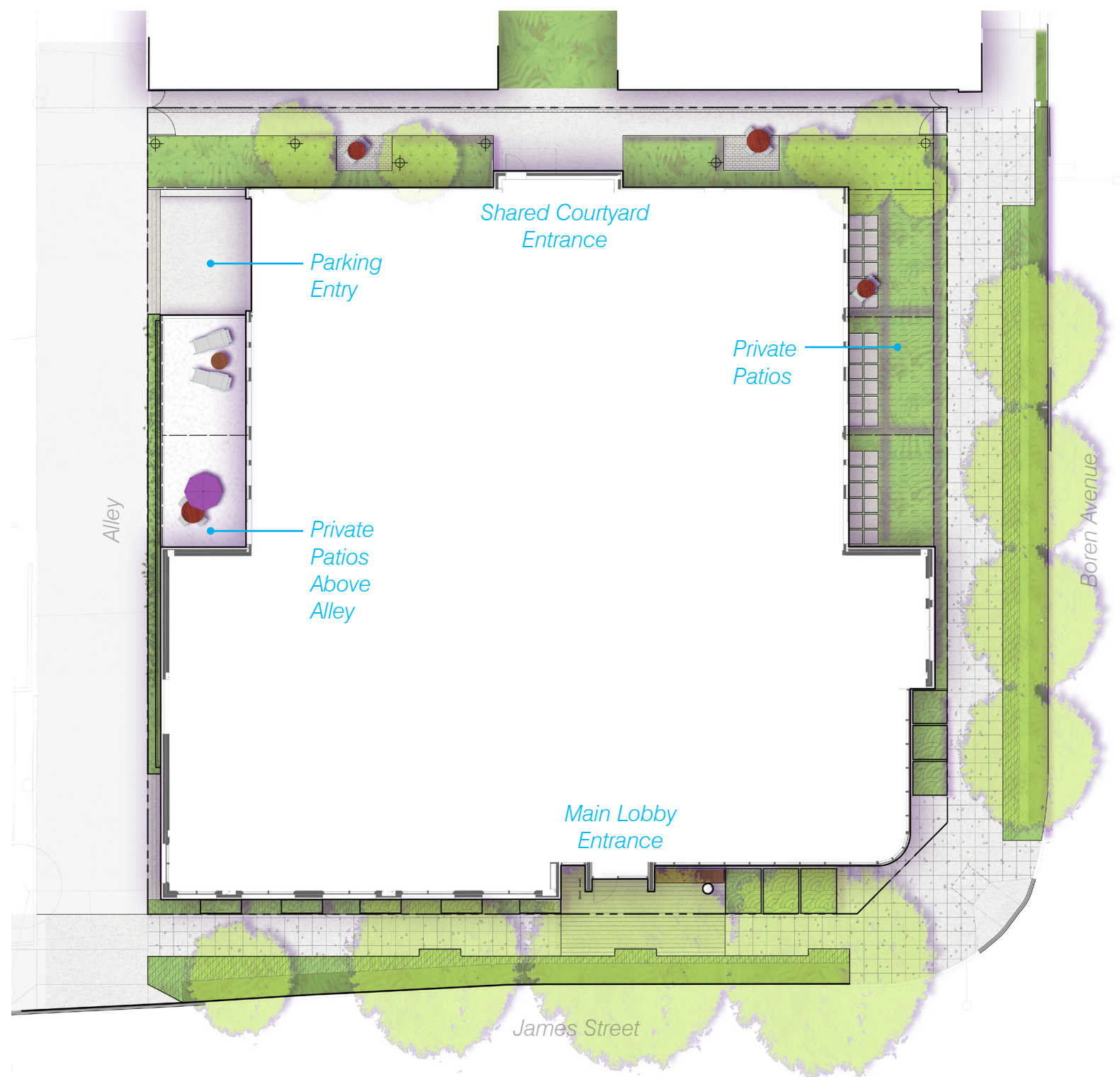
A narrow planting of Evergreen Laurel wedged in a 1-foot planting strip provides a successful buffer between vehicle lanes and the sidewalk.



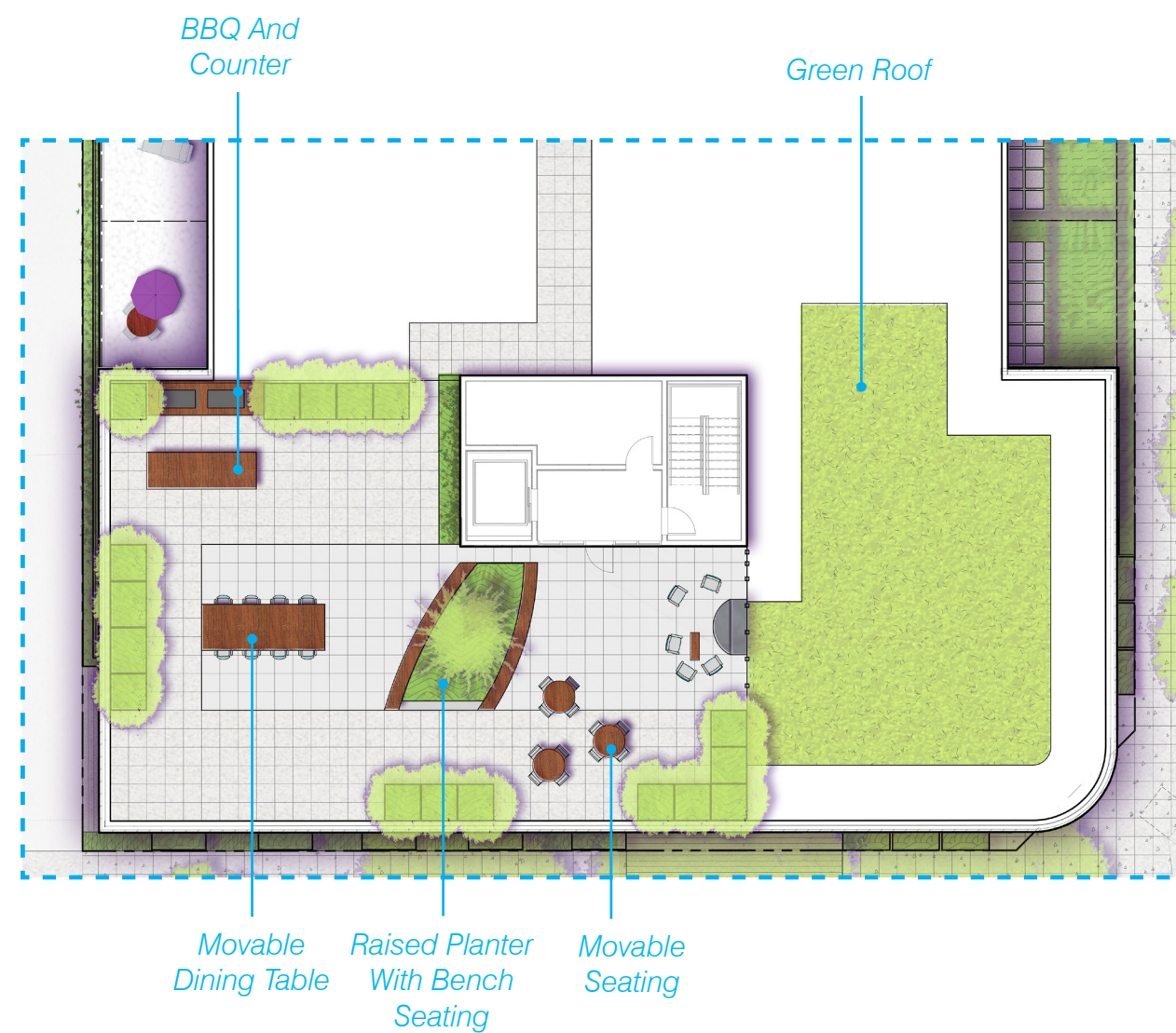
The alley has been adopted as a shared public space with tended plantings in windowsills and on alley fencing.



The 1050 streetscape and landscape draw heavily on inspiration from the adjacent Old Colony building and site. Offset window patterns at stairwells and a laurel hedge buffer. The small-scale, narrow courtyard provides large-scale benefit, privacy and community simultaneously. Our aim is to provide a high quality interstitial zone between the buildings.



STREETSCAPE PLAN



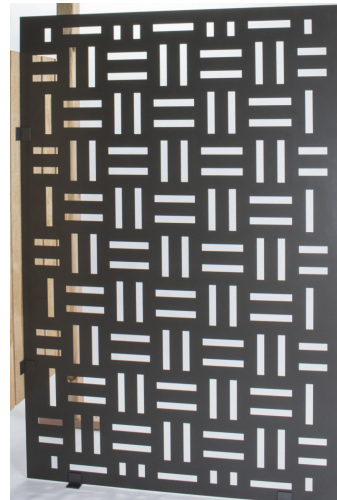
ROOFTOP PLAN

1050 JAMES ST • ORIENTATION

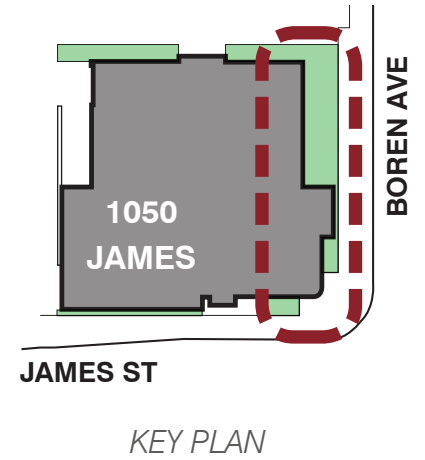


STREET SECTION 'A'

