

April 5, 2019

**Blair Savidge**

Savidge Investments  
1841 A 42nd Avenue E  
Seattle, WA 98112

Re: Site Assessment

Property Address: 1300 Spring Street  
Parcel No. 1978200955  
Zone: HR (M)  
ECA: None  
Lot area: 14,400 SF (0.33 acres)

Dear Blair,

I am attaching a summary of the zoning code for the site at 1300 Spring Street. As we discussed, the recent changes to the Land Use Code provide interesting new opportunities on this site. The code changes were approved as Ordinance 125791 by the City Council on March 18 and go into effect April 19. The signed code is not yet available online, so my review referenced the documents that were available through the Office of the City Clerk\*. To the best of my knowledge, this is the approved code; however, there is the potential that all amendments were not captured. In addition, we have yet to see the nuances of the City's implementation of the Code. Finally, the Design Review process has a strong influence on the final size and shape of the building. That said, this is a great site with room to spare for an assessment at this level of detail.

The base FAR is 7, with a maximum FAR of 15 when affordable housing incentives are used. The height is increased to 440', although it would require some strategy to take advantage of that height given the maximum FAR. An example is below:

Ground floor: the maximum buildable area is just under 12,000 sf. Because commercial and common area are exempt from FAR, you could locate those uses at the ground floor, boosting the residential floors above to a greater height without sacrificing area. For the sake of this exercise, let us say 6,000 sf is charged to FAR. Making the ground floor double height adds drama and interest to those spaces while further boosting the residential floors.

Residential floors: the floors below 45' have more potential area due to the larger setbacks above; however, a smaller, consistent floor plate is more efficient and easier to

construct. With a maximum width of 100' and an efficient depth of 75', a good estimate is 7500 sf per floor. The floor to floor height at the residential floors could be a generous 11'-6", or about 10' clear.

Max allowable area = FAR 15 x 14,400 sf = 216,000 sf

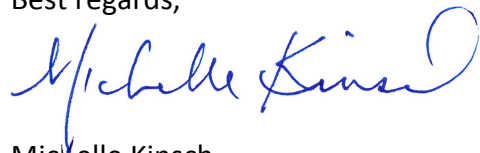
Ground floor FAR =	6,000 sf
28 residential floors = 28 x 7500sf =	210,000 sf
Total area	216,000 sf

Building height = 1 story x 20' and 28 stories x 11.5' FTF = 342'

I hope this provides you the information you need for this site. I am happy to answer any questions you may have.

It has been my pleasure to provide this assessment to you.

Best regards,



Michelle Kinsch  
Associate Principal

\* <https://seattle.legistar.com/LegislationDetail.aspx?ID=3840745&GUID=7E5F305E-10DA-41F3-AE5D-66E3CAEB81B1&Options=Advanced&Search=>

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## ZONING OVERVIEW

1300 Spring St

Prepared for Savidge Investments

April 5, 2019

Land use code: Full Text CB 119444 v3, retrieved 4/2/2019.

Approved by Seattle City Council March 18, 2019. Changes take effect April 19, 2019.

