

# 1650 E Olive Way

PROPOSED MIXED-USE DEVELOPMENT

DPD # 3002133

March 16, 2011

Design Review  
Recommendation



NICHOLSON KOVALCHICK ARCHITECTS



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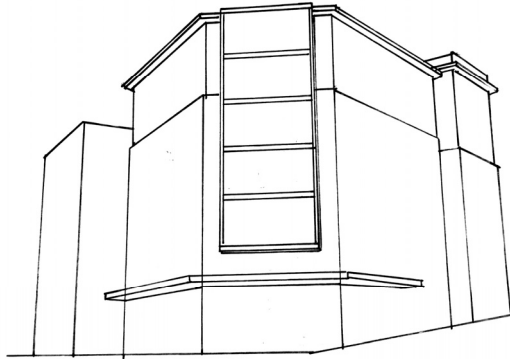
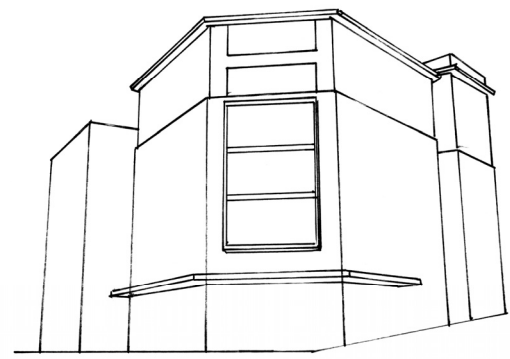
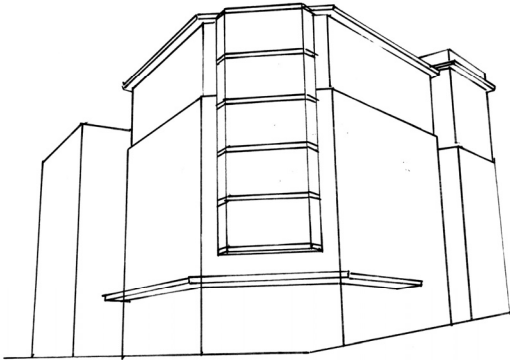
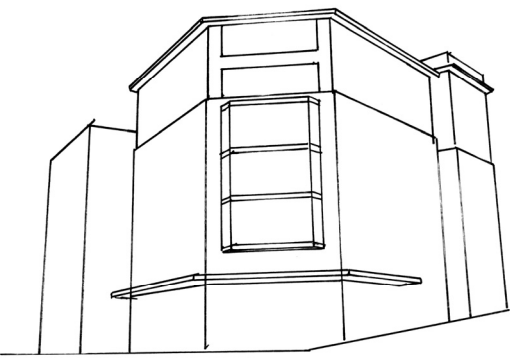
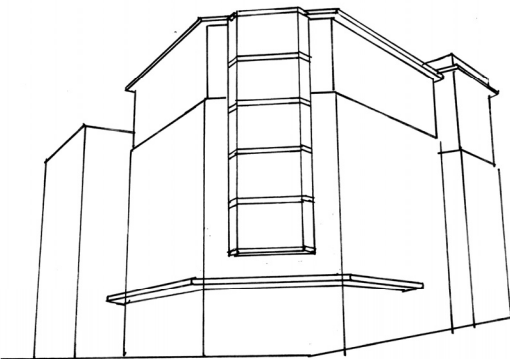
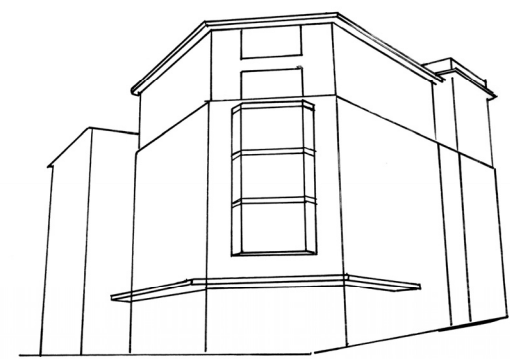
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PROPORTIONAL STUDIES OF CORNER BAY, FEBRUARY 2011



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PROJECT DESCRIPTION

Address: 1650 E Olive Way  
DPD Project: 3002133  
Developer: B&O Development  
Applicant: Nicholson Kovalchick Architects  
Contact: Eric Blank, AIA, LEED AP

The proposed project is an 7-story mixed-use condominium building containing 77 residential units above 2 live-work units (79 total) and retail / office uses at the street level. Parking for 52 vehicles will be located in a below grade parking garage, which is accessed from Belmont Ave E to the west of the site. The five existing structures on site will be demolished. The site is zoned NC3-65 and MR. The building mass on the site responds to this zoning context and the many projects currently under construction or permit review on adjacent blocks.

Number of residential units:	77	Residential (Including circulation):	67,381 GSF
Number of live-work lofts:	2	Live-work Units:	2,042 GSF
Total:	79	Commercial:	3,901 GSF
		Storage:	3,532 GSF
		Parking:	17,845 GSF
Number of Parking Stalls:	52	Total:	94,701 GSF

PROJECT HISTORY

The first Design Review Recommendation Meeting was on January 19, 2011.  
Early Design Guidance meetings were held on April 19th 2006, January 21st 2009, and March 4th 2009.  
The most recent Master-Use Permit submittal was November 19, 2010.



IMAGES FROM JANUARY 19th DESIGN REVIEW MEETING



AERIAL FROM SOUTHWEST



AERIAL FROM NORTHEAST



SOUTHWEST CORNER



CORNER PLAZA/ CAFE



COURTYARD ALONG BELMONT



ALLEY STREETSCAPE



SUMMARY OF DESIGN GUIDANCE TO DATE

Guidelines		4/19/2006 EDG				1/21/2009 EDG				3/4/2009 EDG				1/19/2011 DR				Capitol Hill
A	Site Planning	priority	not priority	no mention	n/a	priority	not priority	no mention	n/a	priority	not priority	no mention	n/a	priority	not priority	no mention	n/a	priority
A-1	site characteristics	X				X				X					X			
A-2	streetscape compatibility	X				X				X					X			X
A-3	visible entrances			X			X				X					X		
A-4	human activity	X				X				X					X			X
A-5	respect for adjacent sites	X				X				X					X			
A-6	transition between res. and st.			X		X				X						X		
A-7	residential open space	X				X				X					X			X
A-8	parking and vehicle access	X				X				X						X		X
A-9	location of parking on frontage			X			X				X					X		
A-10	corner lots	X				X				X						X		X
B	Height, Bulk, Scale																	
B-1	H,B,&S compatibility	X				X				X				X				X
C	Arch. Elements and Mat'ls.																	
C-1	architectural context	X				X				X				X				
C-2	arch. concept and consist.			X		X				X				X				X
C-3	human scale	X				X				X				X				X
C-4	exterior finish material	X				X				X				X				X
C-5	structured parking entries	X				X				X						X		
D	Pedestrian Environment																	
D-1	pedestrian open space	X				X				X				X				X
D-2	blank walls	X				X					X					X		
D-3	retaining walls			X				X				X				X		
D-4	design of surface parking				X				X				X				X	
D-5	visual impacts of parking			X			X				X					X		
D-6	screening of service areas	X				X				X						X		
D-7	personal safety	X					X				X				X			
D-8	treatment of alleys			X		X				X					X			
D-9	commercial signage			X				X				X		X				
D-10	commercial lighting			X			X			X				X				
D-11	commercial transparency		X			X				X				X				
D-12	residential entries			X		X				X					X			
E	Landscaping																	
E-1	design cont. w/ adj. sites	X				X				X						X		
E-2	building and/or site	X				X				X						X		
E-3	address special site conditions		X			X				X						X		X

Highest Priority

High Priority

Priority

No Mention

Not Applicable



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# RESPONSES TO LATEST DESIGN REVIEW PRIORITIES

### A-1 Responding to Site Characteristics

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent inter-sections, unusual topography, significant vegetation and views or other natural features.*

Located at the intersection of E Olive Way and Belmont Ave E this site contains both NC and MR zones. The proposed mixed-use building sensitively and strongly ties these functions together.

The site topography slopes down from the NE corner to the SW corner about 15'. The building design takes advantage of this grade difference and locates the garage entry on the low side which completely hides the concrete parking levels underground.

The SW corner of the site is an extremely prominent corner due to the angle of Olive Way up the slope of Capitol Hill. The acute angle created by Olive Way further emphasizes it. The proposed design is truncated at the corner, similar to the existing building on site, and presents a well proportioned façade to traffic coming up Olive Way.

The site has prominent views west to Puget Sound, the islands, the Olympic Mountain Range, and southwest to Downtown. The truncated corner opens up views from E Olive Way.

The upper floor level steps up at the east-facing units, relative to the sloping site, to provide west-facing windows and private roof access from mezzanines.

### A-2 Streetscape Compatibility

*The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

Belmont Ave E is residential and relatively quiet to the north of our site. E Olive Way is a main arterial for traffic up Capitol Hill, lined with commercial spaces at ground level. The Alley is aligned with Boylston Ave E to the south and often used by pedestrians.

Most, if not all, of the existing multifamily buildings within view are street-wall buildings. This includes both old and new buildings. The proposed design for this site is a street-wall building with a recessed courtyard along Belmont Ave E to divide it into two main facades that are similar in width to adjacent buildings.

The main residential entry and live-work spaces are located on Belmont. The commercial spaces are located at the main corner, along E Olive Way and partially down the Alley. The rest of the Alley façade is residential with ground level patios and landscaping on the northern half.

### A-4 Human Activity

*New development should be sited to encourage human activity on the street.*

The large corner plaza and the recessed courtyard along Belmont Ave E. are also significant pedestrian amenities. The radial paving pattern extending out of the courtyard is intended to invite pedestrians in from the sidewalk.

Two live-work units are located on the north side of the courtyard and have well-defined entries along the streetscape.

The corner commercial space has direct access to the courtyard, direct access to café seating along Belmont Ave E, and a well defined entry at the main corner.

The commercial and live-work facades are protected from the weather by a wide, translucent glass marquee. And new street trees and planting strips help screen the sidewalks from traffic.

### A-5 Respect for Adjacent Sites

*Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.*

In the NE corner of the site, the lower two levels extend out to the north property line to help define the existing courtyard on the adjacent property. The height of the project mass has been lowered two stories to better align with the height of the adjacent building.

