1650 E Olive Way

PROPOSED MIXED-USE DEVELOPMENT

Seattle, Washington

Early Design Guidance

DPD # 3002133

March 4, 2009

NICHOLSON KOVALCHICK ARCHITECTS

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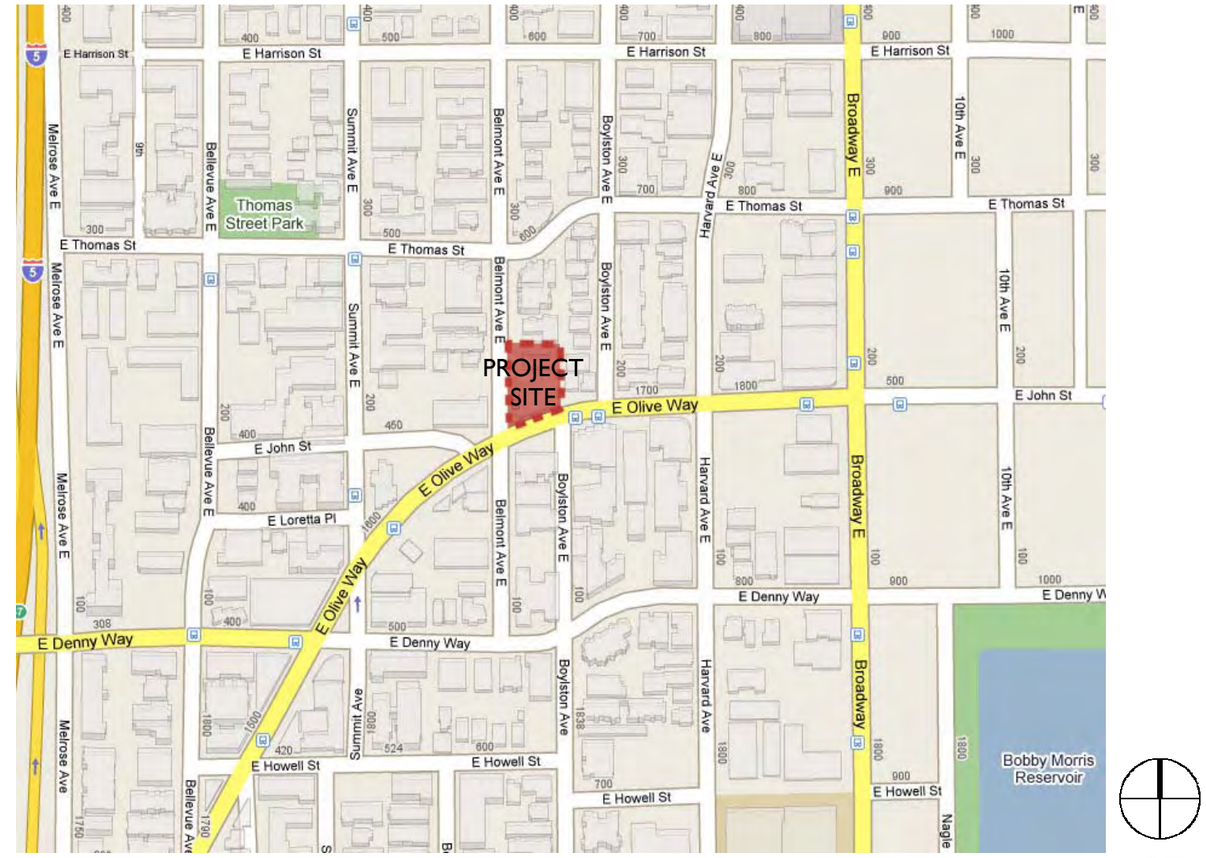
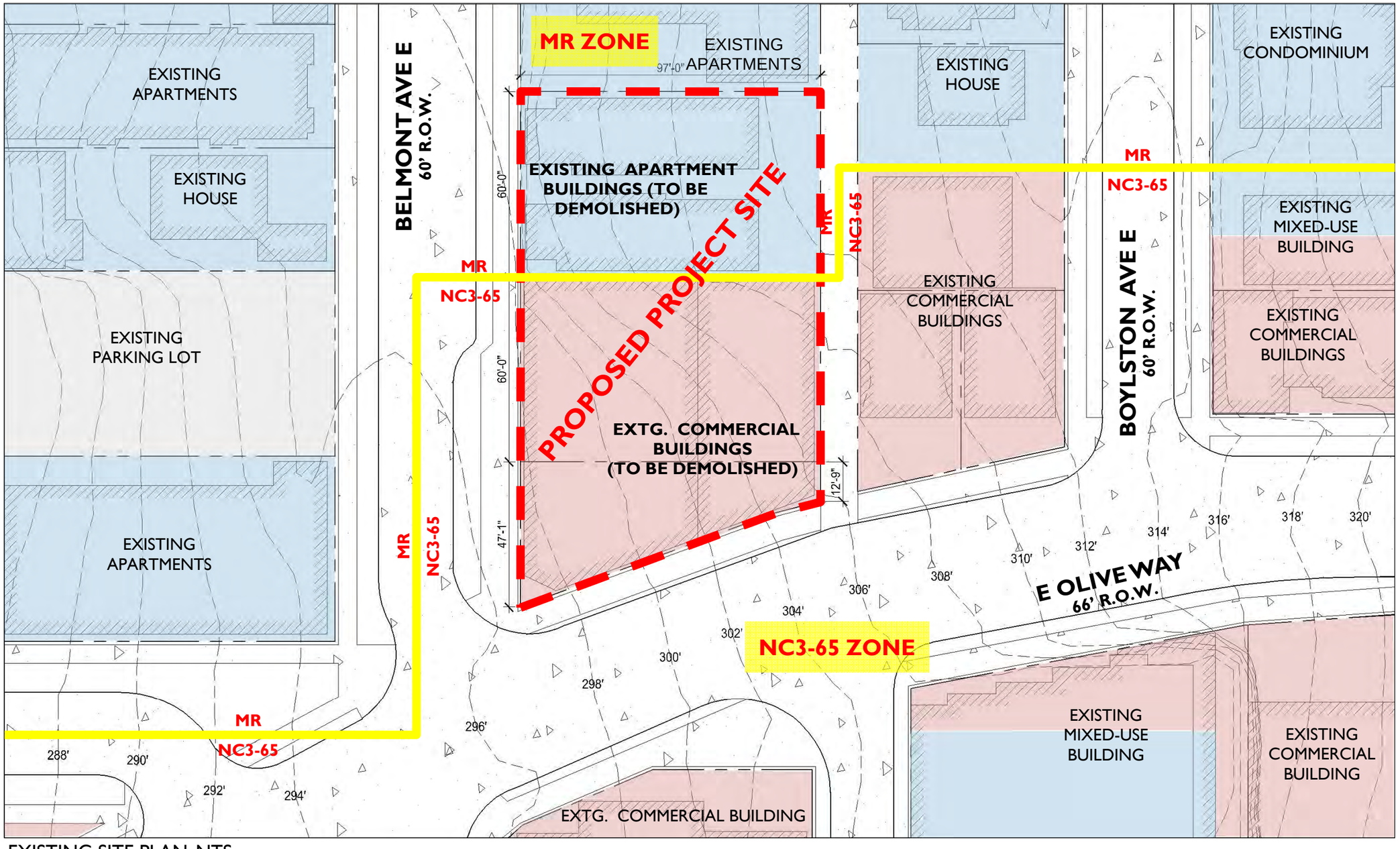


VICINITY MAP: NTS

SITE CONTEXT: EXISTING SITE PLAN



EXISTING SITE PLAN: NTS

CURRENT LAND USES:

- RESIDENTIAL
- RETAIL/ COMMERCIAL
- PARKING

ZONING OVERLAYS

FIRST HILL/CAPITOL HILL URBAN CENTER

CAPITOL HILL TRANSIT OVERLAY DISTRICT

PEDESTRIAN CLASS I STREET (ALONG E OLIVE WAY)

NORTH

ZONING CODE SUMMARY

NORTH LOT (MR ZONE)

Property Address: ..... **212 Belmont Ave. E; Seattle 98102**
PIN: 6848200730
Zone: ..... MR: Midrise
Overlays: ..... First Hill/Capitol Hill Urban Center &
Capitol Hill Transit Overlay District
Mapped ECA: ..... None
Lot Area: ..... 5,831 SF (approx 60'-0" x 97'-2")

Structure Height (23.45.050):
Maximum Height (Base Height Limit): ..... 60'
sloped lot bonus ..... 2'-0½" (1' increase at low end of site for each 6% of slope)
Roofs w/ 3:12 min. pitch may extend 5' above 60' limit ..... 65' (shed roofs are NOT pitched roofs)

Structure Width & Depth Requirements (23.45.052):
Maximum Width:
No modulation ..... 40'
With modulation ..... 150'
Maximum Depth:
Apartments ..... 65% of lot depth (65% x 97'-2" = 63'-2")
Depth may exceed 65% when total lot coverage is not increased & structure is modulated along side setbacks

Minimum Modulation Requirements (23.45.054):
Required for front facades longer than 40' and side facades of structures deeper than 65% of lot depth
Minimum depth of modulation: ..... 8'
Minimum width of modulation: ..... 10'
Maximum width of modulation: ..... 40'

Setback Requirements for (23.45.056):
Front Setback (23.45.056.A): ..... Average of setbacks of first principal structures on either side, not less than 5' and shall not be required to be greater than 15'.
Rear Setback (23.45.056.B) ..... With modulation: 10'
Without modulation: Average of 15', with no part less than 10'
Side Setback (23.45.056.C): ..... Between 8' and 10' per table 23.45.056 A, depending on total structure depth

Open Space Requirements for Apartments (23.45.058):
Minimum useable open space at ground level: ..... 25% of lot area
25% x 5,831 = 1,458 SF open space
Up to 1/3 required open space may be above ground level if total open space is increased to 30% of lot area.
30% x 5,831 = 1,749 SF open space

- Minimum horizontal dimension of ground level open space is 10'.
- In order to qualify as above-ground level open space, balconies or decks shall all have a minimum horizontal dimension of 6', and a total area of at least 60 square feet.

