


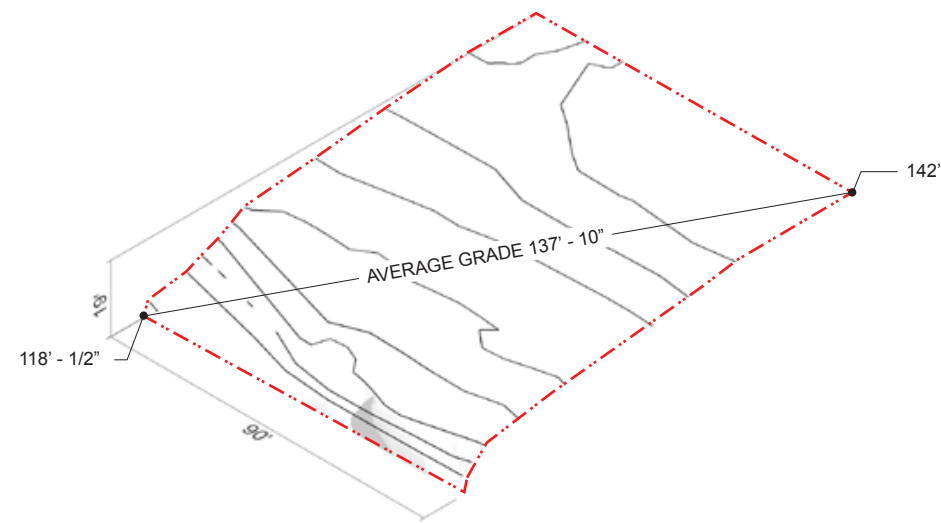


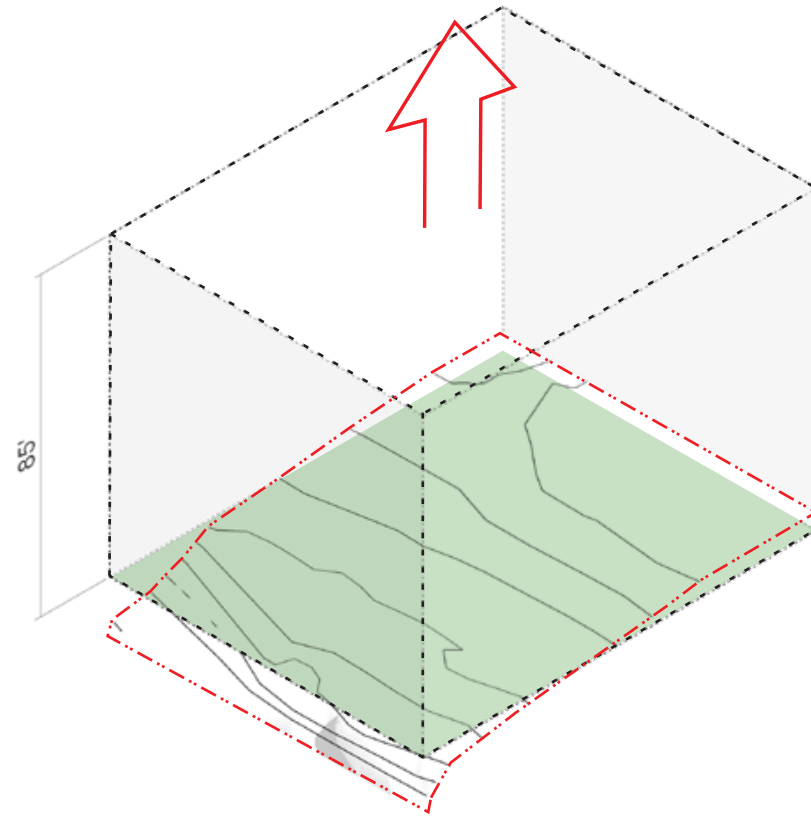
# SETBACKS

Required and elective setbacks in addition to massing and modulation as a result of concept

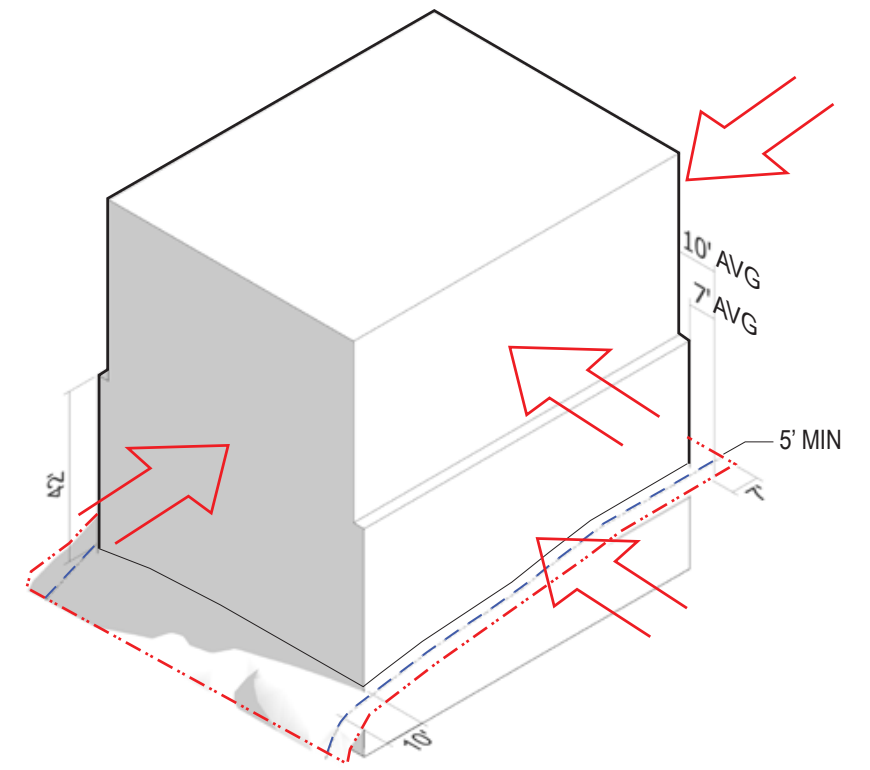
-  Property Line
-  2' Topography Intervals
-  Average Grade



1. TOPOGRAPHY



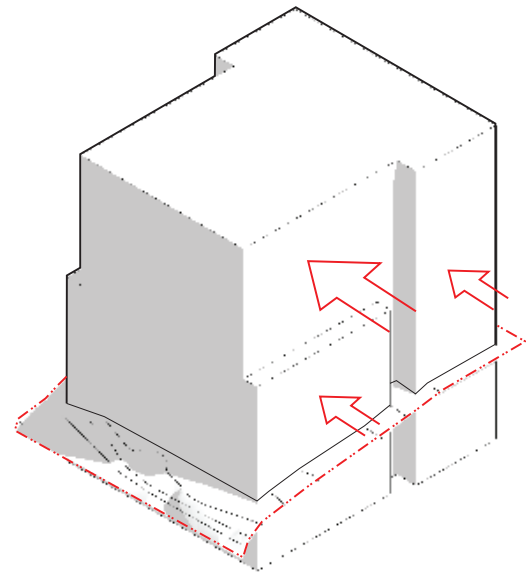
2. HEIGHT LIMIT



3. SETBACKS

# COMPARISON OF ALTERNATIVES

## ALTERNATIVE 1 (CODE COMPLIANT)



**Description**  
Alternative 1 is an 8-story building with massing that steps back according to a code compliant setback envelope. Building massing recedes back at specified heights allowing the scheme to maintain the average north-south setback requirements. These moves allow the building to fill the full code-compliant envelope. Below grade parking is accessed off the alley.

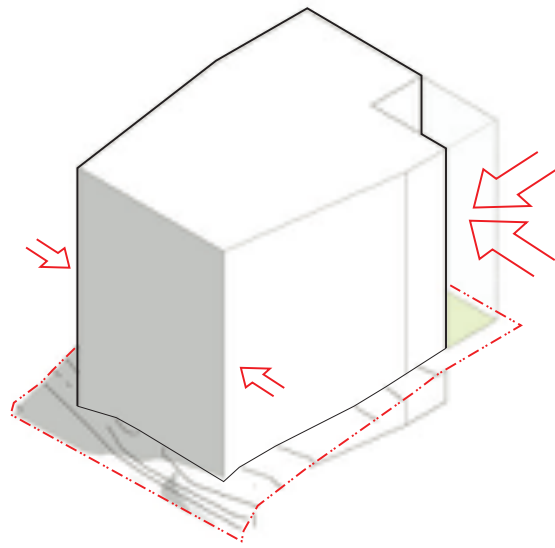
**GSF**  
49,562 SF

**Advantages**  
Side setbacks meet the 7' and 10' average setback requirement as buffer to neighbors  
Requires no departures for north, south, east, and west setbacks.  
More units have access to views.

**Challenges**  
Code compliant setbacks generate more monolithic massing.  
Building is close to neighbors.

**Parking:** 23 Stalls

## ALTERNATIVE 2



**Description**  
Alternative 2 is an 8-story building with massing that tapers off into a rounded west face. A 30' x 20' volume is carved from the south-east corner allowing the building per code to sit flush at the east boundary of the site. These moves reduce the building footprint overall, allowing a point of departure from setbacks. Below grade parking is accessed off the alley.

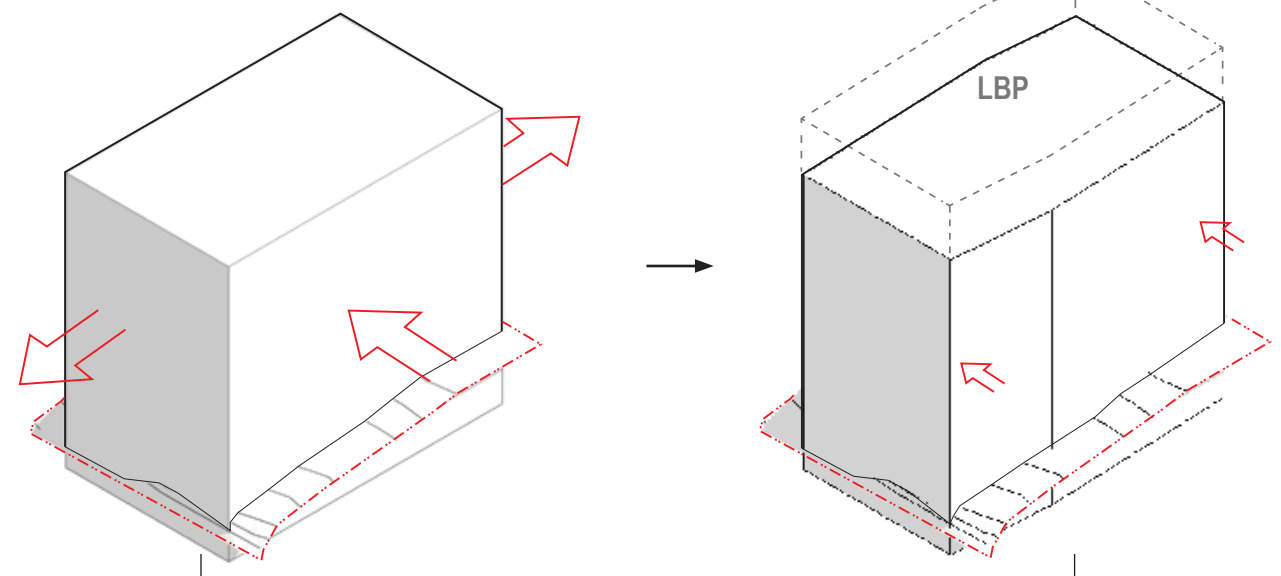
**GSF**  
51,681 SF

**Advantages**  
Side setbacks of 7' and 10' meet the 7' average setback requirement as buffer to neighbors  
30' x 20' courtyard from East side allows building to be sited flush against the property line.  
Rounded Tapered Massing reduces perceived mass

**Challenges**  
Requires departures for north & south setbacks.  
Is this also code compliant?

**Parking:** 47 Stalls

## ALTERNATIVE 3 + 4 (PREFERRED)



**Description**  
Alternative 3 is an 8-story building with narrow massing in the north-south direction. The massing is elongated in the east-west direction, toward I-5 and the alley. These moves provide more generous side yard conditions than code dictates, while reducing the perceived mass of the building. Below grade parking is accessed off the alley.

**GSF**  
48,101 SF

**Advantages**  
Side setbacks of 12'-6" exceed the 7' and 10' average side setbacks as buffer to neighbors  
Tapered Massing reduces perceived mass

**Challenges**  
Requires departures for structure depth and front and rear setbacks.

**Parking:** 41 Stalls



**Description**  
Alternative 4 is a 10-story building that makes use of Seattle's Living Building Pilot Program. It's massing is narrow in the north-south direction and elongated in the east-west where it faces I-5 and the alley. These moves provide more generous side yard conditions than code dictates, while reducing the perceived mass of the building. Below grade parking is accessed off the alley.

**GSF**  
58,305 SF

**Advantages**  
Side setbacks of 12'-6" exceed the 7' and 10' average side setbacks as buffer to neighbors  
Tapered Massing reduces perceived mass

**Challenges**  
Requires departures for structure depth and front and rear setbacks.

**Parking:** 41 Stalls

## ALTERNATIVE 1

(CODE COMPLIANT SCHEME)

### Description

Alternative 1 is an 8-story building that steps back according to required setbacks, including the increased average side setback above 42 ft. Below grade parking is accessed off the alley.

### GSF

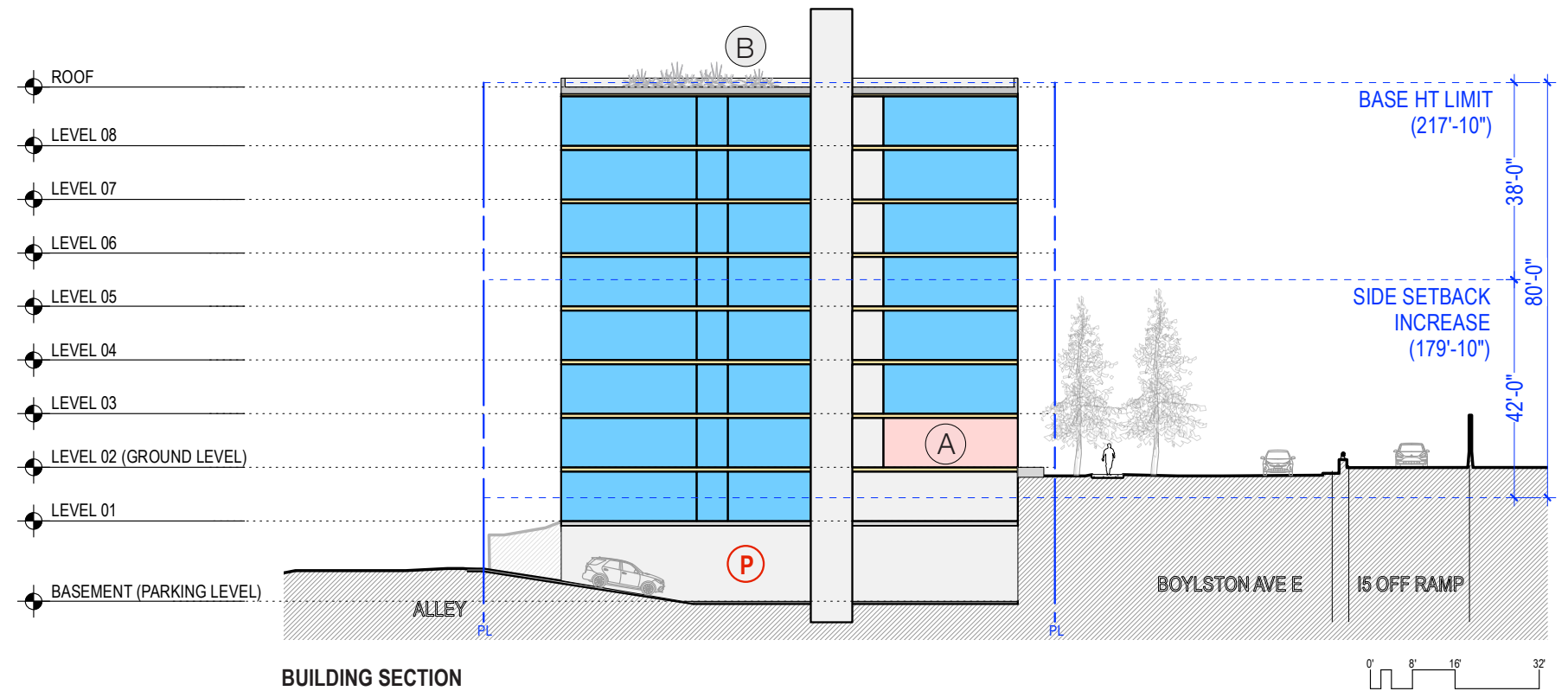
49,562 SF

### Advantages

- Compact and efficient building form.
- Requires no development standard departures.

