#3019673
PUBLIC COMMENT

June 16, 2015

To the Seattle Design Review Board
Re: Project 3019673

We are owners and residents of the Fischer Studio Building (FSB), a 103-year old Seattle Preservation Landmark Condominium at 1519 Third Ave. in downtown. The proposed building at 1516 Second Ave. is located directly west of us, separated by an 18' wide alley.

Nominated as a Landmark in 2008, the FSB's significant history includes:

- First mixed use building (1912) to provide elegant residence, lesson and recital space to musicians and performing artists in an expanding city.
- First collaboration between Charles Bebb and Carl Gould, architects renown for Seattle's distinctive terra cotta facades.
- Among the first downtown condominiums (1980) and developed by Ralph Anderson, one of the city's preeminent preservation architects.

The Fischer Studio Building has been part of the city's fabric for generations. Over decades we have championed a safer, cleaner, livable urban core. We're members of the MID improvement district and our owners were early founders of the Downtown Residents Association. We work with the Mayor's office, the Seattle police and the US Attorney's office to document and support the 9-½-block initiative.

Many of us have been here for 15-25 years and longer, embracing downtown as a viable neighborhood to live and work, before it was a sure thing. Despite economic downturns and spikes in crime, we have stayed the course. We pay mortgages not rent. Now, in addition we will shoulder $2.3 million in critical infrastructure repairs. We are committed stewards of this building and the neighborhood. We welcomed Urban Visions to the block two years ago and share their desire for neighborhood improvement.

Major Concern:
Our overriding concern is this proposal does not explore an alternative option for height, bulk and scale, which it states is a priority. All three schemes with minor variations assume a 180' tall by 180' wide block-style building that extends lot line to lot line.

Zoning allows the builder to go to 240' and higher. A taller slender tower could lessen the impact on surrounding buildings, allowing for the retention of some light and views. It would also relate to the local context of the block and be a more design sympathetic neighbor. An example of this type of construction is the Olympic Savings Tower, our Landmark neighbor with a lower base floor and a tower that tapers at upper levels.

Request:
We request another EDG that explores alternative massing options. Our goal, and we hope Urban Visions' goal, is to create appropriate, thoughtful development that works to enhance the neighborhood and is respectful to the adjacent Landmarks and residents.

Submitted respectfully by the owners and residents of the Fischer Studio Building.
(Please see attached signature pages and additional proposal-specific comments.)

Incorporating the Design Review Guideline Criteria for Downtown, we note the following discrepancies and omissions in the 1516 Second Ave. Design Proposal:

07/DESIGN GUIDELINES and 08/ARCHITECTURAL CONCEPTS

- The designs proposed do not respond to the project's physical environment, its context to the neighborhood or in the proposal's stated emphasis to minimize the bulk, mass and transition of the block's first new building in more than 50 years.

04 CONTEXT ANALYSIS

Prominent Surrounding Buildings

- Photos illustrating the neighborhood are from several surrounding blocks and obscure showing that the immediate project context is a unique, partially protected historic block dominated by early 20th century buildings, 5 of them terra cotta faced, 2 of them designated preservation landmarks and 2 of them long time residential buildings.
- The Fischer Studio Building is a 103-year old Preservation Landmark condominium building but is not identified as such in the proposal. It is also labeled to be 100' in height when it is 85'.
- Please note that each of the buildings on the east side of the project block are circa early 20th Century and with one notable exception are bound to keep their façade per SMC 23.49.008.A.6
- The only exception is the Winter Garden Theatre Building (Aaron Bros) that shares a south wall with the Fischer Studio Building. It was just purchased by Urban Visions and the developer has informed our owners that he intends to build an apartment high rise on the site to maximum height limits.
- The effect of the two proposed Urban Visions developments to our west and south have the potential to crush our quality of life and hence our economic viability.
- All buildings must thrive to have a successful block. If historic buildings on the east are limited in their development options and cut off from light and air, there is little incentive to invest in them and they will become marginalized.

Neighborhood Character

- This sad montage features only one photo taken from the project block: a terra cotta detail of the southeast top corner of the Melbourne Tower.

Streetscape photomontage facing east

- This streetscape does not show the project site in its entirety. By dividing it in half, it avoids showing that the proposed building blocks the only two light/air/view channels to flow between the west and east sides of the block.

05 ZONING SUMMARY

- Omits reference to SMC 25.05.675 H2d which refers to reducing impacts on surrounding landmarks

06 EXISTING/FUTURE SITE CONDITIONS

Shadow Patterns

- These projections defy logic as the FSB roof is always shown in sunlight no matter the shadows around it or what time of day or season. The proposed building design is more than twice our height and blocks both light slots from the west. One architect projected in the best case the FSB would be completely in shadow everyday from 1 pm.

08 DESIGN GUIDELINES

Architectural Concepts

- The proposed building is mostly shown in plans as a site outline. At 180' it would be the tallest building on the block, yet when its projected height is shown is often appears shorter than the nearby Olympic Tower (148'). Similarly, the Fischer Studio Building would not be visible from behind it at an angle and yet it appears in almost every scaled depiction.

Summary of Alternatives

- Each of three options is essentially the same rectangular box that extends to the lot lines.
- The proposed alley outdoor rooms from 3/F up would be particularly disruptive situated only 18-25' away from FSB resident living rooms and bedrooms.
- In previous conversations since buying the Columbia Bldg. the developer has expressed an interest in developing the alley into a social space.
- With the distance between buildings so short, no mention was made of mitigating or reducing the impact on FSB and neighboring buildings from increased delivery and parking garage traffic, or from potential structural damage that could result from digging a garage of that depth below ground.

Design Review Elements Missing from EDG Proposal for 1516 2nd Ave.

Considerations listed in A-1, B-1, B-2 and B-3 highlight the need for alternative design proposals that incorporate building mass and architectural concepts that are respectful to the building's adjacent landmark neighbors.

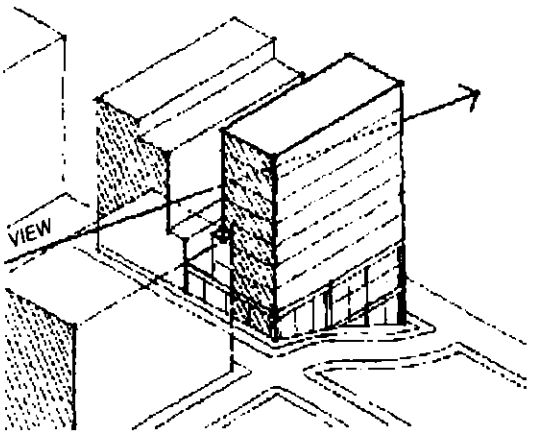
Respond to the physical environment.