SOUTH LOT (NC3-65 ZONE)

Property Address: ..... **1650 E Olive WA; Seattle 98102**
PIN: 6848200735
Zone: ..... NC3-65: Neighborhood commercial 3-65'
Overlays: ..... First Hill/Capitol Hill Urban Center &
Capitol Hill Transit Overlay District
Pedestrian Class 1 street along E Olive Way
Mapped ECA: ..... None
Lot Area: ..... 8,800 SF (approx 90'-7" x 97'-2")

Permitted Uses (23.47.004):
Uses permitted outright include General retail sales and service, Restaurants, Drinking establishment, Customer service office, Administrative office, Live-work units and Residential uses in mixed-use developments

Mixed Use Development (23.47.008):
Min. Street front façade in non-resid. use along E Olive Way: 80% (23.47.008 A4)
Minimum street level floor-to floor height: ..... 13'
[Lot Coverage limits do not apply within the Transit Overlay District]

Structure Height (23.47.0012):
Maximum Height (Base Height Limit): ..... 65'
Sloped lot bonus ..... 1'-5" (1' increase at low end of site for each 6% of slope)
Floor Area Ratio (23.47A.013)
Maximum FAR for structures containing both residential and non-residential uses: 4.75

Setback Requirements (23.47.014):
At front of lot abutting residential zoned lot: ..... 15' x 15' triangle
Side property line abutting residential zoned lot: ..... 0' up to 13',
10' above 13'

Residential Amenity Area Requirements for Apartments (23.47A.024):
Minimum residential amenity area: ..... 5% of gross floor area in residential use

- Common recreational areas shall all have a minimum horizontal dimension of 10', and a total area of at least 250 square feet.
- Above ground balconies or decks counted as open space shall all have a minimum horizontal dimension of 6', and a total area of at least 60 square feet.

Landscaping Requirements (23.47A.016):
Minimum green factor: 0.30

Uses in Pedestrian Designated Zones (23.47.042):
Street level uses prohibited: ..... Live-work units
Street level uses required along E Olive Way (min. 80%): ..... Personal and household sales and service, eating and drinking establishments, customer service offices, entertainment uses

Blank Facades in Pedestrian Designated Zones (23.47.050):
Maximum length, per segment: ..... 30'
Maximum length, all segments: ..... 40% of facade

Development Objectives
Early Design Guidance
1650 E. Olive Way
DPD Project # 3002133

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is composed of two properties located at the corner of E Olive Way and Belmont Avenue E. The north parcel is rectangular, and fronts on Belmont Ave. E; it measures approximately 60' wide by 97' deep. The south parcel is trapezoidal, and sits at the corner of E Olive Way and Belmont Ave. E. The south parcel measures approximately 105' wide by 97' deep.

The south parcel currently contains a 1924 single-story wood-framed commercial structure which contains A Far West Clothing Company, Patrick Bear Salon, one empty retail space and the former home of B&O Espresso and the B&O Lounge. The north parcel contains two 1904 wood-framed fourplexes.

The site slopes approximately 13' from the northeast corner of the site to the southwest corner. The site slopes most predominantly in the East-West direction, with a slight slope down from North to South.

2. Please indicate the site's zoning and any other overlay designations.

The South parcel is zoned NC3-65, North Parcel is zoned MR. The project site is entirely within the First Hill/Capitol Hill Urban Center Village and the Capitol Hill Transit Overlay District. The south edge of the site along E. Olive Way is designated as Pedestrian 1 street frontage.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The adjacent properties to the North and Northeast and directly across the Belmont Avenue E to the West are all zoned MR. Most of adjacent properties to the East and across Olive Way E to the South are zoned NC3-65.

Directly to the north of the project site is a two-story 12-unit apartment building. It is clad in brick and brick-patterned asphalt siding and is approximately 100 years old.

To the west, across Belmont Ave. E are four structures. The north most is a three-story 17-unit brick- and wood-sided apartment building, built in 1910. To the south of that building are two wood-clad houses on a single lot, they were built in 1906 and 1911. To the south of the houses is a surface parking lot. South of the parking lot, at the corner of corner of E Olive Way and Belmont Avenue E is a three-story, 40-unit brick clad apartment building, the Sealth Vista Apartments. The Sealth Vista Apartments were built in 1923.

To the south of the project site, across E Olive Way, is a three-story 1966 glass, steel and concrete commercial building.

The neighborhood is a dense and busy commercial and residential district, just downhill from Capitol Hill's main commercial strip on Broadway. Olive Way is a major vehicular and transit route that connects Capitol Hill and downtown. Away from E Olive way, the primary use along the side streets in this part of Capitol Hill is multi-family residential, with apartment and condominium buildings of varying ages and scales, and generally good quality stretching up and down the north-south avenues.

Nearby city landmarks include the San Remo Apartments, The Pantages House, and The Ward house. The notable views from street level are the downtown skyscrapers, which can be seen from ground level along many of the major and side streets, including E Olive Way. From upper levels, more distant views include the Space Needle, Queen Anne Hill and the Olympic Mountains.

4. Please describe the proponent's development objectives for this site, indicating types of desired uses and approximate structure size(s), as well as any potential requests for departure from development standard.

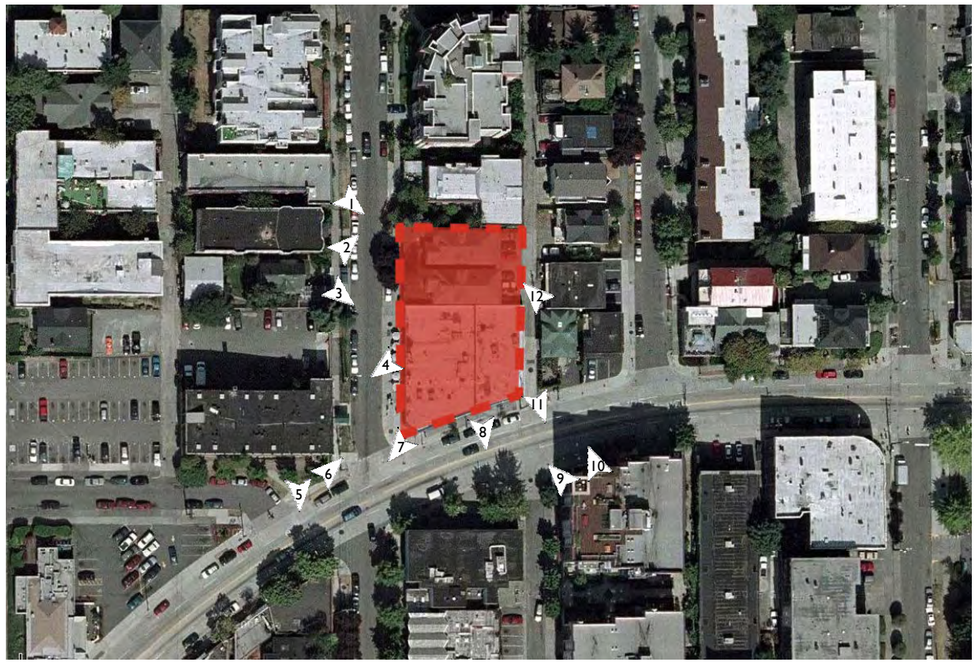
The property owner's objective, as illustrated in the preferred alternative, is to construct a new 7-story, 83-unit apartment building with 4,000 SF of ground level retail space and below grade parking garage accessed from Belmont Avenue. The retail space will be designed to accommodate a café and coffee shop, with opportunities for outdoor seating and a walk-up window.

Primary pedestrian entry to the residential portions of the building would be off Belmont Avenue E. Primary pedestrian entry for the retail spaces would be along E Olive Way and at the corner of Belmont Avenue E and E Olive Way.

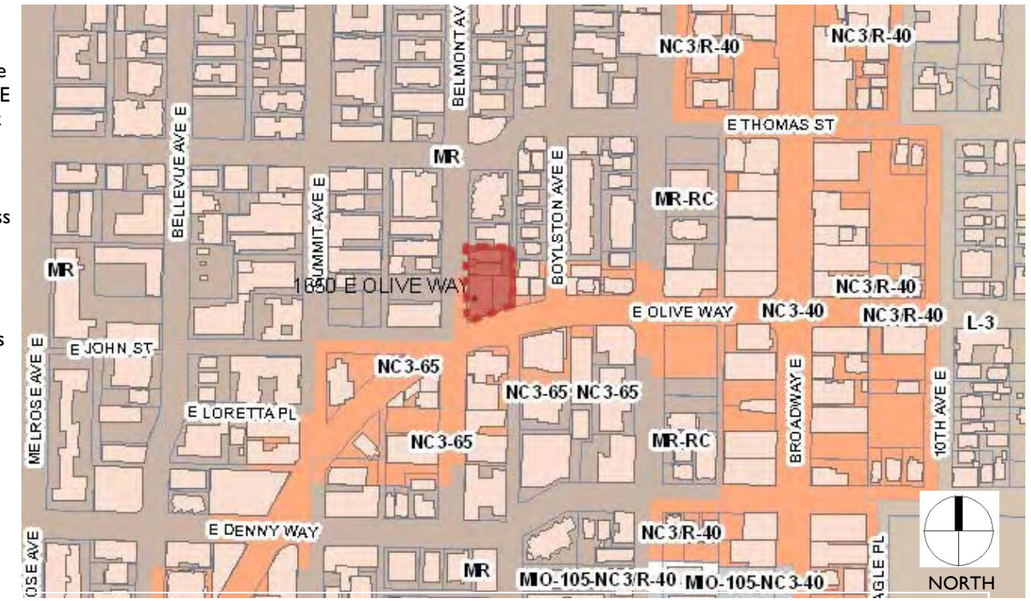
Along Belmont Avenue E, there would be three ground level live/work units in the MR zone. Each of the upper residential floors would have 15 units, averaging approximately 665 SF. Open space will be provided in the form of a shared terrace along the alley on top of the parking structure, private decks, a shared roof deck, and a small entry plaza.