**TISCARENO ASSOCIATES**

ARCHITECTURE + URBAN DESIGN

Architecture and Urban Design

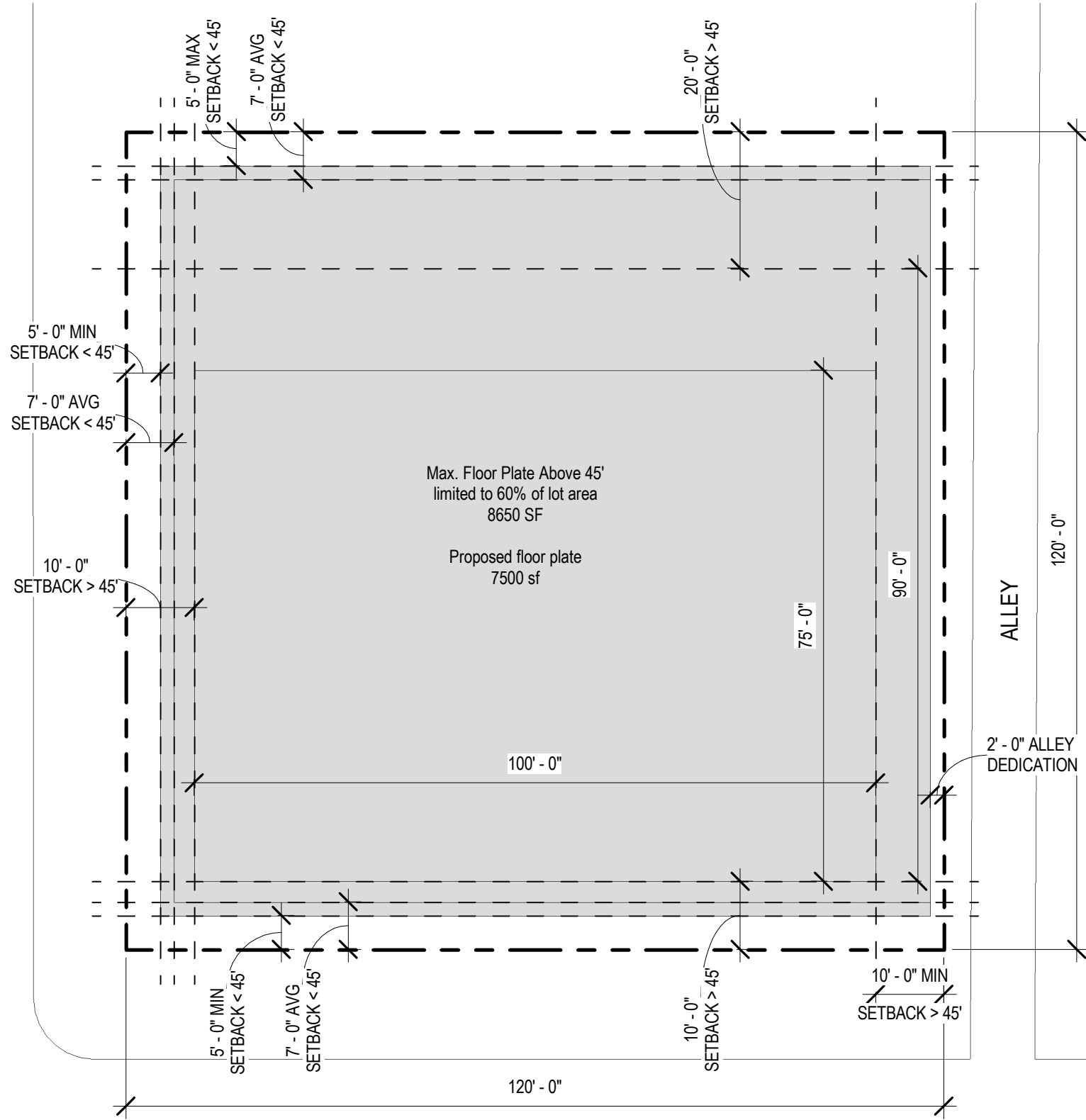
1200 Sixth Avenue, Suite 605,

Seattle, WA 98101

SITE OVERVIEW		
Address		1300 Spring Street
Parcel Numbers		1978200955
ZONING OVERVIEW		
Zone		HR (M)
Zoning Overlay		First Hill / Capitol Hill Urban Center
R.O.W. Designation		Summit Ave: Non-arterial, required roadway width in HR zone is 36 feet Spring St: Non-arterial, required roadway width in HR zone is 36 feet, sharrow
Permitted Uses	23.45.504	Permitted outright: residential, not including congregate residences; childcare centers, preschool, public or private school
	23.45.504 E	Permitted at the ground floor: commercial, limited to business support, food processing and craft work, general sales and service, medical service, office, restaurants, and live-work with one of these permitted uses.
Environmentally Critical Area		None
DEVELOPMENT POTENTIAL		
Lot Size		14,400 SF
Allowable FAR	23.45.510	Base FAR: 7 Max FAR: 15 Area exempt from FAR limits: stories that are underground, portions of a story that extend no more than 4 feet above the lower of finish or existing grade, enclosed common amenity area, 3.5 percent of non-exempt area in any structure more than 85 feet, ground floor commercial meeting street level standards. Floor area above base FAR may be gained per 23.58A. All extra floor area may be gained through the affordable housing incentive program
	23.45.516 B.2	Up to 40% of extra residential floor area may be gained by TDP or providing neighborhood open space, or providing neighborhood green setback
	23.45.530	Projects exceeding the base FAR shall meet green building standard (LEED Gold)
Structure Height	23.45.514	440 ft
	23.45.514 G	Slope of roof enclosed by a parapet may exceed the height limit if it is less than 75% of parapet height
	23.45.514 H	Green roof meeting director's standards, 50% coverage, extra 2' for added structural needs
	23.45.514 I.2	4' above base height for clerestories, parapets, and railings
	23.45.514 I.5	16' above base height for stair and elevator penthouses, 15' for mechanical equipment

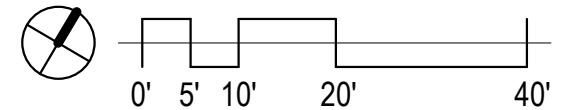