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

A-1 Site Planning & Massing

Responding to the Larger Context

consider how the project could respond to the geography beyond downtown



consider employing a similar massing composition to adjacent buildings in response to the vicinity's topography, the site's location and standards such as view corridor requirements

considerations

Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. **Develop an architectural** concept and **arrange the building mass** in response to one or more of the following, if present:

- **a.** a change in street grid alignment that yields a site having nonstandard shape;
- **b.** a site having dramatic topography or contrasting edge conditions;
- **c.** patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
- **d.** access to direct sunlight—seasonally or at particular times of day;
- **e.** views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
- **f.** views of the site from other parts of the city or region; and
- **g.** proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

Slender Tower Examples: Olympic Tower (3rd + Pine) AND Century Square (3rd + Pike)

The proposal identifies 2 "view slots" on this block, allowing flow of light & air. The designs submitted close both of them.

Respond to the neighborhood context.

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

D-1 Architectural Expression

Relating to the Neighborhood Context

considerations

Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

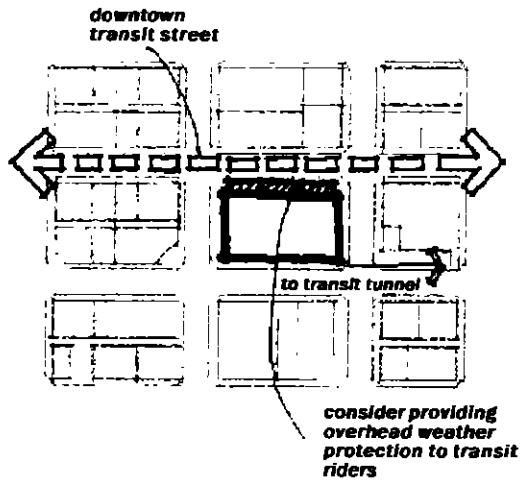
- **a.** a surrounding district of distinct and noteworthy character;
- **b.** an adjacent landmark or noteworthy building;
- **c.** a major public amenity or institution nearby;
- **d.** neighboring buildings that have employed distinctive and effective massing compositions;
- **e.** elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passeageway); and
- **f.** direct access to one or more components of the regional transportation system.

Also, consider the design implications of the predominant land uses in the area surrounding the site. See guidelines on pedestrian interaction (C-1, p. 20), and open space (D-1, p. 32).

Protected by > SMC 23.49.008.A.6

> FSB + Olympic Tower 18ft to west

> Olympic Tower + Century Square both feature 2-story bases with slender towers



When a project is proposed adjacent to or across the street from a designated landmark site or structure, the City's Historic Preservation Officer must assess any adverse impacts and comment on possible mitigation measures. A sympathetic treatment of the massing, overall design, facades, and streetscape may be required to ensure compatibility of the proposed project with the designated landmark.

the base of the new building respects the character and scale of the abutting landmark building

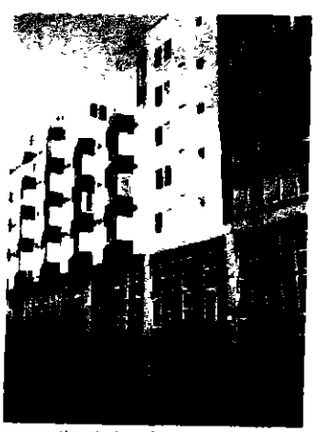
Create a transition in bulk and scale.

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B-2

Architectural Expression
Relating to the Neighborhood Context

Height limits and upper level setback requirements were established downtown to create large-scale transitions in height, bulk, and scale. More refined transitions in bulk and scale must also be considered. Buildings should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Buildings on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the development potential of the adjacent zones.



the choice of colors and cladding materials to articulate the building's facades in intervals provides a desirable scale in relation to the surrounding context

considerations

Factors to consider in analyzing potential height, bulk, and scale impacts include:

a. topographic relationships;

b. distance from a less intensive zone edge;

c. differences in development standards between abutting zones (allowable building height, width, lot coverage, etc.);

d. effect of site size and shape;

e. height, bulk, and scale relationships resulting from lot orientation (e.g., back lot line to back lot line vs back lot line to side lot line); and

f. type and amount of separation between lots in the different zones (e.g., separation by only a property line, by an alley or street, or by other physical features such as grade changes);

g. street grid or platting orientations.

This guideline supplements the City's SEPA (State Environmental Policy Act) Policy on Height, Bulk and Scale. For projects undergoing design review, the analysis and mitigation of height, bulk, and scale impacts will be accomplished through the design review process. Careful siting and design treatment based on the techniques described in this and other design guidelines will help to mitigate some height, bulk, and scale impacts; in other cases, actual reduction in the height, bulk, and scale of a project may be necessary to adequately mitigate impacts. Design review should not result in significant reductions in a project's development potential unless necessary to comply with this guideline.

consider using modulation and architectural details such as beltcourses, cornices and varied fenestration patterns to reduce the scale of a large building

B-2 Architectural Expression

Relating to the Neighborhood Context

In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

h. use of architectural style, details (such as roof lines, beltcourses, cornices, or fenestration), color, or materials that derive from the less intensive zone.

i. architectural massing of building components; and

j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

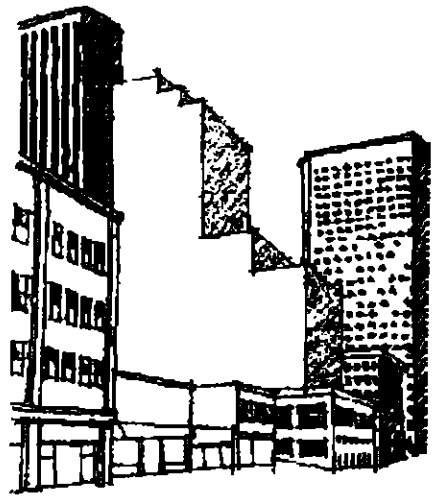
In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;

l. increasing building setbacks from the zone edge at ground level;

m. reducing the bulk of the building's upper floors; and

n. limiting the length of, or otherwise modifying, facades.



Height, bulk, and scale mitigation may be required in two general circumstances:

1. *Projects on or near the edge of a less intensive zone. A substantial incompatibility in scale may result from different development standards in the two zones and may be compounded by physical factors such as large development sites, slopes or lot orientation.*
2. *Projects proposed on sites with unusual physical characteristics such as large lot size, or unusual shape, or topography where buildings may appear substantially greater in height, bulk, and scale than that generally anticipated for the area.*

Reinforce the positive urban form & architectural attributes of the immediate area.