Views from the east-facing residential units down onto neighboring properties are obscured by exterior decks, translucent glass guardrails, and translucent glass on the lower 42" of the residential glazing.

### A-7 Residential Open Space

*Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.*

The proposed footprint provides a Courtyard along Belmont, a corner Plaza at the intersection, and residential Patios along the Alley. The Courtyard and the Patios are landscaped.

There is also a generous, landscaped roof deck for residents.

### B-1 Height, Bulk and Scale

*Projects 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 near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zones.*

The C-shaped footprint breaks down the massiveness of the building along Belmont Ave E. into two equal facades.

The south façade along E Olive Way has a recessed portion that runs the full height of the building and effectively divides it into two facades.

The street-wall facades are divided up horizontally into a banded brick base, a brick middle section, and a 2-story top of articulated metal siding. The prominent "watermark" at the top of the brick facades effectively reduces the perceived massiveness of the structure.

The MR portion of the building is literally 10' shorter than allowed by code.

### C-1 Architectural Context

*New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.*

Most, if not all, of the existing multifamily buildings within view are street-wall buildings. This includes both old and new buildings. Our revised design is a street-wall building with street facades similar in width to the surrounding buildings.

The bottom 4+ stories of the street facades are brick with traditional masonry details including recessed banding, corbeling, steel lintels, and brick sills.

The proposed brick color is a mottled mix of red, brown, and blue/gray with a rough texture indicative of the adjacent masonry buildings and older brick structures further down Olive Way.

The proposed design also incorporates many of the features of the existing building on site including the truncated corner, ransom windows above the marquees, and the proposed design of the café railing in the Belmont right-of-way.

### C-2 Architectural Concept and Consistency

*Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.*

The Parti is "A C-shaped street-wall building with highly articulated 'Nodes' at 3 of its 4 corners and a more uniform 'Core' that binds them". The 'Nodes' and 'Core' are quite different from each other, but each has very clear and simple window types, siding, and deck details.

For clarity, the orange deck rails have been removed, along with the wood siding and concrete frame at the residential entry, the 2-story wood façade along the alley patios, and the color variation on the upper level 'Node' windows. The irregular façade along Belmont has also been greatly simplified and made very similar to the corner facades.

We have removed the upper level setback along Belmont and the setback of the clerestory along the alley. Both were caused by the previous MR height allowance in the old code and are no longer needed.

### C-3 Human Scale

*The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.*

We have added enlarged elevations and wall sections that more clearly show the attention to detail in the brick and metal facades, glazing, decks, and overhangs.

### C-4 Exterior Finish Materials

*Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*

The 'Node' facades contain large amounts of brick, with recessed banding around the perimeter of the ground level. The thickness of the brick veneer is roughly 9", allowing for recessed windows and highly articulates facades. The window openings are sized and located to align with the brick module. The marquees, decks, and lintels are exposed steel channels. The upper levels have metal siding with projecting horizontal fins.

The 'Core' Facades have flat metal panels with recessed horizontal reveals. The windows are sized and located to align with the panel widths. The deck railings and awnings are translucent glass, similar to the sidewalk marquees, with very understated detailing.



# RESPONSES TO LATEST DESIGN REVIEW PRIORITIES (cont.)

## D-1 Pedestrian Open Spaces and Entrances

*Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.*

The courtyard is designed to be a dynamic civic space shared by residents, commercial patrons, and the general public. It fronts the live-work units to its north, the main residential entry to its east, and the accessible commercial entry to its south.

The radial paving pattern in the courtyard also focuses attention on the primary residential entry. We have removed the concrete frame and wood siding and provided a simple translucent marquee that is consistent with the other ‘Core’ details.

The festive crisscross pattern of overhead cable lighting in the courtyard is still there, along with wall sconces and translucent marquees.

The main commercial entry is located at the prominent corner. The entrance itself is recessed within the larger storefront glazing. The whole corner plaza is covered with a wide translucent marquee.

The secondary commercial entry along E Olive Way is marked by a full-height recess in the façade.

## D-7 Personal Safety and Security

*Project design should consider opportunities for enhancing personal safety and security in the environment under review.*

The live-work units are buffered from the surrounding sidewalk and courtyard with low plantings, and they will provide eyes at street level when the commercial spaces are vacant.

The residential patios with their transparent security fencing and direct gate access to the alley will help deter seedy behavior.

The entire perimeter of the building at ground level is highly transparent, well lit, with no solid walled recesses to lurk in.

## D-8 Treatment of Alleys

*The design of the alley entrances should enhance the pedestrian street front.*

Residential units are located along ground level in the alley, but are recessed approx. 10’ to provide private patios. There is direct pedestrian access between the alley and the patios, and the fence is mostly transparent to maintain eyes on the street and provide screened views through the fence to the lush landscaping between the patios.

## D-9 Commercial Signage

*Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.*

The proposed design for signage are cut-out metal letters affixed to the top of the steel channel marquees, facing out onto the street. Smaller fin signs under the marquees will direct sidewalk pedestrians to the actual entry points.

See the enlarged elevations and wall sections for more detail.

## D-10 Commercial Lighting

*Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.*

Exterior wall sconces are provided along the perimeter pilasters with the ability to both downlight the sidewalk and uplight the translucent marquees. LED downcans are located in the recessed soffits, and larger safety lighting is located along the north façade.

See the enlarged elevations, wall sections, and lighting plan for more detail.

## D-12 Residential Entries and Transitions

*For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.*

The courtyard is designed to be a dynamic civic space shared by residents, commercial patrons, and the general public. It fronts the live-work units to its north, the main residential entry to its east, and the accessible commercial entry to its south. The irregular-shaped planter and radial paving pattern is intended to encourage comfortable interaction between these points.

Also see the Courtyard rendering and note the raised planter with the specimen Japanese Maple, the seating wall around it, the ground level plantings protecting the live-work units, the radial accent paving, and the festival lights overhead.

## E-2 Landscaping to Enhance the Building and/or Site

*Landscaping, including living plants, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.*

The landscape and hardscape design of the courtyard is designed to tie together the residential, live-work, and commercial uses. It also provides seating areas, dynamic radial accent pattern, accent lighting, and irregularly shaped planters to encourage movement through the space.

Street trees have been located to help screen the sidewalks from vehicular traffic. Planting strips and regular pass-throughs help soften the streetscape while ensuring free pedestrian flow across the sidewalks. Tall screening plants help screen the live-work entries for semi-private/ semi-public use. Raised planters separate and screen the private patios along the alley.

And the careful alignment of the landscape elements with the brick pilasters on the building base helps tie the project comfortably to its site.



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# SITE PLAN

## Immediate Neighborhood Context

- Mixed-use apartment in keeping with neighborhood character
- Six stories matches height of recent developments
- Building massed toward E Olive Way & NC3-65' zone
- Shared courtyard facing west
- Generous corner plaza with café seating

## E Olive Way & Belmont Avenue E

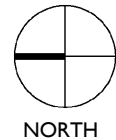
- Prominent corner with restaurant/café at ground level
- Marquees at building entries and over outdoor café space
- 19' floor-to-floor provides voluminous commercial space
- Multiple retail entrances provide ability to subdivide space
- Additional street trees help to buffer the sidewalk and café
- Bicycle parking provided at main entry

## Garage Access & Alley

- The garage is accessed from Belmont Avenue E, almost entirely hidden underground
- Garbage and recycling room is hidden inside building
- Alley has residential patios at ground level with gate access

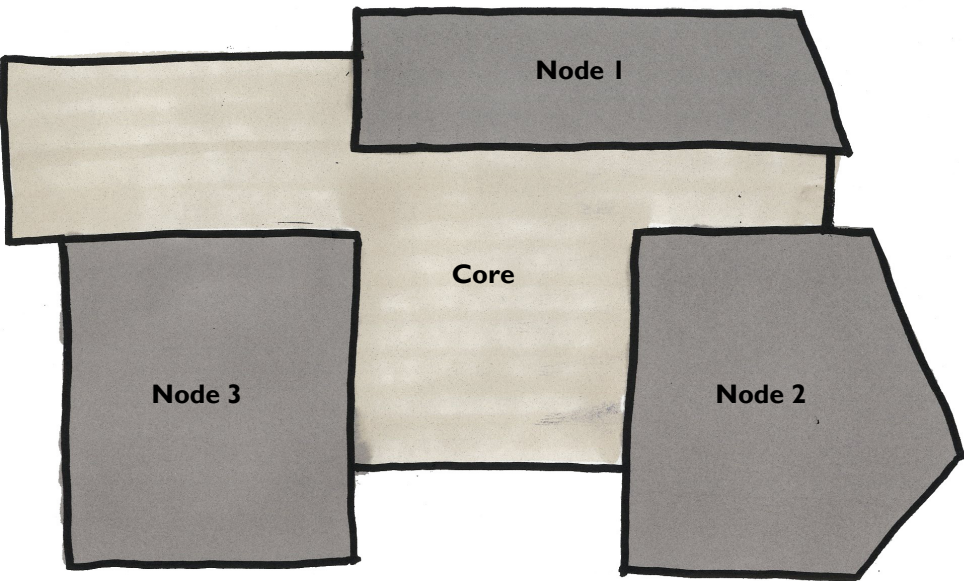
## Amenities & Views

- Landscaped courtyard, streetscapes, & roof deck provide comfortable social spaces
- Excellent city & mountain views
- Live/Work units bring additional pedestrian activity to Belmont Ave E and courtyard