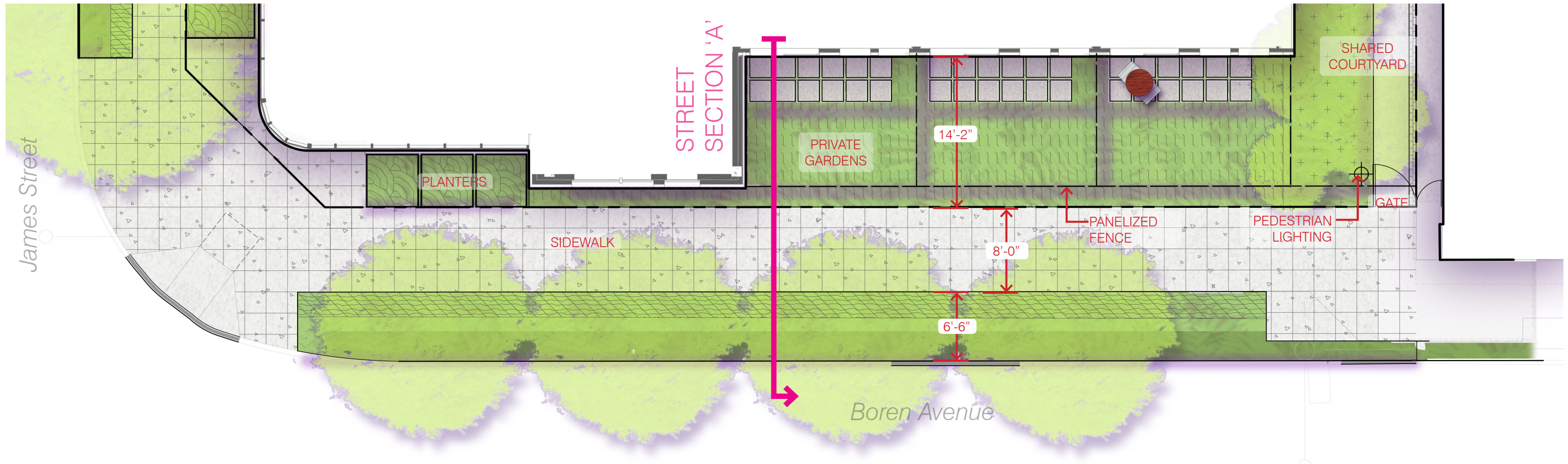
Boren Streetscape: A widened 8-foot sidewalk shifts inward, away from traffic lanes, providing a widened planting buffer, anchored with a buffer of Laurel hedge—an extension from the adjacent Old Colony streetscape. This is fortified with a second layer of planting and street trees. The building setback is filled predominately with landscape and small green jointed terraces, separated from the sidewalk by open mesh screens punctuated by a regimen of ornamental steel cut panels. Raised freestanding metal planters reinforce the building corner at the high activity intersection of Boren and James.



PANELIZED FENCE WITH ACCENTS / PRIVATE COURTYARD PAVING



KEY PLAN



1050 JAMES ST • BOREN STREETScape



BENCH / RAISED PLANTERS

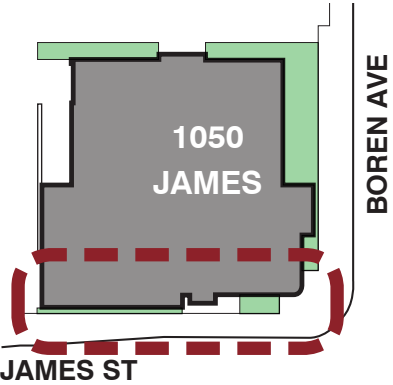


STREET SECTION 'B'

James Streetscape: A buffer of Laurel hedge wraps from Boren Street, buffering the 6-foot-wide sidewalk. The sidewalk has been shifted inward, away from the adjacent traffic lanes, allowing additional planting space for low grasses and street trees, including existing trees designated to remain. The building entry is demarcated by a custom-finished concrete sidewalk with smaller scale scoring patterns. Raised freestanding metal planters are located at the high activity intersection and continue along the James Building frontage.

Streetscape Plant List

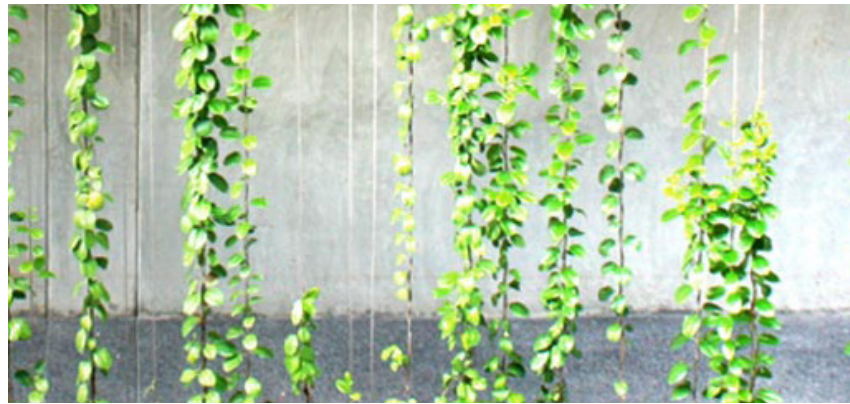
- *Prunus laurocerasus* 'Otto Luyken' (Otto Luyken Laurel)
- *Viburnum davidii* (David's Viburnum)
- *Viburnum tinus* 'Compactum' (Viburnum Tinus)
- *Abelia x grandiflora* (Glossy Abelia)
- *Cornus Sericea* 'Kelsey' (Kelsey Red Osier Dogwood)
- *Cornus Sericea* 'Isanti' (Isanti Red Osier Dogwood)
- *Spiraea X Bumalda* (Spirea)
- *Vaccinium Sp.* (Blueberry)
- *Liriope Muscari* (Liriope)
- *Sedum Angelina* (Stonecrop)
- *Stipa Tenuissima* (Mexican Feather Grass)
- *Achillea Millefolium* ('Moonshine' Yarrow)
- *Perovskia Atriplicifolia* (Russian Sage)



KEY PLAN



1050 JAMES ST • JAMES STREETSCAPE

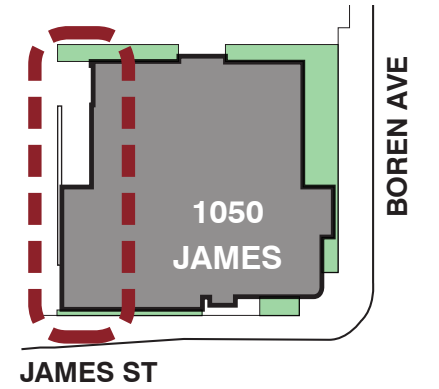


CLIMBING VINES / PLANTER CHARACTER

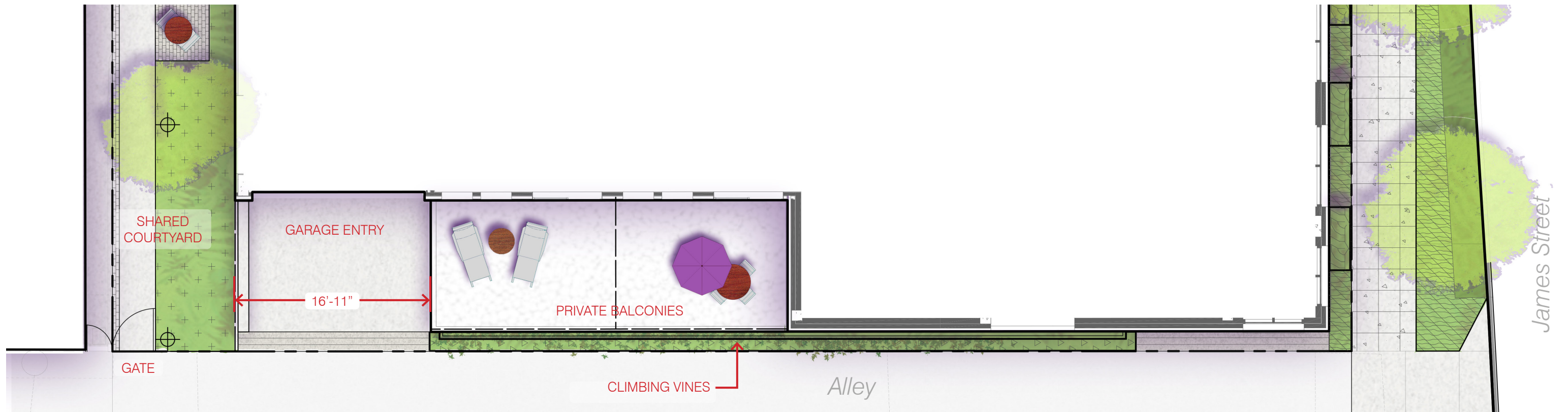
Alley Streetscape: A narrow, built-in raised planter protects vine plantings that will grow up decorative attached metal panels, recalling the hanging plantings to the north and forming a one-story green wall along the alley.



EXISTING ALLEY PLANTERS



KEY PLAN



1050 JAMES ST • ALLEY

Old Colony Courtyard: Developed in conjunction with the Old Colony residents, an enlarged setback of the 1050 building is claimed as common space to serve both buildings, with small-scale seating areas with movable furnishings, areas of low planting, and groves of small-scale trees to buffer impacts of Boren and the alley. Access to the common space is controlled by separate keyed gates controlled by respective buildings. Seating areas and 1050 egress are strategically located across from stairwells and courtyards to reduce privacy impacts on residential units.