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B-3
Architectural Expression
Relating to the Neighborhood Context

In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections.

considerations

Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

a. massing and setbacks,

b. scale and proportions,

c. expressed structural bays and modulations,

d. fenestration patterns and detailing,

e. exterior finish materials and detailing,

f. architectural styles, and

g. roof forms.

Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

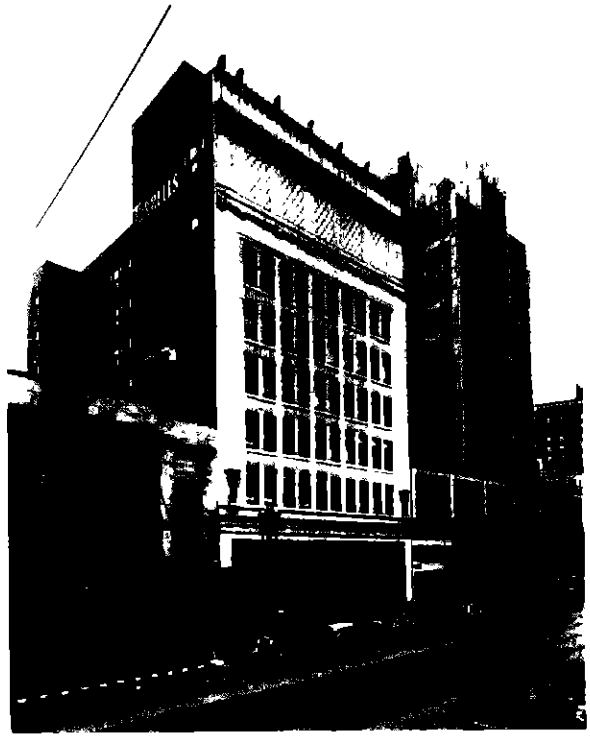
h. public art installations,

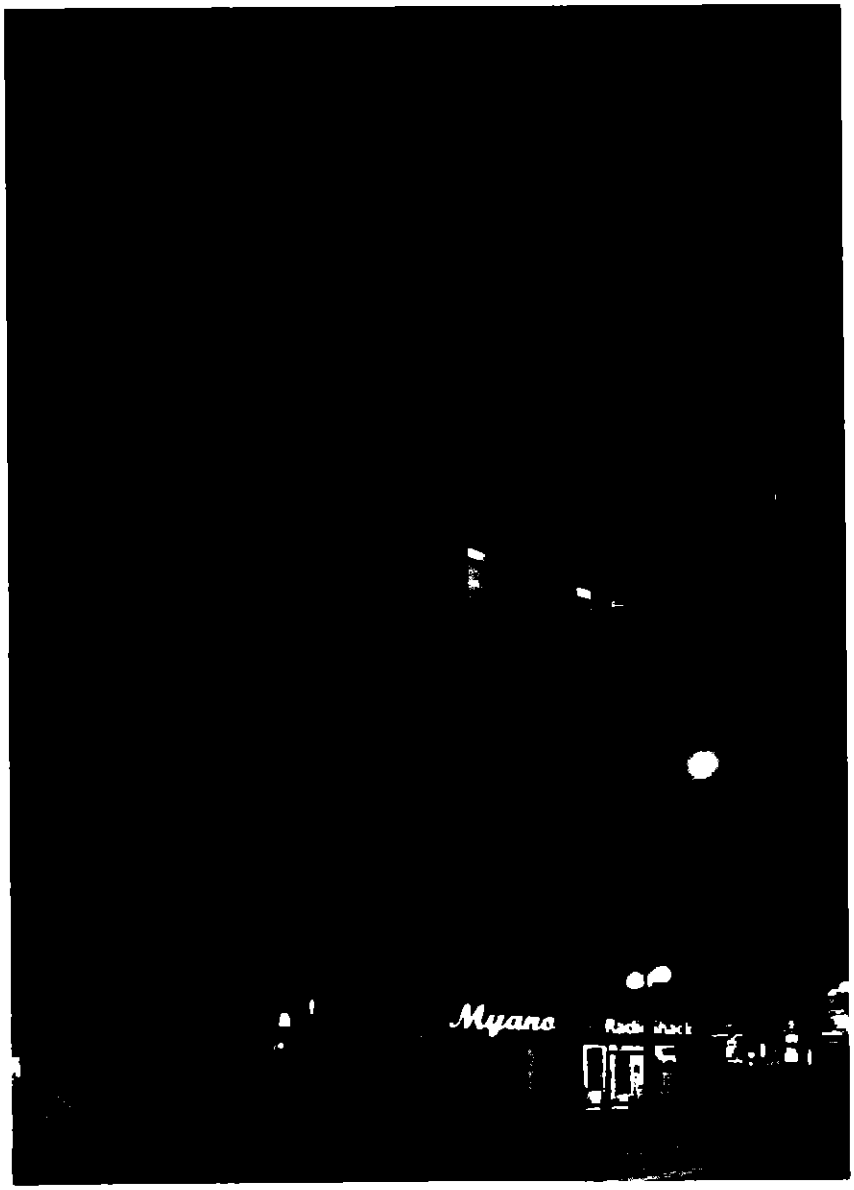
i. street furniture and signage systems,

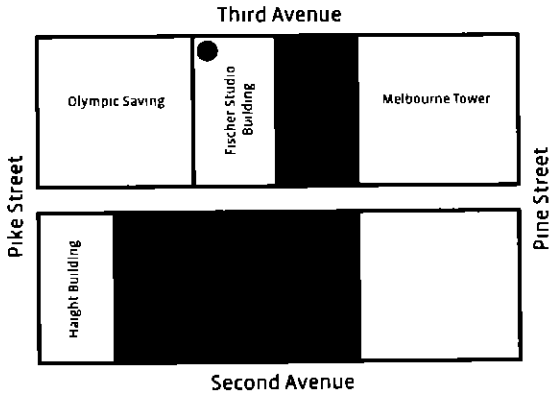
j. lighting and landscaping, and

k. overhead weather protection.