At this point we expect to seek a series of departures to deal with meshing the NC and MR zones. They will most likely deal with setbacks, structure width and depth, location of nonresidential use, and open space

SITE CONTEXT



1. Northwest corner of site, across Belmont Ave E
2. Existing buildings to north of project site
3. West façade, from across Belmont Ave E
4. Sealth Vista Apartments across Belmont Ave E
5. Looking south from site across E Olive Way
6. Southwest corner of site (Looking across Belmont Ave E)
7. Looking southwest along E Olive Way, toward downtown
8. Coldwell Banker Office
9. Southeast corner of site (Looking across E Olive Way)
10. Buildings east of site along E Olive Way
11. Villa Marjorie Condominiums
12. Alley behind site, looking north



ZONING MAP (NTS)

Priority guidelines identified at previous Early Design Guidance meeting on April 19, 2006:

- A-1 Responding to Site Characteristics
- A-2 Streetscape Compatibility
- A-4 Human Activity
- A-5 Respect for Adjacent Sites.
- A-6 Transition Between Residence and Street
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access
- A-10 Corner Lots
- B-1 Height, Bulk and Scale Compatibility
- C-1 Architectural Context.
- C-2 Architectural Concept and Consistency
- C-3 Human Scale
- C-4 Exterior Finish Materials
- C-5 Structured Parking Entrances
- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-6 Screening of Dumpsters, Utilities and Service Areas
- D-8 Treatment of Alleys
- D-11 Commercial Transparency
- D-12 Residential Entries and Transitions
- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
- E-2 Landscaping to Enhance Building and/ or Site
- E-3 Landscaping Design to Address Special Site Conditions

TRANSIT STATION OVERLAY BOUNDARY
MAJOR SLOPE
CLASS I PEDESTRIAN STREET
ARTERIAL STREET
DESIGNATED SEATTLE HISTORIC STRUCTURE
BUS STOP

NEIGHBORHOOD PLAN (NTS)

NORTH

Immediate Neighborhood Context

- Mix of multi-family buildings, and commercial, retail and office buildings
- Olive Way is a busy arterial; Belmont Ave relatively quiet
- Small shops located on Olive Way, and large retail stores 2 blocks east on Broadway
- Inconsistent landscaping in right-of-way
- Close to Broadway commercial district
- Not currently strong for retail, but changing
- Buildings vary widely in style and age

East Olive Way

- Across the street from a 3 story office building, a 6-story mixed use building, and a 1-story commercial building
- Busy with vehicular and pedestrian traffic
- Street parking on both sides
- Slopes down to the west and begins turning south at the project site
- Street trees are sporadically placed
- Mixed building scales (Street-level parking to 6 stories)

Belmont Avenue East

- Predominantly residential
- Narrow, quiet street
- Mostly 3 to 6-story apartment buildings
- Pedestrian-friendly streetscape
- Relatively flat

Garage Access & Alley

- Currently two curb cuts on Belmont Avenue
- Alley is only 12' wide
- In most buildings, access to garage is from Belmont Ave E.
- Some buildings also utilize the alley for parking access

Amenities & Views

- Views from the site are primarily to the southwest
- Retail space has high visibility from Olive Way

Capitol Hill Design Guidelines identified on April 19, 2006:

Retain/Increase width of sidewalks
Minimize vehicle entrances in streetscape
Street frontage should complement existing street character
Allow for sidewalk retail opportunities
Provide sidewalk dining opportunities
Provide good visual access into retail spaces

Include quasi-public open space
Create visible courtyard-style open space
Provide solar access to sidewalk and neighbors
Maximize sunshine on adjacent sidewalks
Provide a compatible scale with surrounding structures

Provide solid canopies over sidewalks
Use materials compatible with neighborhood
Provide improved pedestrian-orientation
Emphasize human-scale design
Provide operable windows
Use materials consistent with neighborhood
Use high-quality, long-lasting materials

Link entries to surrounding landscape
Connect open spaces to sidewalks
Minimize residential entrances
Maintain character and aesthetics of neighborhood
Complement existing mature trees
Incorporate street trees to new environments
Commercial landscape treatments that include street trees.

SITE PHOTOS

BELMONT AVENUE E LOOKING EAST

BELMONT AVENUE E LOOKING WEST

SITE PHOTOS

E OLIVE WAY LOOKING NORTH

E OLIVE WAY LOOKING SOUTH

DETAILED SITE ANALYSIS

B&O—Belmont Façade

- Sidewalk café
- No street trees
- Plants only in pots or boxes
- Awning only over outdoor seating
- Public seating on benches outside café area

B&O—E Olive façade

- Transom windows stepping up slope
- Multiple entries nearly identical in size/configuration
- 3-color scheme
- Roofline steps up slope
- Highest level of detail actually painted on windows

B&O—Façade Materials

- Plain tongue & groove wood siding
- Wood transom windows w/ accent color
- Painted brick piers
- Flat metal trim
- Minimal trim or detail at windows or cornice
- Surface mounted electrical conduit to faux-historic lighting
- Flat or light-box signs

Belmont Ave—West sidewalk looking south

- Only example of setback in MR zone on street
- Weak pedestrian environment
- Landscape berm at sidewalk on both sides of garage entrance
- No ground level units or pedestrian amenities

Belmont Ave—West sidewalk looking south

- "Street wall" effect—no lower level setbacks in MR
- Garage entries along entire street, with steps up landscape berms
- Minimal landscaping

Alley—existing buildings to be demolished

- Asphalt shingle façade
- No setback from alley in MR zone
- 12'-0" alley ROW width does not meet SDOT standards for commercial vehicles

Belmont Ave—East side of street

- Existing brick buildings
- Small windows in punched openings
- Varying level of detail
- Two different types of building mass—rectangular/bulky and modulated

203 Belmont Ave—looking southwest

- Existing brick building
- Small windows in punched openings
- Low level of detail
- Rectangular/bulky building mass

Belmont Ave—view of courtyard of building north of project

- Courtyard is above sidewalk grade (retaining wall and steps at sidewalk)
- Courtyard not readily visible from sidewalk
- Brick building with some detail
- No setback from south property line (project site) in MR

Agnes Lofts (12th & Pike)

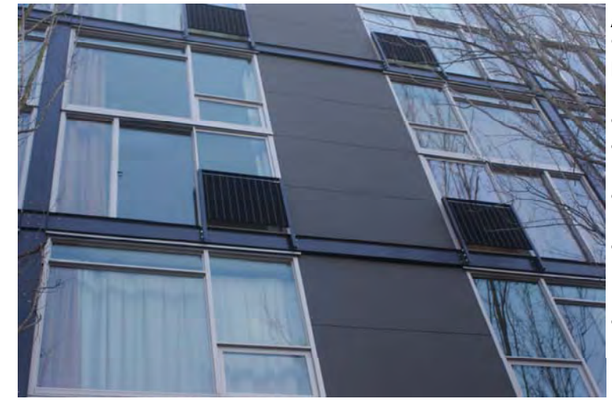
- "Background" façade above a "light" commercial base
- Simple geometry
- Repetitive rhythm
- Large expanses of glass

DR priorities: A-10, B-1, C-2

Agnes Lofts—"Light" Base

- Awning separates vertical glazing from transom windows
- Structural columns are interior to the façade, allowing for continuous store front
- Low profile window frames, simple details

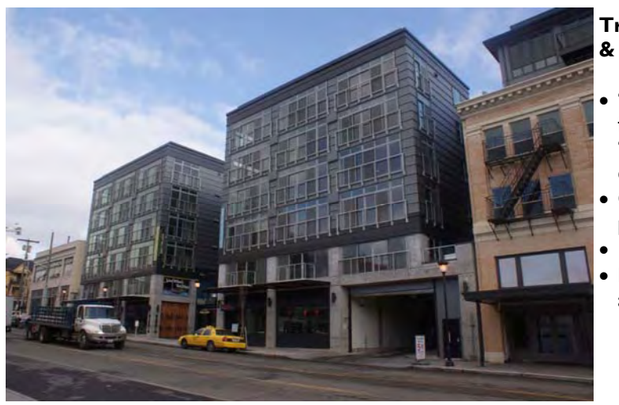
DR priorities: A-2, A-4, D-1, D-11



Agnes Lofts—"Background" Façade

- Low-relief
- Dark colored metal & fiber-cement panels
- Low profile window frames, simple details
- Simple metal channel and railing at sliding glass door
- No accent colors

DR priorities: C-2, C-3, C-4



Trace Lofts (12th & Union)

- "Background" façade above a "heavy" commercial base
- Complex surface pattern
- Repetitive rhythm
- Monochromatic appearance

DR priorities: A-8, B-1, C-5

Trace Lofts—"Heavy" Base

- Large concrete columns
- Deep concrete beams
- Relatively short spans—narrow glazed openings
- Rough, bare concrete finish
- Wide profile storefront windows and doors

DR priorities: A-4, B-1, C-1, D-1, D-11

Trace Lofts—"Background" Façade

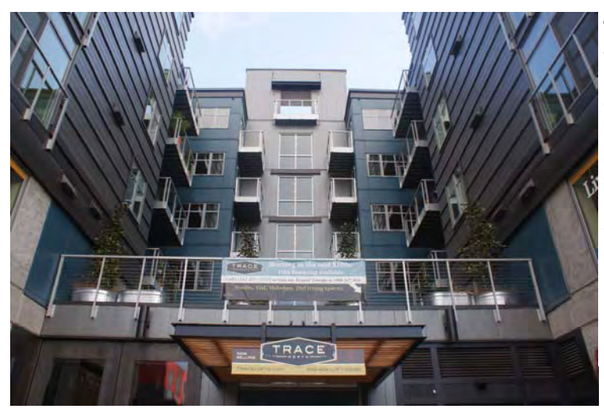
- Monochromatic gray color scheme
- Complex pattern of closely spaced horizontal and vertical elements
- Simple, repetitive window pattern
- Metal wire railing at sliding glass door
- No accent colors