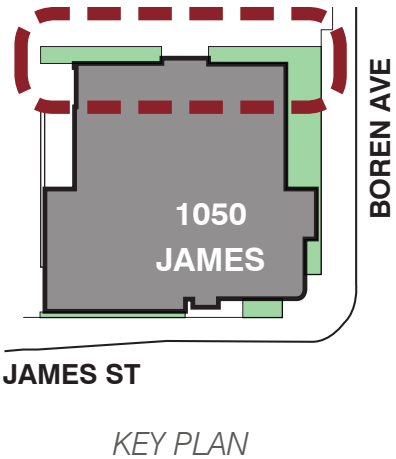
COURTYARD CONTEXT



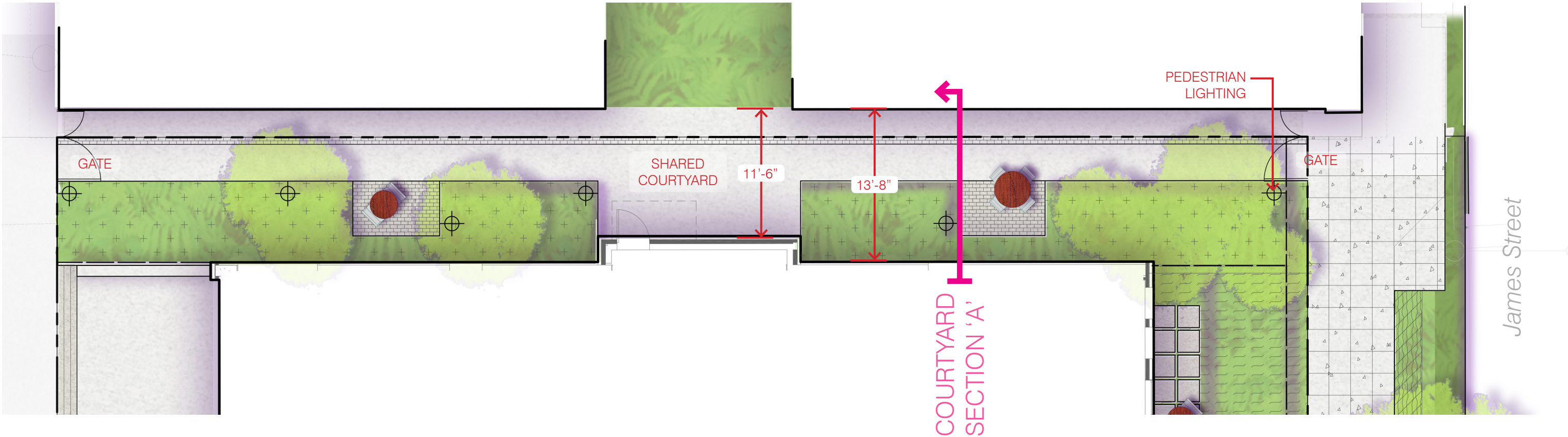
PEDESTRIAN LIGHTING



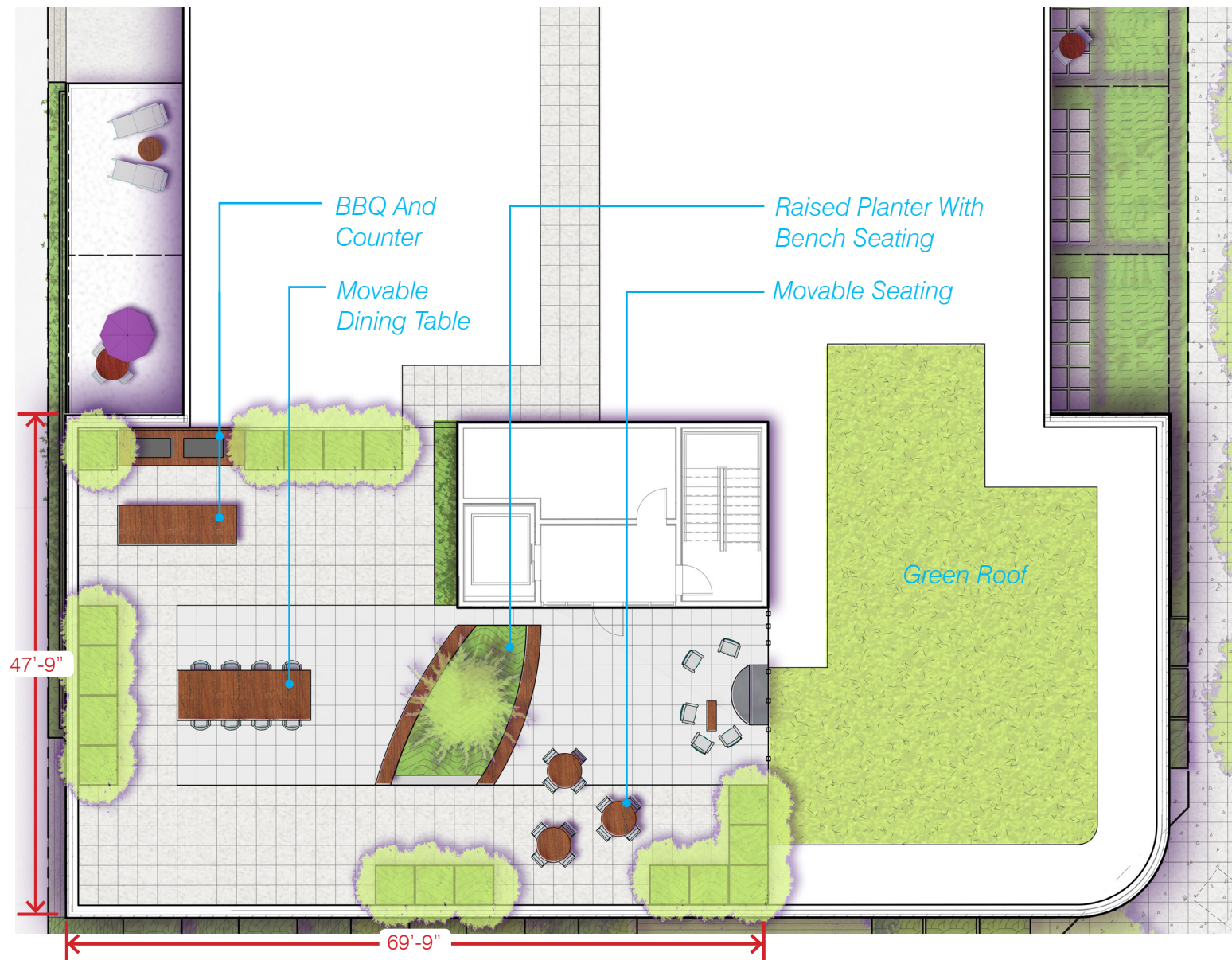
COURTYARD SECTION 'A'



KEY PLAN



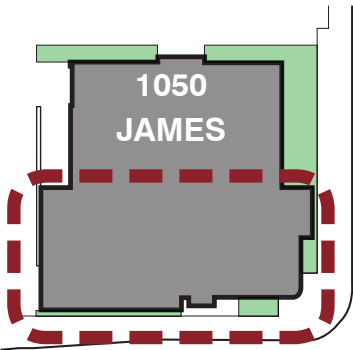
1050 JAMES ST • COURTYARD



ROOFTOP PLAN



ROOFTOP CHARACTER



ROOFTOP MATERIALS

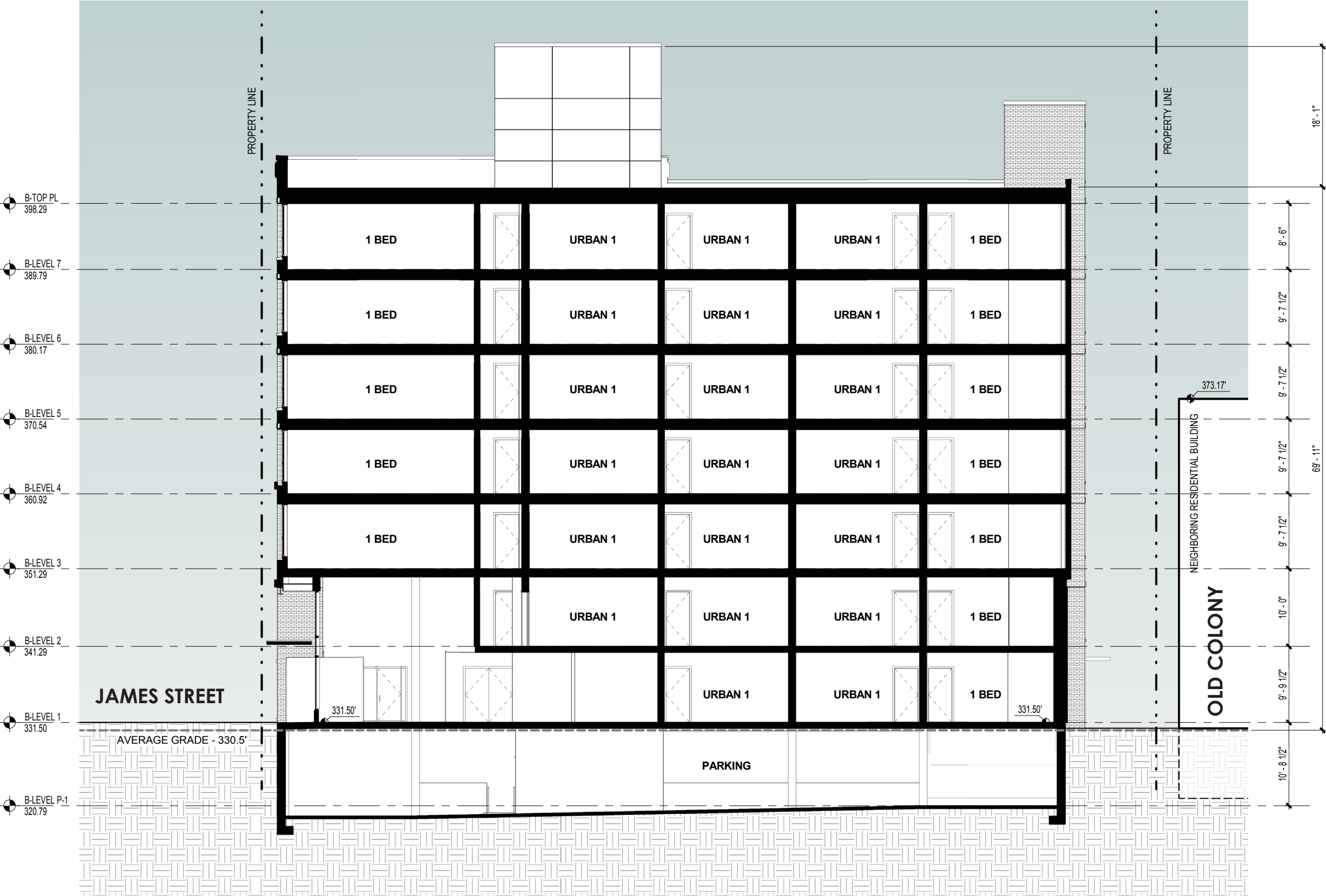
The 1050 rooftop terrace is located to the southwest corner of the site to leverage existing views down James Street and maximize sun and light access. The rooftop provides two distinct gathering spaces, an indoor kitchen and dining space and a gathering area with movable furnishings. Landscape consists primarily of freestanding raised metal planters with rooftop-appropriate plant species, and one robust, signature built-in planter with a larger scale tree. The rooftop is completed with a green roof occupying the building's southeast corner, providing a foreground to views eastward and visual interest to existing and future neighborhood towers.