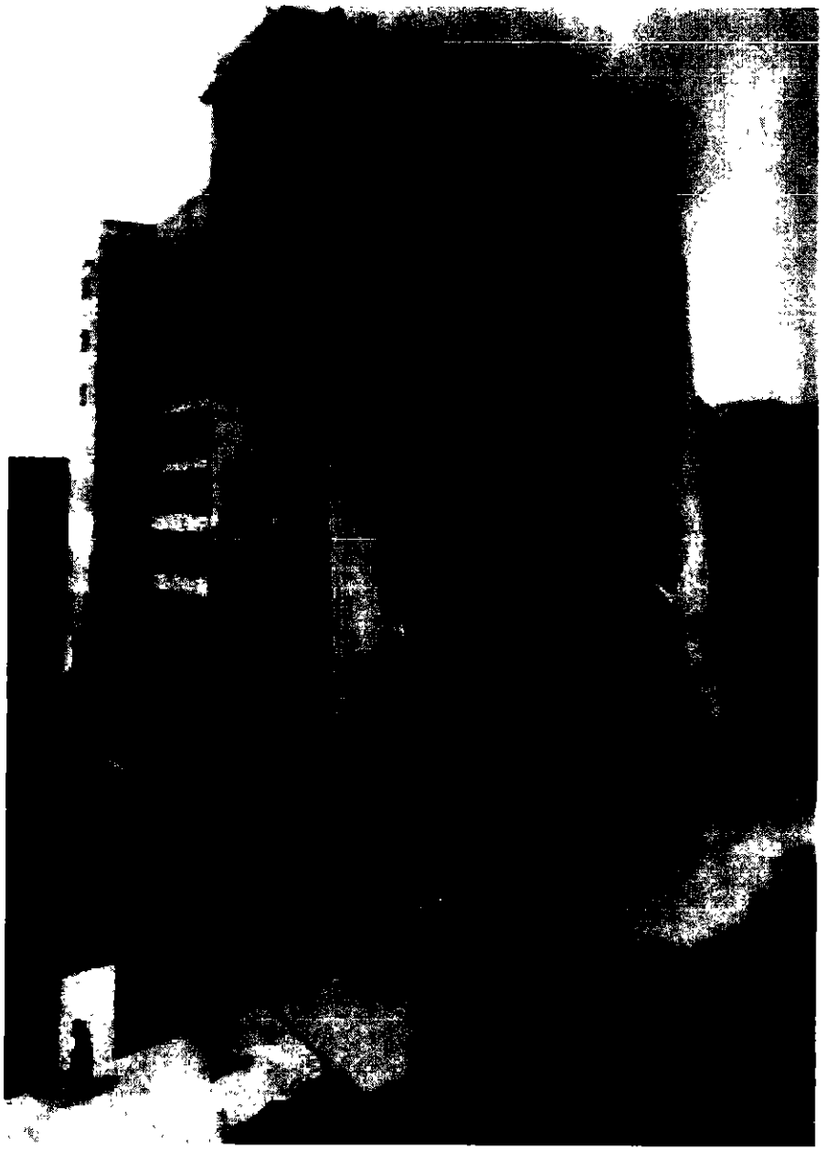
Third Avenue Pike/Pine Block Buildings
Fischer Studio Building, 1912-1915

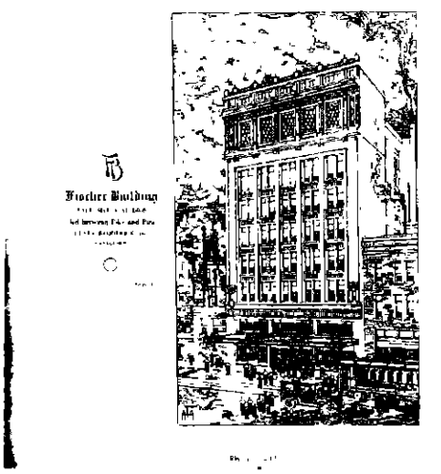


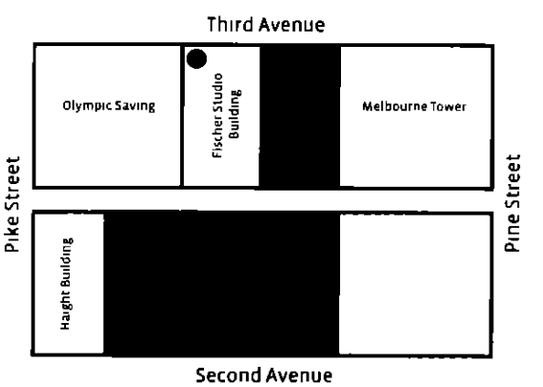




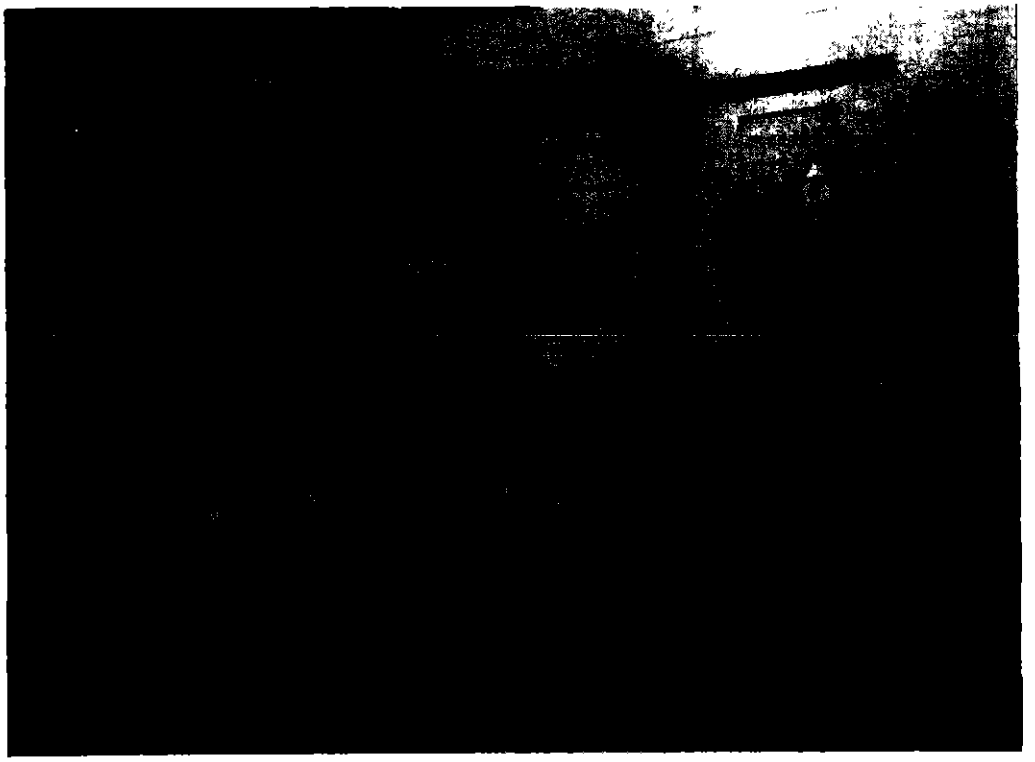
Third Avenue Pike/Pine Block Buildings
Fischer Studio Building, 1912-1915