### Challenges

- Code compliant setbacks generate more monolithic massing.
- Building is wide in north-south direction, potentially crowding adjacent neighbors.



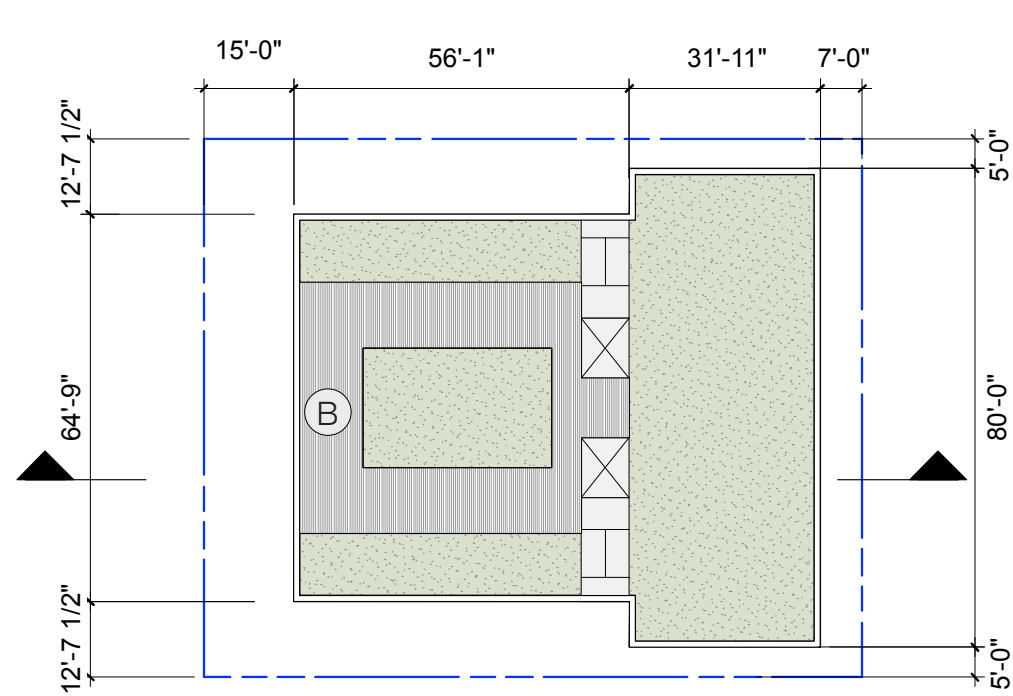
Aerial View Looking Northwest



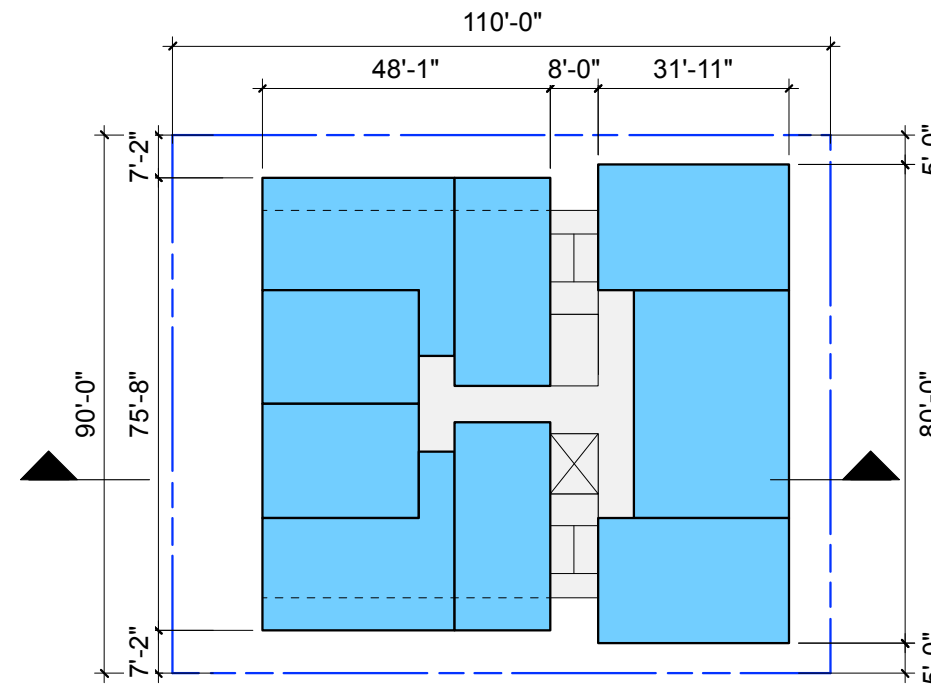
I-5 Offramp to Boylston Ave. E

**PROGRAM**

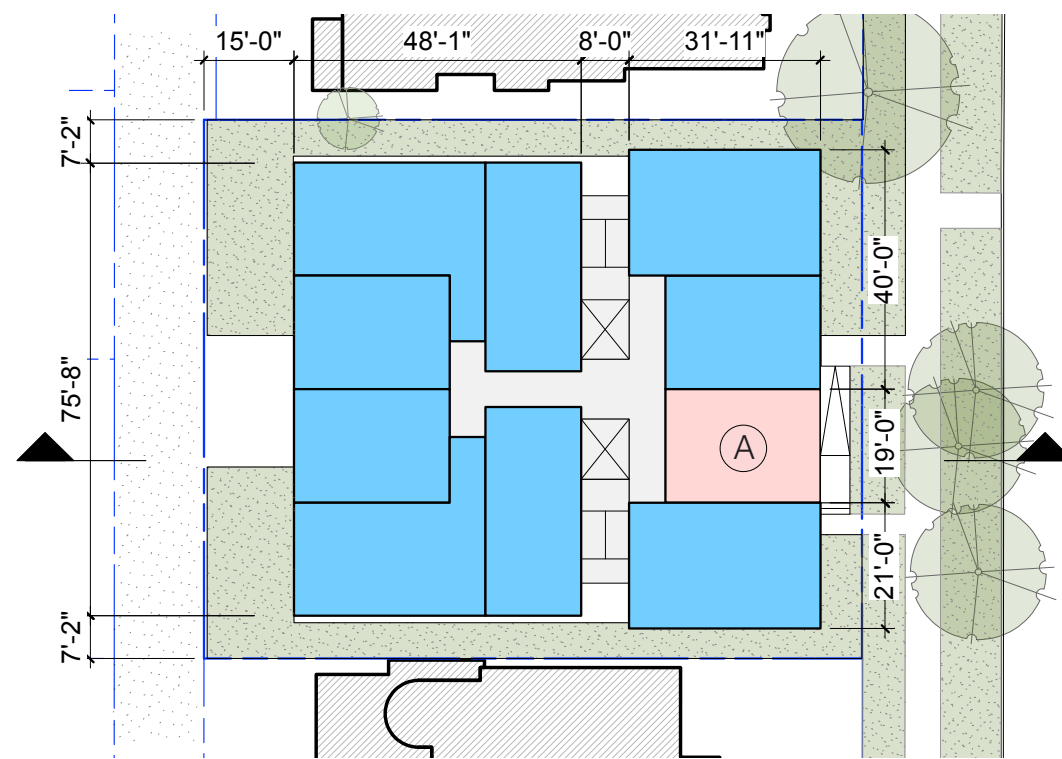
- Approx. 78 Apartment Units
- P Below Grade Parking (23 Stalls)
- A Lobby Space
- B Roof



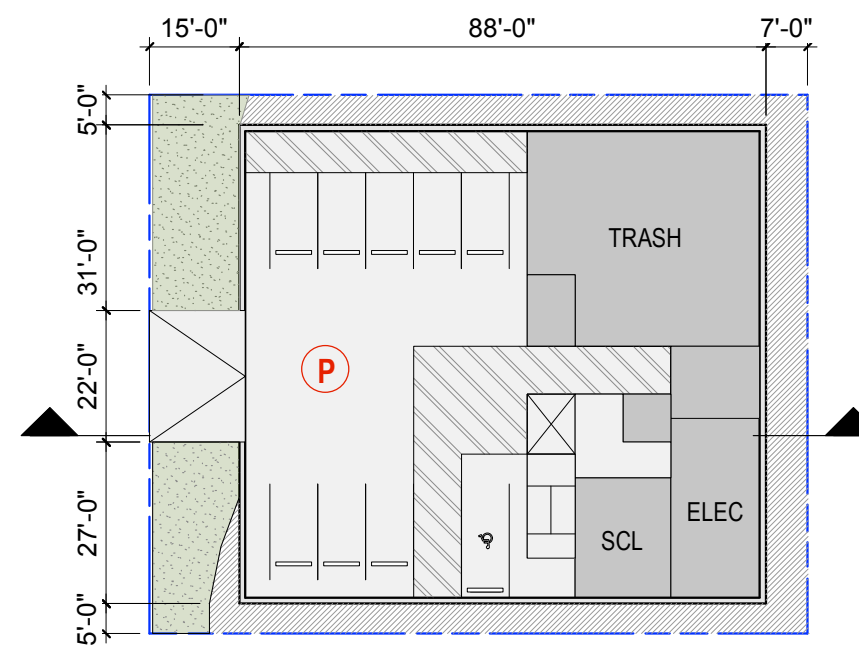
ROOF DECK



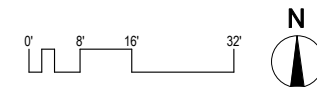
LEVEL 03 - 04



LEVEL 02/ SITE



PARKING LEVEL



View from Boylston Ave. Looking North



View from East Hamlin St. Looking Southeast

## ALTERNATIVE 2

### Description

Alternative 2 is an 8-story building with an entry courtyard off Boylston and tapered massing to the west to reduce the perceived mass. Below grade parking is accessed off the alley.

### GSF

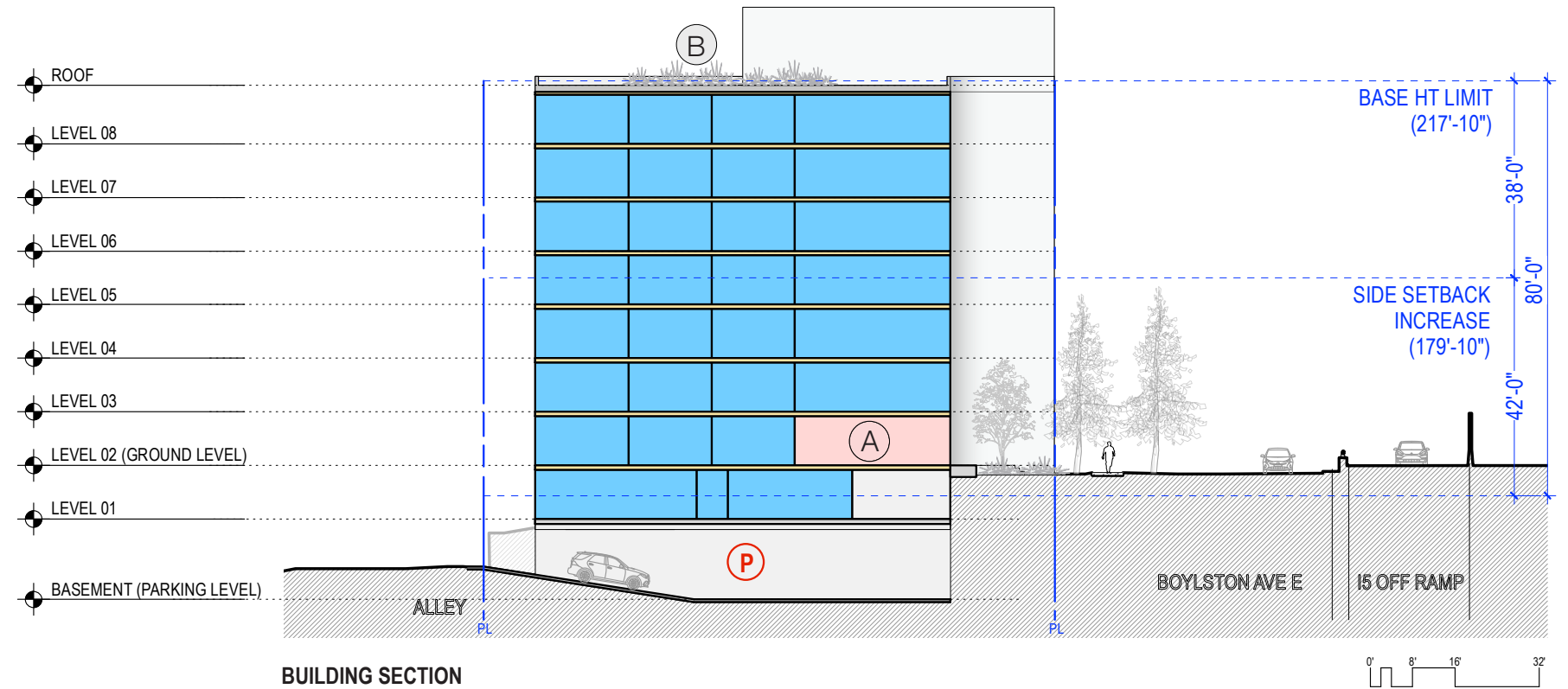
51,681 SF

### Advantages

- Meets side setback requirements
- Courtyard employs zoning code exception for maximum building depth
- Tapered Massing reduces perceived mass

### Challenges

- Complex building form lacks wholeness and efficiencies
- Does not meet objective of timeless and quiet massing
- Tall shallow courtyard not an appealing space for humans or plants