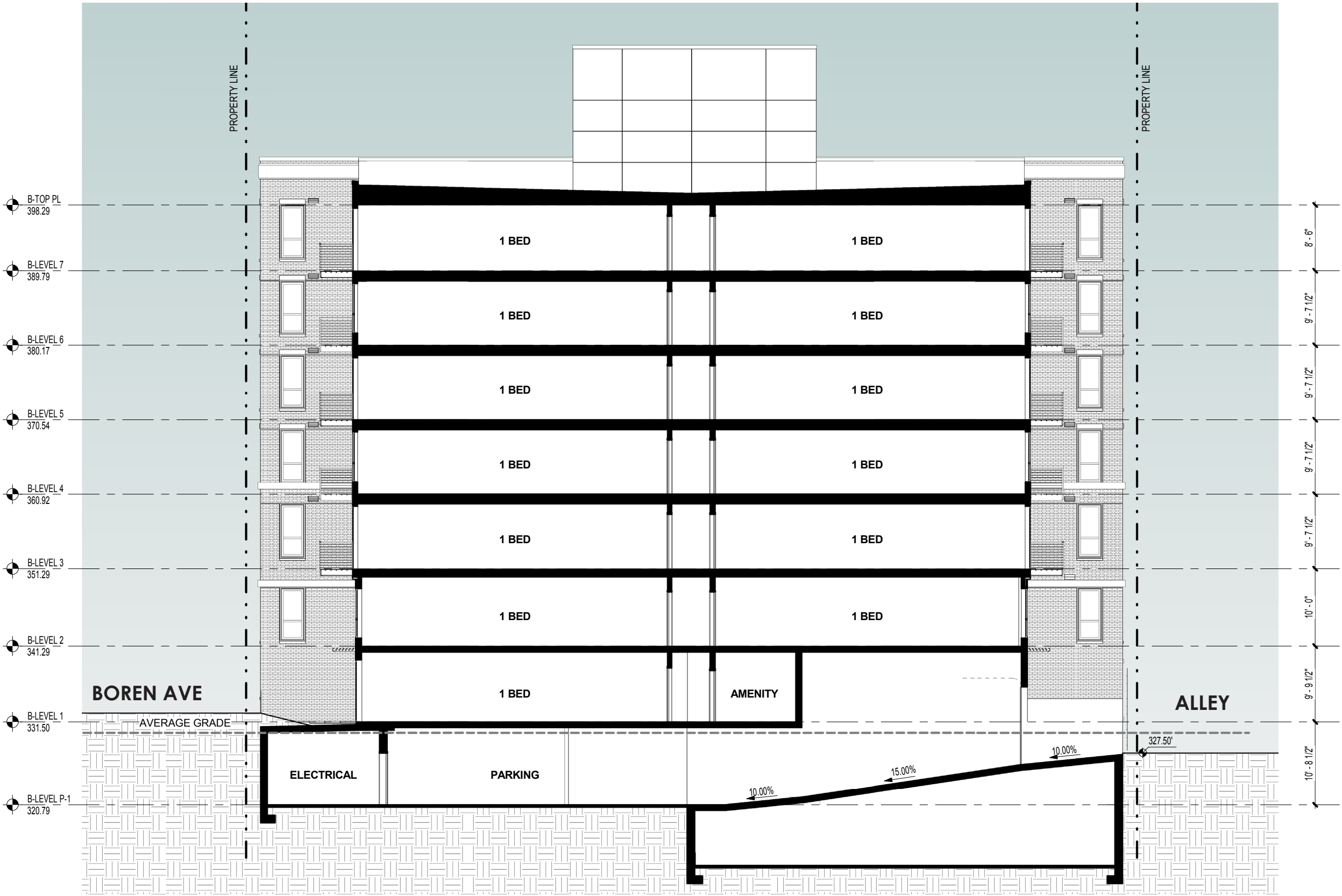


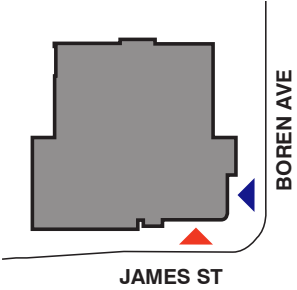
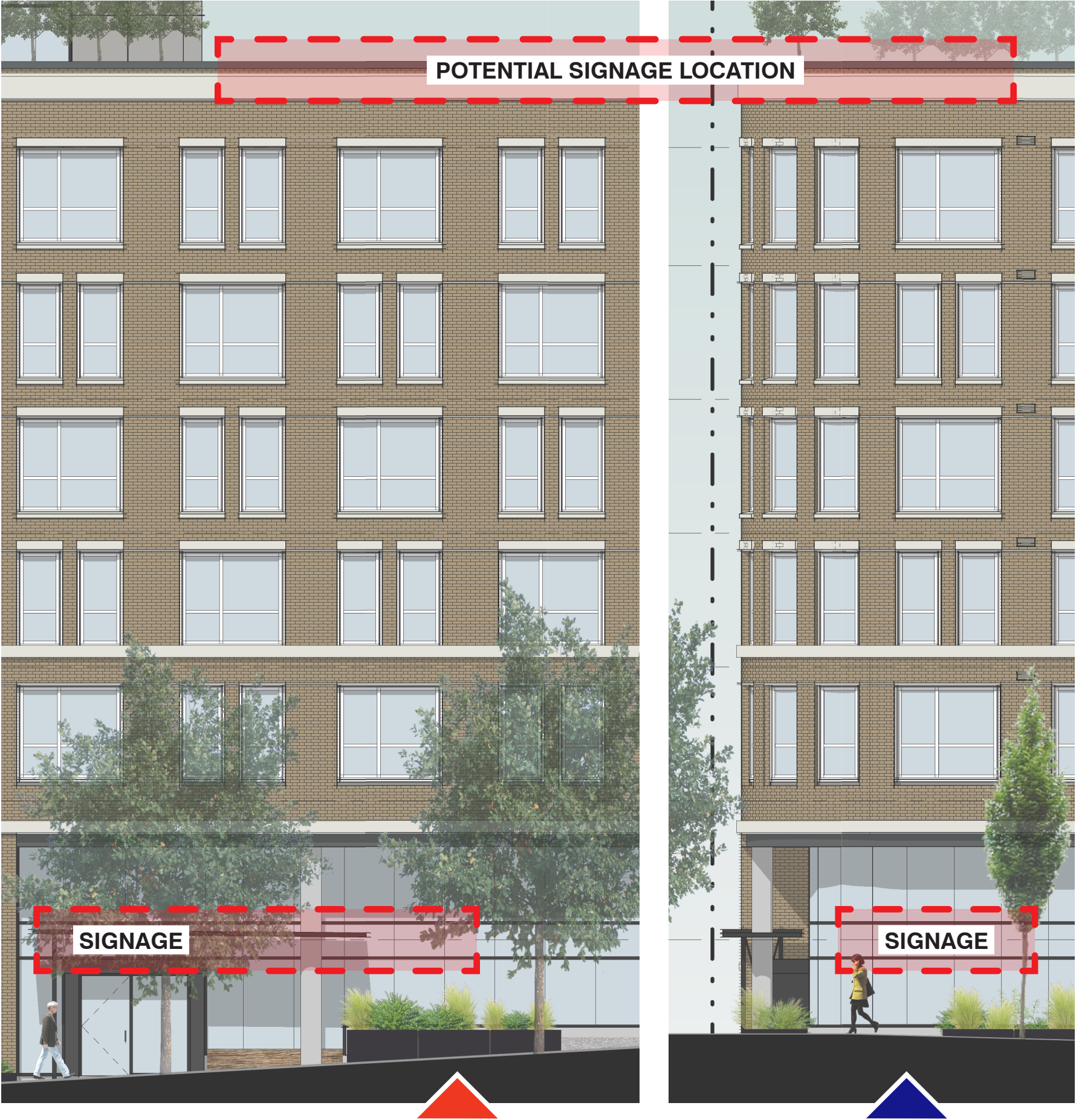
PLANTERS

1050 JAMES ST • ROOFTOP

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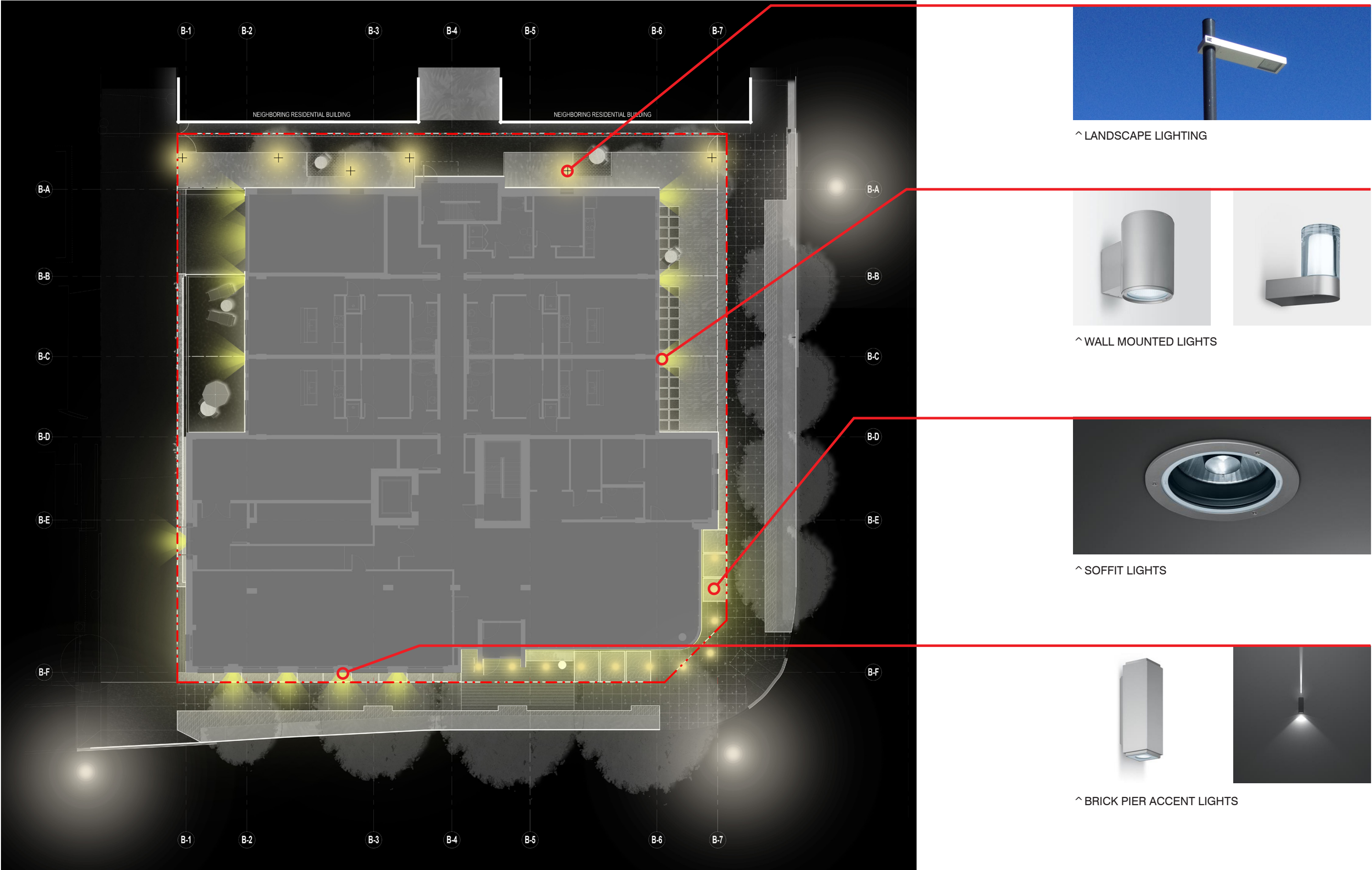
The images below represent the signage design for several other projects completed by Alliance Residential in Seattle, WA and Portland, OR. These are recently completed projects and are indicative of the level of quality in signage to be used for the project at 1050 James Street.