DESIGN CONCEPT



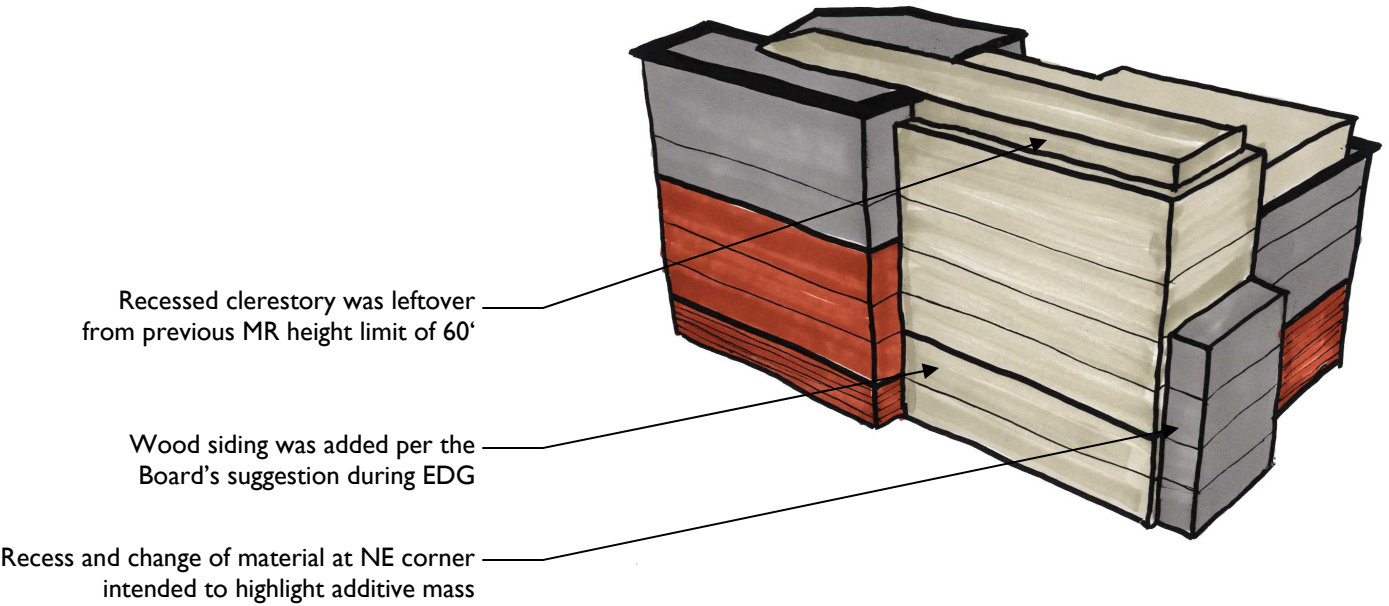
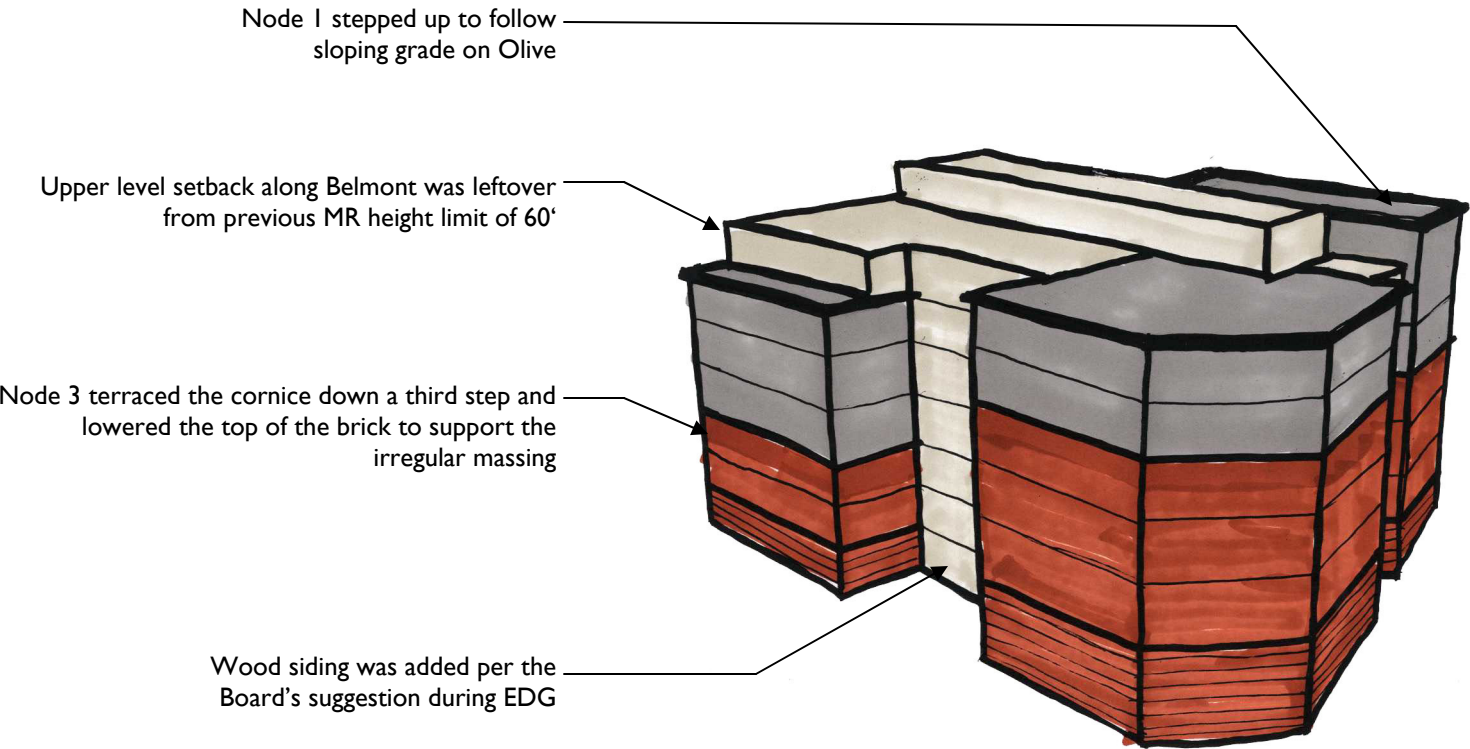
The Parti is a C-shaped street-wall building with highly articulated “Nodes” at 3 of its 4 corners and a more uniform “Core” that binds them.

Nodes

- Articulated
- Textured
- Heavy
- Strong

Core

- Uniform
- Smooth
- Light
- Elegant

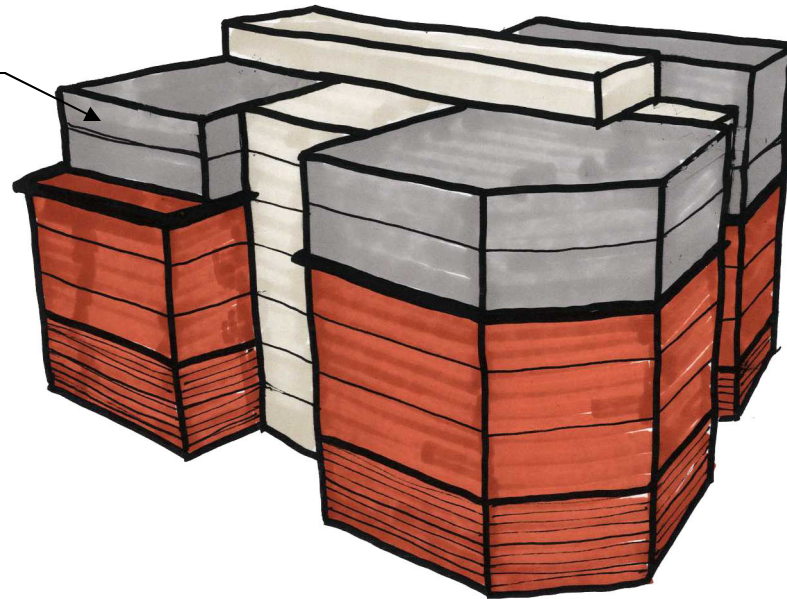


PREVIOUS DESIGN



## CONCEPTUAL DIAGRAMS

Increasing upper level setback to 2-stories could improve the lower levels, but still appears to be an awkward exception to the rules, goes against the Parti, and has no contextual precedent in the area

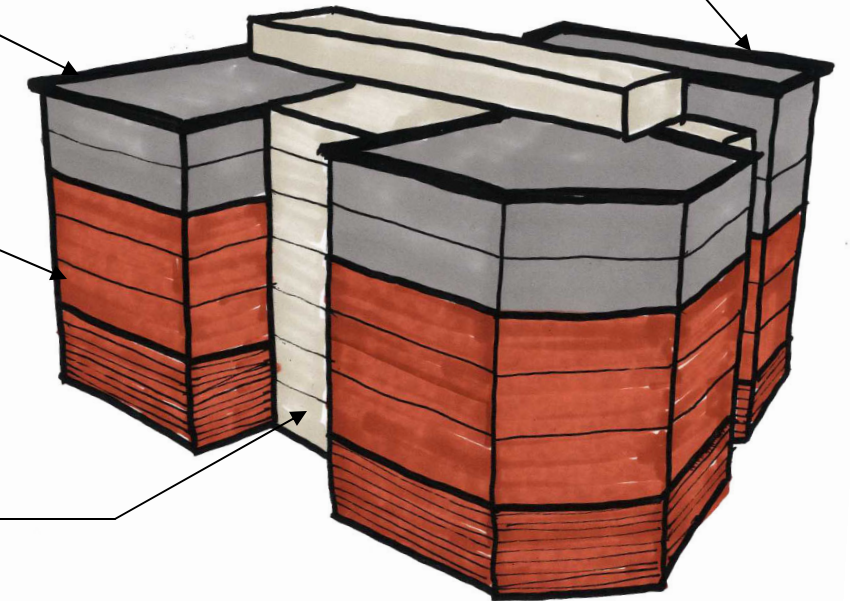


Stepped up cornice on Node 1 now highlights the slope of E Olive Way

MR height allowance is now 75' so upper level setback is no longer required and Street Wall building is more appropriate to this context. Consistent cornice along Belmont looks better.