DR priorities: C-2, C-3, C-4

Press Apartments (Belmont & E Pine)—Courtyard

- Public courtyard at street-level lobby
- Raised planter with landscaping including grass, shrubs and one tree
- Water Feature
- Seating areas

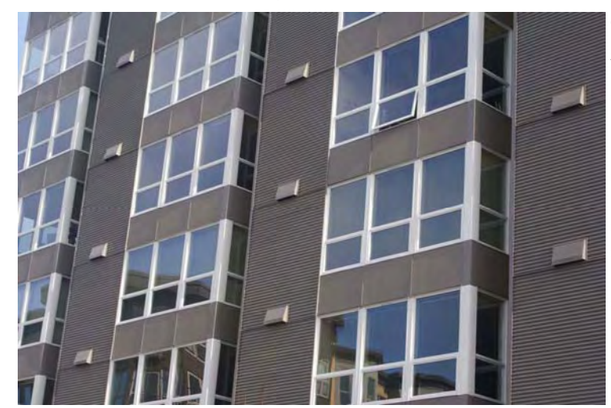
DR priorities: A-4, A-7, D-12, E-2



Trace Lofts—Courtyard

- Private terrace above street-level lobby
- Relatively deep courtyard
- Private balconies and façade modulation inside courtyard

DR priorities: A-7, C-3, D-12

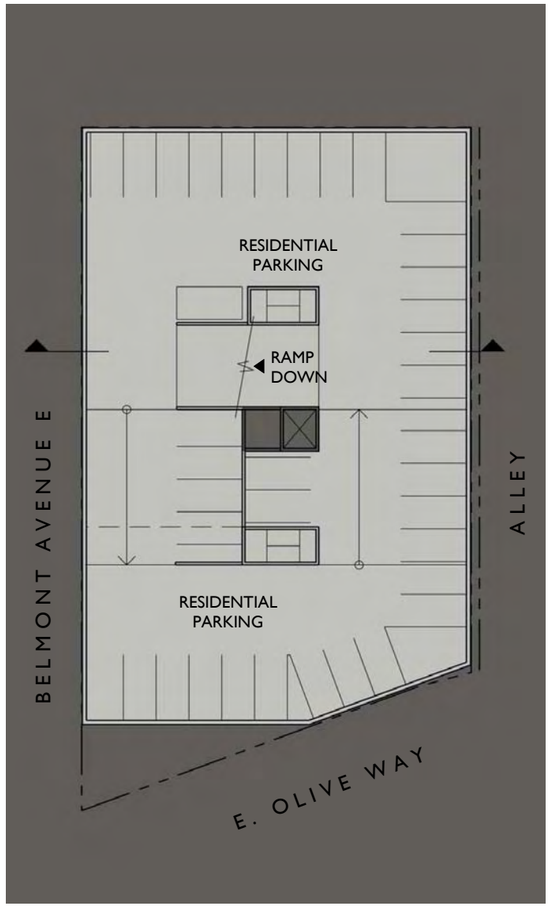


The Pearl Apartments (15th & E Madison)—"Background" Façade

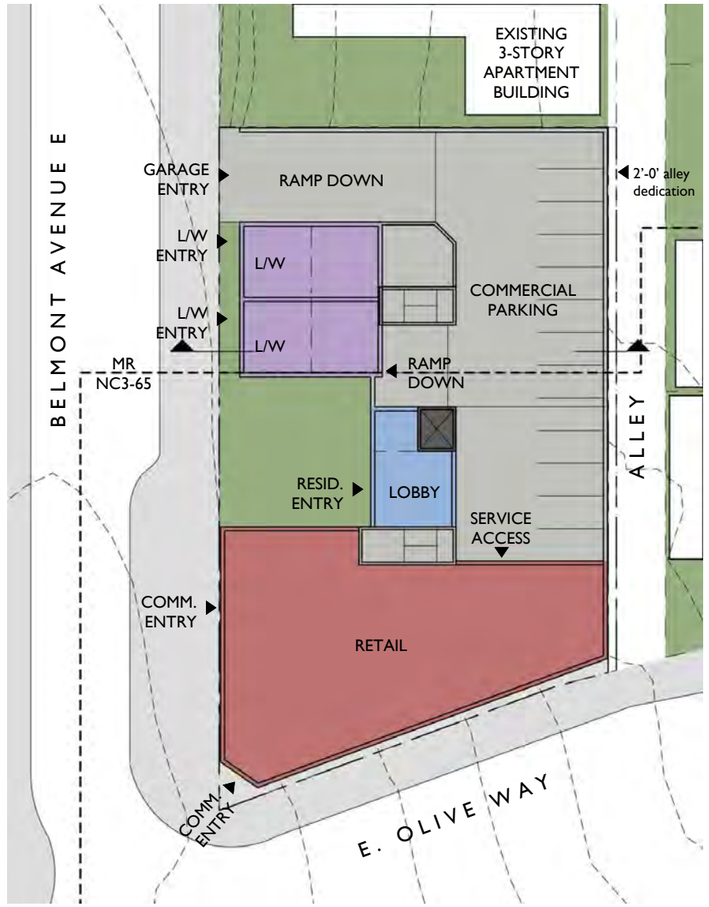
- Monochromatic color scheme
- Repetitive modulation
- Low-relief metal siding for subtle texture
- Uniform window pattern with minimal detail

DR priorities: C-2, C-4

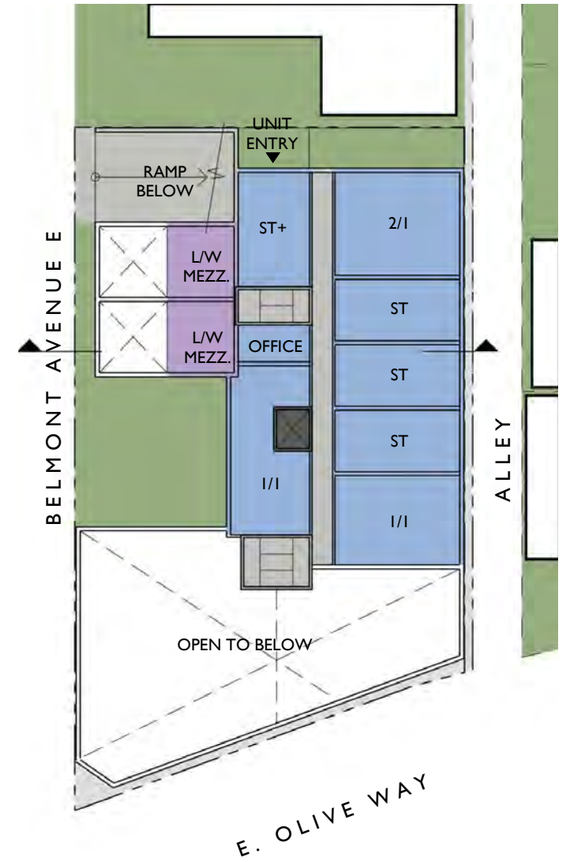
C-SHAPED SCHEME - PLANS



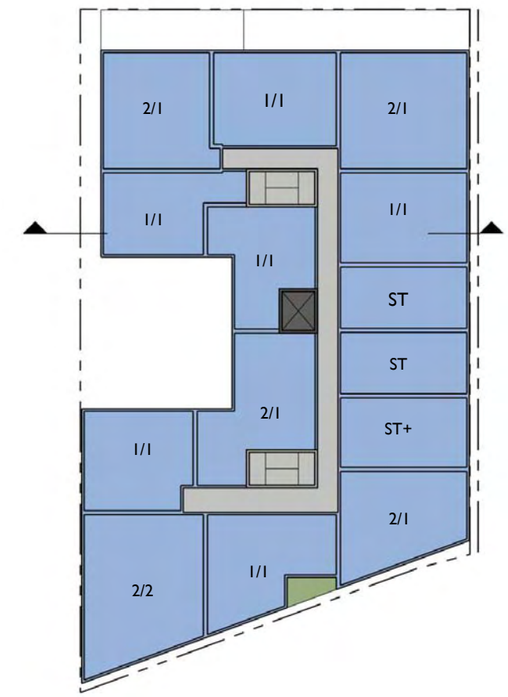
LEVEL P2



LEVEL P1



LEVEL 1



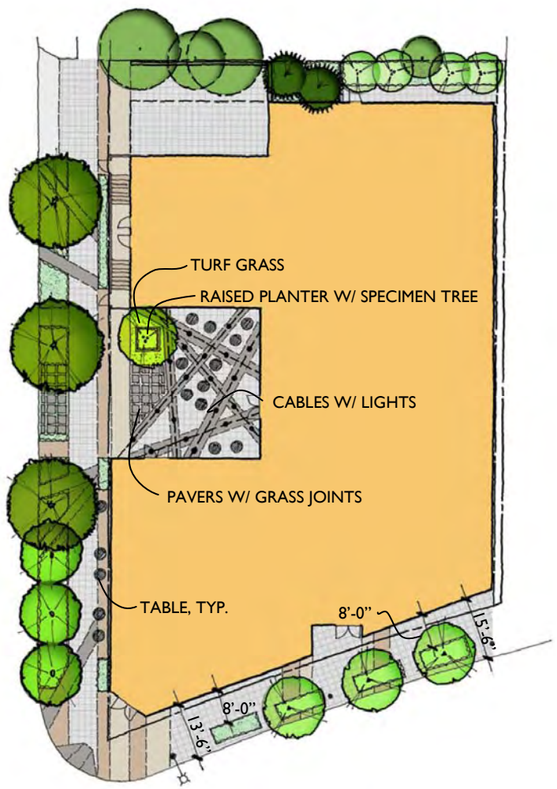
LEVELS 2-6

RESIDENTIAL **RETAIL** **LIVE-WORK** **PARKING** **OPEN SPACE**

NORTH

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA STREET / SUITE 200
SEATTLE WA 98116
206.933.1150