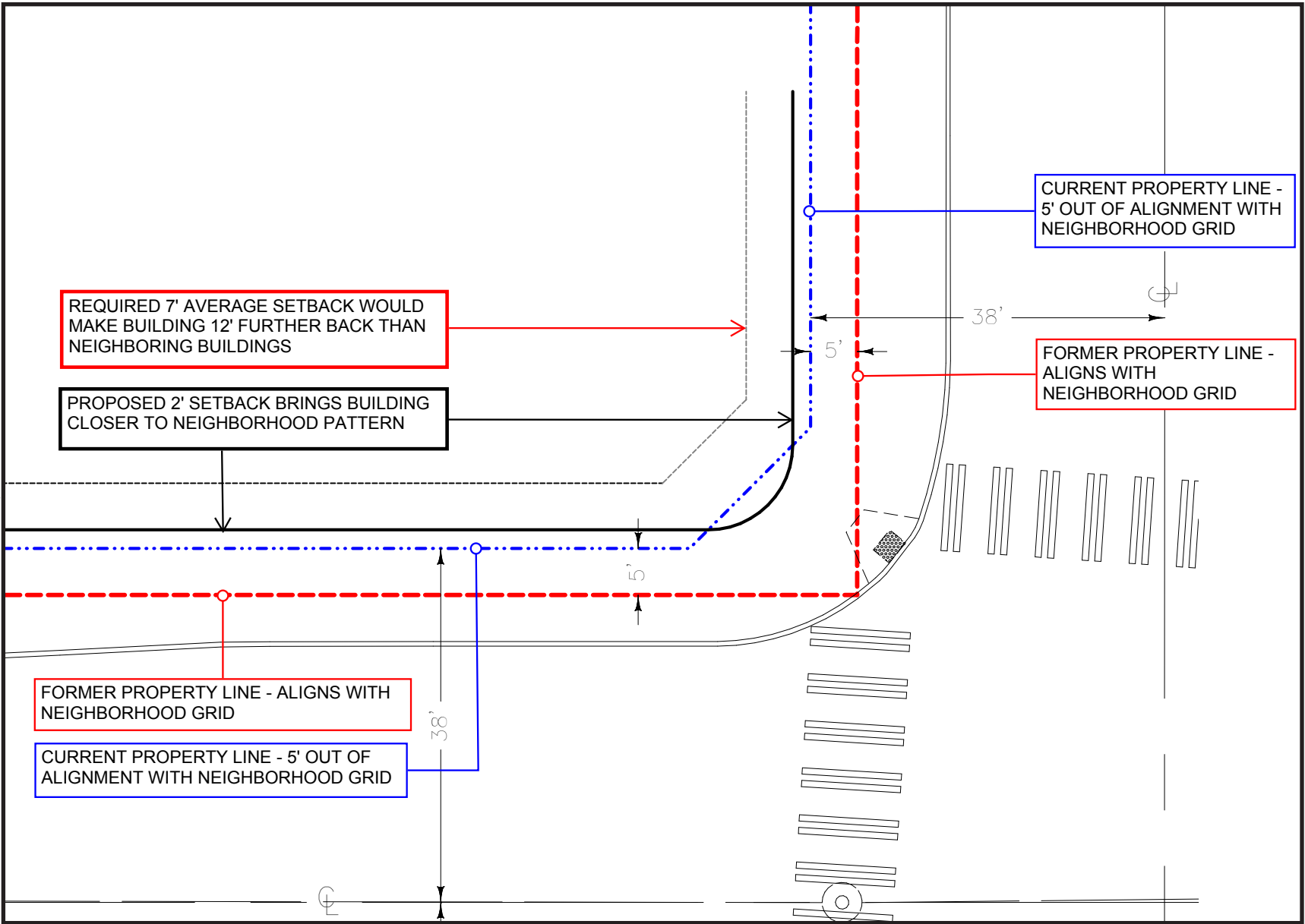
^ BROADSTONE VIVA - CAPITOL HILL



^ BROADSTONE KOI - BALLARD



	STANDARD	REQUIREMENT	REQUEST	DESIGN GUIDELINES JUSTIFICATION
1	Street Setback	Setback 7’ average from street lot line, 5’ minimum	<div>Reduce setback at James and Boren</div> <div>PROVISIONALLY APPROVED AT THE EDG MEETING</div>	<div>CS3.A3 - Established Neighborhoods</div> <div>“Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings. ”</div> <div>PL3.B1 - Residential Edges, Security and Privacy</div> <div>“Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.”</div> <div>DC2.C3 - Fit with Neighboring Sites</div> <div>“Use design elements to achieve a successful fit between a building and its neighbors, such as using trees and landscaping to enhance the building design and fit with the surrounding context, and creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.”</div>
2	Alley Setback	Setback 10’ from rear lot line abutting an alley	<div>Reduce setback</div> <div>PROVISIONALLY APPROVED AT THE EDG MEETING</div>	<div>CS3.A3 - Established Neighborhoods</div> <div>“Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings. ”</div> <div>DC1.B1 - Vehicular Access and Design</div> <div>“Choose locations for vehicular access that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.”</div>



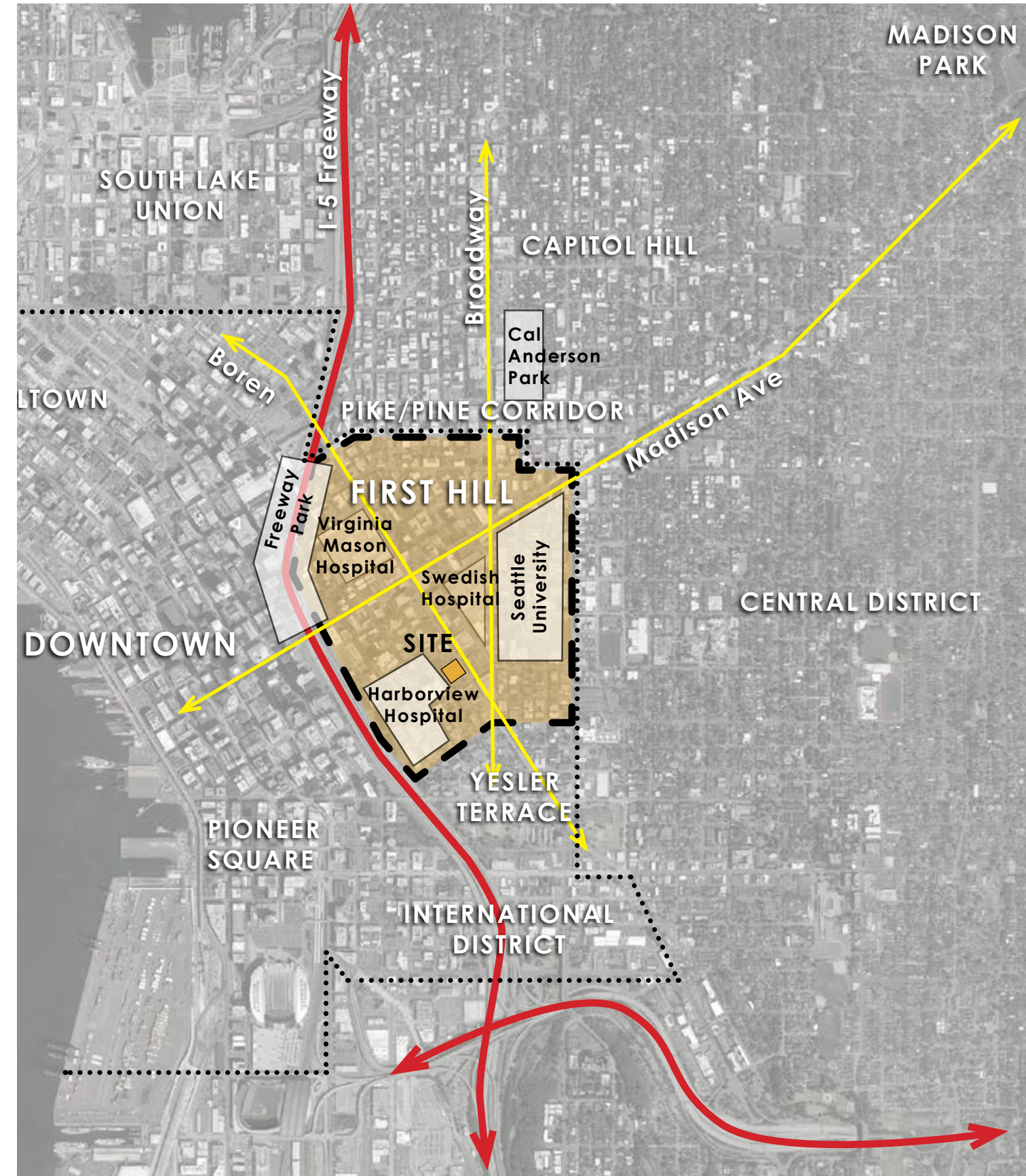
Detail at corner of James and Boren with Chamfer.

Reduced setbacks allow building to fit better with neighborhood pattern.

In order to maintain neighborhood pattern, a reduced setback is requested at James and Boren where site property lines are out of alignment with neighbors.



THANKS!