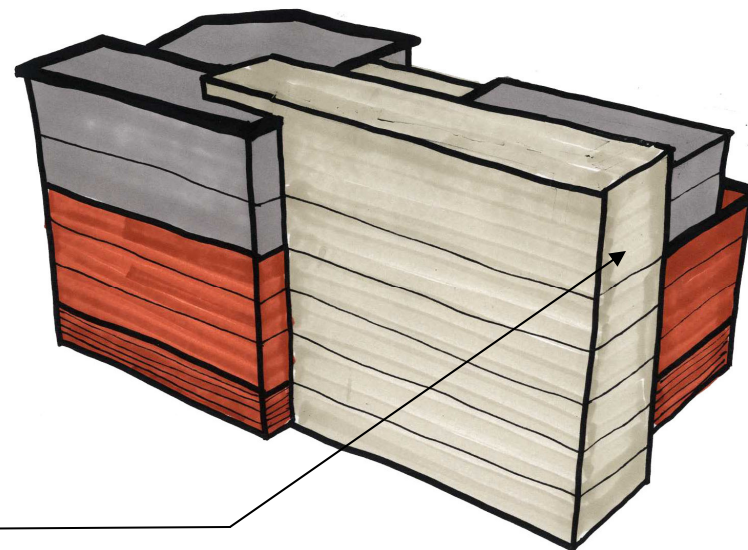
Node 3 facades redesigned to be consistent with Node 2. Top of brick is now consistent around perimeter of building which highlights the slope

Wood siding and concrete frame removed for more uniform expression of 'Core' element



The loss of development potential along Belmont would necessitate an additional 2-stories in the NE corner which would regularize the 'Core' mass, but increase the amount Departure on the side setback and cast a larger shadow onto the adjacent properties

## BOARD-REQUESTED STUDY

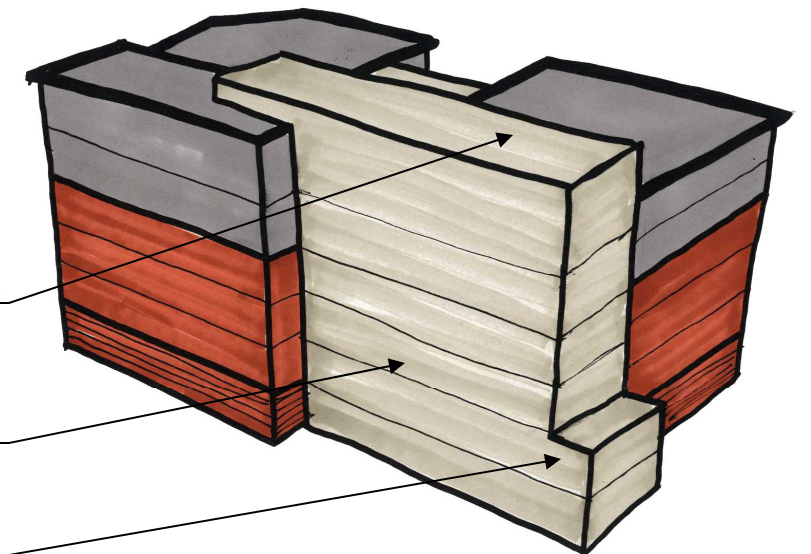


Recessed clerestory removed for more singular expression of 'Core' element

Wood siding removed for more singular expression of 'Core' element

Recess and change of material removed. NE corner lowered 2-stories to balance FAR and align better with adjacent building

## UPDATED DESIGN





3D MODEL - SOUTHWEST CORNER





3D MODEL - NORTHEAST CORNER





FLOOR PLANS

Belmont Avenue E

- Main residential entry and shared courtyard
- Maximized commercial transparency and minimized blank wall
- 2 Live-Work units north of courtyard
- Accent paving defining area of café seating

E Olive Way

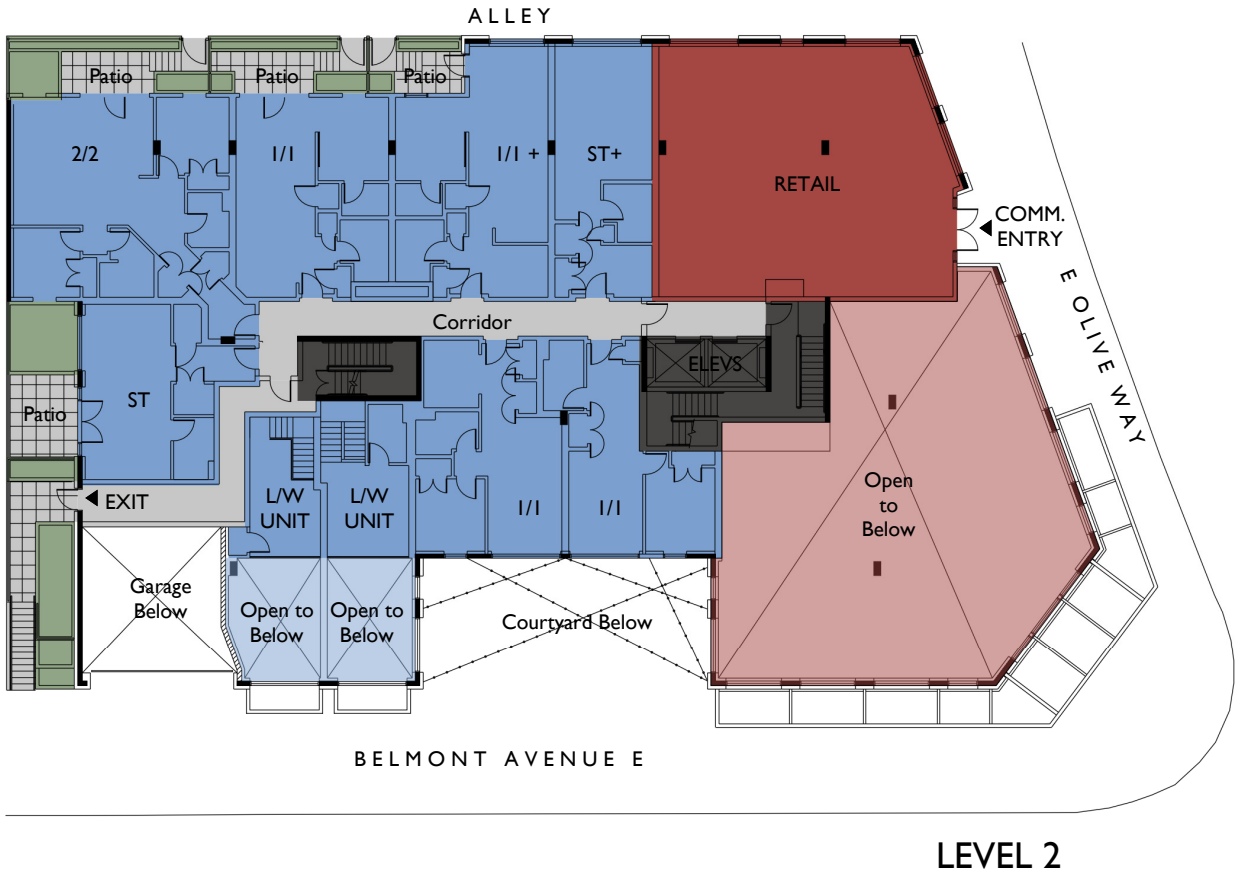
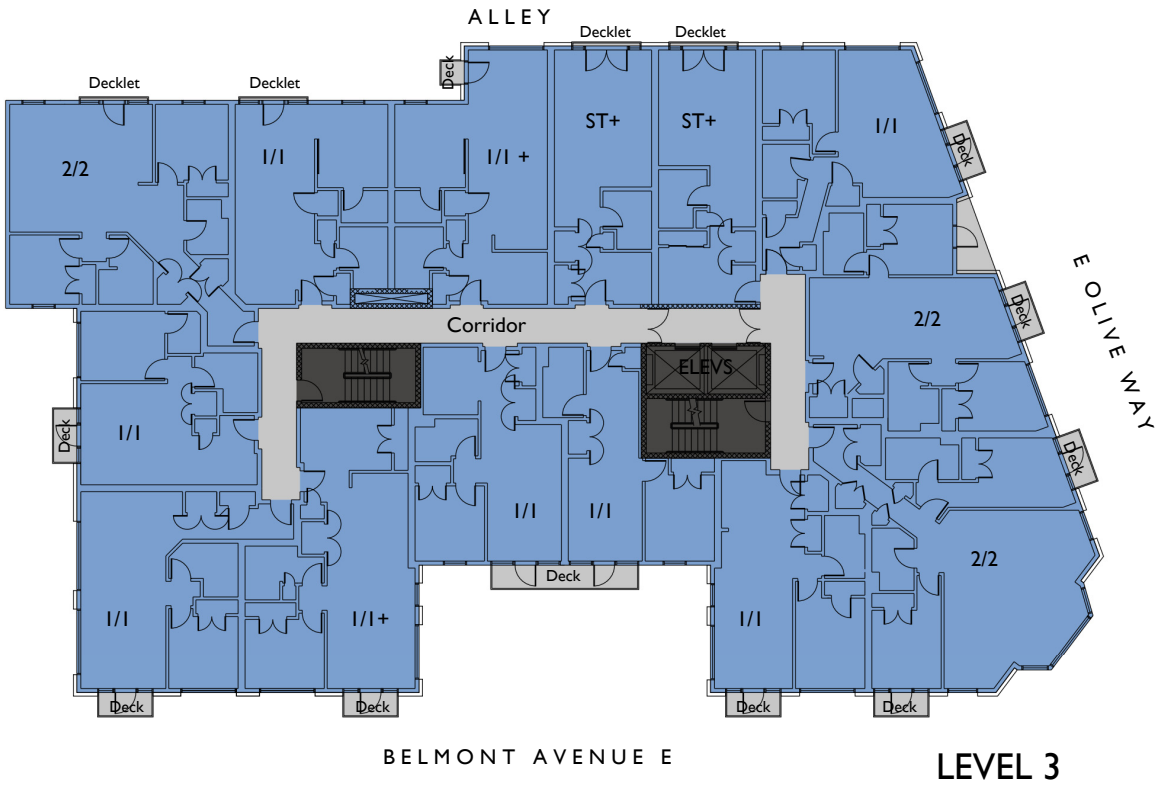
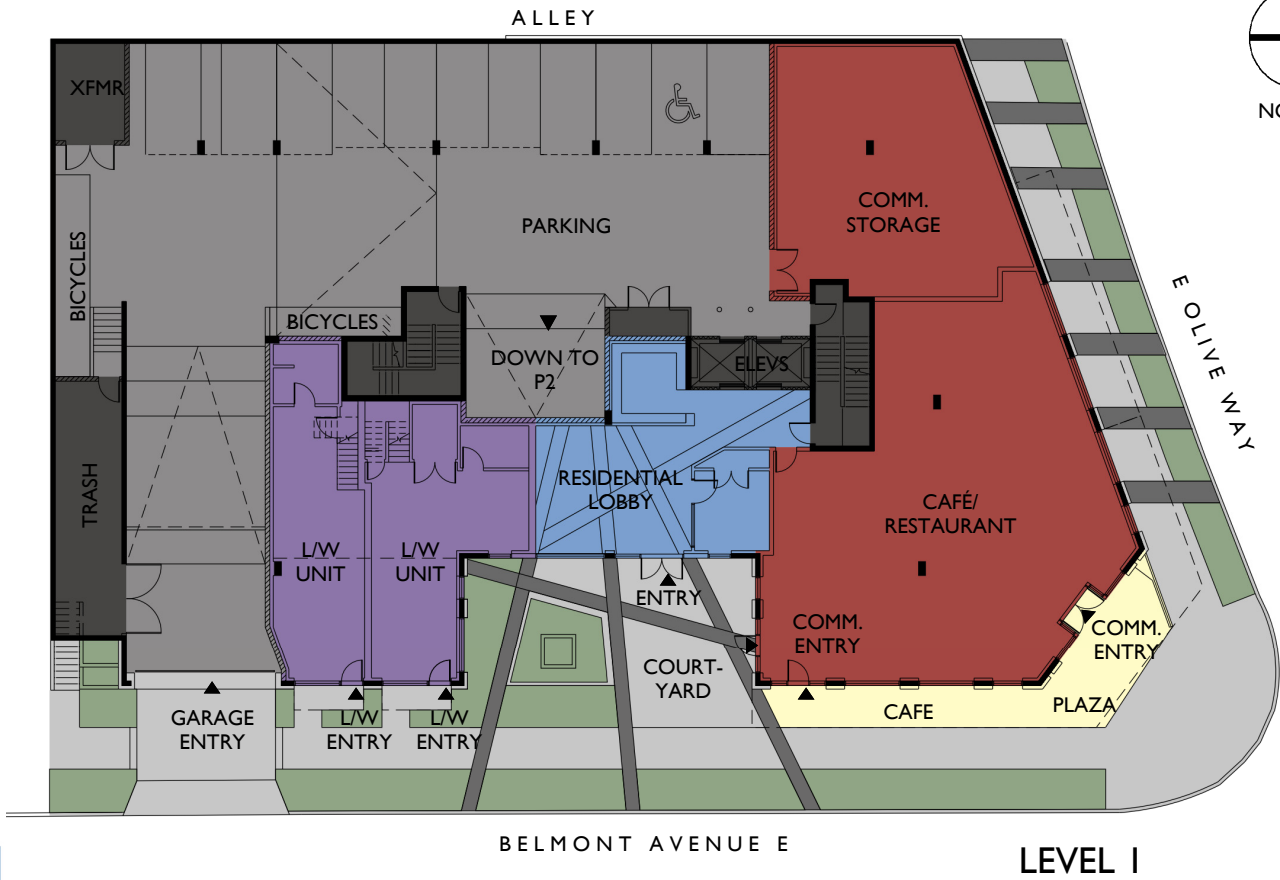
- Commercial space @ SW corner with recessed corner entry
- Truncated corner with large plaza space
- Large continuous commercial space stepping up slope with ability to subdivide
- Recessed commercial entry dividing mass of facade