Setbacks	23.45.518 Table C	<p>Street: 45' or less in height = 7' avg, 5' min Greater than 45' = 10' min</p> <p>Alley: 45' or less in height = no setback required Greater than 45' = 10' min</p> <p>Neither street nor alley: 45' or less in height = 7' avg, 5' min Greater than 45' = 10' min</p> <p>Projections in required setbacks: Unenclosed porches or steps may project with some limits, Unenclosed decks and balconies may project a max of 4' with some limits, accessible ramps may project,</p>
Upper Level Development Standards	23.45.520	<p>For structures that exceed a height of 85 feet, all portions above 45 feet in height shall meet the following:</p> <ol style="list-style-type: none"> <li>1. A structure may have one or more towers</li> <li>2. The max. width of a tower is 130 ft</li> <li>3. Avg floor area per story is 10,000 sf max; max area for any story is 10,500 sf</li> <li>4. Avg floor area per story is max 60% of the lot area</li> <li>5. Where two or more towers are on the lot, min. horizontal separation is 40 feet</li> </ol>
Amenity Area	23.45.522	5% of residential area
<b>STREET-LEVEL STANDARDS</b>		
Conditions of Height	23.45.516 C	No parking is allowed at or above grade unless separate from street by another use; Min. 25% of lot area at grade shall include landscaped open space OR min. 20% of lot area at grade must be common amenity area.
Ground Floor Commercial	23.45.532	Commercial use is permitted only on the ground floor. Max size of any one establishment is 4,000 sf, 10,000 sf for a multi-purpose retail sales establishment.
<b>PARKING REQUIREMENTS</b>		
Automobiles	23.54.015	No minimum parking requirement (urban center)  Parking access required from existing alley
Bicycles	23.54.015 Table D	<p>Residential: Long Term - 1 per dwelling unit Short Term - 1 per 20 dwelling units</p> <p>Commercial: Eating/drinking: Long Term, 1 per 5,000 SF, Short Term 1 per 1,000 SF General Sales: Long Term - 1 per 4,000 SF, Short Term - 1 per 2,000 SF</p>
<b>ADDITIONAL CONSIDERATIONS</b>		
Early Community Outreach		Early Community Outreach required
MHA Requirement	23.58A.014	<p>Performance Option: Provide affordable housing at least equal to 14% of the bonus residential floor area</p> <p>Payment Option: Provide in lieu payment of \$15.15 per square foot of bonus residential floor area</p>