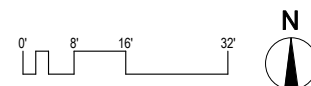
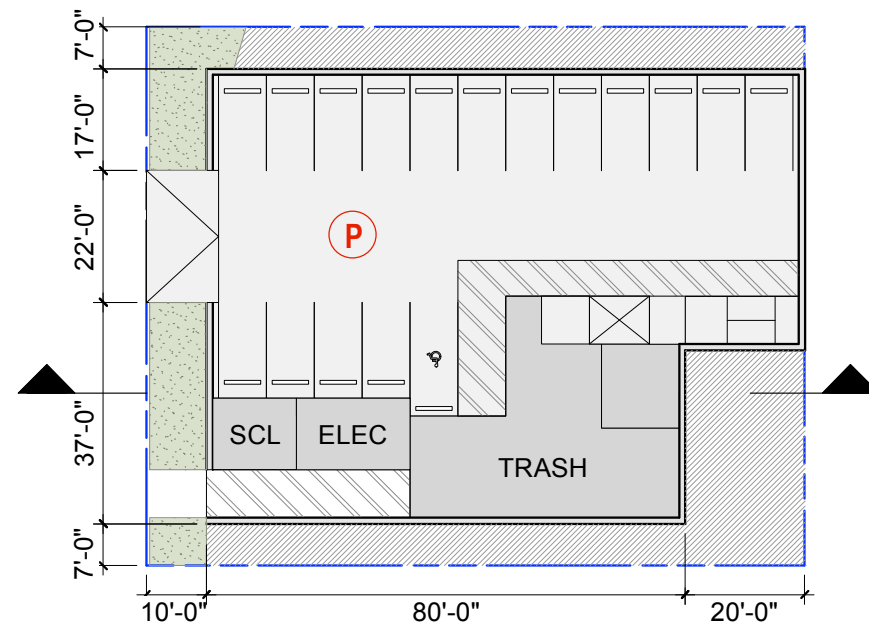
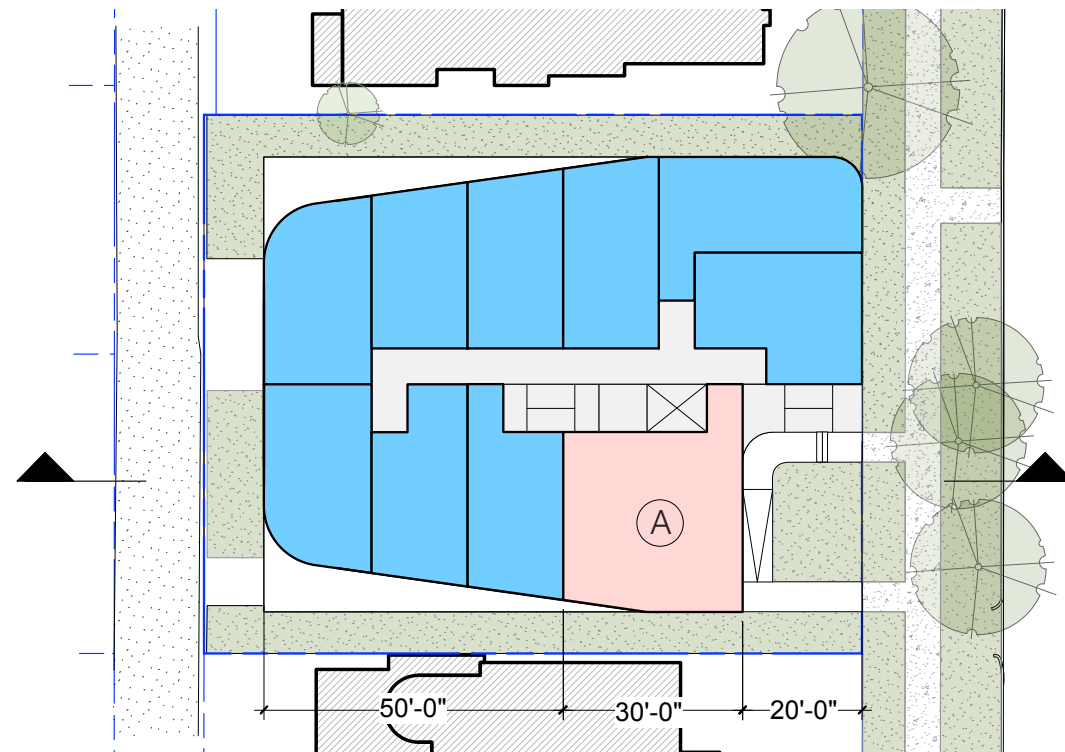
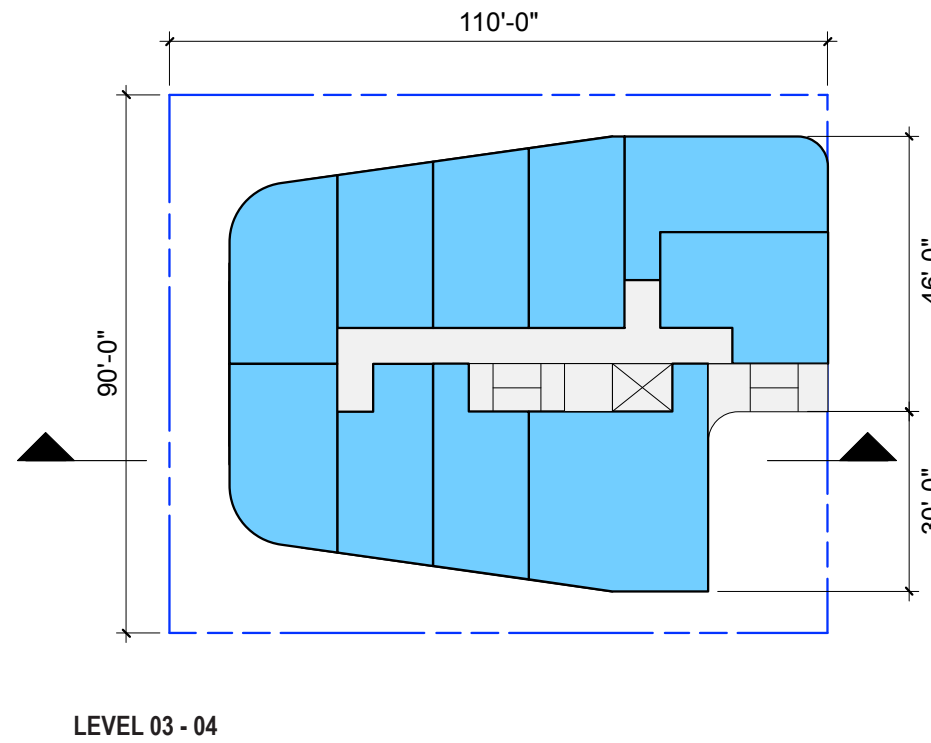
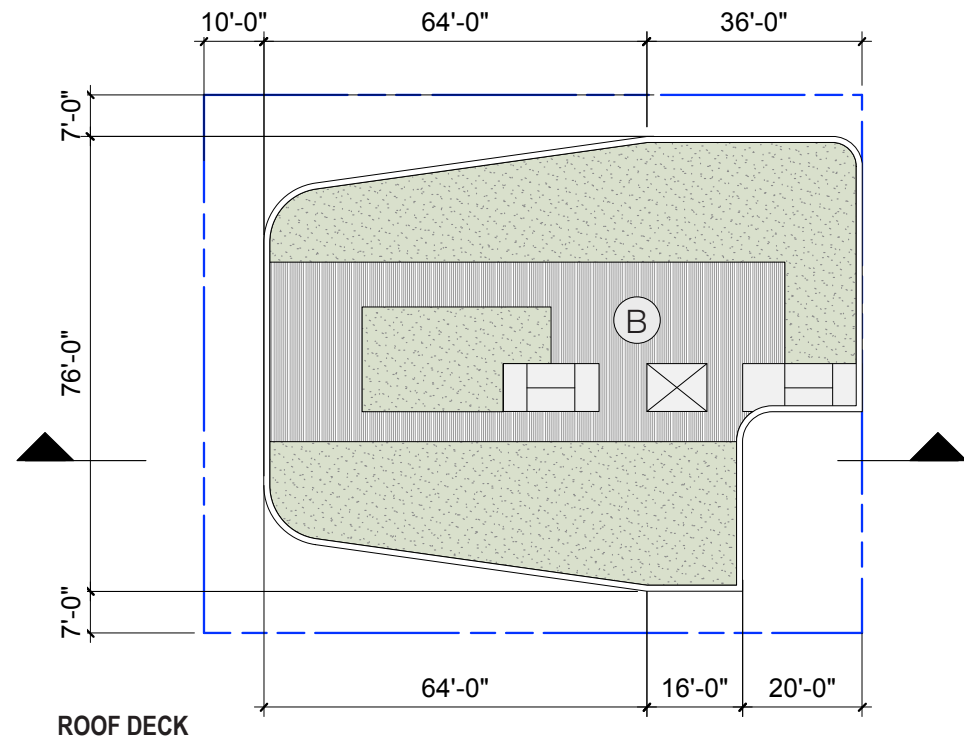
Aerial View Looking Northwest



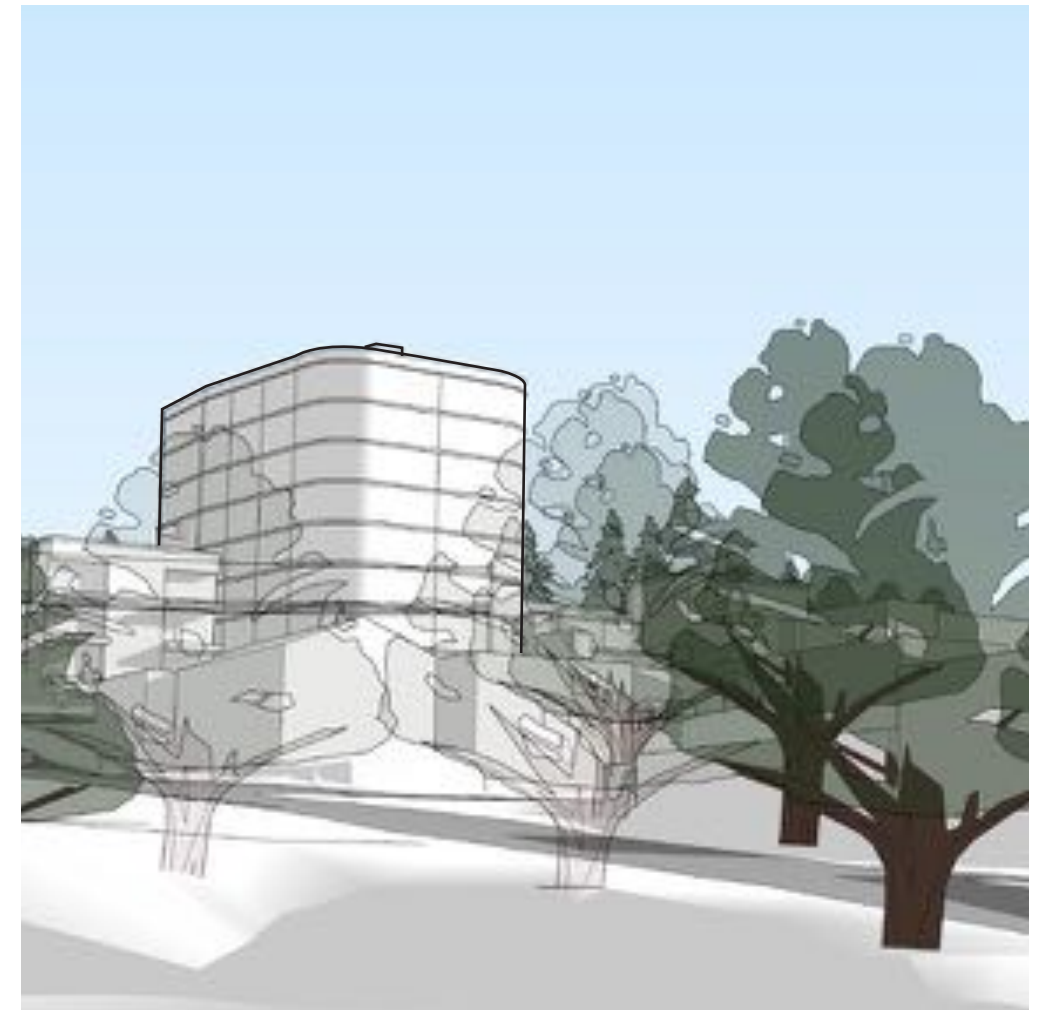
I-5 Offramp to Boylston Ave. E

**PROGRAM**

- Approx. 84 Apartment Units
- P Below Grade Parking (47 Stalls)
- A Lobby Space
- B Roof



*View from Boylston Ave. Looking North*



*View from East Hamlin St. Looking Southeast*

### ALTERNATIVE 3

(PREFERRED SCHEME)

#### Description

Alternative 3 is an 8-story building with narrow massing in the north-south direction. The massing is elongated in the east-west direction, toward I5 and the alley. These moves provide more generous side yard conditions than code dictates, while reducing the perceived mass of the building. Below grade parking is accessed off the alley.

#### GSF

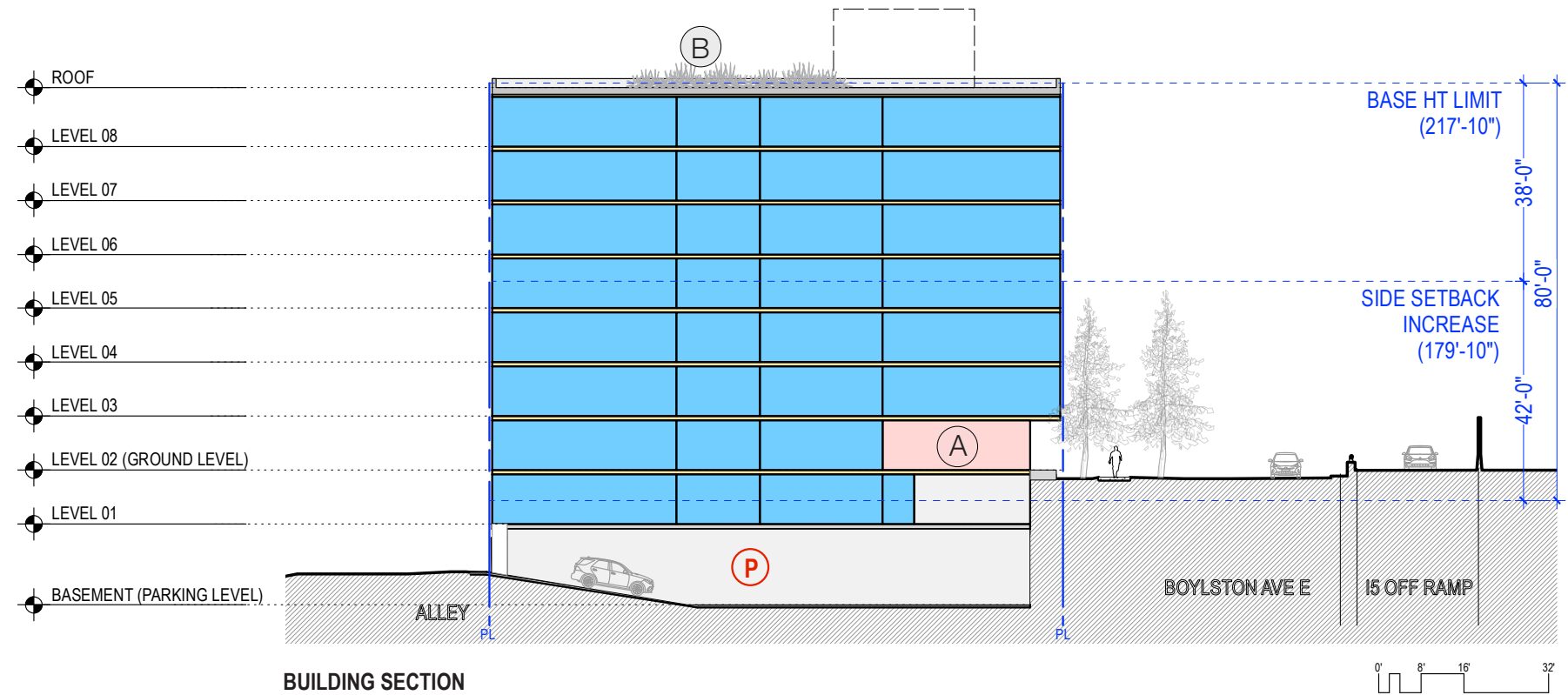
48,101 SF

#### Advantages

- Side setbacks of 12'-6" exceed the 7' and 10' average side setbacks as buffer to neighbors
- Tapered Massing reduces perceived mass

#### Challenges

- Requires development standard departures for structure depth and front and rear setbacks