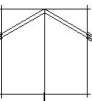


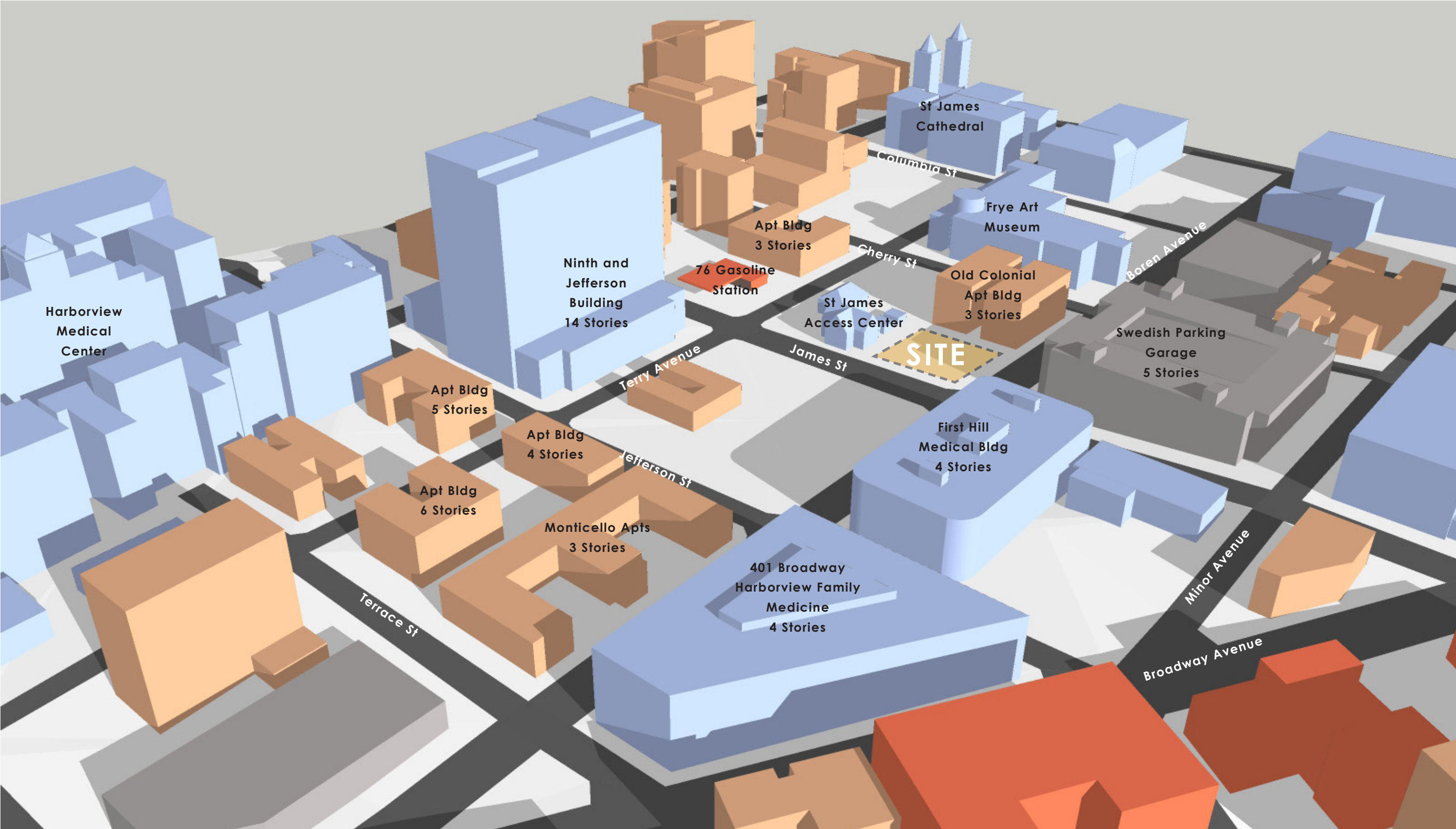


DRAWING KEY

- Site
- First Hill Neighborhood
- Institution or Notable Structure
- Public Park or Designated Green Street
- Area or Zone As Labeled
- Freeway
- Frequent Bus Route
- Frequent Route Bus Stop
- First Hill Streetcar Line
- Streetcar Station
- Transit Tunnel Route
- Transit Tunnel Station
- Protected Bike Lane
- Main Arterial Route
- Supermarket
- Five Minute Walkshed

Walk score: 96 Transit score: 100 Bike score: 73





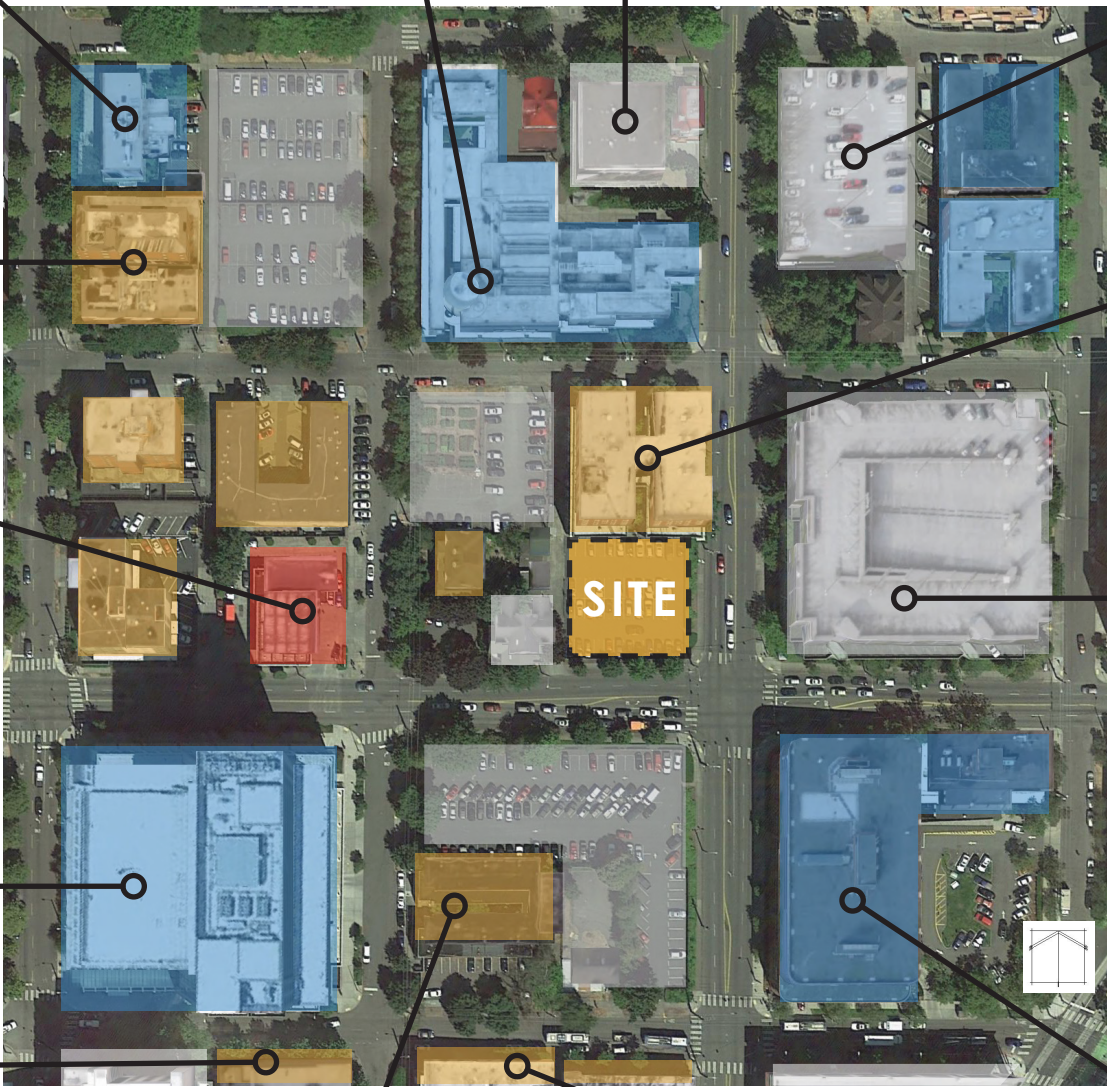
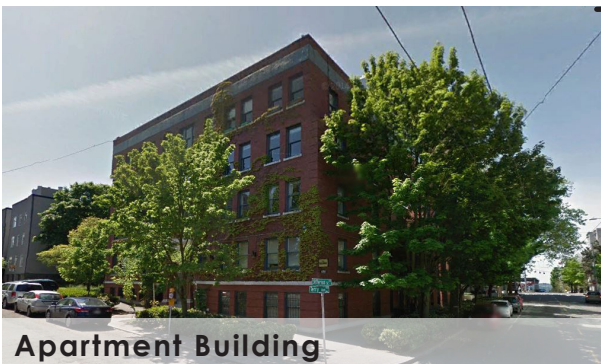
Site Context

The site is located at the intersection of James Street and Boren Avenue. Ground level parking currently occupies the majority of the lot.

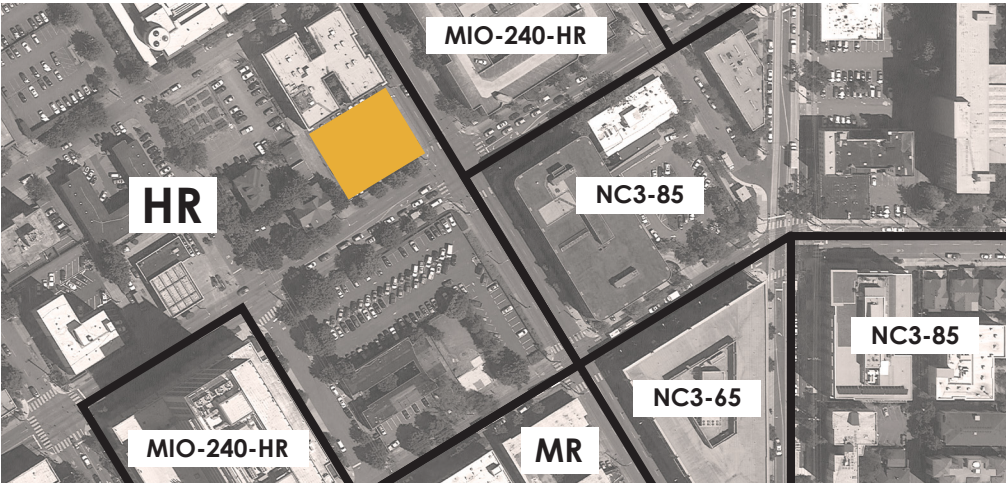
Neighboring projects include the Swedish Parking Garage, First Hill Medical office building and the Old Colonial Apartment Building to the North of the site.

Numerous public transportation routes provide access to the site.

- A protected bike lane is one block east along Broadway Avenue.
- The First Hill Streetcar line will have a station at the intersection of Broadway & Terrace, one block south.
- Proposed Rapid Transit Corridor on Madison Street



- Residential
- Medical / Institutional
- Parking
- Commercial/Mixed-Use



Zoning Code: City of Seattle Zoning Code
Zone: HR (High Rise) in First Hill Urban Center Village
Lot Area: 13,141SF

23.45.504 PERMITTED AND PROHIBITED USES

- Residential use is permitted outright in High Rise zones.
- The following ground floor commercial uses are permitted:
 - business support services
 - food processing and craft work
 - general sales and services
 - medical services
 - offices
 - restaurants
 - live/work

23.45.510 FLOOR AREA RATIO

- Base FAR is 8.0 on lots of 15,000SF or less in size; 7 on lots larger than 15,000SF. Maximum FAR for structures 240' or less in height is 13.0 maximum. Maximum FAR for structures over 240' is 14.0 maximum.