Garage

- Parking access from Belmont Ave E
- Garbage & recycling room inside building
- Transformer room and meters completely inside garage
- PI Level provides van access to commercial space
- Long-term bicycle parking secure inside garage

Live/Work

- 2 live/work lofts accessed from Belmont Ave E
- Direct pedestrian access from street and courtyard
- Marquees over entries
- Generous commercial glazing provides “eyes on street and courtyard ” at all hours



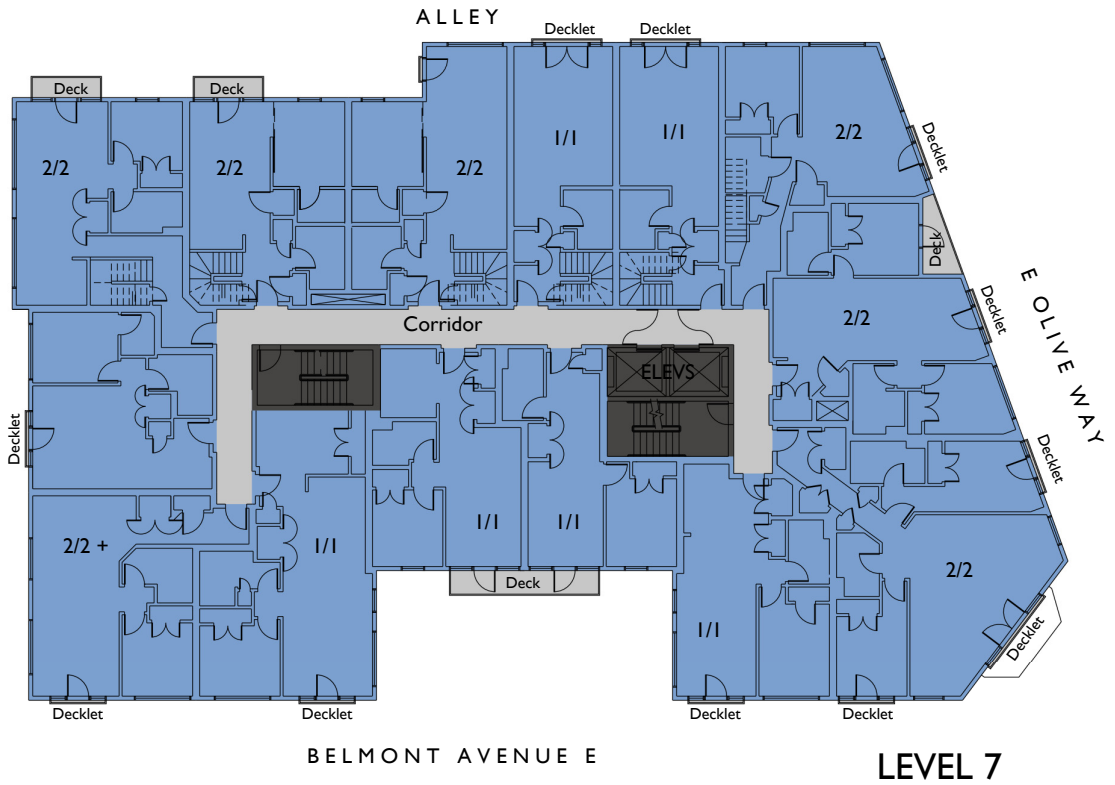
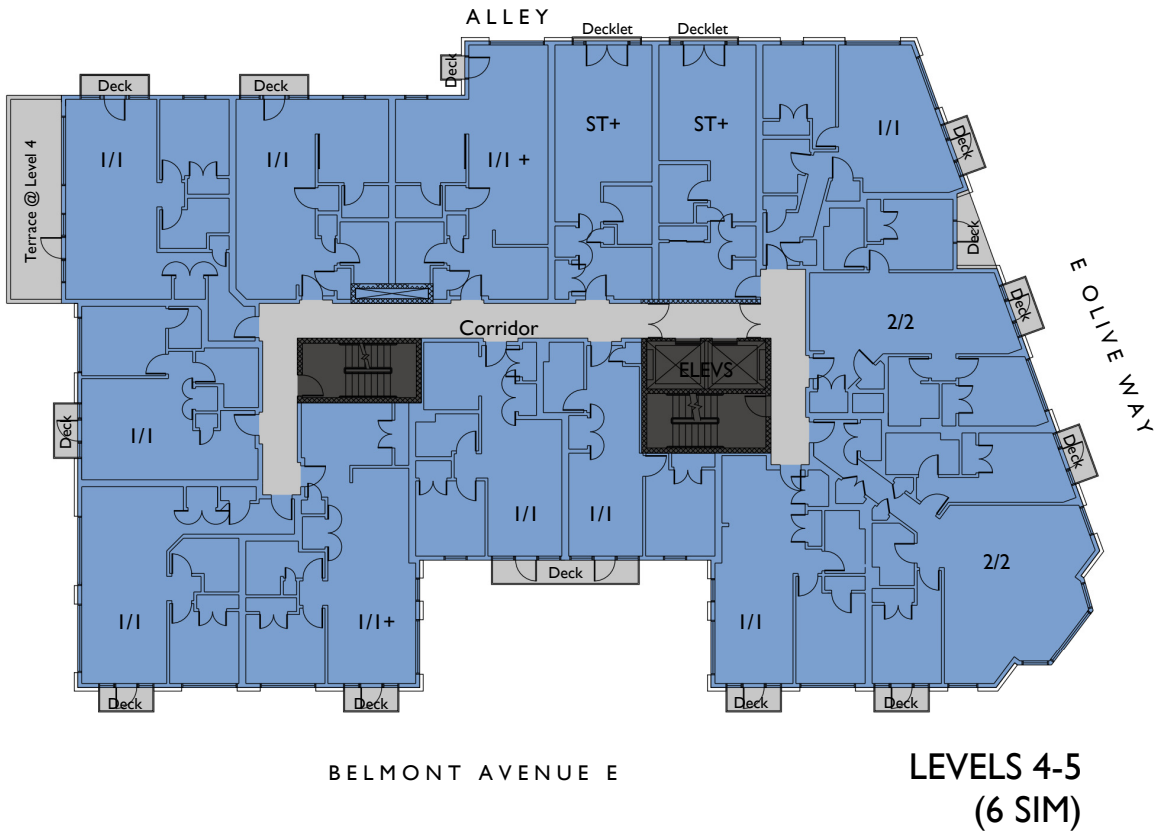
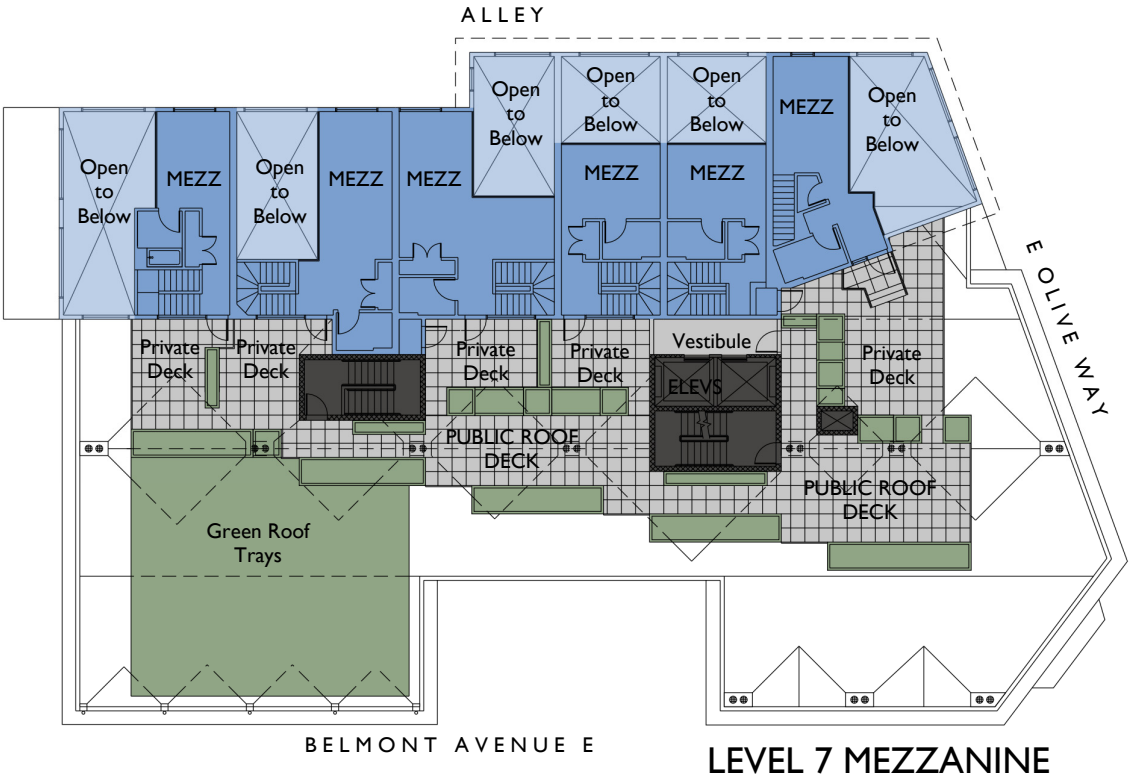