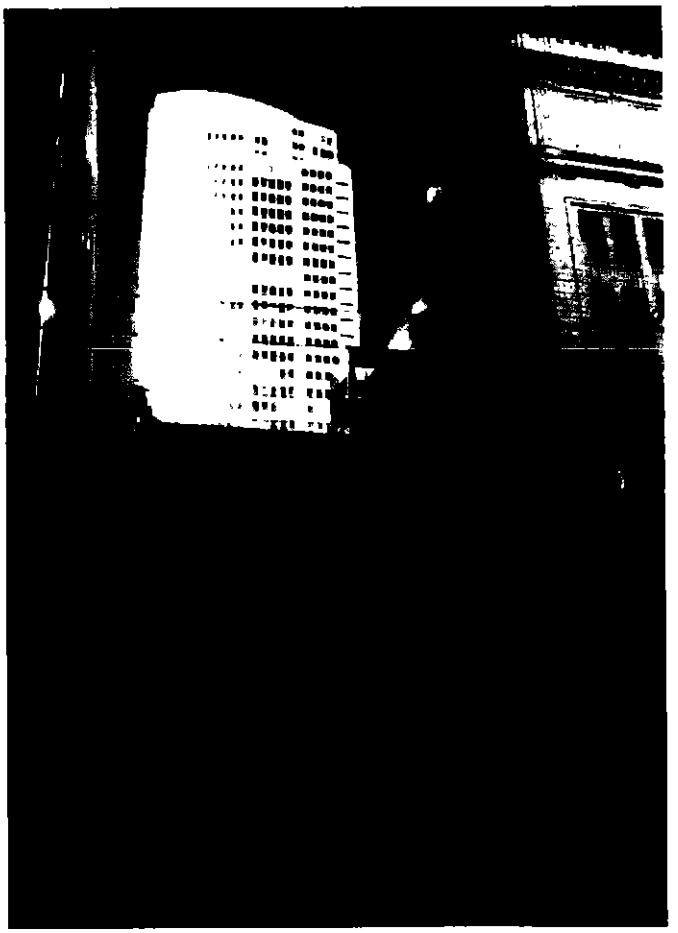


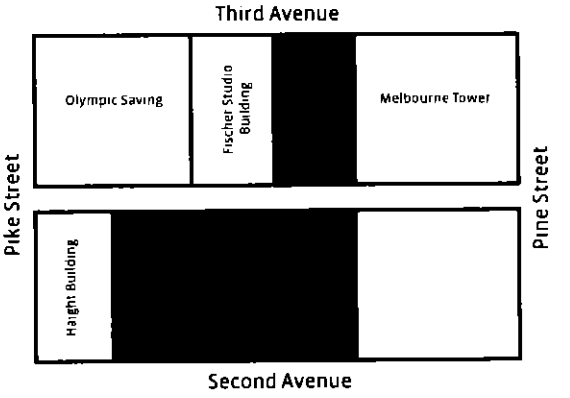




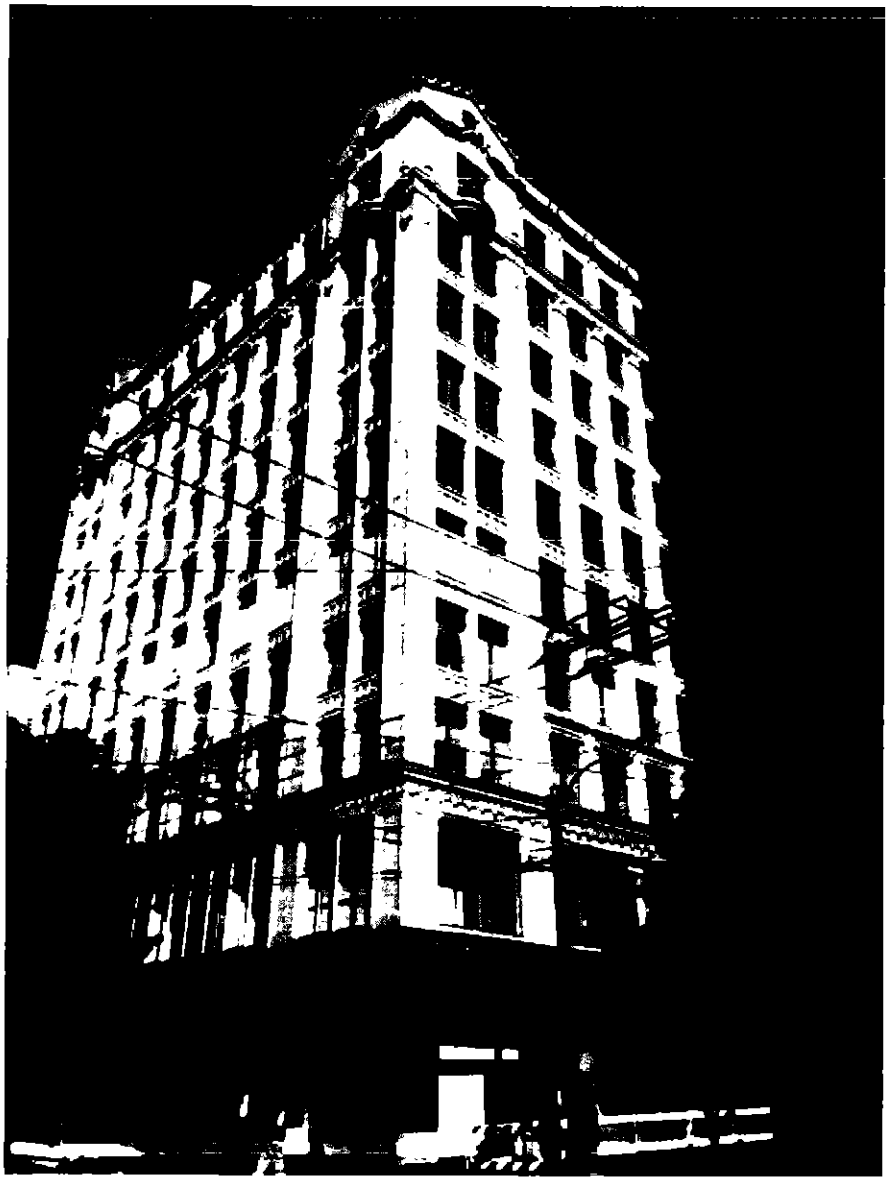
Third Avenue Pike/Pine Block Historic Buildings
The Winter Garden Theater, c. 1920