23.45.510 FAR EXEMPTIONS

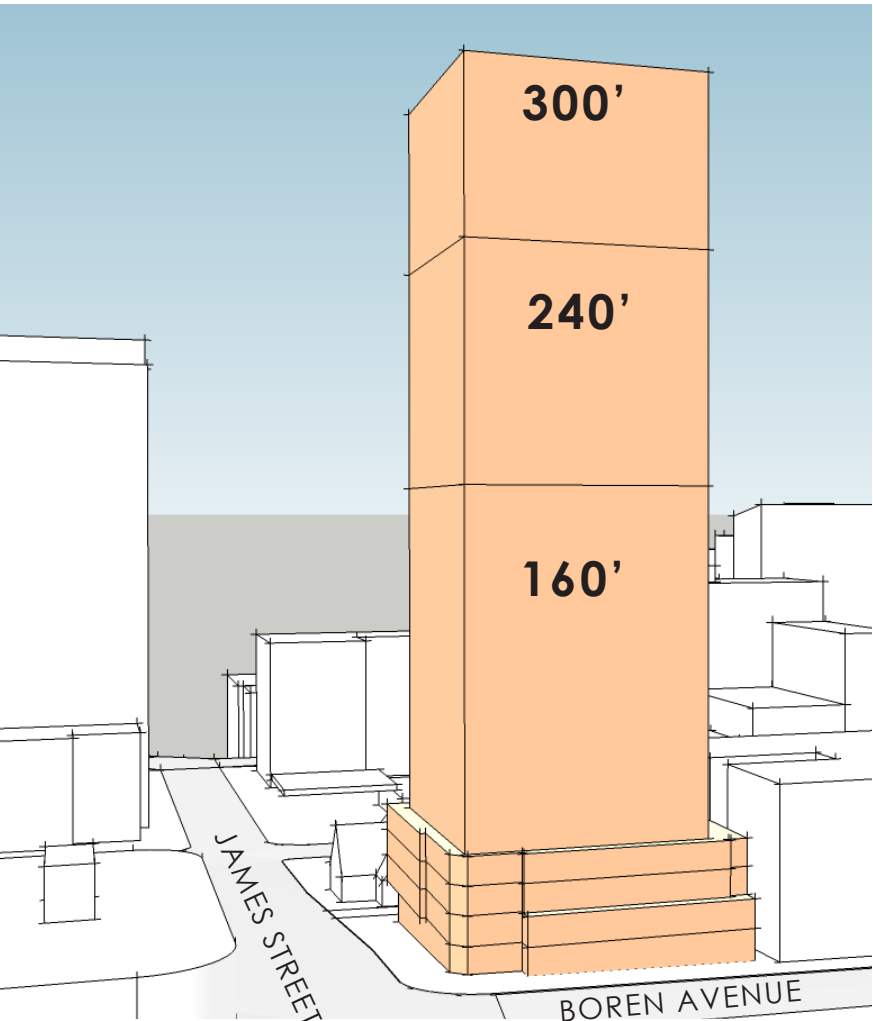
- Ground floor commercial uses with 13' floor to floor height minimum and 15' deep minimum.
- Enclosed common residential amenity space.
- All stories or portions of a story that extend no more than 4' above grade are exempt from FAR calculation

23.45.514 STRUCTURE HEIGHT

- Base height limit in the Seattle HR zone is 160'
- Maximum height limit is 240' - 300' if extra residential floor area is gained through incentive zoning Chapter 23.58A and Section 23.45.516.

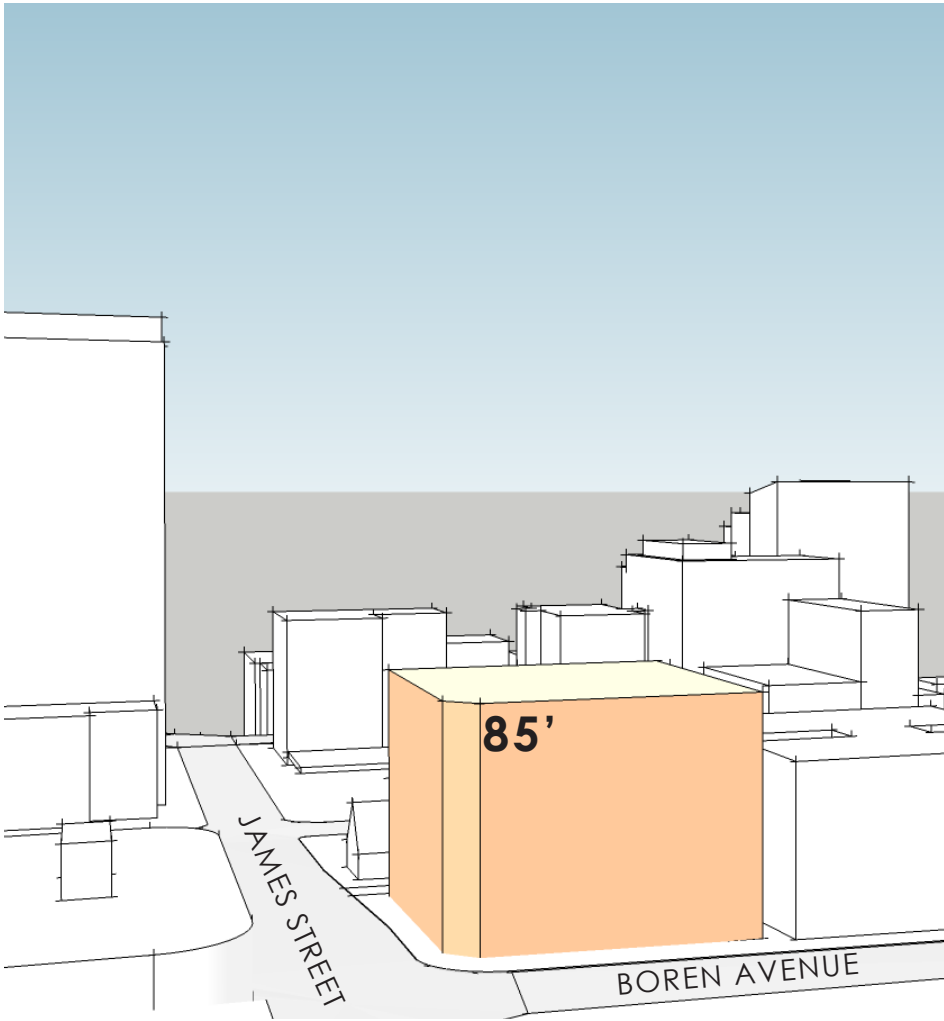
- Rooftop elements: there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.45.514
 - "Penthouse pavilions" for common use of residents are allowed at the roof level.
- 23.45.514 EXTRA FAR
- Extra residential floor area. In HR zones extra residential floor area may be gained in accordance with Chapter 23.58A subject to the conditions and limits in this section 23.45.516. Up to all extra residential floor area may be gained through the affordable housing incentive program provisions in Section 23.58A.014. Up to 40% of the extra residential floor area may be gained by one or any combination of:
 - Transfer of development potential
 - Providing neighborhood open space or a payment in lieu thereof; and/or
 - Providing a neighborhood green street setback
 - Structure Height
 - Structure 240' or less in height. The applicable height limit in an HR zone under subsection 23.45.514A is 240' if the applicant satisfies the conditions for extra floor area but not all of the conditions in subsection C.2.B (immediately below) of this section are met.
 - Structures over 240'. The applicable height limit in an HR zone under subsection 23.45.514.A is 300' if the applicant satisfies the conditions for extra floor area and the following additional conditions are met:
 - For any structure above a height of 85', the average residential gross floor area per story above a height of 45' does not exceed 9,500sf and;
 - No parking is located at or above grade, unless it's separated from the street lot line by another use and;
 - At least 25% of the lot area at grade is one or more landscapes area, each with a minimum horizontal dimension of 10 feet, or at least 20% of the lot area at grade is landscaped, common residential amenity area meeting the standards of 23.45.522.
- 23.45.518 HR SETBACKS and STRUCTURE SEPARATIONS (TABLE B)
- Front and side setback from street lot lines: 7 foot average setback; 5 foot minimum setback
 - Rear setback: 10 feet from a rear lot line abutting an alley
 - Side setback: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback. Above 42 feet in height: 10 foot average setback; 7 foot minimum setback
 - Setbacks are departable
 - DEPARTURE REQUEST to engage corners and provide green space - (see page 31)
 - Projections permitted in required setbacks:
 - Cornices, eaves, gutters, roofs and other forms of weather

- protection may project into required setbacks and separations a maximum of 2' if they are no closer than 3' to any lot line.
- Unenclosed decks and balconies may project a maximum of 4' into required setbacks and separations if they are:
 - No closer than 5' to any lot line or;
 - No more than 20' wide and are separated from other balconies by a distance equal to at least half the width of the projection.
 - Separated from adjacent decks by a distance equal to at least ½ the width of the projection.
 - Underground structures are permitted in any required setback or separation. Enclosed structures entirely below grade, at existing finished grade, whichever if lower, are permitted in any required setback or separation
- 23.45.522 AMENITY AREA
- Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play area or sport courts, are required in an amount equal to 5% of the total gross floor area of a structure in residential use.
 - No more than 50% of the residential amenity area may be enclosed common space. There are additional requirements in the code.
- 23.45.524 GREEN FACTOR
- Landscaping that achieves a Green Factor score of 0.5 or greater is required for any new development
 - Additional requirements for landscaping in the code
- 23.45.532 GROUND FLOOR COMMERCIAL
- The commercial use is permitted only on the ground floor of a structure. On sloping lots, the commercial use may be located at more than one level within the structure as long as the floor area in commercial use does not exceed the area of the structure's footprint.
 - The gross floor area of any one business establishment can be no greater than 4,000sf, except that the gross floor area of a multi-purpose retail sales establishment may be up to 10,000sf.
 - No loading berths are required for ground-floor commercial uses. If provided, loading berths shall be located so that access to residential parking is not blocked.
 - Identifying business signs are permitted pursuant to Ch 23.55
- 23.54.015 PARKING
- There are no minimum parking requirements for residential uses in commercial or multi-family HR zones within urban centers or within the Station Area Overlay District.
 - Live/Work : Zero spaces for units with 1,500sf or less; one space for each unit greater than 1,500sf
 - Sales and service space : one space for each 500sf