Residential Levels

- C-Shaped plan creates shared courtyard facing west
- Truncated corner opens up views from E Olive Way
- Recess along alley for patios @ ground level
- Upper level setbacks reduce building height @ north portion of site in MR zone

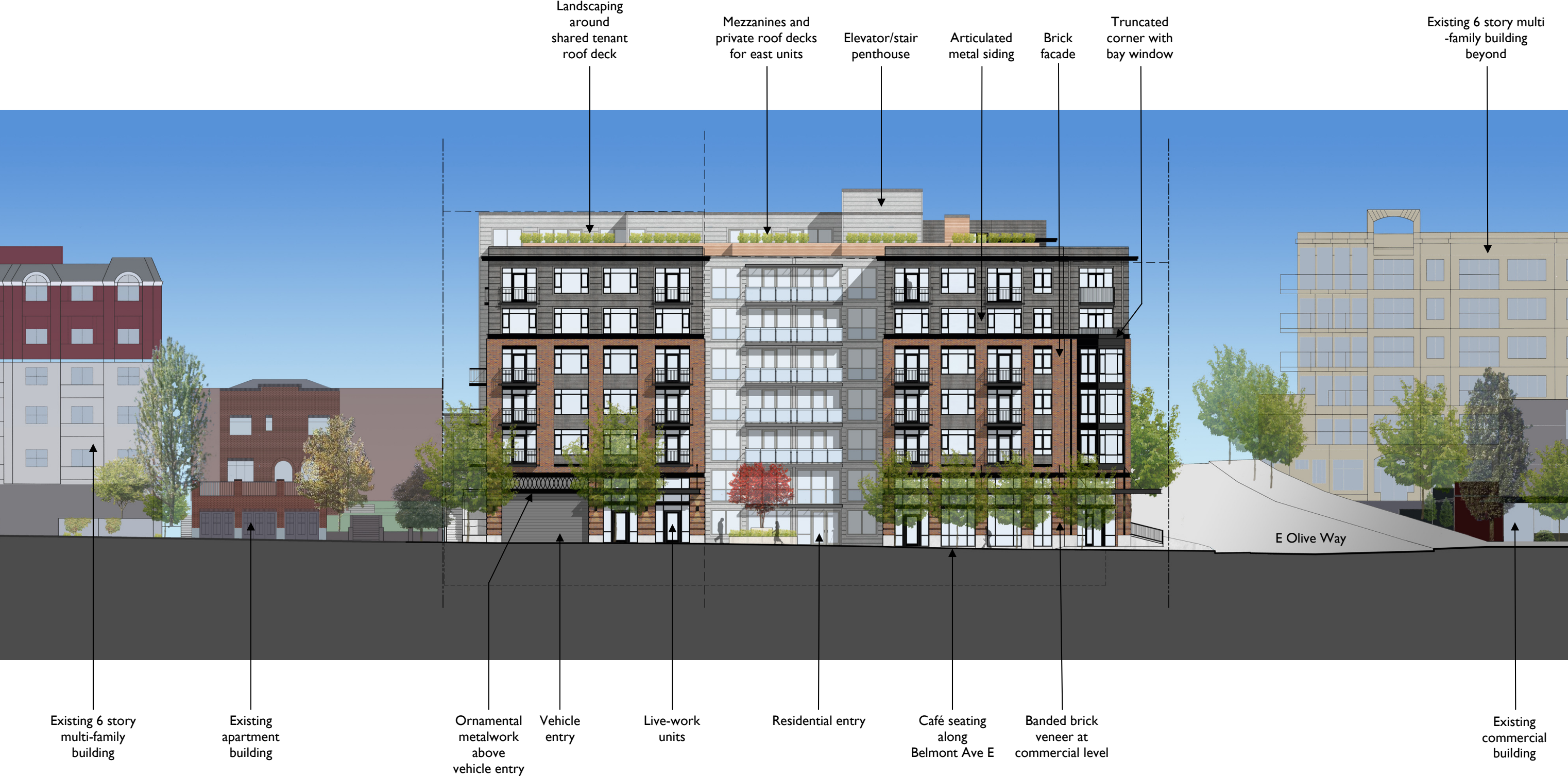
Roof Deck

- Public areas for all tenants and guests
- Private decks for east-facing units with direct access from mezzanines
- Tree planters separate spaces and frame views to west and south
- Green roof trays reduce amount of exposed roof membrane