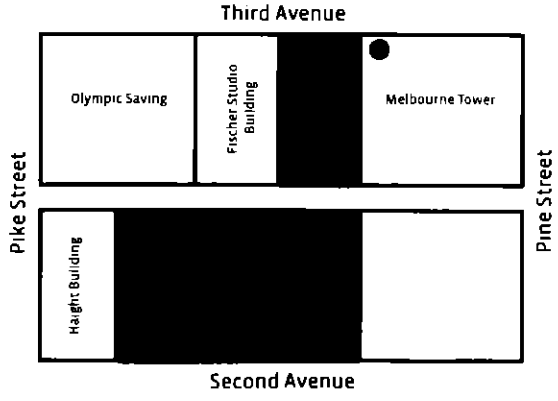




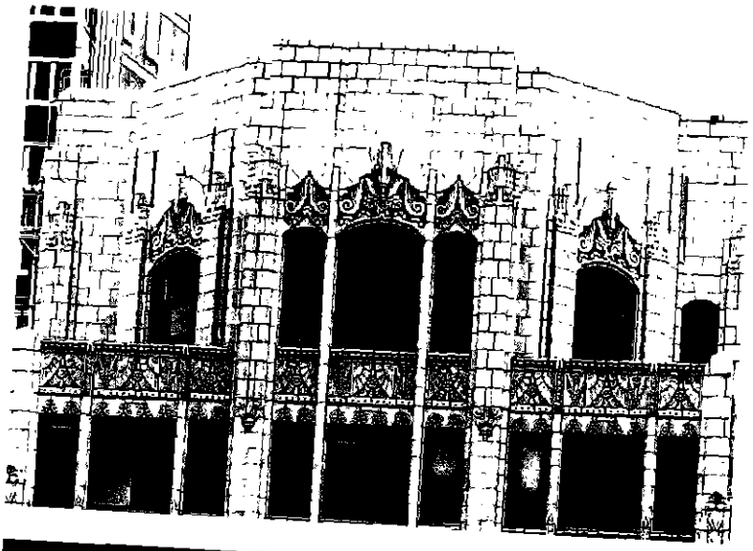


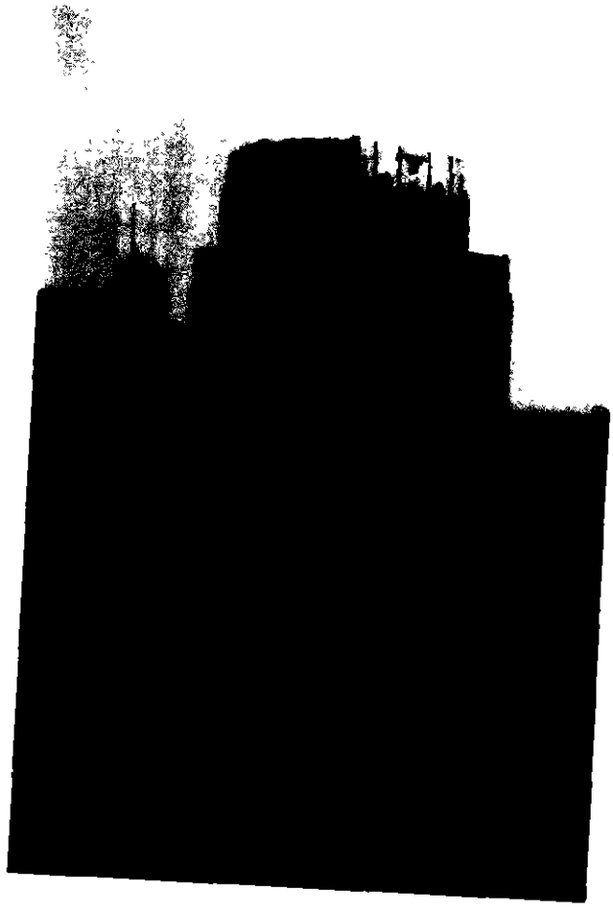
Pike/Pine, Third Avenue Block Historic Buildings
Melbourne Tower Building, 1928