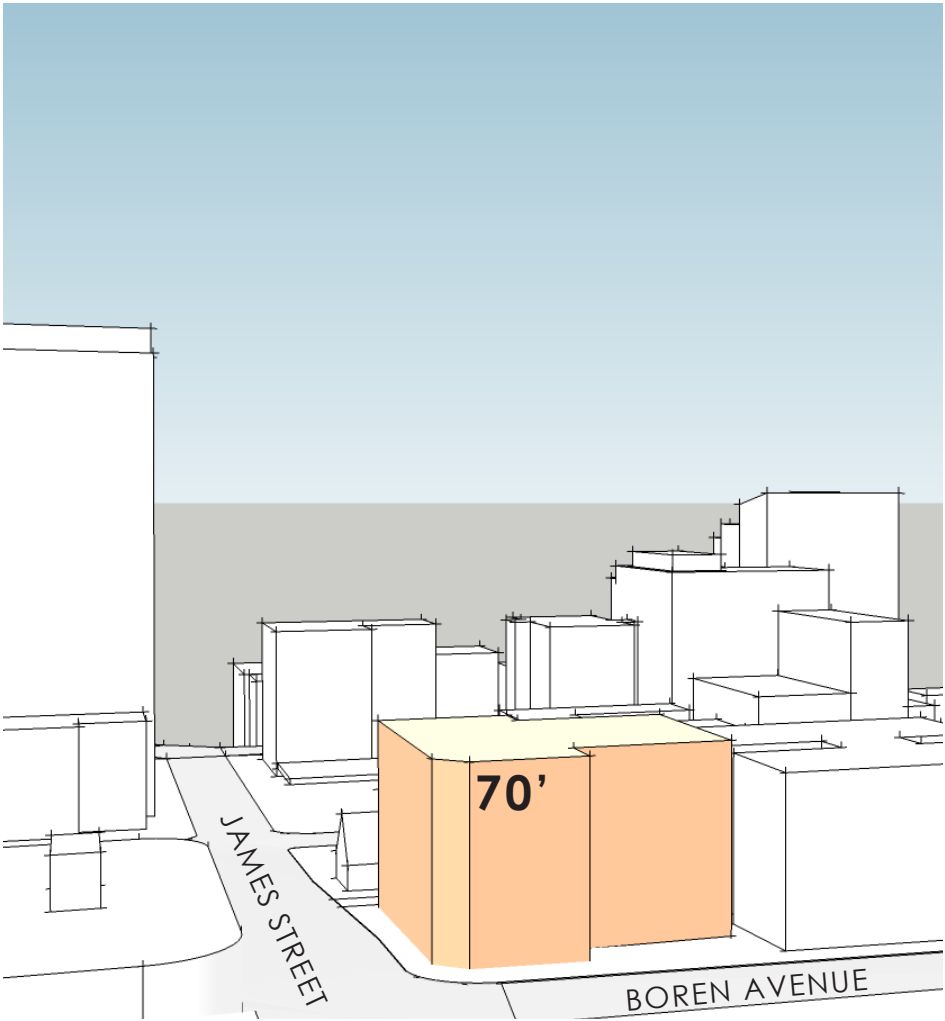
ALLOWABLE ZONING - HIGH RISE

BASE - 160'
BONUSES - 240' AND 300'



ALLOWABLE ZONING - MID RISE

85' MIDRISE



PREFERRED MASSING

70' MIDRISE

Attachment B

Project No. 3019219

City of Seattle

Response to Guidelines: MUP Application for Design Review

(Attach additional sheets as needed)

1.
- Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.

The proposed development is a 74 unit multi-family residential building in approximately 65,100 sf, with accessory parking for 31 cars in an underground parking garage of approximately 10,800 sf. The site is located at 1050 James St., at the northwest corner of James Street and Boren Avenue, both major arterials. There is an improved 16’ alley to the west of the site, and parking access will be from the alley. James Street slopes down from the corner approximately 6’ to the alley to the west. Boren slopes down from the corner to the north, falling 3’ along the length of the site. The neighboring building to the north sits approximately 3’ from the property line, with windows and entrances facing the site.

2.
- Please indicate in text and on plans any specific requests for development standard departures, includingspecific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/ landscape plan.

(2) Design Departures are requested at this time:

1.
- Requirement: 23.45.518A – Setback 7’ average, 5’ minimum from front and side street lot lines. 10’ setback from rear lot line abutting an alley.

Departure request is to provide minimum 1’-0” setback at James, Boren and alley to better align with neighborhood grid.

Rationale:
CS2.A1 – emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.

First Hill development has a pattern of buildings that meet the property line, creating a strong street wall that is consistent in the area, especially along James and Boren. The property lines for this property are set back 5’ from adjacent properties. In order to fit better within the surrounding historic and future development, reducing the setback to 1’-0” allows the existing street wall to be maintained.

CS2.B2 – Connection to the Street -- Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

To better engage the street, bringing transparent facades closer to the street provides visual interest and activity.

CS2.D5 – Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Reducing the setback at James and Boren allows for a greater setback from the adjacent building to the north that is located close to the lot line with windows and entrances facing south. By moving the bulk of the building to the south, a smaller mass can face north allowing more air and light for the adjacent building.

2.
- Requirement: 23.54.030.D.1 – Driveways serving residential uses with 30 or fewer stalls shall be a minimum of 10’ in width for one-way or two-way traffic.

Departure Request is to allow 31 stalls with a 16’ driveway.

Rationale:
DC1.C1 – Below Grade Parking: Locate parking below grade wherever possible.
DC1.C2 – Visual Impacts: Reduce the visual impacts of parking structures, entrances...

In order to provide all parking below grade and to minimize the impact of the entrance on the alley, a smaller drive is proposed. A smaller drive is allowed for 30 stalls, and the request is to allow a smaller drive for 31 stalls.

3.
- Please describe how the proposed design responds to the early design guidance provided by the Design Review Board.

From the Early Design Guidance of the East Review Board

1.
- Integrate the building into current neighborhood patterns.
2.
- Enhance Connections
3.
- Design to the existing context

The massing of the building is designed to allow light and air to the neighboring Old Colony Building. By reducing setbacks at the south of the site, the massing to the north facing the Old Colony can be reduced. The massing of the building is limited to 70’, which relates better to the surrounding development. As one stair and elevator penthouse is required to go to the roof, only the southern penthouses are extended up. The stair penthouse to the north is kept to the lowest allowable for egress. The area between the buildings will be developed without a fenceline between to allow for greater space at the Old Colony entrances. While the landscape design is still in the schematic phase, plans have been made to continue the dialog with residents of the Old Colony to provide a collaborative design. The units facing the alley have patios with planter areas. These areas are located a few feet above alley grade to provide privacy and security for the residents. Meeting were held with SDOT to pursue options for specialty scoring patterns and reducing cross slope in the alley to create a better pedestrian experience. All parking has been located within the underground parking garage. It is proposed that a smaller driveway than required be allowed to reduce the impacts of the parking entry. Although no retail is proposed, highly transparent amenity spaces and the main building lobby are located at the corner to provide visual interest from the street.

Design Review Guidelines

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

The project takes advantage of solar exposure by moving the mass of the building to provide a wider south facing facade. By reducing the setbacks on James, Boren and the alley, the northern portion of the building can have a larger setback and thinner mass to reduce the shadowing on the existing building to the north. Daylight is maximized for interior spaces by having tall windows with higher head heights.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

The project will contribute to the First Hill sense of place by following established development patterns and massing. The building will continue the tradition of elegant facades incorporating durable materials. The characteristics of both streets will be reflected and enhanced through appropriate responses to varied conditions. The prominent corner at James and Boren will be emphasized by a large scale pedestrian entry that provides interest at street level and eyes on the street. Wrapping the corner with a curved bay adds prominence to the corner.

The project provides appropriate responses along both street fronts. By extending to the corner and locating amenity spaces with transparency there, the project provides visual interest, activity and eyes on the street. At the residential portion facing Boren, broad landscape buffers are provided to provide both visual interest for pedestrians and privacy for residents.

Despite the fact that the site is zoned for High Rise development and could potentially be developed with a 300’ tall high rise, the proposed project seeks to be consistent with the established residential massing and scale. By limiting the height, the project will provide a transitional scale between the high-rise zone to the west and the less intensive zones to the east.

The building is setback 12’ from the north property line to provide more light and air to the non-conforming structure to the north. Required stair penthouses and elevator over-runs are placed to the south to reduce shading impacts.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

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

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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

First Hill has a well-established residential character of strong forms that engage the street. The proposed building expression will be based on a continued study of this context to inform a distilled modern architectural language that utilizes high quality materials to create a textural expression that adds visual interest and will inspire following development to match. The break in the massing into two wings allows a varied expression – one that relates to the established context of punched openings in brick facades, and another, lighter, more contemporary expression with decks that bridges the gap between the two brick masses – the southern mass of the proposed structure and the existing brick building to the north.

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

While following neighborhood patterns, opportunities for pedestrian interest will be created by providing a broader landscaped buffer on Boren. The setback in the preferred scheme will frame the existing brick building to the North of the site. By providing an open access space between the two buildings without fencing, the project will foster human interaction. The pedestrian access to the Old Colony will be enhanced by removing the fencing and providing landscaped open space. Patios that face the alley will enhance the pedestrian experience on this secondary path.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

By removing the fence between the projects, the project promotes walkability for the residents. An entry canopy will mark the main entry on James St., providing weather protection as well as way-finding. In addition, the transparent two story space on the corner will be set back to provide additional weather protection and broaden the pedestrian zone.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

The main entry will be located on James Street. The high volume of the lobby, expansive glazing, and prominent canopy will make the entry obvious, identifiable and distinctive. By reducing the setbacks, clear lines of sight and visual connection to the street will be enhanced. While transparent and clearly identifiable, the single entrance provides security. By removing the fence and providing open space, opportunities are created for interaction among neighbors. The massing of the building provides a comfortable setback off of Boren Avenue with planters and porches. This will provide a physical buffer as well as opportunities for landscaping to visually obscure direct views into the units.

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Interior amenity space is located at the prominent corner. This two story volume creates a gathering space that provides visual interest from the street, as well as a place to see and be seen by residents entering the lobby. Parking is required to be located from the alley. Safety is enhanced by locating the parking entry away from the alley intersection with James. All parking is located below grade, reducing the visual impact. Reducing the width of the drive reduces the visual impact to pedestrians in the alley. Service uses and trash pick-up will be from the alley.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

The facade composition will respond to the architectural history of the many nearby brick apartment buildings. The elegant facade composition will be updated to include modern accents related to window penetrations and main entrances. Lighter materials will be used on the northern wing to create a more contemporary expression that bridges the gap between the brick masses. Detailing of the masonry veneer will provide depth and interest, while incorporating sills and lintels as decorative elements provides interest and scale. Limiting the height of the building creates a better fit with the smaller scale buildings located along Boren.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

The reduced mass to the north, and wider setback, merge with the open space concepts. Providing a broader setback responds to user needs. As this is on the northern side, it is planned as a landscaped walkway, rather than an active space. Private outdoor spaces are located on the east and west side to provide morning or evening

light. Roof deck areas are provided that connect to amenity space below to provide areas to interact and foster connectivity. There are no natural areas on site, nor are there any off site that provide habitat for wildlife in the immediate vicinity. However, by increasing the setback on Boren, landscape buffers for the residents are provided.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.
DC4-A Exterior Elements and Finishes
DC4-A-1. Exterior Finish Materials: *Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*
DC4-A-2. Climate Appropriateness: *Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.*
DC4-D Trees, Landscape, and Hardscape Materials
DC4-D-1. Choice of Plant Materials: *Reinforce the overall architectural and open space design concepts through the selection of landscape materials.*
DC4-D-2. Hardscape Materials: *Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.*
DC4-D-3. Long Range Planning: *Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.*
DC4-D-4. Place Making: *Create a landscape design that helps define spaces with significant elements such as trees.*

Our vision for the project is to incorporate material elements historically used in First Hill alongside modern materials and design elements. The proposed project would take design cues from historic brick apartments buildings while incorporating modern materials to create visual interest.

LEGAL DISCLAIMER: *This Tip should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this Tip.*