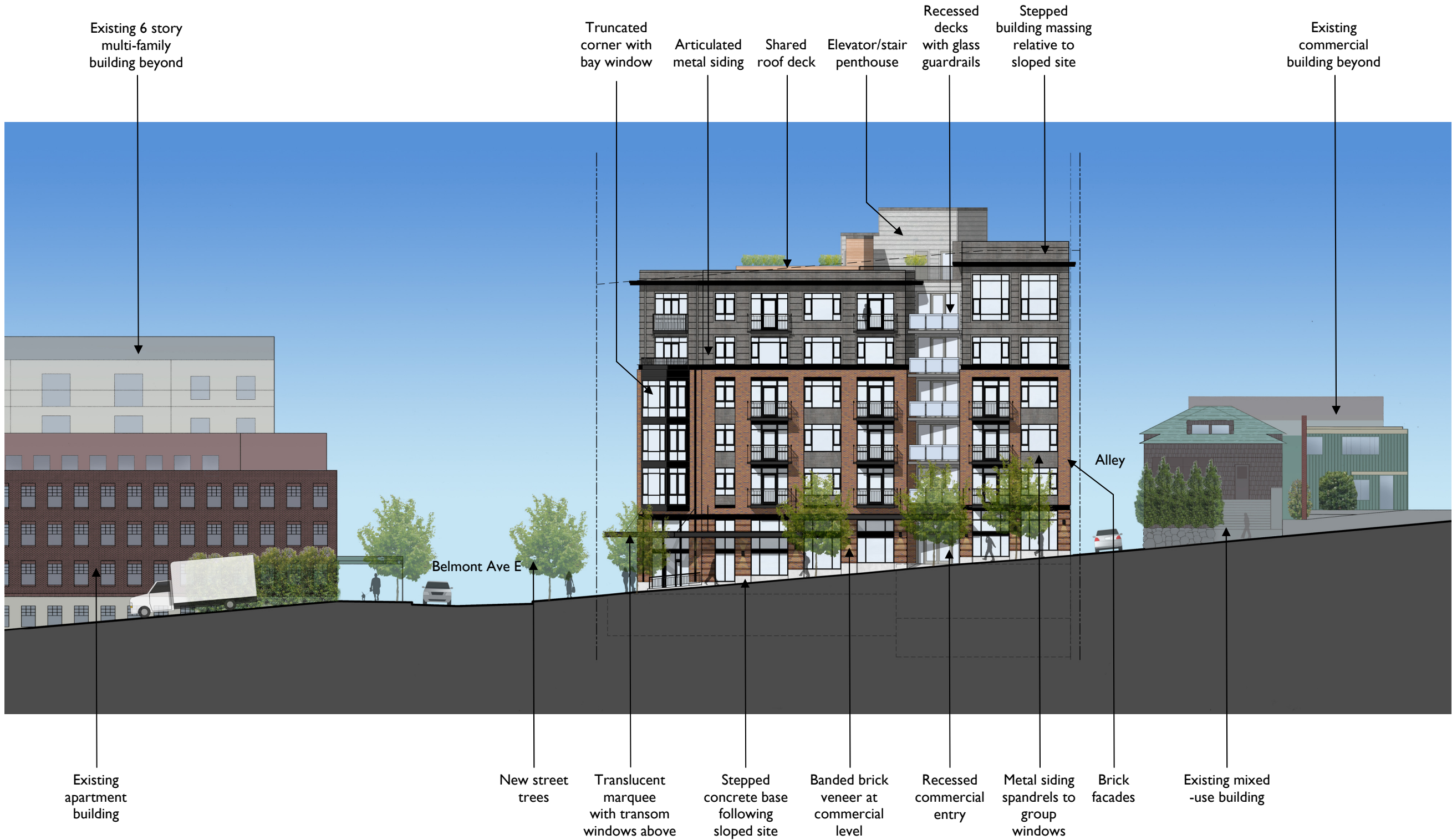


WEST ELEVATION IN CONTEXT



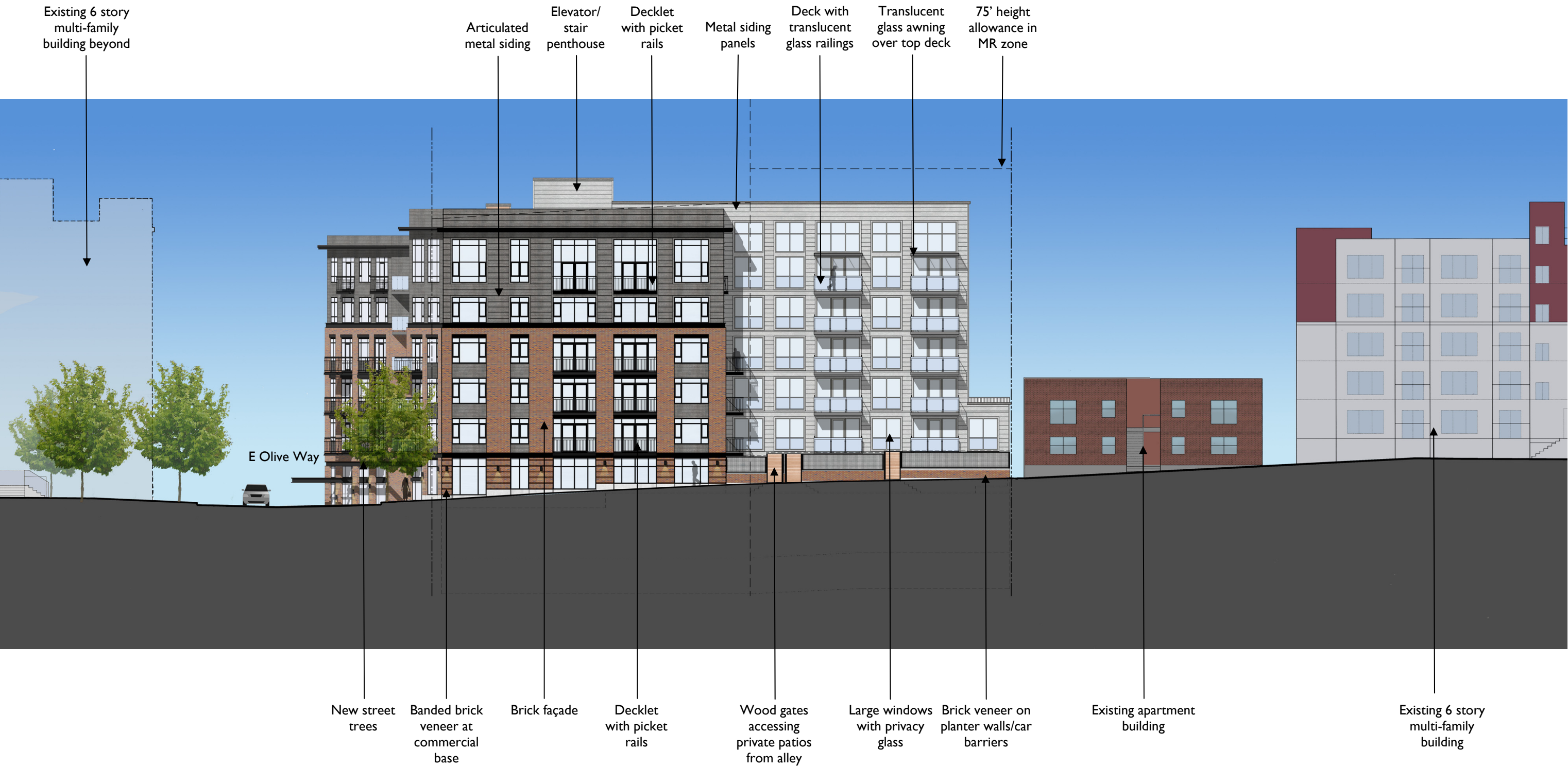


SOUTH ELEVATION IN CONTEXT



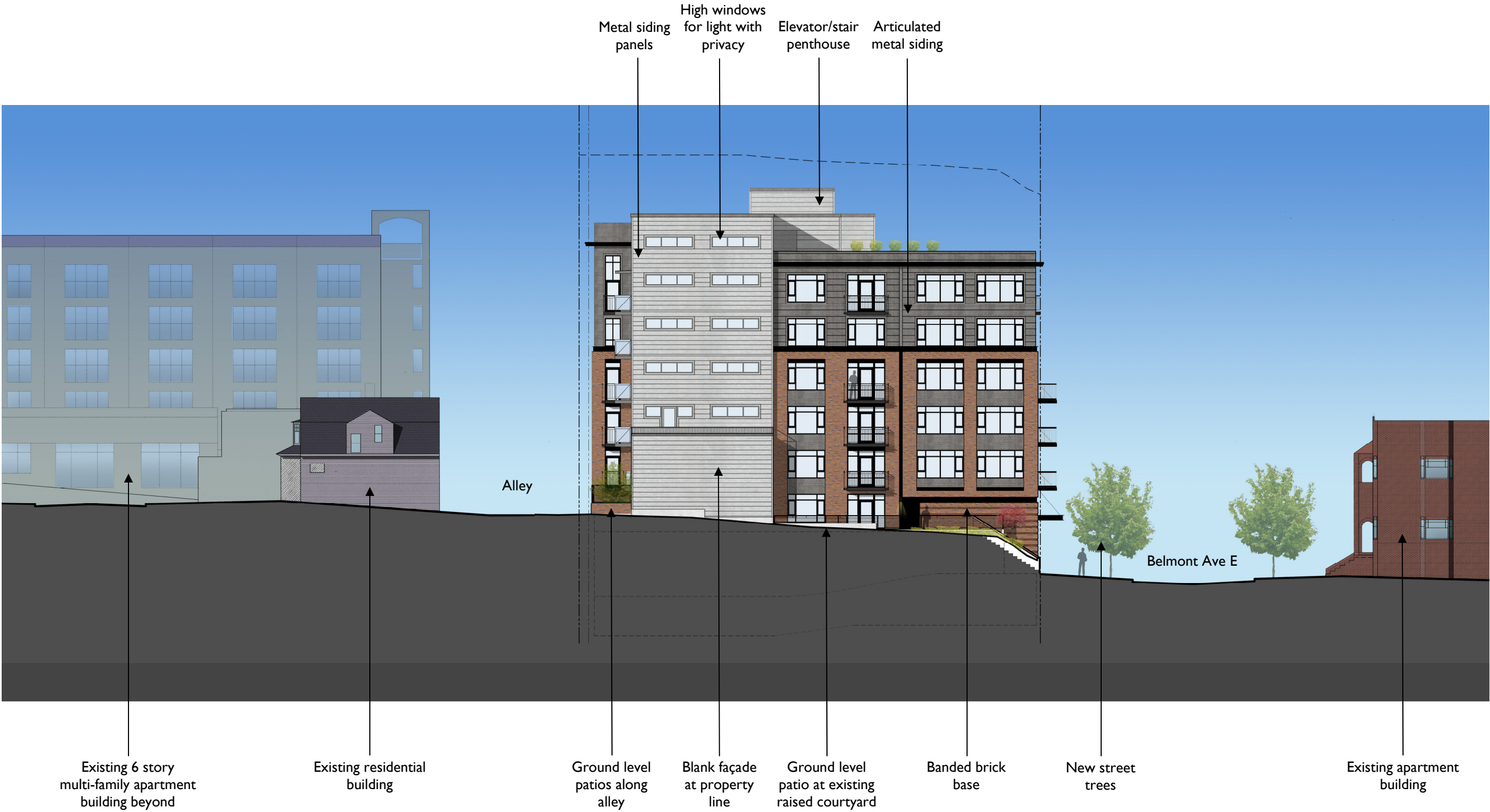


EAST ELEVATION IN CONTEXT





NORTH ELEVATION IN CONTEXT





WEST ELEVATION





EXTERIOR MATERIALS

- ①

Flat metal panel siding: AEP Span Prestige, Cool Metallic Silver
- ④

Articulated metal siding: AEP Span Design Span HP, Cool Zatique II
- ⑤

Metal panel siding: AEP Span Mini V-Beam, Cool Zatique II
- ⑥

Flat metal panel to match Cool Zatique II
- ⑦

Flat metal panel, Black
- ⑧

Steel channel, Black
- ⑨

Steel marquee with translucent glass panels, Black
- ⑩

Metal deck with picket rails, Black
- ⑪

Metal clad cornice, Black
- ⑫

Vinyl window, VPI, Black
- ⑬

Thermal break aluminum storefront, Black
- ⑭

Vinyl window, VPI, Silver
- ⑮

Brick veneer: Mutual Materials Forest Blend; Mission Texture
- ⑯

Horizontal wood plank, 1x6's with 1/2" gaps:  
Sikkens Cetol 2/3, Cedar with satin finish
- ⑰

Glass guardrail, Translucent
- ⑱

Glass awning, Translucent
- ⑲

Privacy glass, Translucent
- ⑳

Cast-in-place concrete with cementitious coating

SOUTH ELEVATION





EAST ELEVATION



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1650 E OLIVE WAY



EXTERIOR MATERIALS

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Flat metal panel siding: AEP Span Prestige, Cool Metallic Silver

Articulated metal siding: AEP Span Design Span HP, Cool Zatique II

Metal panel siding: AEP Span Mini V-Beam, Cool Zatique II

Flat metal panel to match Cool Zatique II

Flat metal panel, Black

Steel channel, Black

Steel marquee with translucent glass panels, Black

Metal deck with picket rails, Black

Metal clad cornice, Black

Vinyl window, VPI, Black

Thermal break aluminum storefront, Black

Vinyl window, VPI, Silver

Brick veneer: Mutual Materials Forest Blend; Mission Texture

Horizontal wood plank, 1x6's with 1/2" gaps:  
Sikkens Cetol 2/3, Cedar with satin finish