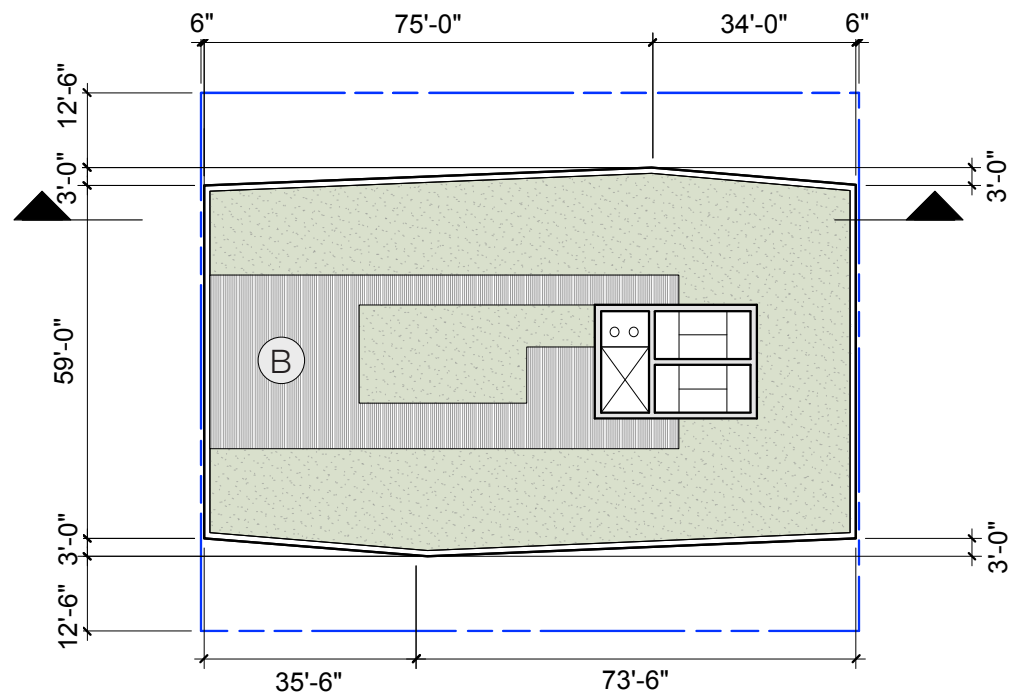
Aerial View Looking Northwest



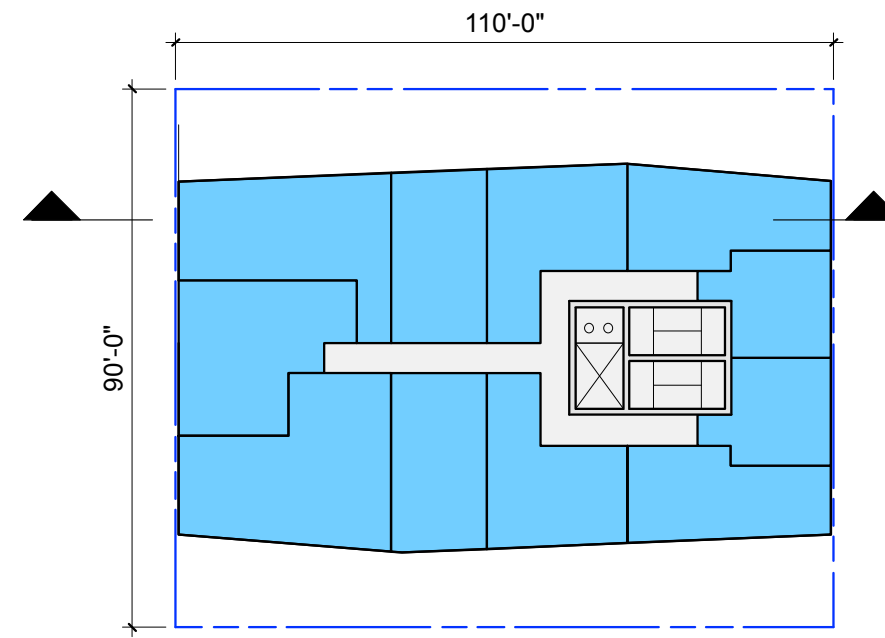
I-5 Offramp to Boylston Ave. E

**PROGRAM**

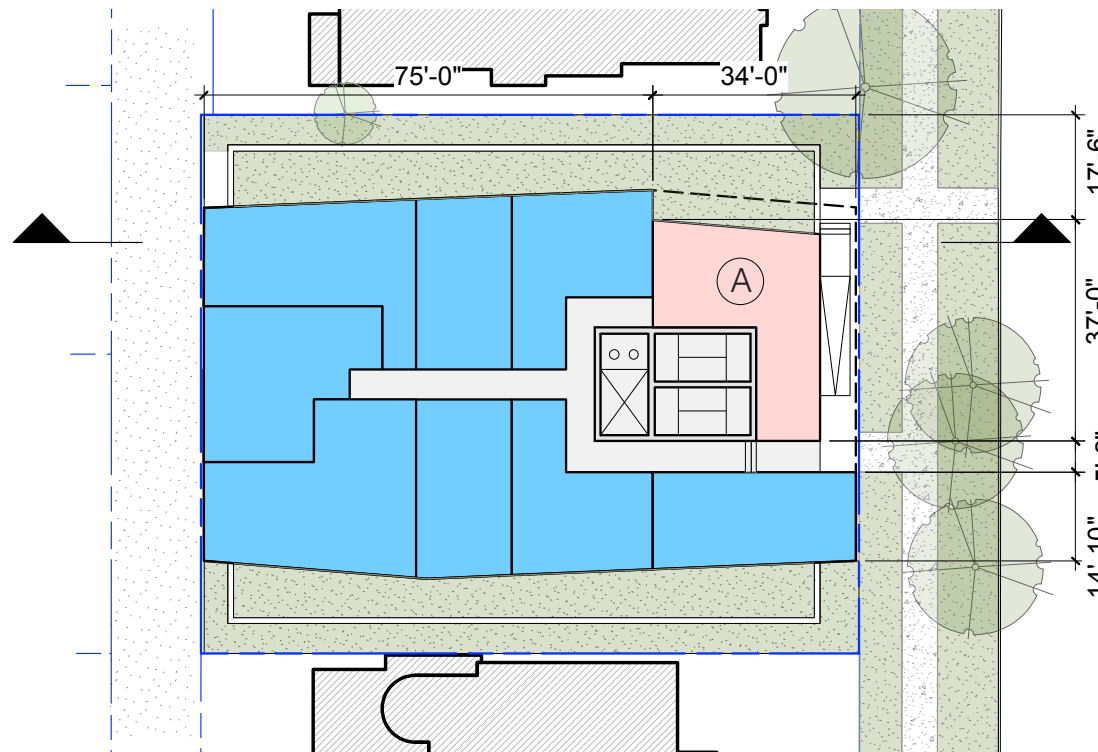
- Approx. 83 Apartment Units
- P Below Grade Parking (41 Stalls)
- A Lobby Space
- B Roof



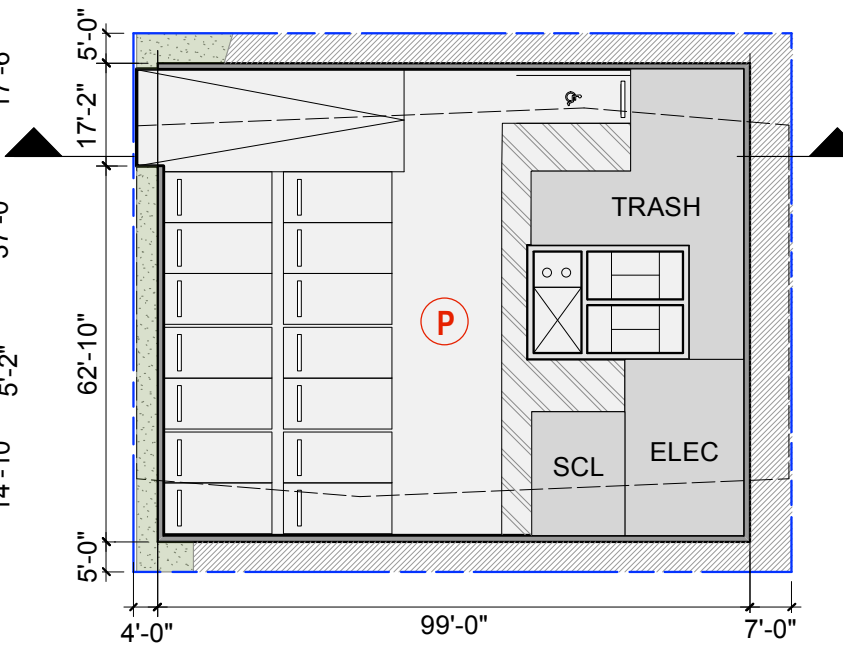
ROOF DECK



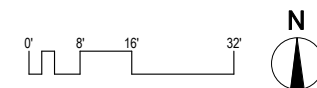
LEVEL 03 - 08



LEVEL 02/ SITE



PARKING LEVEL



View from Boylston Ave. Looking North



View from East Hamlin St. Looking Southeast



## ALTERNATIVE 4

(PREFERRED LBP SCHEME)

### Description

Alternative 4 is a 10-story building with narrow massing in the north-south direction. The massing is elongated in the east-west direction, toward I5 and the alley. These moves provide more generous side yard conditions than code dictates, while reducing the perceived mass of the building. Below grade parking is accessed off the alley.

### GSF

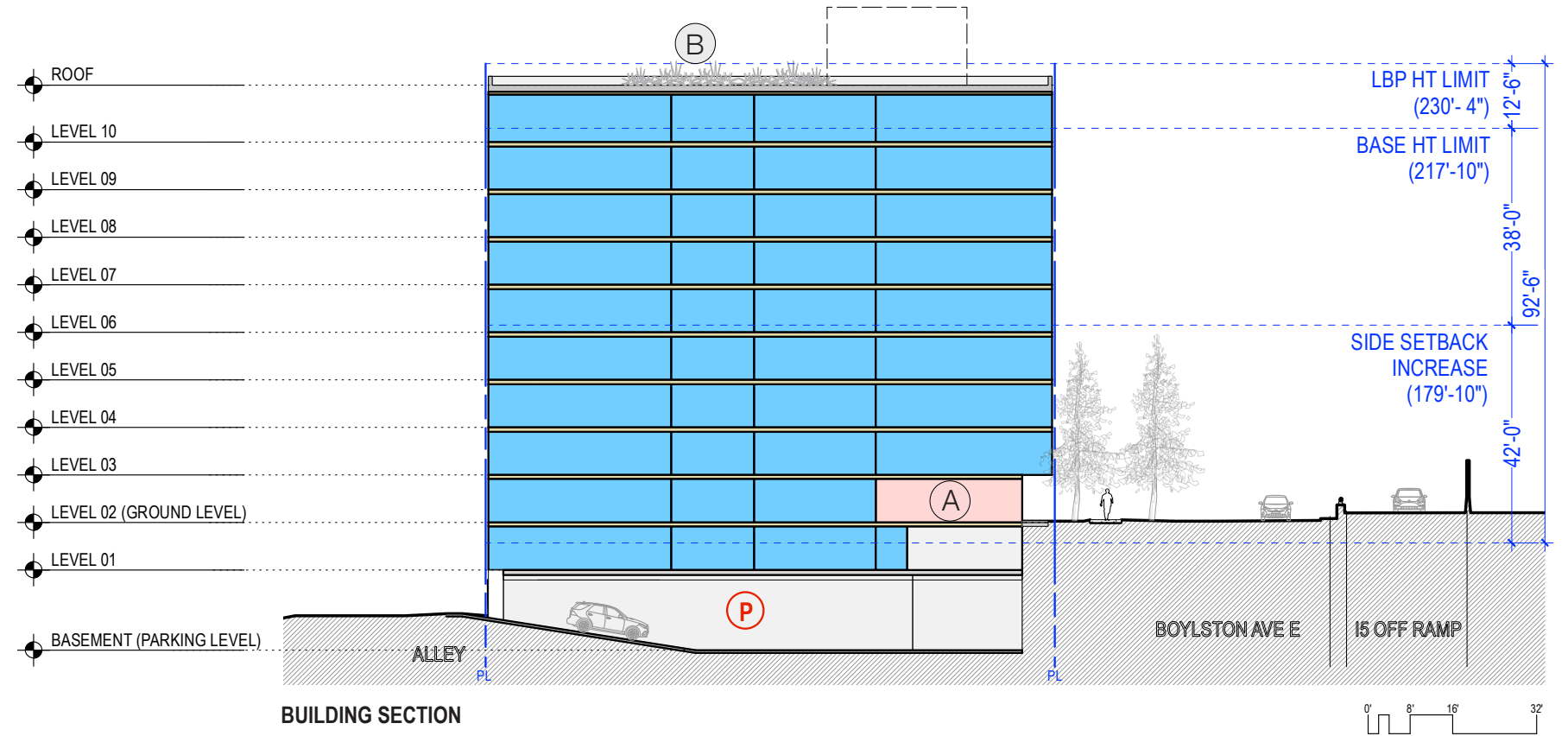
58,305 SF

### Advantages

- Side setbacks of 12'-6" exceed the 7' and 10' average side setbacks as buffer to neighbors
- Tapered Massing reduces perceived mass
- High visibility to Living Building Pilot program

### Challenges

- Requires development standard departures for structure depth and front and rear setbacks
- Living Building Pilot program