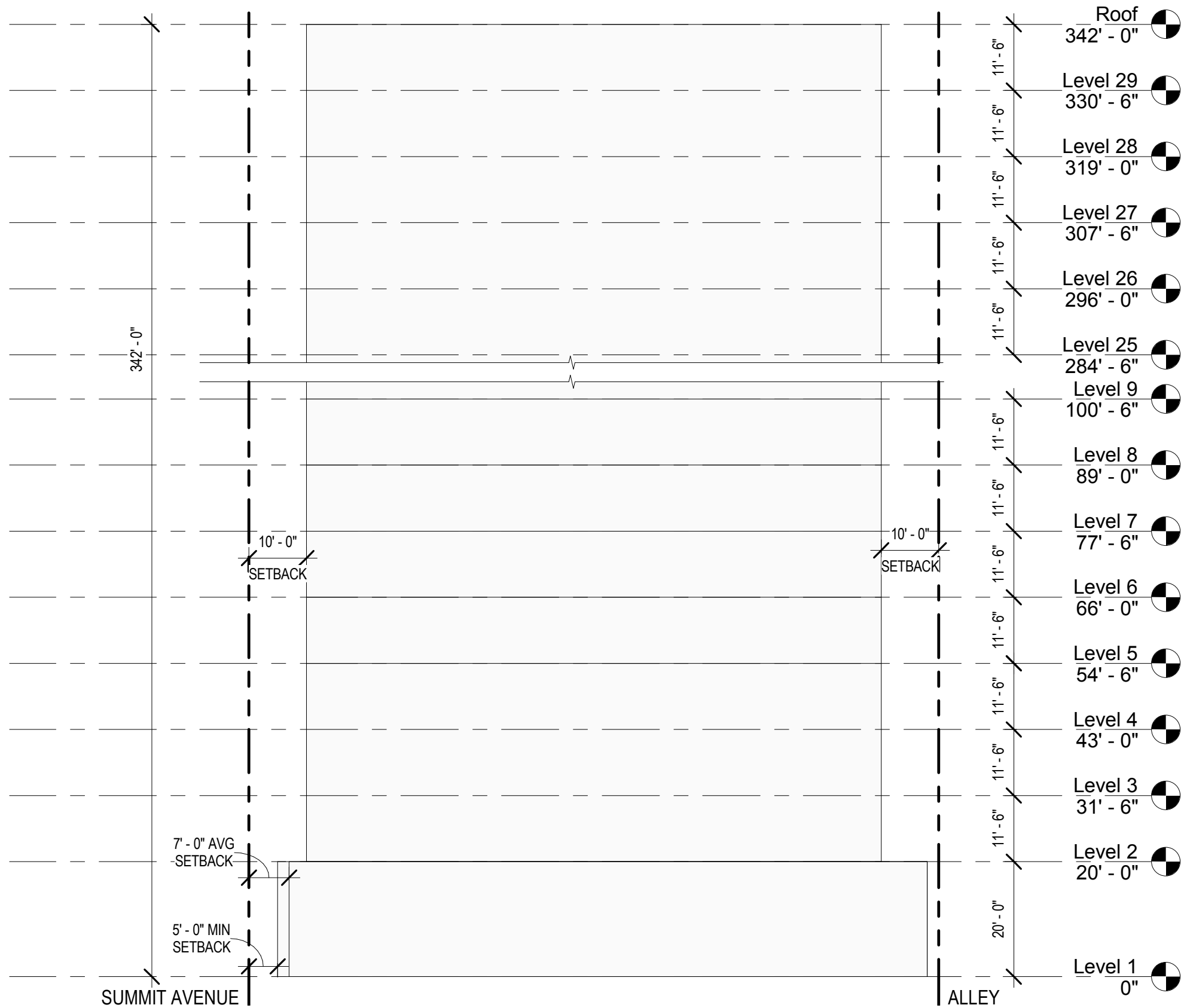
SUMMIT STREET



SPRING STREET

1 Level 1  
1" = 20'-0"





1 EAST-WEST SECTION  
1" = 20'-0"