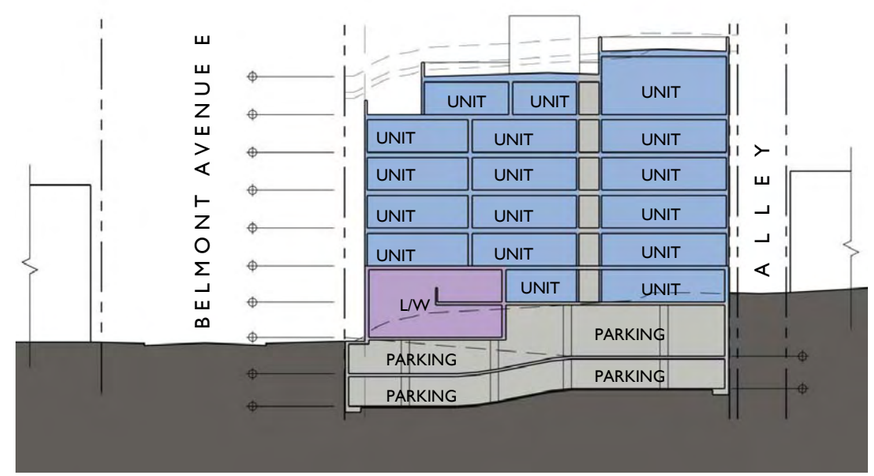
C-SHAPED SCHEME - EXTERIOR MASSING



LANDSCAPE CONCEPT

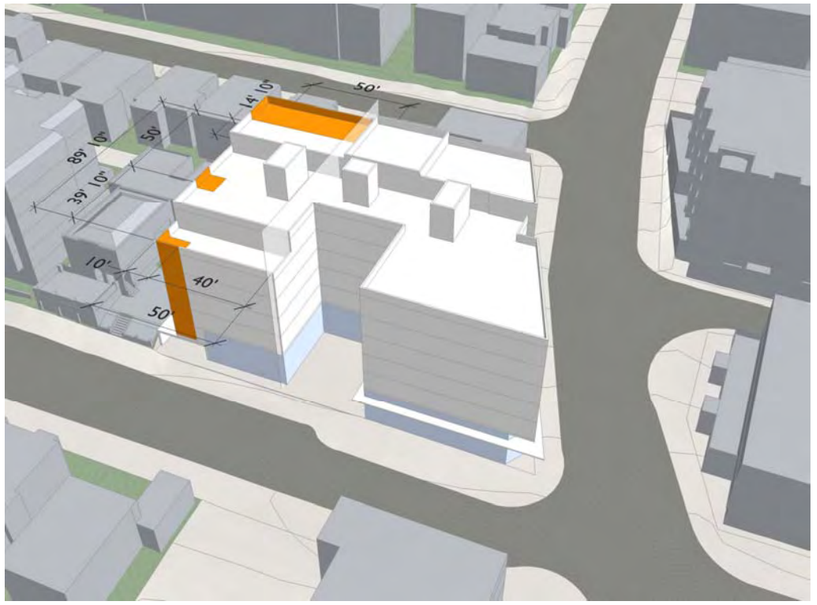
- Open space consolidated in courtyard
- Garage access from Belmont Ave at north of project site
- Commercial parking entry far from commercial pedestrian entry - hidden from view
- "Light" modern base with structural columns set back from the façade
- "Background" façade with monochromatic color scheme, large vertical windows
- Chamfered corner only at ground level
- Building mass steps up slope along Olive Way
- Upper level setback in MR zone, along Belmont Ave
- Multiple entries on Olive Way

EXTERIOR STUDY



SECTION

C-SHAPED SCHEME - DEPARTURE DIAGRAMS



AERIAL FROM SOUTHWEST

AERIAL FROM NORTHEAST

AERIAL FROM SOUTHEAST

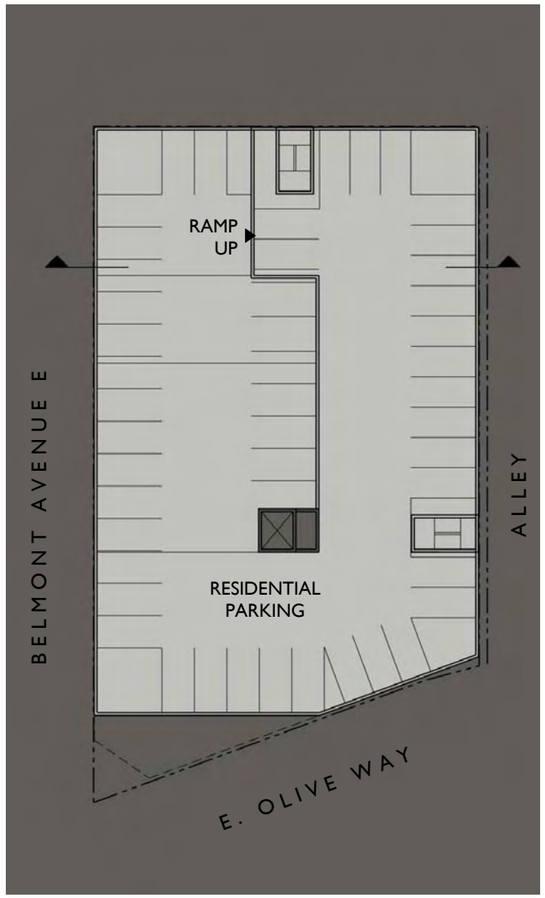
AERIAL FROM NORTHWEST

C-SHAPED SCHEME - DEPARTURE MATRIX

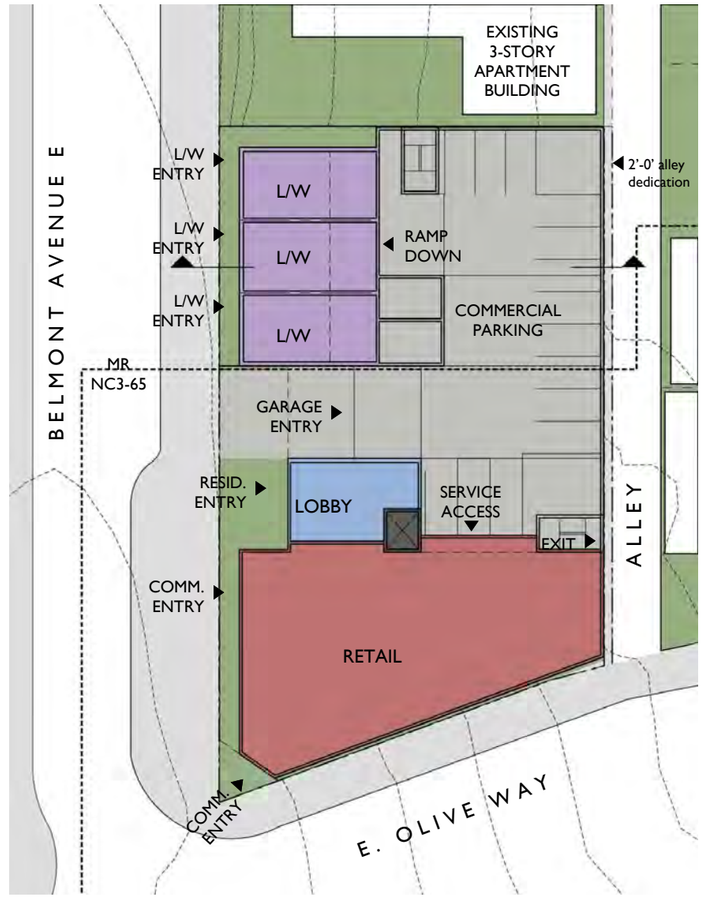
Development Standard	Requirement	Proposed	Departure Amount	Justification
Modulation on Side Facades SMC 23.45.052.B.2.d	2. Exceptions to Maximum Depth Requirements d. Structures with depth greater than sixty-five (65) percent of lot depth shall be modulated along the side setbacks, according to the standards of Section 23.45.054.C (65% = 63'-2")	The north façade of the building is un-modulated for a length of 89'-10" in the MR zone.	Un-modulated façade is 39'-10" longer than permitted.	The building mass is pushed to the outside edges in order to create the pedestrian courtyard—the main design feature of this scheme. The north façade of the building is un-modulated to reinforce a unified design concept for the upper floors of the building, and to change the building mass to allow for the courtyard. This departure is required to allow for the courtyard.
Modulation on Front Façade SMC 23.45.052.A.1	A. Maximum Width 1. The maximum width of a structure on a lot when the front facade is not modulated according to the standards of Section 23.45.054.C shall be forty (40) feet.	The front façade of the building is un-modulated for a length of 50'-0" in the MR zone.	10'-0" longer than permitted.	The front facade is un-modulated in order for the building mass to create the courtyard. The garage entry creates an appearance of modulation at the street level, with a recessed door. The live/work units have the appearance of a very light structure, with fine detail and large amounts of glazing, in contrast to the heavy appearance of the mass above.
Rear Setback SMC 23.45. 056.B.2	B. Rear Setback. The minimum rear setback shall be either: 2. An average of fifteen (15) feet; provided, that no part of the setback shall be less than ten (10) feet.	The rear setback provided is 2" from the property line, after the 2'-0" required alley dedication.	14'-10" less than required.	The building mass is pushed to the outside edges in order to create the courtyard. The adjacent property does not have a rear setback, and the rear setback for the newer development at the north end of the street does not have a setback for a portion of the structure. This departure is required to allow for the courtyard, and follows the precedent set by the neighboring buildings.
Open Space Location SMC 23.45.058.A.2	A.2. Apartments. A. A minimum of twenty-five (25) percent of the lot area shall be provided (1458 sf) as usable open space at ground level, except as provided in subsection A2b. b. A maximum of one-third (1/3) of the required open space may be provided above ground in the form of balconies or decks if the total amount of required open space is increased to thirty (30) percent of lot area.	A total of 1200 sf is provided in the MR zone. 300 sf of ground-level open space is provided in front of the live/work units. 900 sf of open space is provided on north side of the building, at grade with the alley (on top of the underground parking structure).	258 sf less than the 25% required @ ground.	The scheme actually provides more open space than the total amount required by the MR zone; but, the majority of this open space is located in the ground-level courtyard, which lies in the NC3-65 portion of the project site. 1357 SF of open space is provided in the courtyard. Additional open space is provided by a roof deck.
Sight triangle SMC 23.54.030.G	For two (2) way driveways...a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten (10) feet from the intersection of the driveway...with a…sidewalk	The driveway is located at the far north of the site to provide a pleasant pedestrian courtyard. The courtyard is one of the most important features of this scheme. A mirror will be installed to provide visibility for the driver.	The driveway does not provide a sight triangle.	The north wall of the driveway acts as a retaining wall for the property to the north, and must extend for its full length. The building is set 5'-0" back from the sidewalk, where garages at the adjacent property have no setback from the sidewalk. Additional precautions such as mirrors & signs can be provided if necessary.