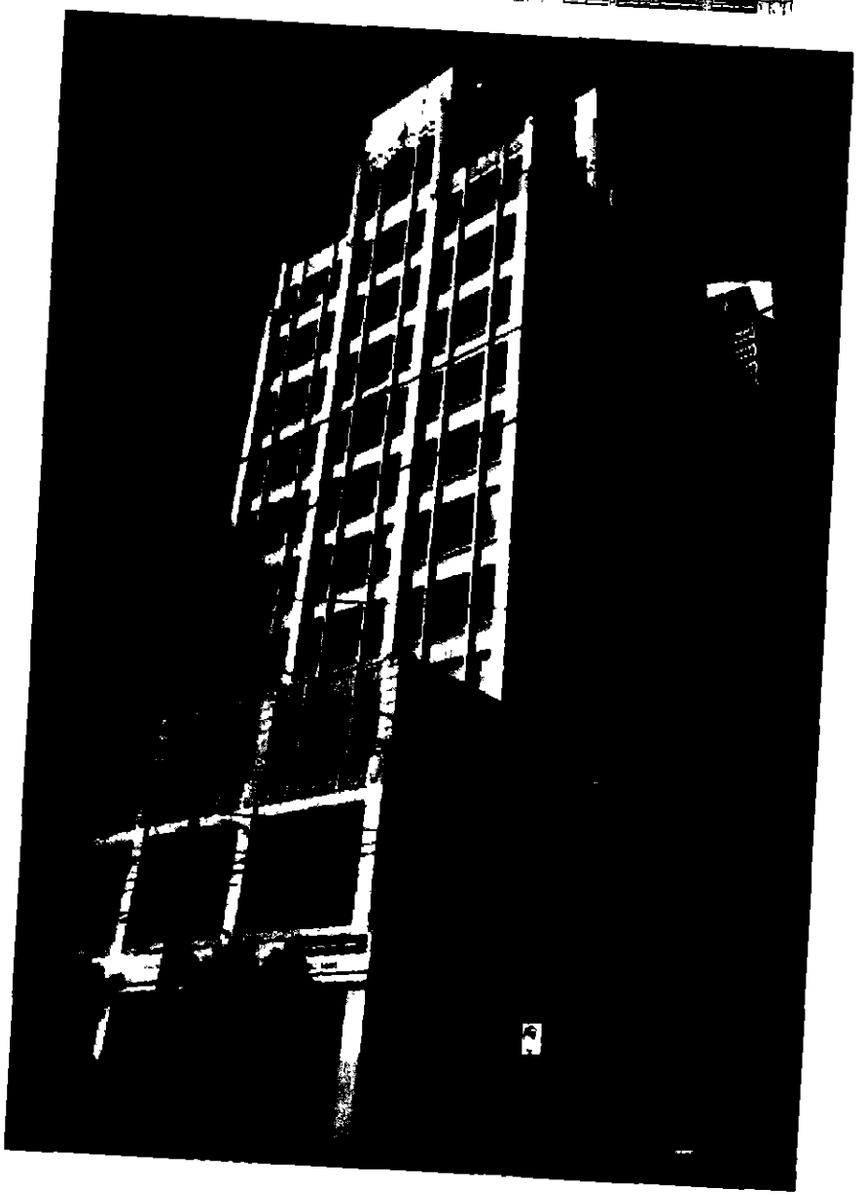


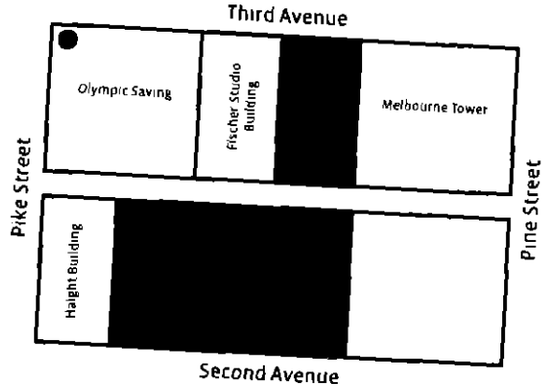


Pike/Pine, Third Avenue Block Historic Buildings
Melbourne Tower Building, 1929

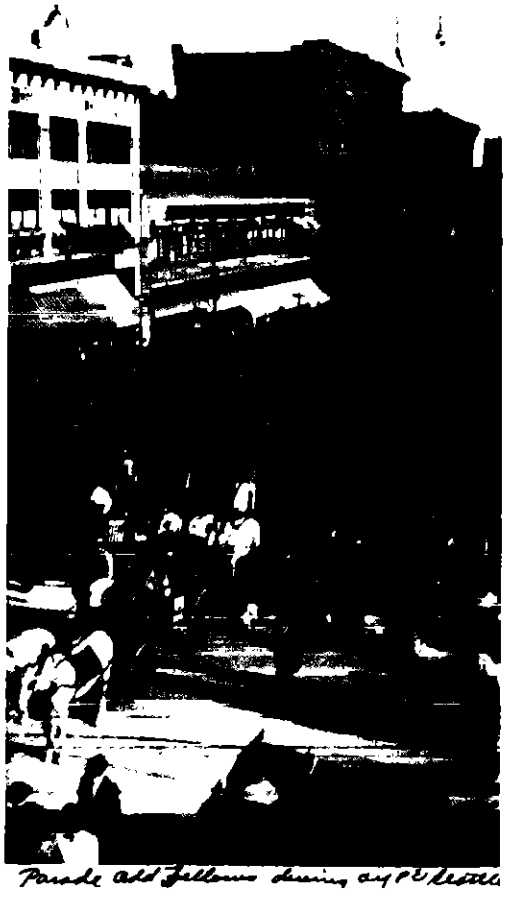


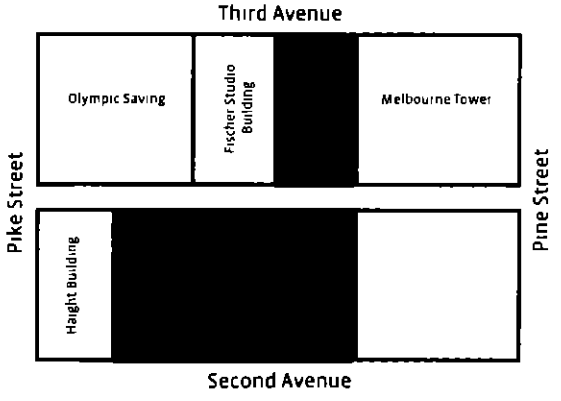




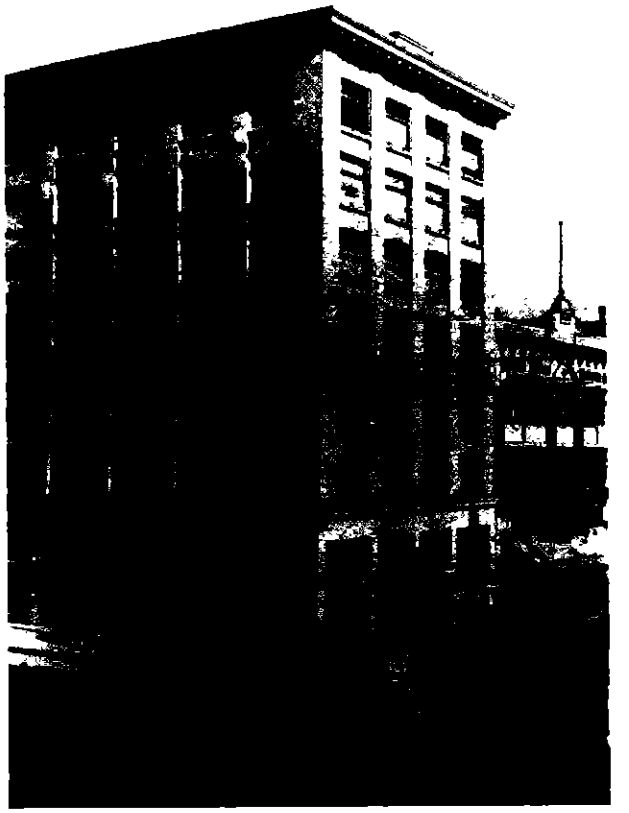


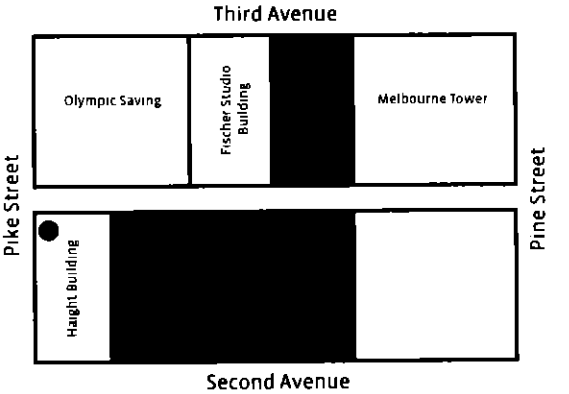
Pike/Pine, Second Avenue Block Historic Buildings
Columbia Building, 1908-10