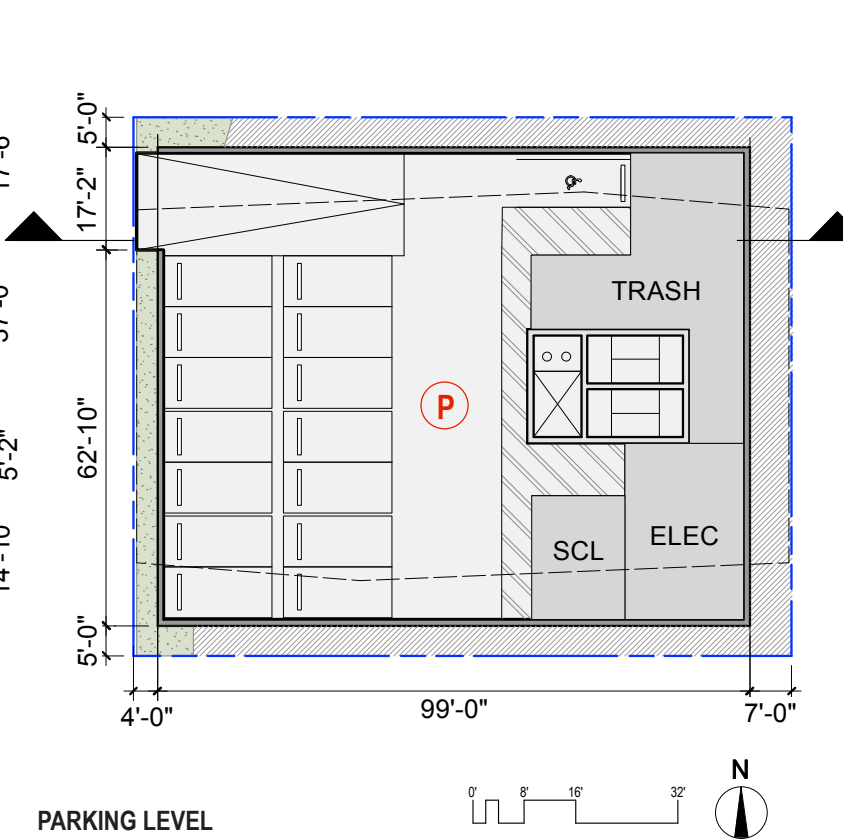
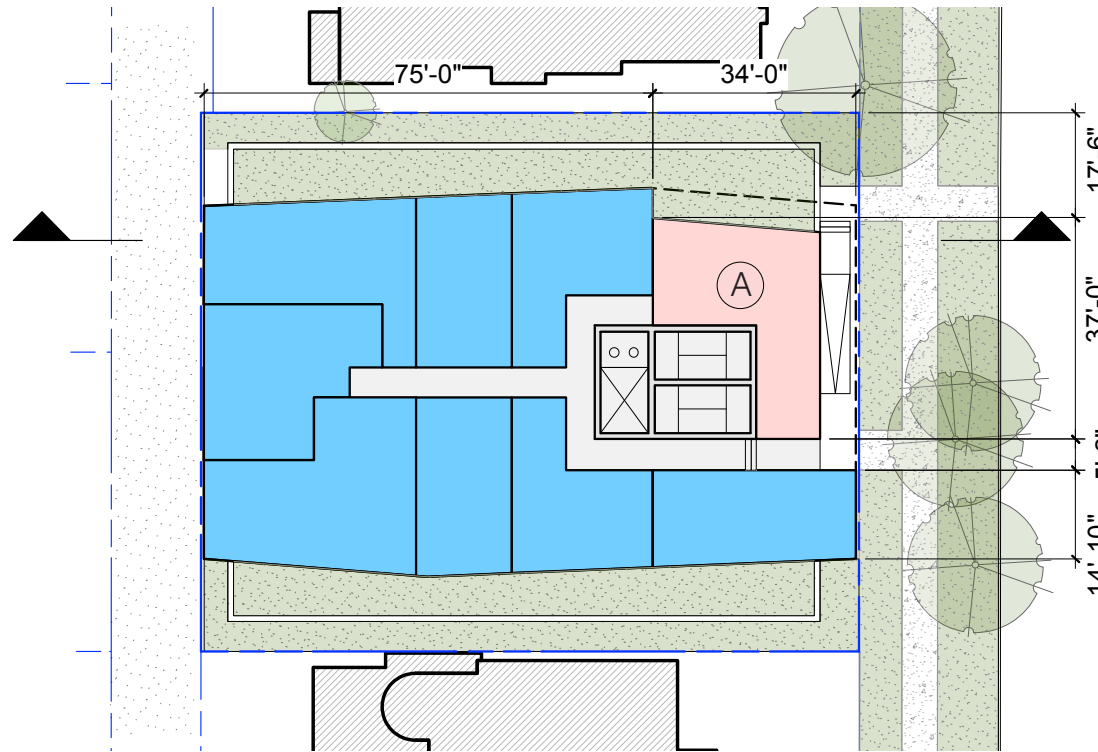
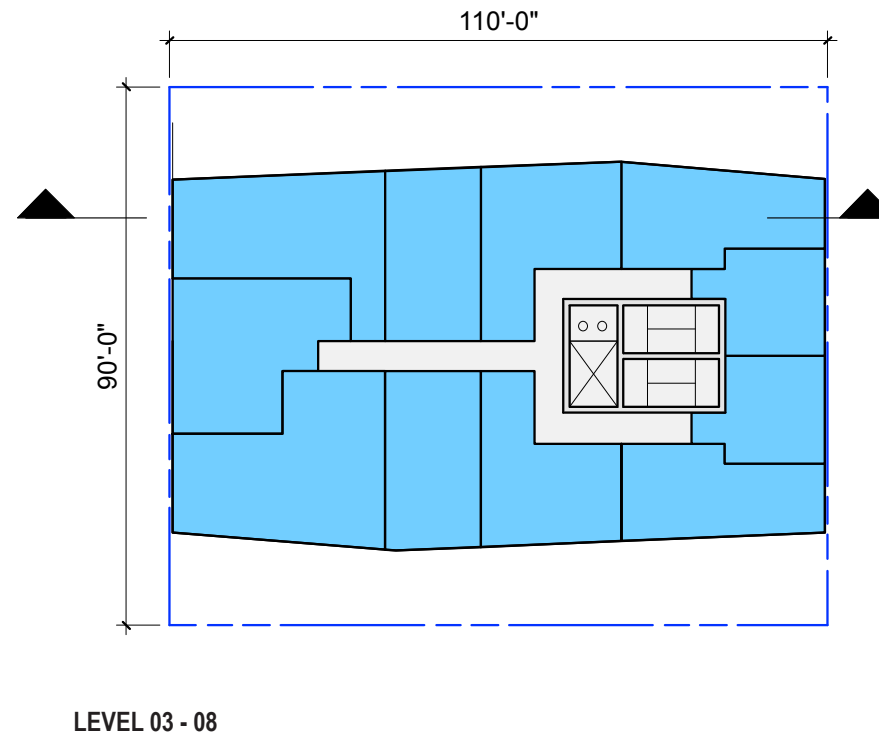
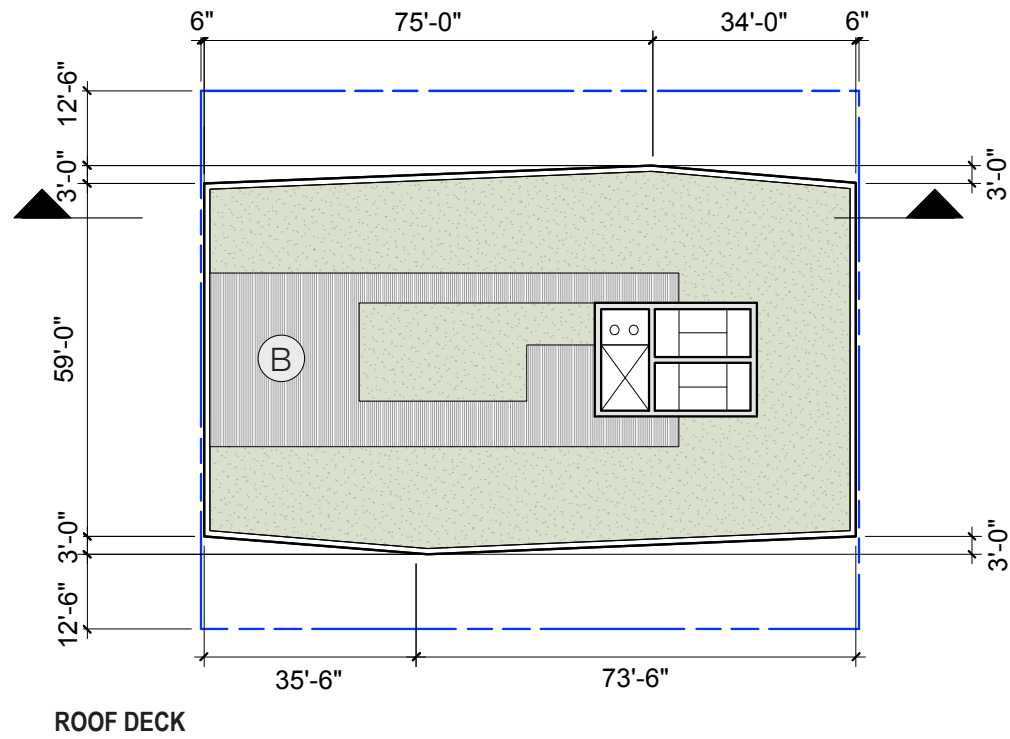
Aerial View Looking Northwest



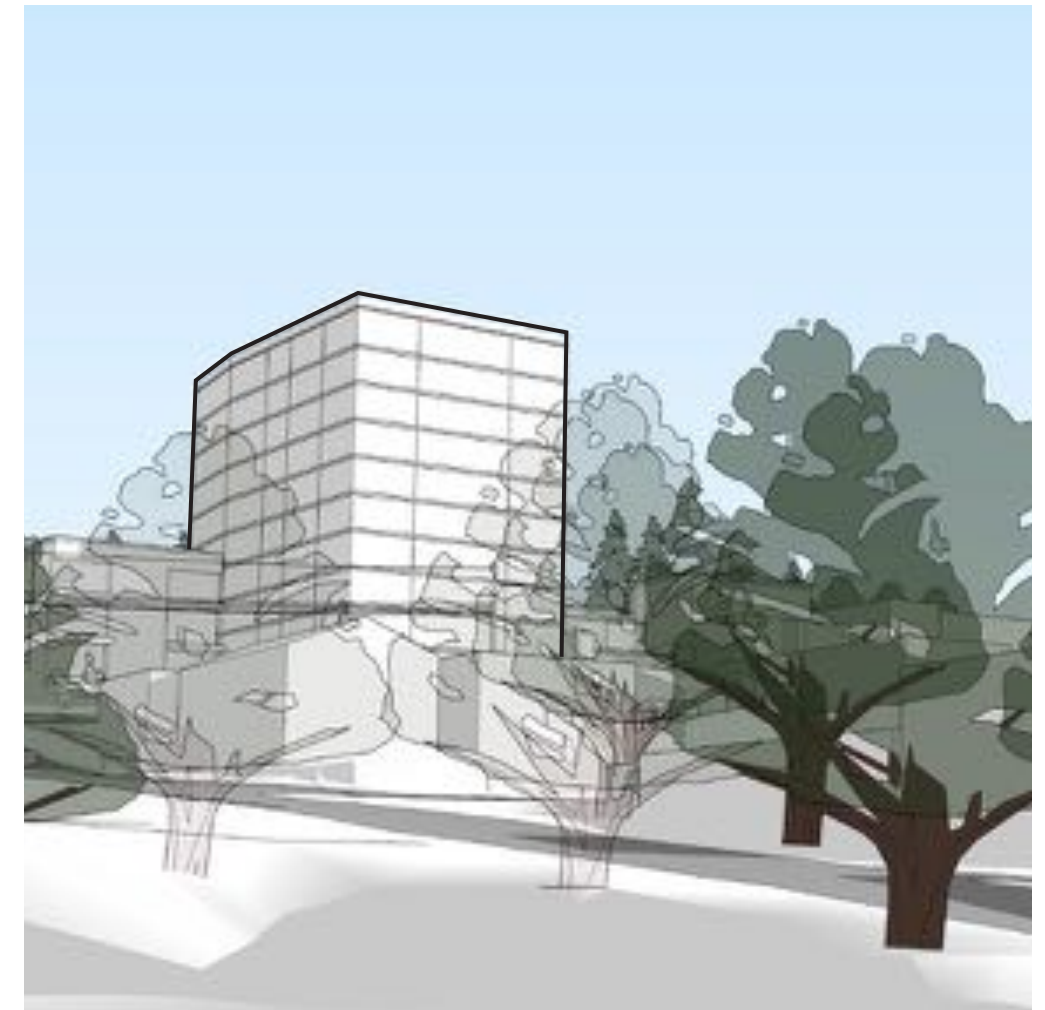
I-5 Offramp to Boylston Ave. E

**PROGRAM**

- Approx. 105 Apartment Units
- P Below Grade Parking (41 Stalls)
- A Lobby Space
- B Roof

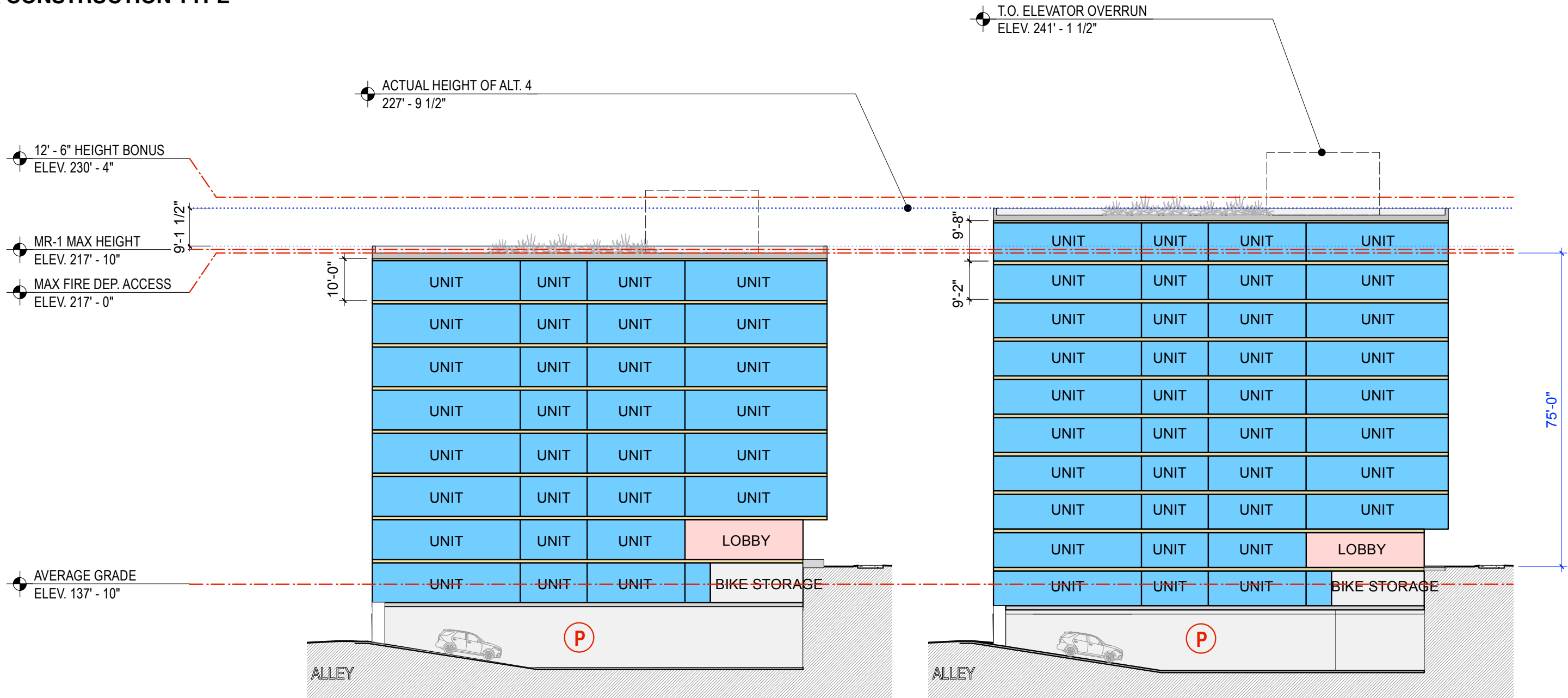


View from Boylston Ave. Looking North



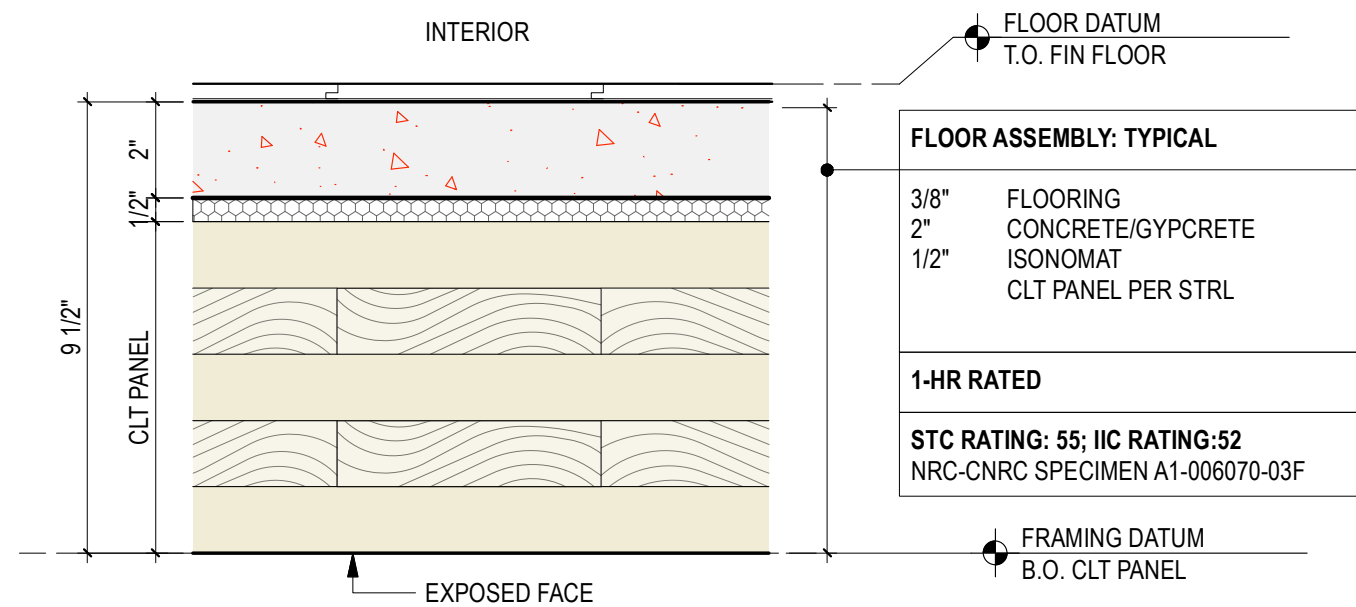
View from East Hamlin St. Looking Southeast