Note: Departures shown are conceptual and subject to change during schematic design. All dimensions listed are for demonstration only. Final departures will be confirmed through the MUP and Design Review Recommendation process.

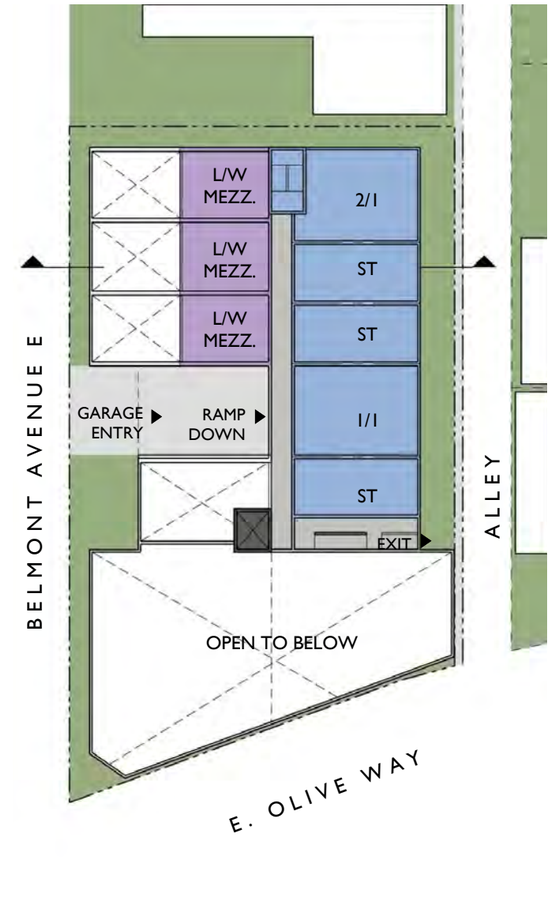
T-SHAPED SCHEME - PLANS



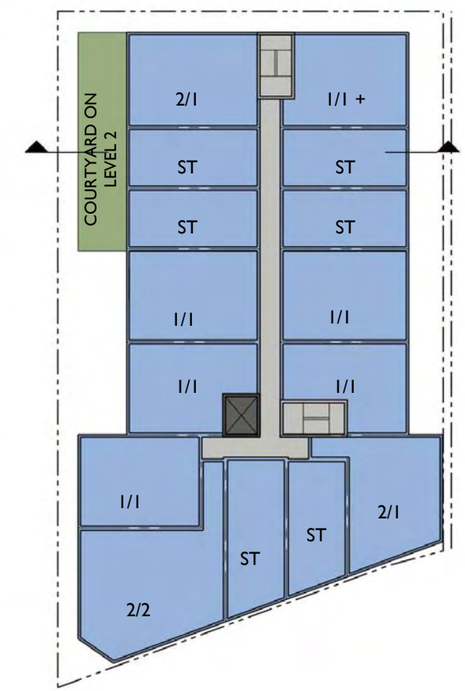
LEVEL P2



LEVEL C1 / P1



LEVEL 1



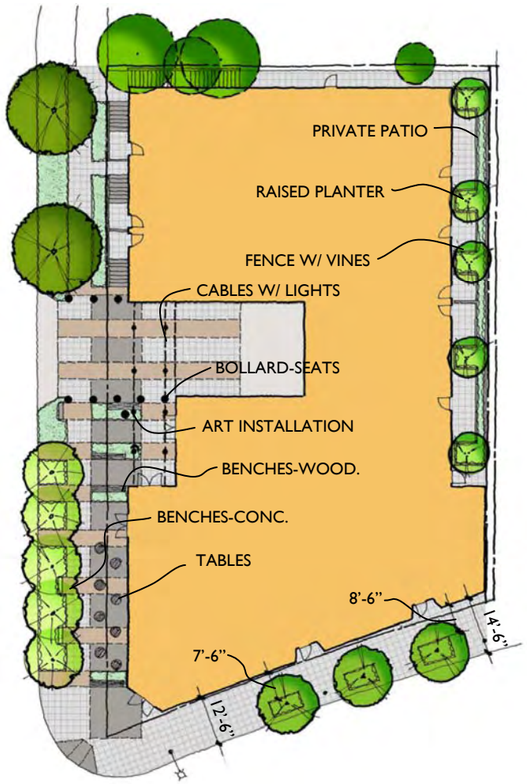
LEVELS 2-6

RESIDENTIAL **RETAIL** **LIVE-WORK** **PARKING** **OPEN SPACE**

NORTH

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA STREET / SUITE 200
SEATTLE WA 98116
206.933.1150

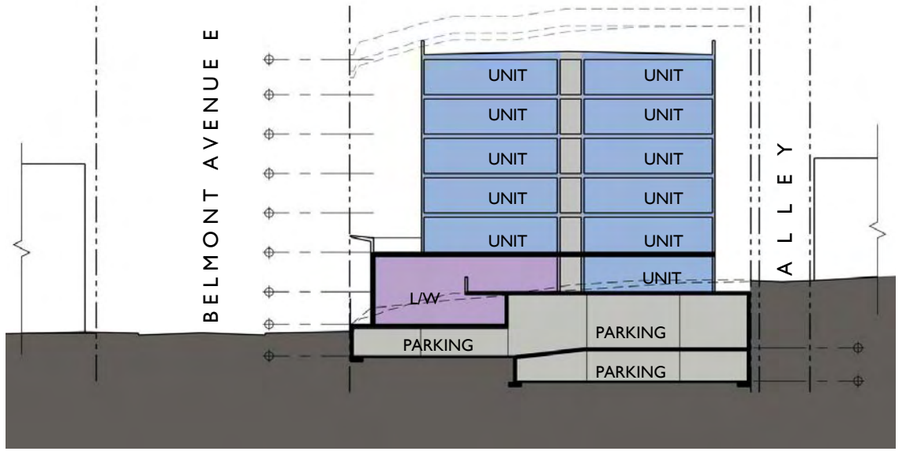
T-SHAPED SCHEME - EXTERIOR MASSING



LANDSCAPE CONCEPT

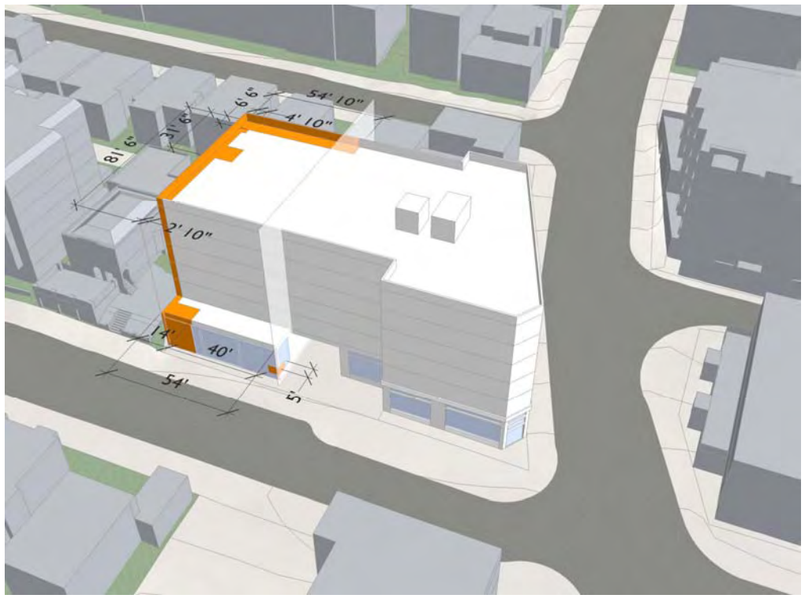
- Open space divided between courtyard and alley
- Garage access from Belmont Ave through shared vehicle/ pedestrian court
- Garage access separates ground-level live-work from commercial
- Commercial vehicle entry close to commercial pedestrian entry
- "Heavy" base with similar proportions to existing building
- "Background" façade with monochromatic color scheme, punched openings
- Chamfered corner for entire height of façade
- Building mass set back from alley for open space and set back from E Belmont Avenue in MR zone
- Multiple entries on E Olive Way