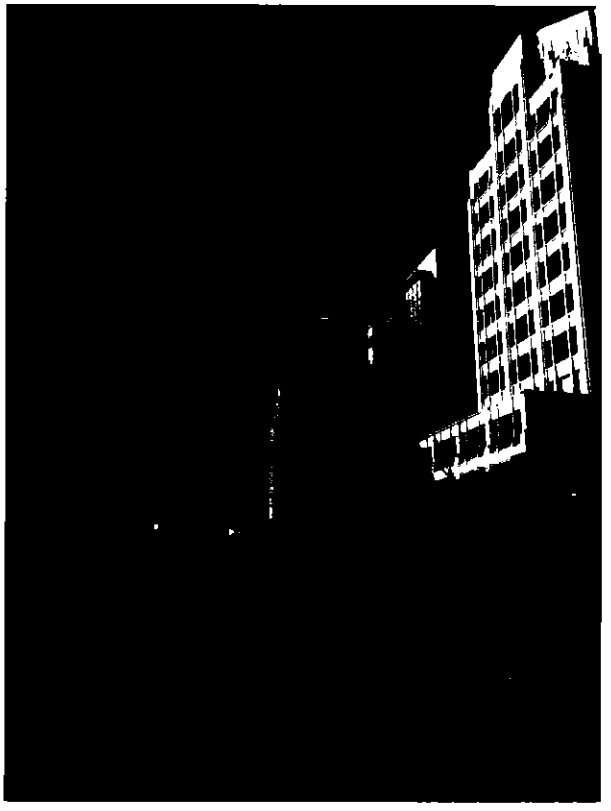


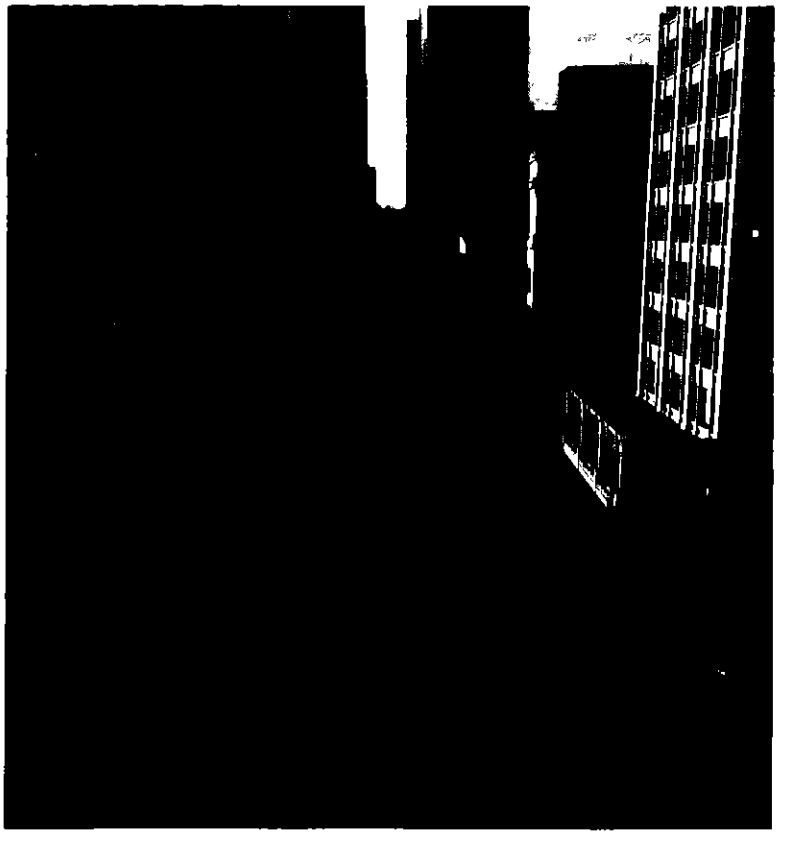
Pike/Pine, Second Avenue Block Buildings
Haight Building, 1910-11





Third Avenue Pike/Pine Block Buildings





Fischer Studio Building - Condominium
Landmark Building

Condo Number	Name Resident/Owner	Signature
	MICHELE CUSE	
	Timothy Tomlinson	
	GAYDI ALLRED	
	AURELIA (PIA) JOHNS	
	GARRISON Kammer KAMMER	
	Kyle Johnson	
	DENISE ROMERO - SEAR ROMERO	
	ANOSTKOWSKI	
	Sophia Posnock	
	BRIAN JOBE	
	NICOLAAS NILKENS	
	SHARON CHAN	
	PETER LENHARDT	
	Susan Theuerkauf	

Fischer Studio Building - Condominium
Landmark Building

Condo Number	Name Resident/Owner	Signature
	Ericka Moore	
	MICHAEL LONERGAN	
		MARTHA BURNS
	Michael J. Lonergan Estate / Mary Ann	
	Melissa Miller / Michael Stefano	
	MICHAEL LONERGAN	
	Stephen & Claire Quill	
	Christine Mesquita Phipps	
	E.E. MARQUAND	
	Megan Kruse + Bob Muckleston	
	Tomlinson Downtown, LLC	
	Tomlinson Downtown, LLC	

#3019673
PUBLIC COMMENT

BREIER-SCHEETZ PROPERTIES
Joseph Vance Building

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Email bspseattle@gmail.com

June 16, 2015

To: Seattle Design Review Board

RE: Project #3019673

I am the managing owner of the Second and Pine Apartments, L.L.C. at 201 Pine Street on the southeast corner of the Second and Pine intersection. The proposed development abuts our property at the property line, next door to the south.

The Second and Pine Apartments, originally called the Haight Building, was built as a seven story office building, with the underpinning to add an additional six or seven stories, which were never completed. The building was built in 1908 in the Chicago style of office building with strong horizontal fenistration.

In 1992 the office space was converted to 42 apartments. The eight foot ceilings and large, broad windows have allowed for a great sense of light and air, although the floor plans are not large (415 to 625sq ft).

The last 23 years have often not been easy times to operate an apartment house in a neighborhood that was dubbed "The Edge" some years ago. However in recent years the coming of new construction, especially the high rise residential towers, to the area has seen great improvement in livability.

My and my co-owners' concern with Urban Visions's plan for the 1516 Second Avenue building is that it pushes all of its bulk against its north and south property lines. In the case of the garage to the south this may be of little issue, but to the north it is overwhelming. Twelve of our apartments face south. If any of Urban Visions's three proposals come to pass, these residences will be facing a hundred and eighty foot wall six to twelve feet from their windows. Our building is only 75 feet tall. The 60 feet of height occupied by the 12 apartments would be sealed in with an unrelieved wall: no windows in it, no set back, no adjoining second floor open space, just a wall three times the height of our south courtyard.

I request that Urban Visions be asked to explore another way of massing their building and allow a greater sense of light and air to be planned into their building's north façade: a tower on a two story platform would allow these twelve apartments (one-third of the units) some access to light and a sense of airiness, not the claustrophobia of a tall window well putting our courtyard in constant shadow.

Submitted by:

Frederick B. Scheetz

Managing Owner, 2nd & Pine Apartments L.L.C.