# HEIGHT COMPARISON OF ALTERNATIVES & CONSTRUCTION TYPE



ALTERNATIVE 3

ALTERNATIVE 4  
(LIVING BUILDING PILOT)



1 TYPE IV - FLOOR ASSEMBLY - TYPICAL  
 CLT SCALE: 3" = 1'-0"



**COMPARISON OF ALTERNATIVES**

Shading Studies

ALTERNATIVE 1  
(CODE COMPLIANT)



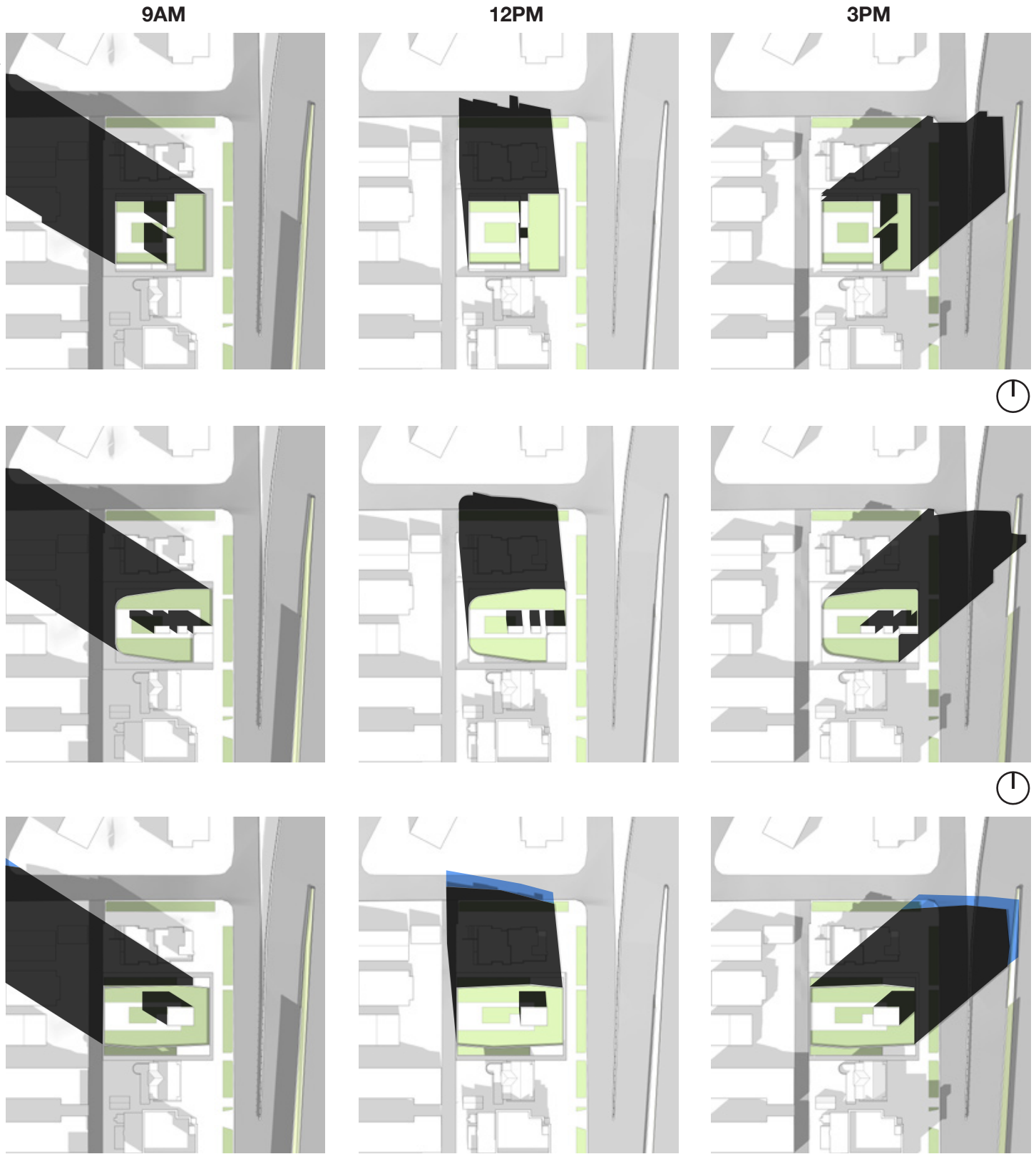
ALTERNATIVE 2



ALTERNATIVE 3 & 4  
(PREFERRED SCHEME)



MARCH+SEPTEMBER 21



Living Building Pilot Cast Shadows

JUNE 21

DECEMBER 21

9AM

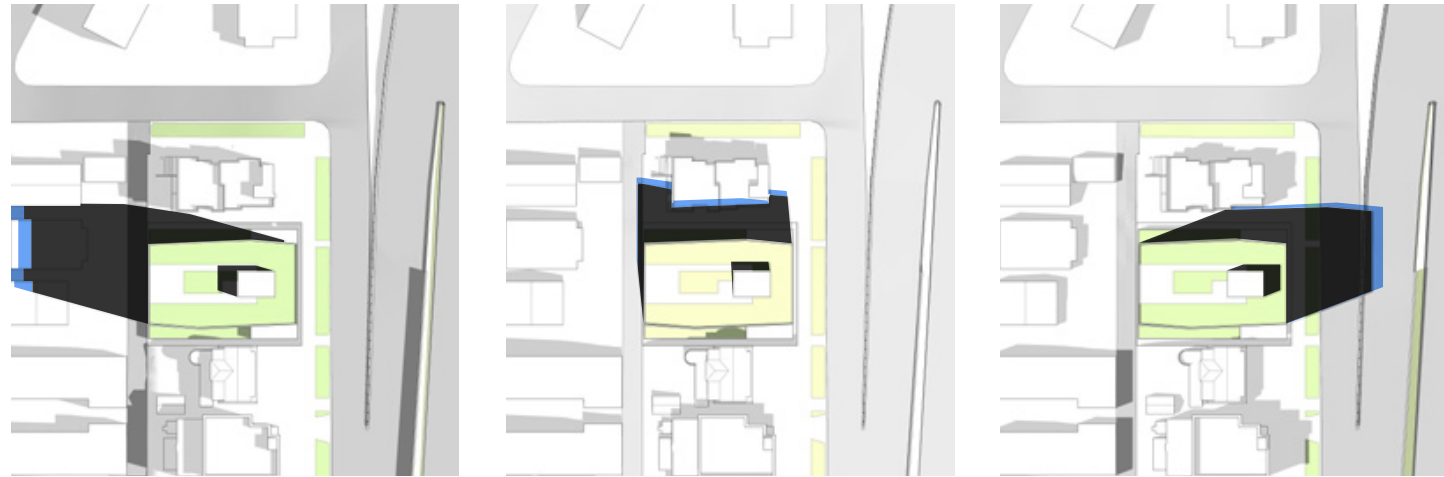
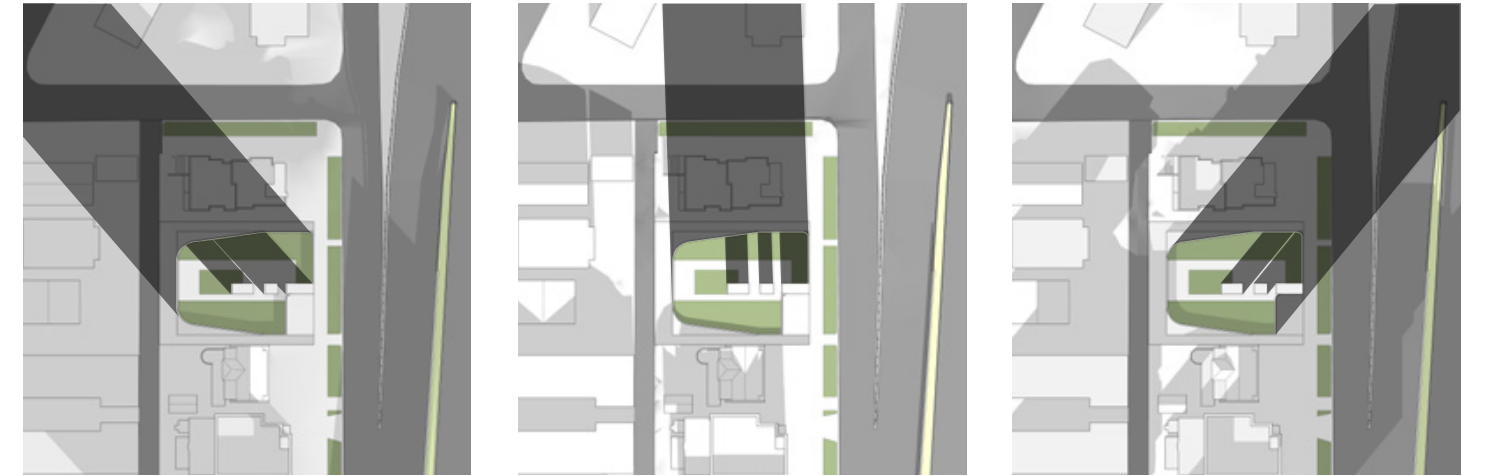
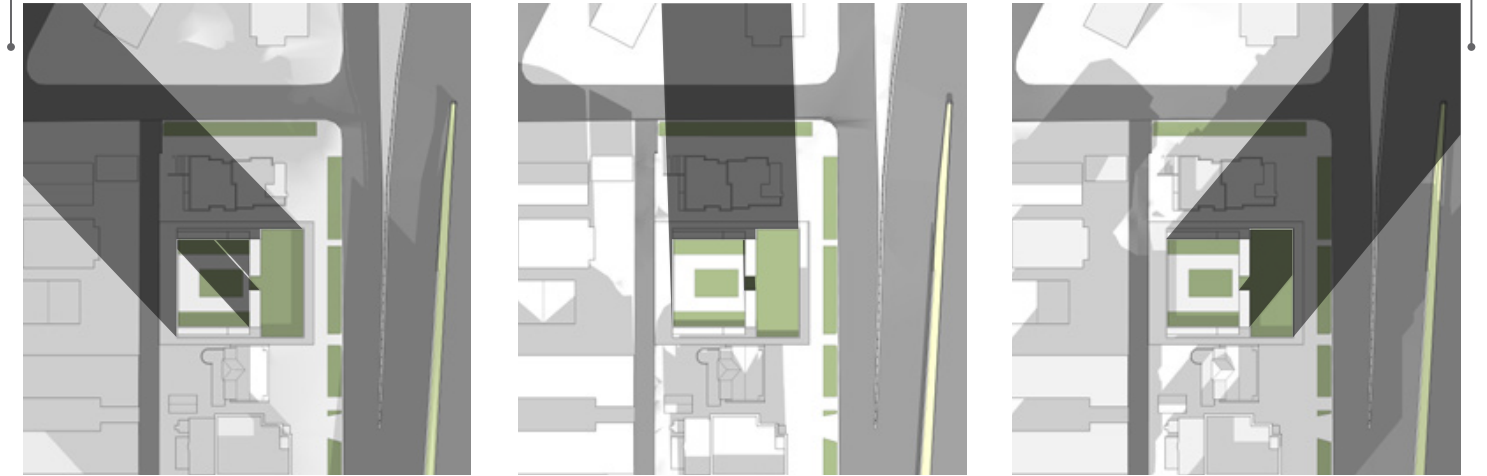
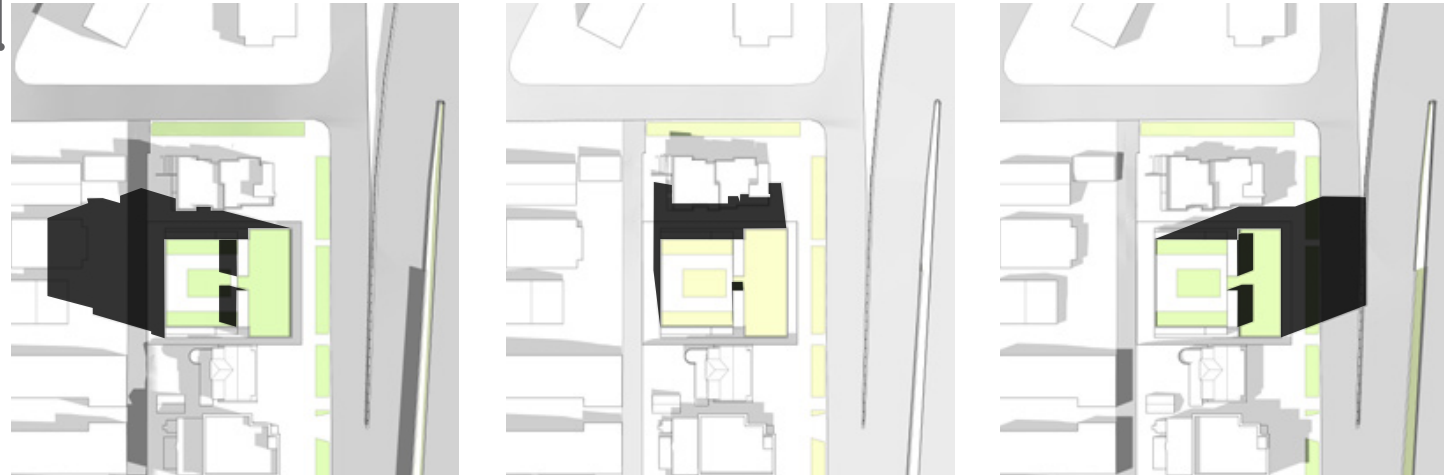
12PM