EXTERIOR STUDY



SECTION

T-SHAPED SCHEME - DEPARTURE DIAGRAMS



AERIAL FROM SOUTHWEST

AERIAL FROM NORTHEAST

AERIAL FROM SOUTHEAST

AERIAL FROM NORTHWEST

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA STREET / SUITE 200
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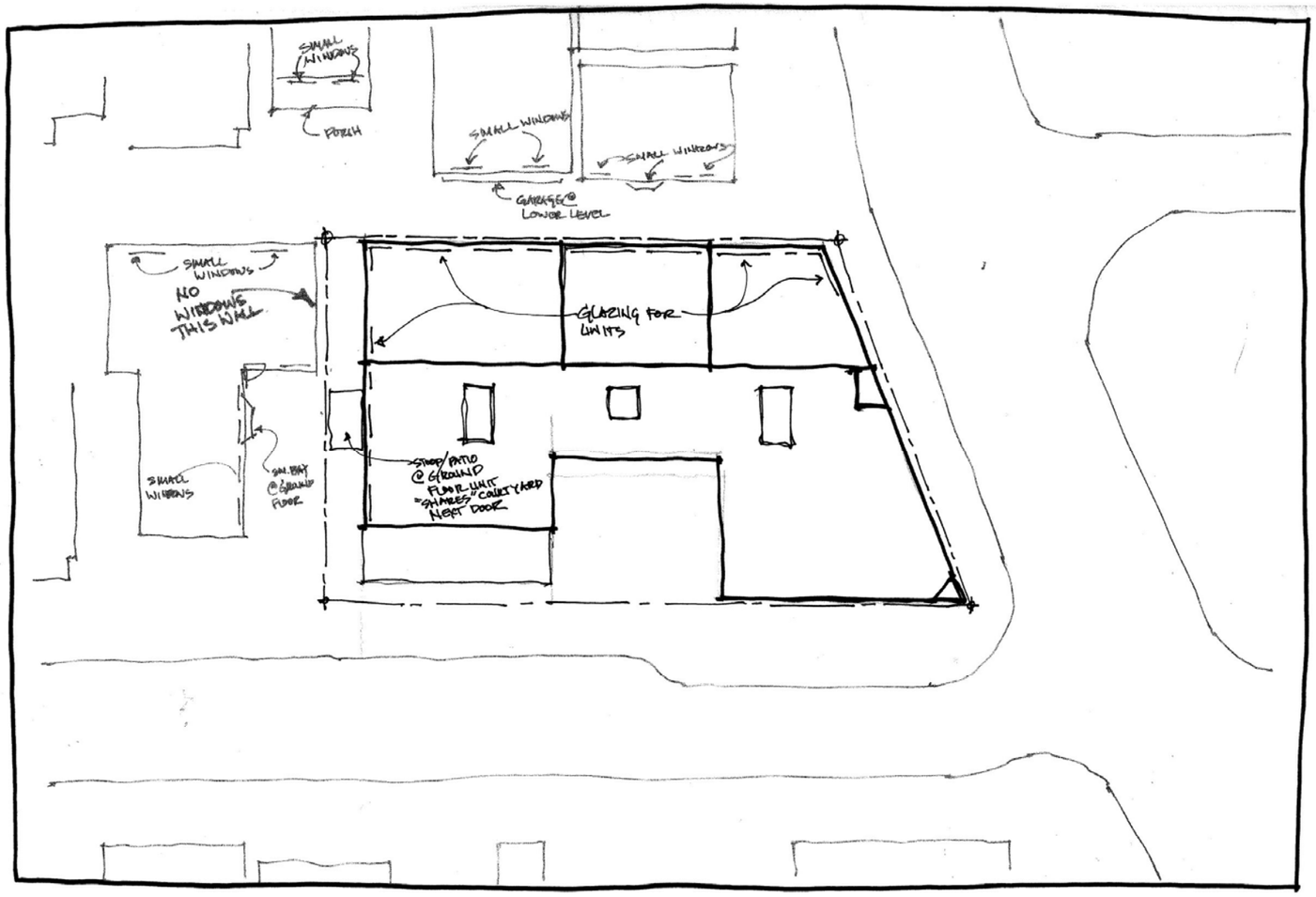
T-SHAPED SCHEME - DEPARTURE MATRIX

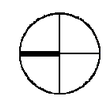
Development Standard	Requirement	Proposed	Departure Amount	Justification
Modulation on Side Facades SMC 23.45.052.B.2.d	2. Exceptions to Maximum Depth Requirements. d. Structures with depth greater than sixty-five (65) percent of lot depth shall be modulated along the side setbacks, according to the standards of Section 23.45.054.C (65% = 63'-2")	The width of the structure at level P1 is 89'-10", 34'-3" of which is underground. Level 1, the first level fully above grade in the MR zone, has a structure width of 81'-6". At level 2, the structure width is 69'-6". (SMC 23.45.056.D.2.F)	Un-modulated façade is 31'-6" longer than permitted.	The north façade of the building is un-modulated to reinforce a unified design concept for the upper floors of the building. The upper floors provide a generous front set back and a small rear setback to allow sunlight and air to reach all of the units. The "T" shape mass of the upper levels also allows for a small courtyard separating the live/work units from the commercial space. This departure supports the other urban design features of the scheme.
Modulation on Front Facade SMC 23.45.052.A.1	A. Maximum Width. 1. The maximum width of a structure on a lot when the front facade is not modulated according to the standards of Section 23.45.054.C shall be forty (40) feet.	The front façade of the building at level P1 (on grade at Belmont Ave) is un-modulated for a length of 54'-0" in the MR zone.	14'-0" longer than permitted.	The front façade of the live/work units is un-modulated to create the appearance of a small block of brownstones or row houses. This reduces the overall bulk and scale of the building as it transitions from the NC3-65 zone to the MR zone. The facades of the live/work units will have landscaped stoops, recessed entry doors, and a high level of detail.
Rear Setback SMC 23.45.056.B.2	B. Rear Setback. The minimum rear setback shall be either: 2. An average of fifteen (15) feet; provided, that no part of the setback shall be less than ten (10) feet.	The rear setback provided is 8'-6" from the property line, after the 2'-0" required alley dedication.	6'-6" less than required.	The rear setback provided is to allow for ground level open space at the alley units and to improve the amount of sunlight and air that reach the units on the rear façade of the building. The adjacent property does not have a rear setback, and the rear setback for the newer development at the north end of the street does not have a setback for a portion of the structure. This departure is required to allow for the courtyard, and follows the precedent set by the neighboring buildings.
Side Setback SMC 23.45.056.C.1 and SMC 23.45.056 Table A	C. Side Setbacks. 1. The required side setback shall be determined by structure depth and height, according to Table 23.45.056 A. The side setback may be averaged, provided that the setback is not less than three (3) feet for decks, balconies, and architectural features such as chimneys and cornices, and the minimum setback set forth in the table is observed for all portions of the structure.	The side setback provided is 5'-2" from the property line. Per table 23.45.056A, the minimum side setback required is 8'-0" and the average side setback required is 11'-0".	2'-10" less than the required minimum. 5'-10" less than the required average.	The side setback provided creates a unified building form for the upper floors, allows for units on the north façade to have window openings for interior spaces, and allows the rest of the building mass to form the small shared courtyard on the ground level. Other structures on the same block appear to have side setbacks that do not meet the minimum requirements.
Sight triangle SMC 23.54.030.G	For two (2) way driveways...a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten (10) feet from the intersection of the driveway...with a…sidewalk	The driveway is part of a central hardscape court that also serves as the building entry and a portion of the outdoor café space. The live work unit adjacent to the driveway partially blocks the sight triangle.	One leg of the sight triangle is 5'-0" shorter than required.	The integrity of the smaller scale live/work units is an important part of the design strategy to transition from the bulk of the building in the NC zone to the reduced scale of building in the MR zone. The building is set 5'-0" back from the sidewalk, where garages at the adjacent property have no setback from the sidewalk. Additional precautions such as mirrors and signs can be added if necessary.

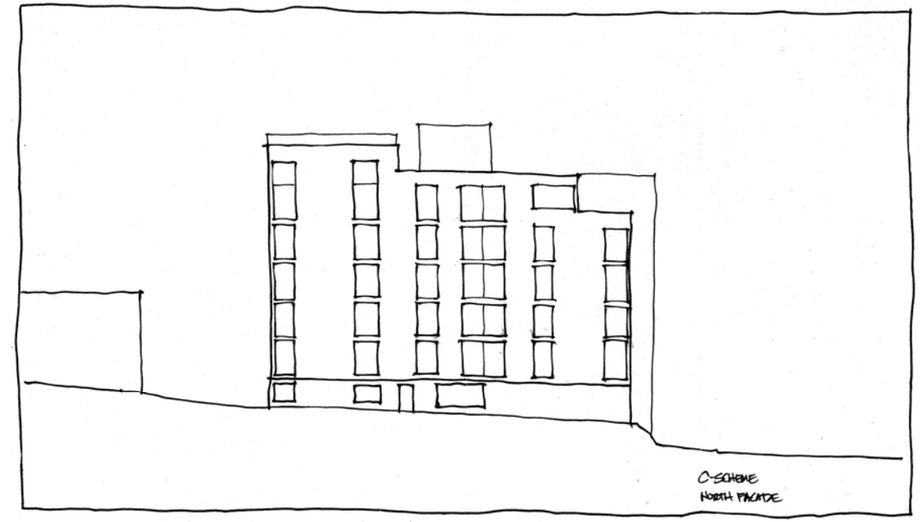
Note: Departures shown are conceptual and subject to change during schematic design. All dimensions listed are for demonstration only. Final departures will be confirmed through the MUP and Design Review Recommendation process.

GLAZING STUDY FOR PRIVACY - C-SHAPED SCHEME

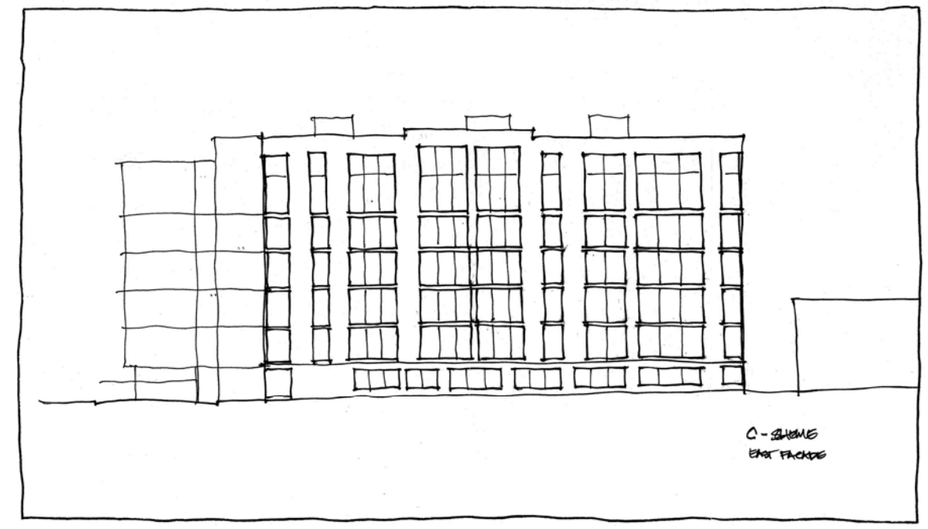


PLAN ANALYSIS





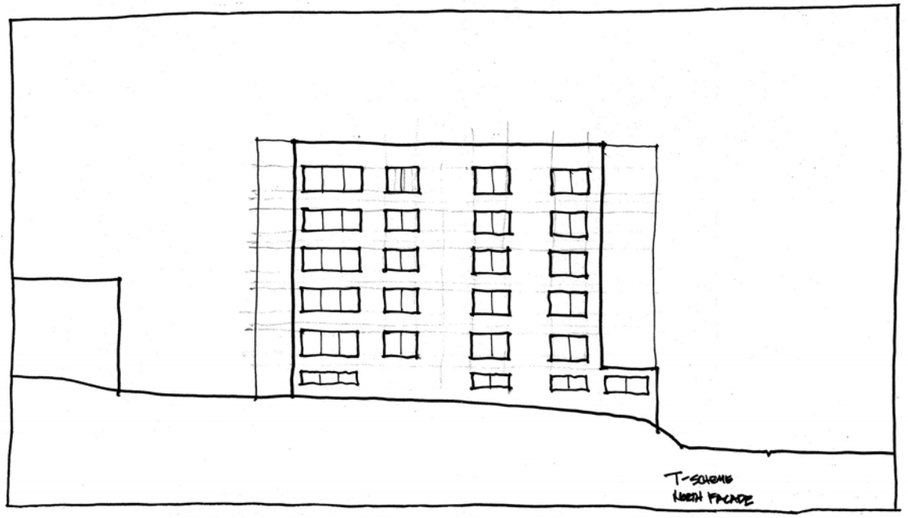
NORTH ELEVATION DIAGRAM



EAST ELEVATION DIAGRAM

NICHOLSON KOVALCHICK ARCHITECTS
4302 SW ALASKA STREET / SUITE 200
SEATTLE WA 98116
206.933.1150

GLAZING STUDY FOR PRIVACY - T-SHAPED SCHEME



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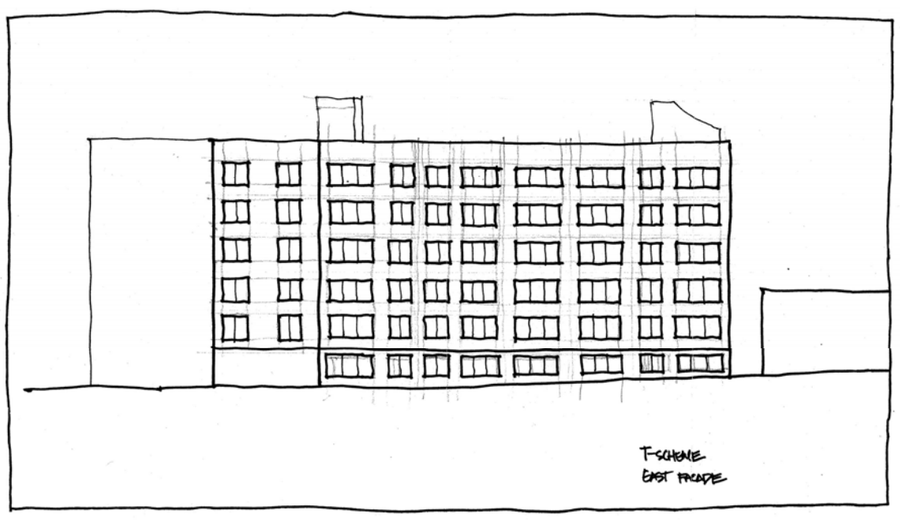
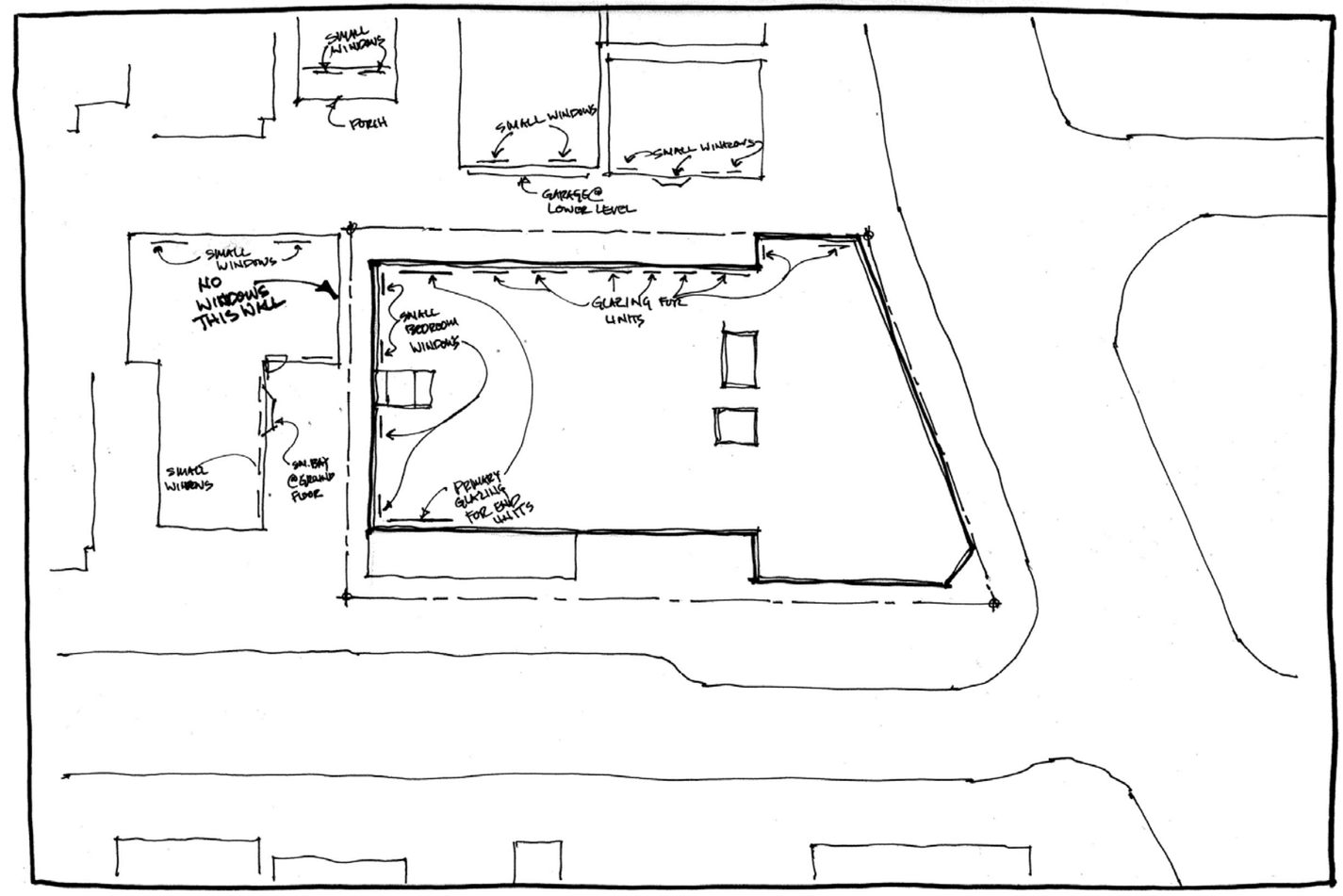


EAST ELEVATION DIAGRAM



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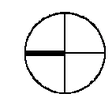


NORTH

PRIOR NK PROJECTS

6TH AVENUE MIXED-USE *In Construction Documents*

MARKET STREET APARTMENTS *Under Construction*

QUEEN ANNE MIXED-USE *Under Construction*

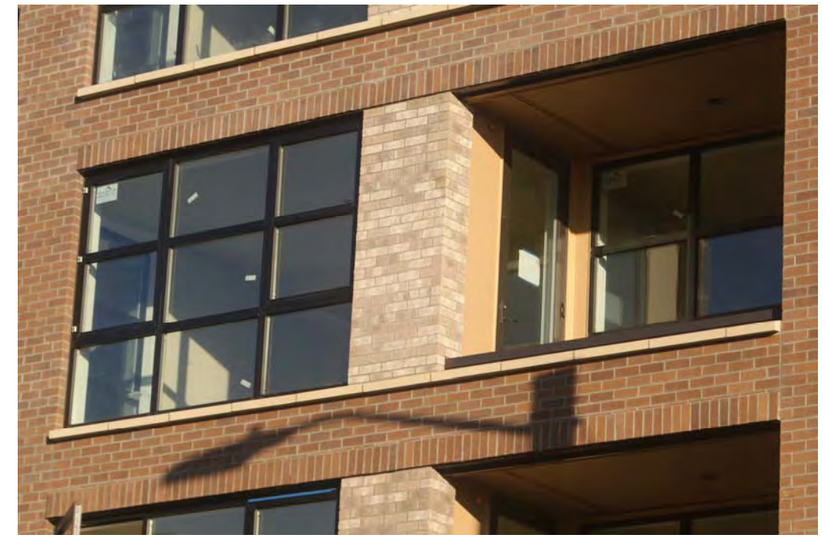
CHELAN RESOURCE SUITES *Completed 2007*

H20 APARTMENTS *In Building Permit Review*

PRIOR NK PROJECTS

THE DAKOTA CONDOMINIUMS *Under Construction*

DAKOTA CONDOS - STREETSCAPE



DAKOTA CONDOS - EXTERIOR MATERIALS

WESTLAKE VILLAGE *Completed 2008*

WESTLAKE VILLAGE - STREETSCAPE

WESTLAKE VILLAGE - EXTERIOR MATERIALS