3PM

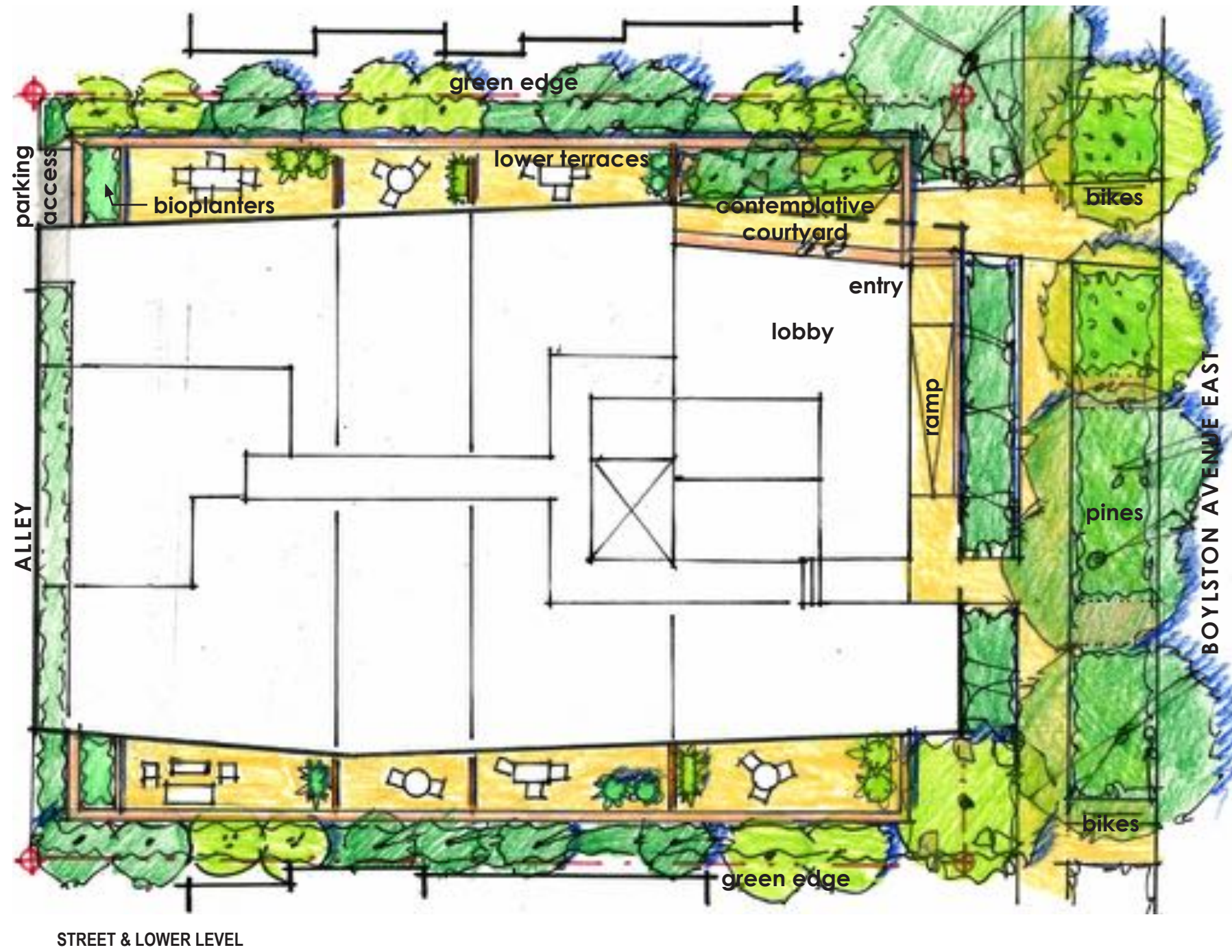
9AM

12PM

3PM



**LANDSCAPE CONCEPTS**



*Ramp supports generous entry sequence.*



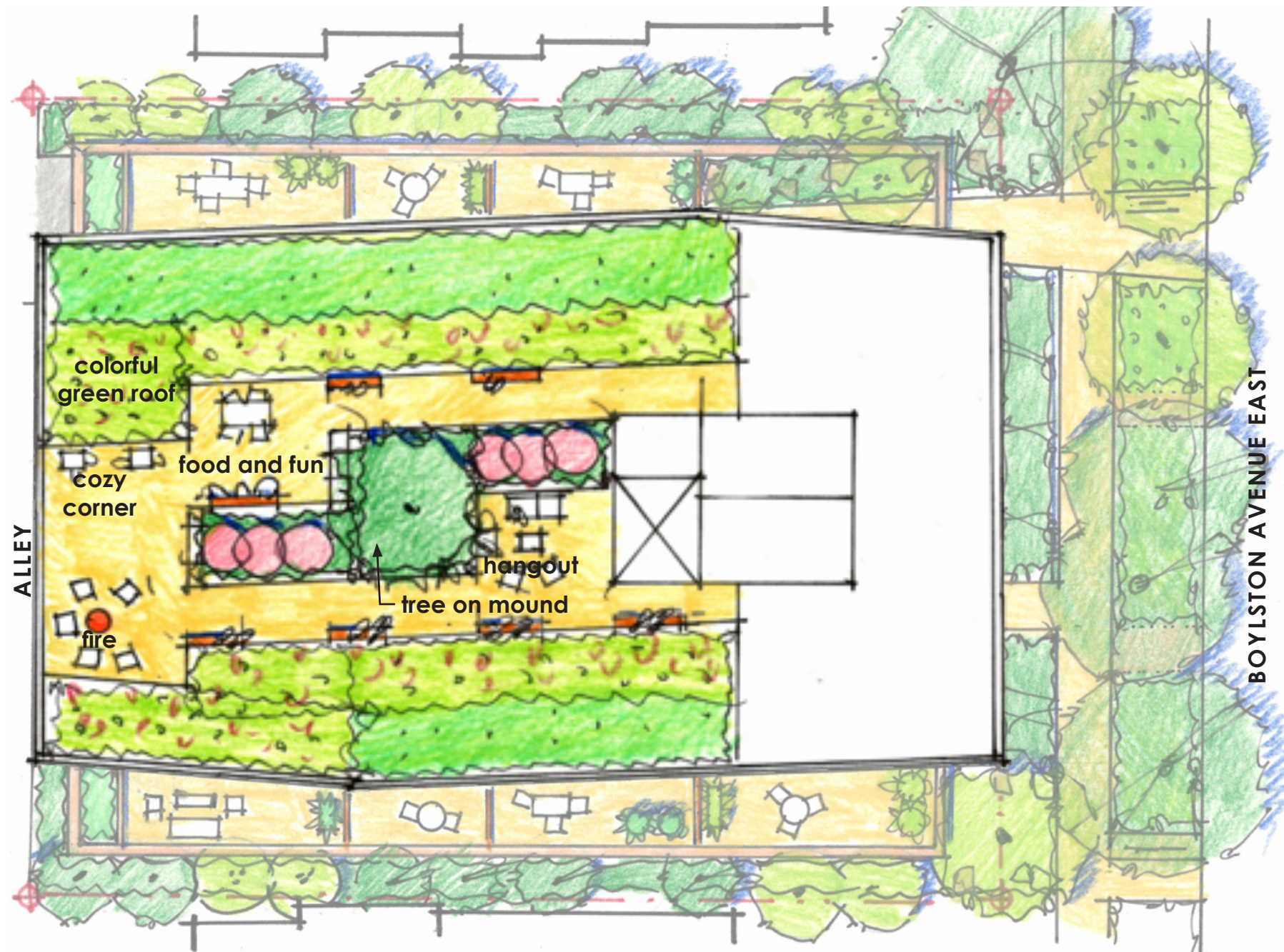
*Contemplative Garden*



*Green Edge*

0 16 32 ^ N

**Karen Kiest | Landscape Architects**



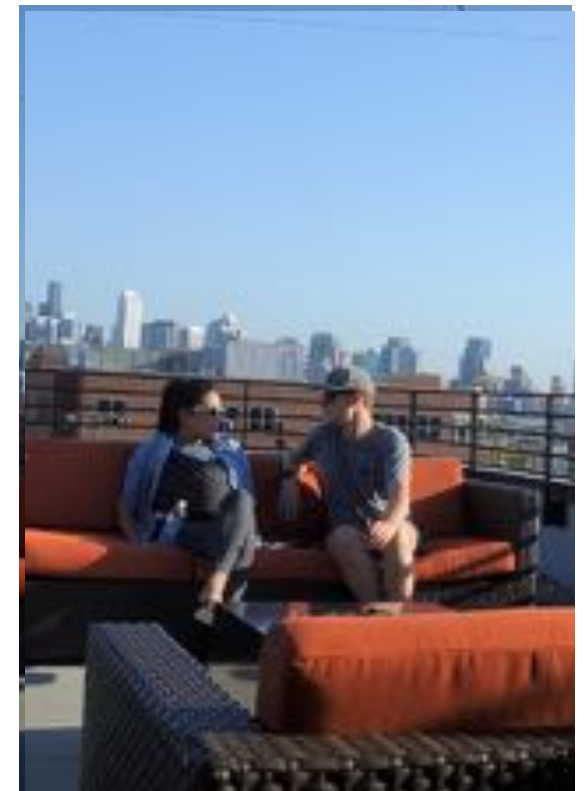
UPPER ROOF

0 16 32 ^ N

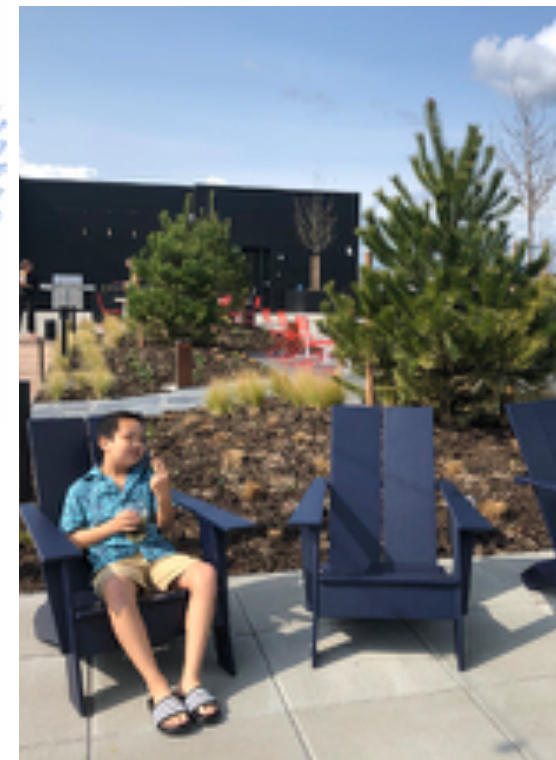
Karen Kiest | Landscape Architects



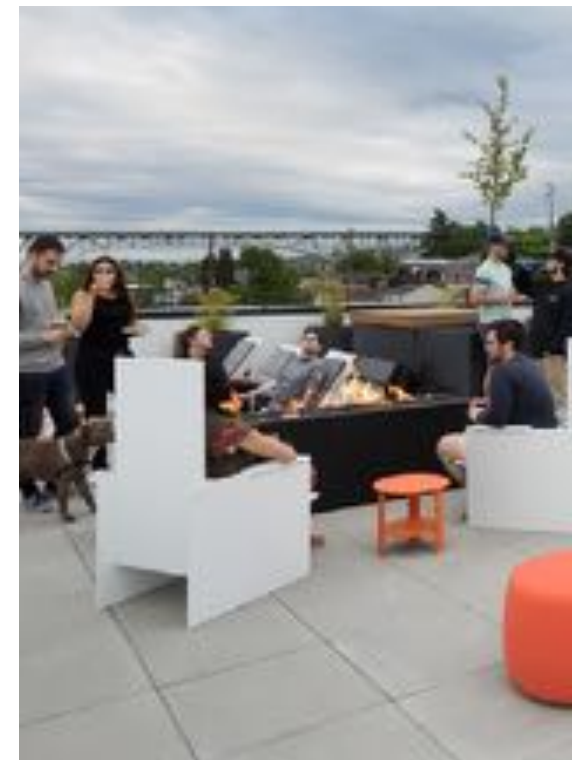
Food & Fun



Cozy Corner & Killer View



Tree on Mound



Fire Spot & Killer View



PRECEDENTS FOR DESIGN DEVELOPMENT



**PRECEDENTS FOR DESIGN DEVELOPMENT**



*CS1 - Maximize Daylight*



*CS1 - Green Roof*



*PL3 / PL1 / PL2 - Glassy Streetfront with Widened Sidewalk & Integrated Rain Cover*



*PL3 - Recessed Entry as Rain Protection*



*CS2 - Quality Material with Detail and Texture: Vertical Corrugated Metal*

**PRIORITY DESIGN GUIDELINES + PREFERRED MASSING VIGNETTES**



*CS3 // DC2 - Proportioned Base // Reducing perceived mass.*



*PL3 // DC2 - Recessed Entry as Rain Protection // Material Quality*



*CS2 - Appropriate zone transitions*



*PL3 - window treatments to provide solutions to noise control*

PRIORITY DESIGN GUIDELINES + PREFERRED MASSING VIGNETTES



PL1 - Glassy Streetfront with Widened Sidewalk & Integrated Rain Cover



CS1 - Green Roof



Corner Windows + Quality Material & Detailing



CS1 - Maximize Daylight

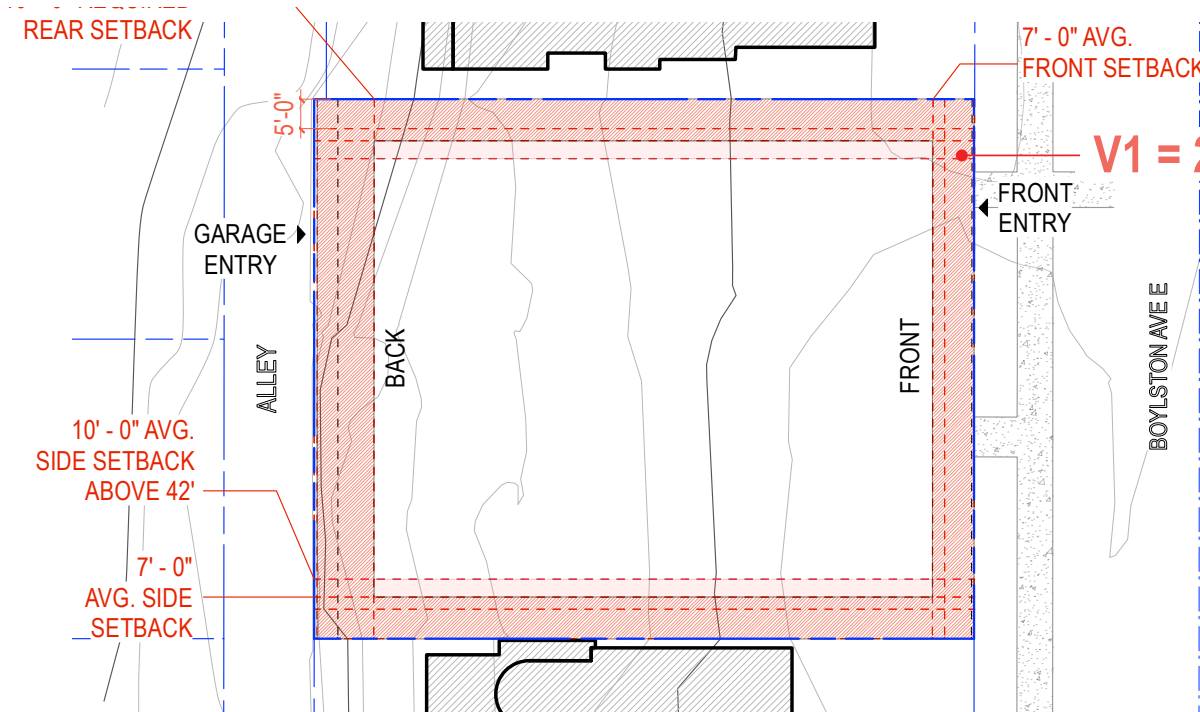
## POTENTIAL DEPARTURES

### Departure Request #1: Front & Rear Setbacks

**Standard:**  
Per 23.45.518.B.1  
Front setback from street lot lines; 7' average, 5' minimum.  
Rear setback; 10' from a rear lot line abutting an alley

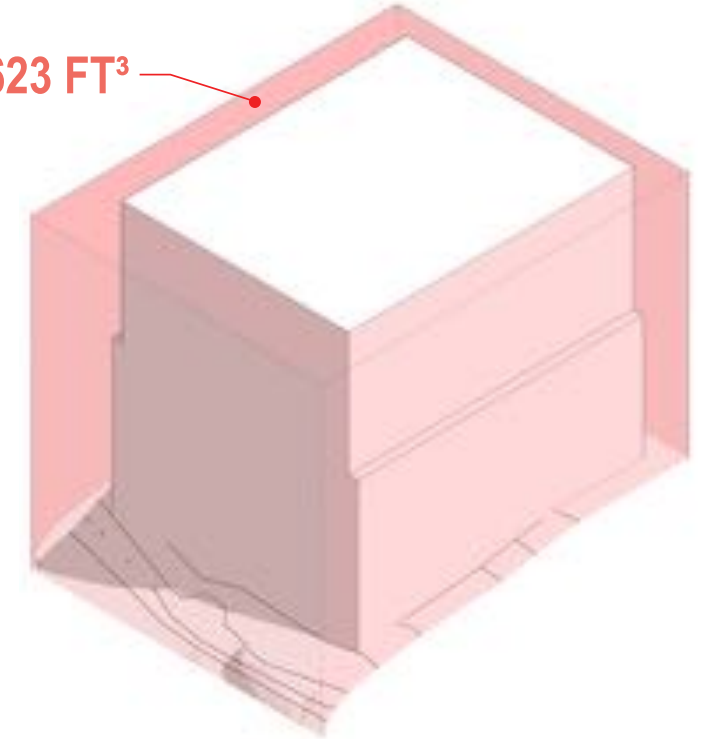
**Proposed:**  
Front Setback of 6" and no rear setback for upper stories. At alley, garage is setback 4'-0". Project to significantly exceed all side setback requirements.

**Rationale:**  
The proposed massing pulls in from the north and south property lines and exceeds the side setback requirements in order to provide greater relief to the adjacent neighbors and minimize the impact. The volume of relief afforded by the proposed massing exceeds the amount of relief a strictly code compliant scheme would offer, as demonstrated in diagrams where  $V2 > V1$ .

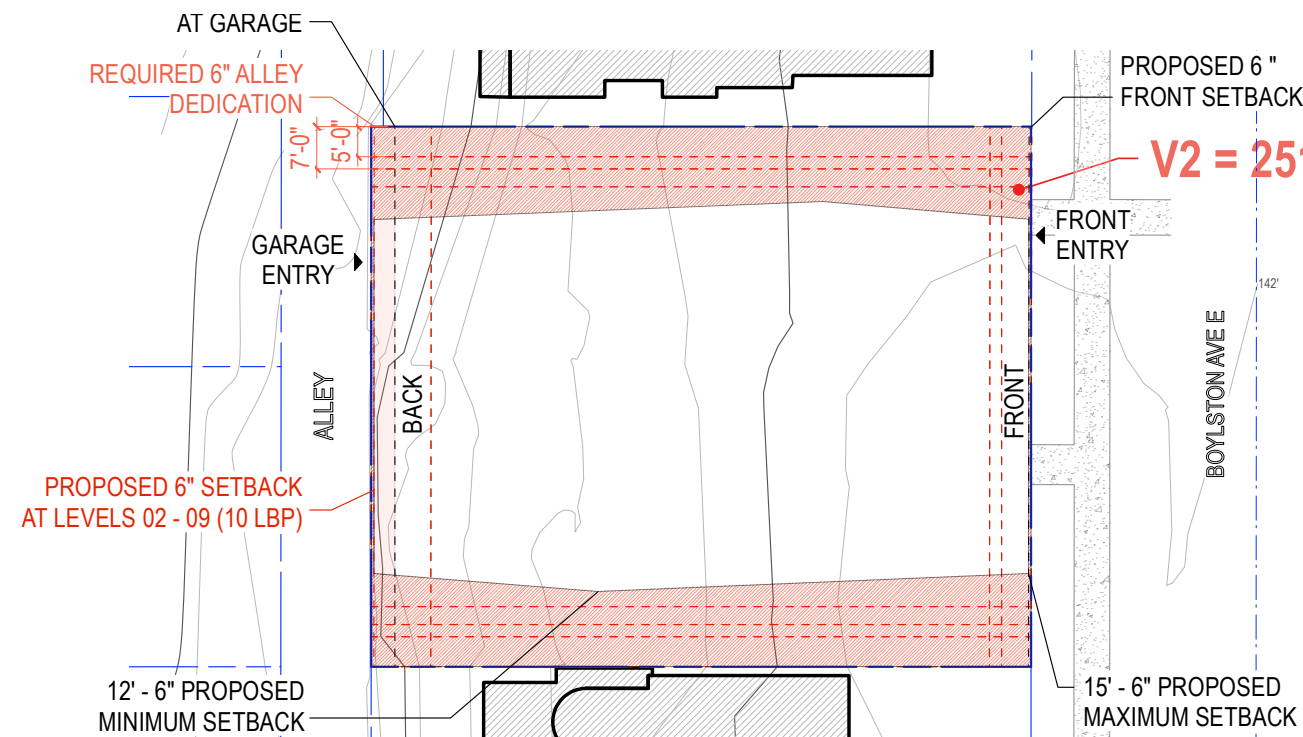


$V1 = 248,623 \text{ FT}^3$

CODE COMPLIANT

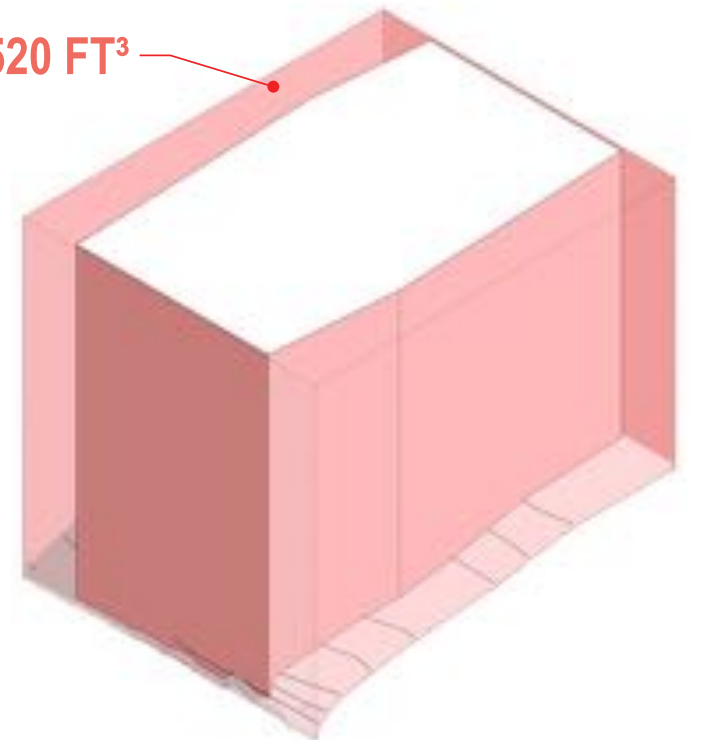


$V2 > V1$



$V2 = 251,520 \text{ FT}^3$

PROPOSED



**Departure Request #2:**

Maximum Structure Depth

**Standard:**

Per 23.45.528.B.

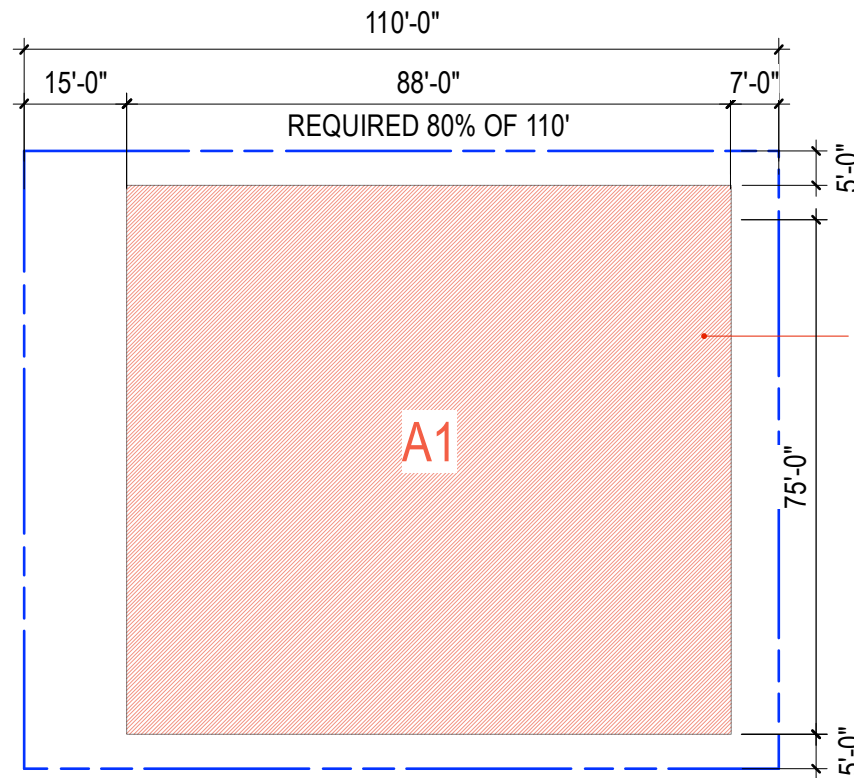
1. The depth of principal structures shall not exceed 80 percent of the depth of the lot.
2. Exceptions to structure depth limit. To allow for front setback averaging and courtyards as provided in Section 23.45.518, structure depth may exceed the limit set in subsection 23.45.528.B.1 if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions.

**Proposed:**

Structure depth of 109', which exceeds 80%.

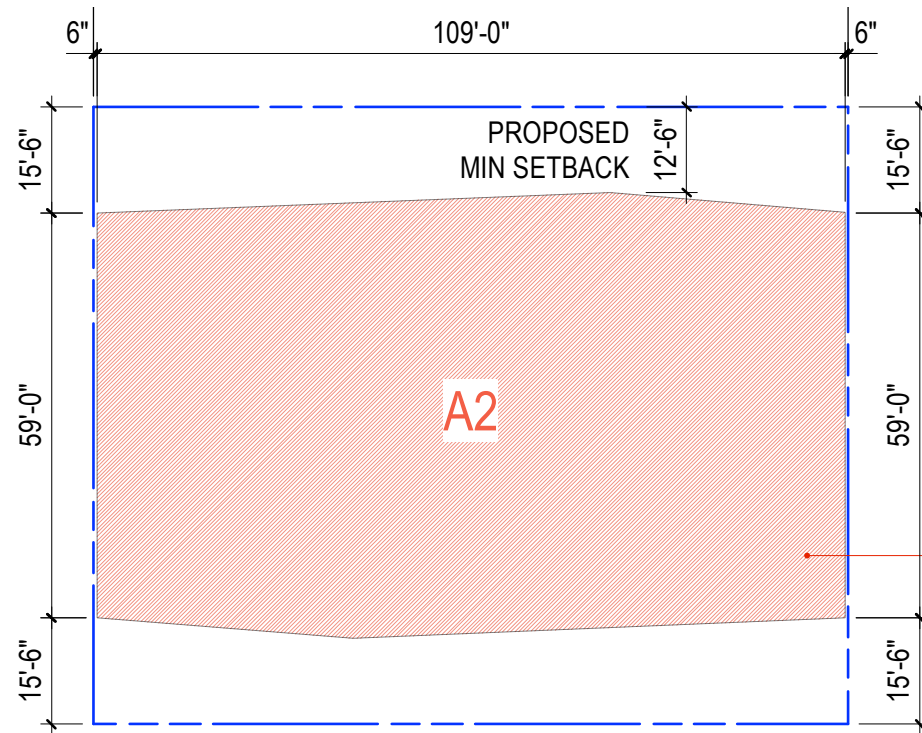
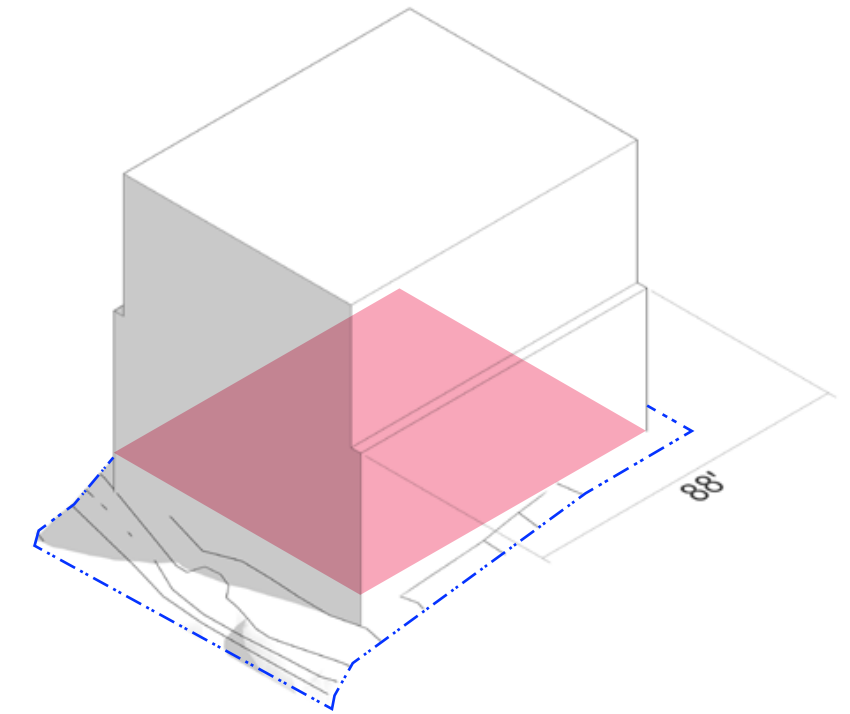
**Rationale:**

The proposed massing meets the intent of B2, where total lot coverage of the proposed massing is less than a strictly code compliant scheme that meets the depth requirement. See adjacent diagrams, where  $A2 < A1$ .



AREA = 7045 SF

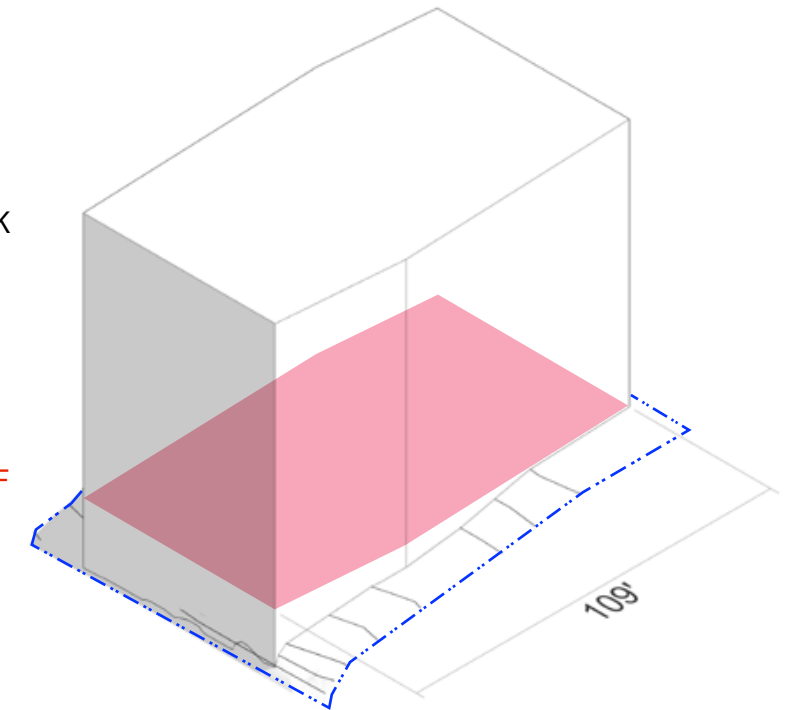
**CODE COMPLIANT**



PROPOSED MAX SETBACK

AREA = 6759 SF

**PROPOSED**



## EXAMPLES OF PAST PROJECTS

### Anhalt Apartment Renovation and Addition Seattle, WA

2016 NW & Pacific Region AIA Merit Award  
2015 Seattle AIA Honor Award  
2015 People's Choice Urban Design Awards, Second Place  
2015 Historic Seattle Preserving Neighborhood Character Award



### The Shea Apartments Seattle, WA

2019 Seattle AIA, Merit Award



**EXAMPLES OF PAST PROJECTS**

**Inspire Apartments**  
Seattle, WA

2020 AIA 2030 Challenge Award  
2020 Sustainable Multifamily Development of the Year NAIOP  
2021 AIA NW and Pacific Region Honor Award Citation  
2021 AIA 2030 Challenge Award



**Shelton Apartments**  
Seattle, WA