Glass guardrail, Translucent

Glass awning, Translucent

Privacy glass, Translucent

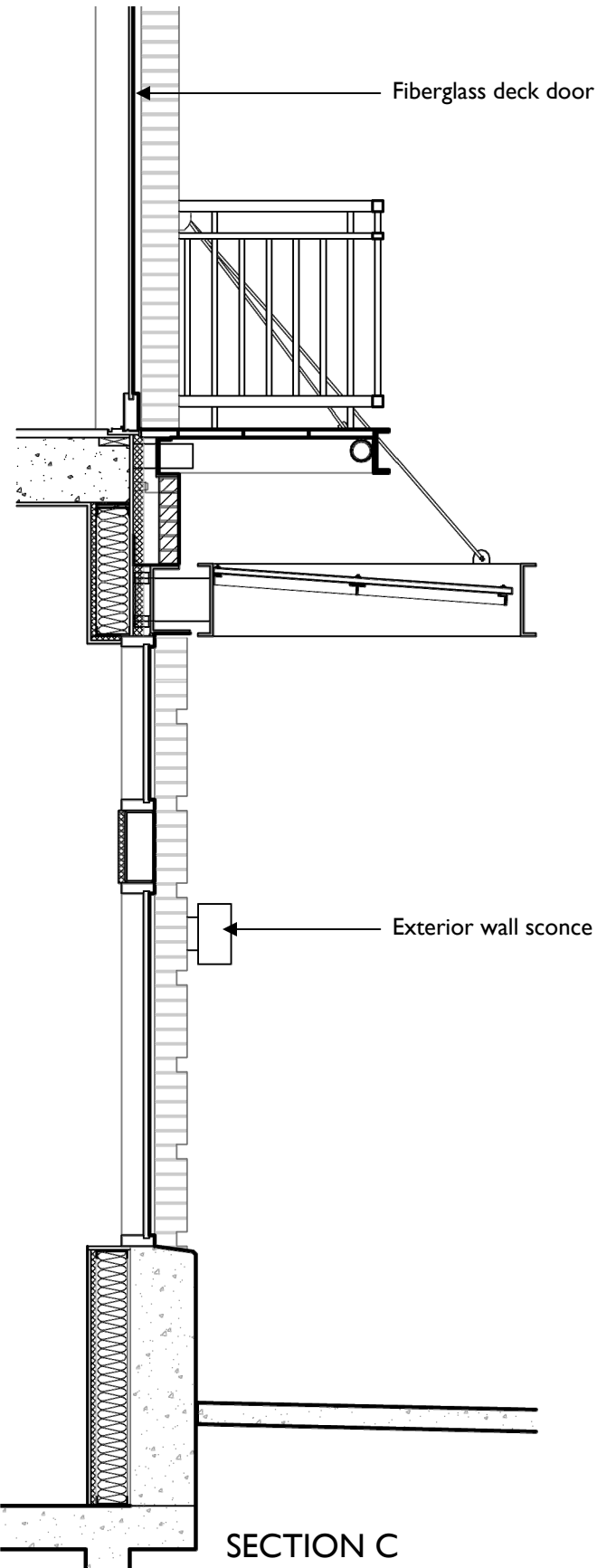
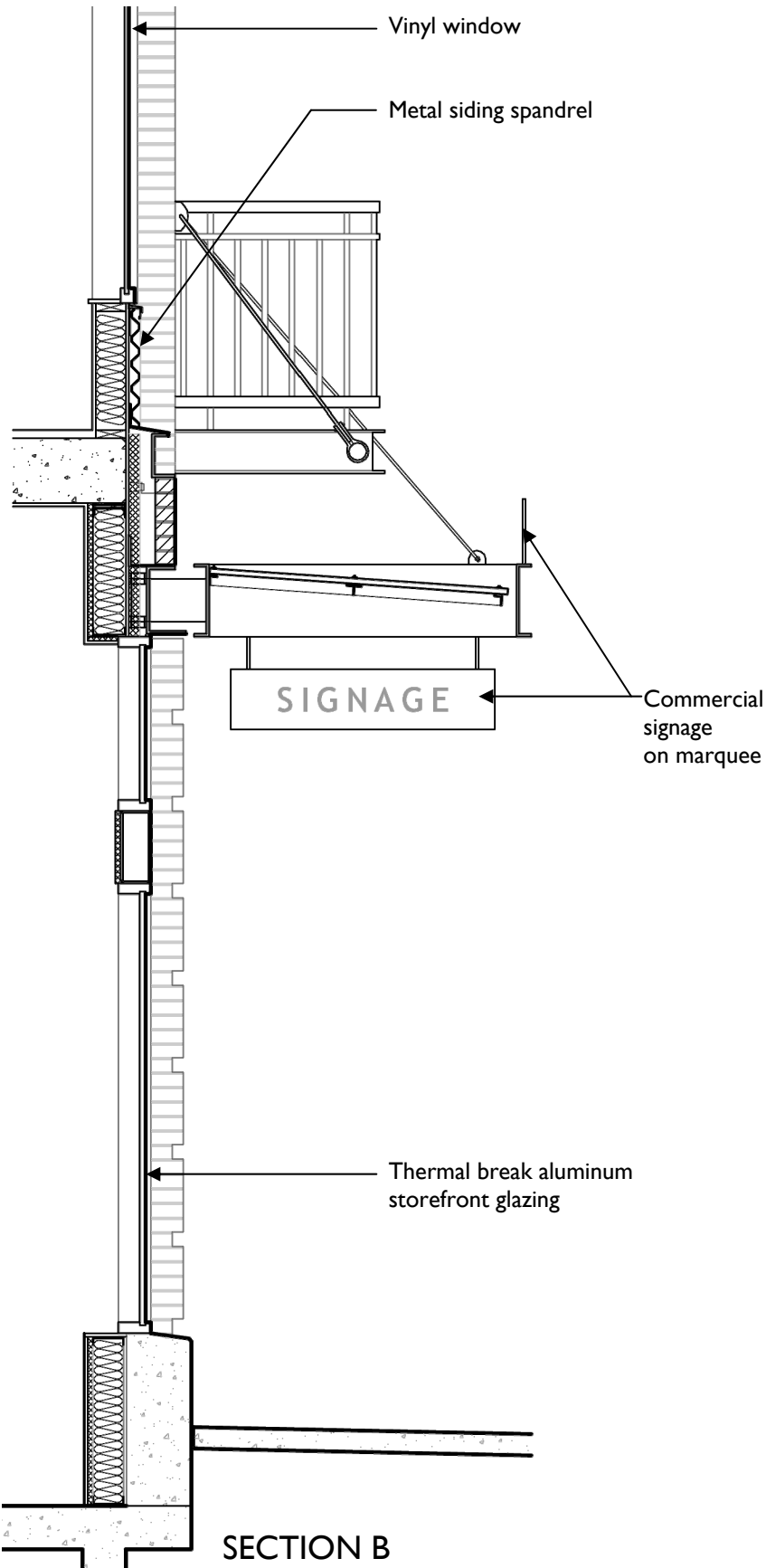
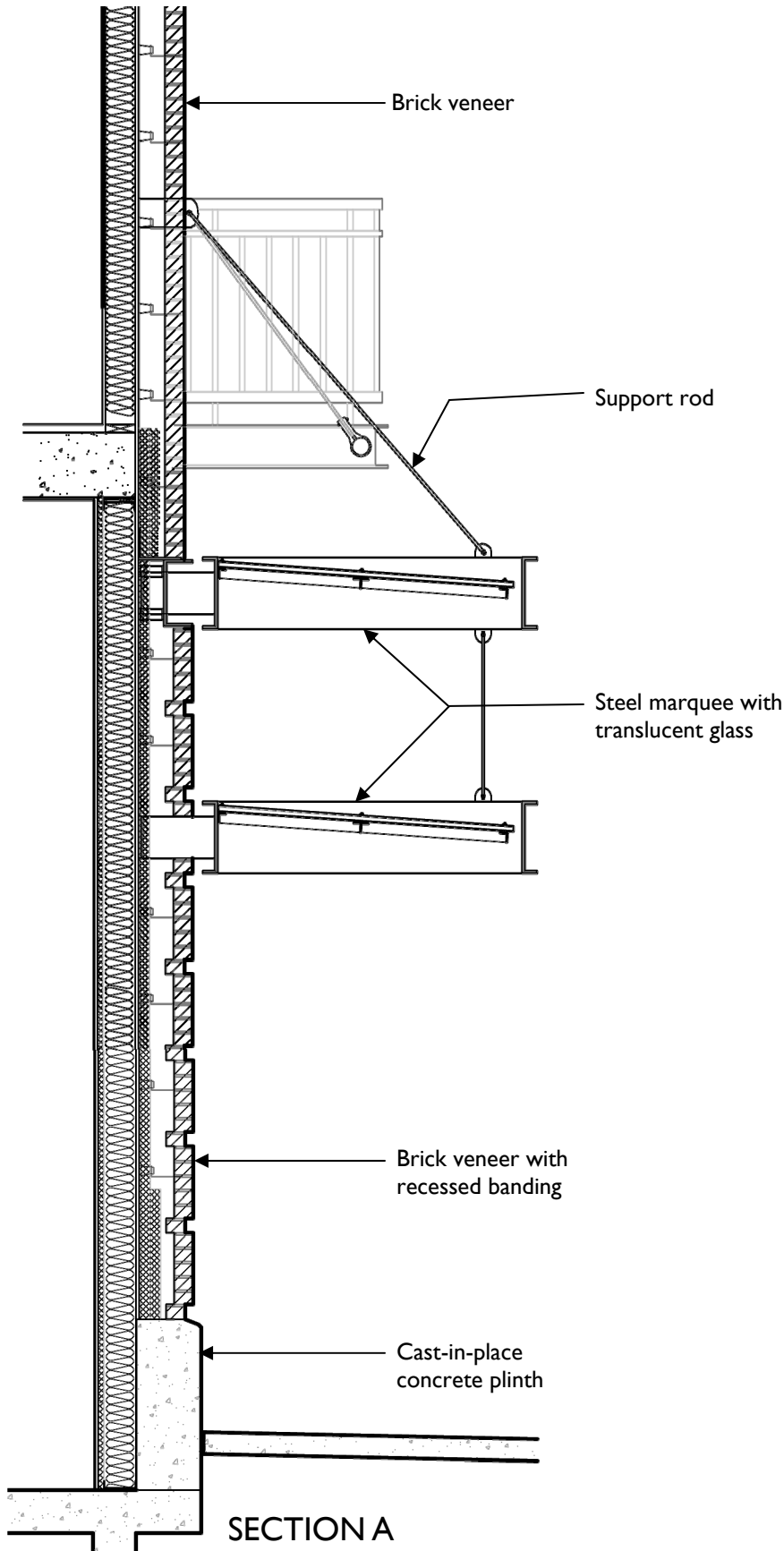
Cast-in-place concrete with cementitious coating

NORTH ELEVATION





DETAILS: BASE OF 'NODE' FACADES





DETAILS: BASE OF 'NODE' FACADES



- Brick veneer
- Vinyl window with Fiberglass deck door
- Metal siding spandrel, AEP Span, mini-v-beam
- Commercial signage on marquee
- Steel marquee with translucent glass
- Thermal break aluminum storefront glazing
- Exterior wall sconce
- Brick veneer with recessed banding
- Cast in place concrete plinth With cementitious finish



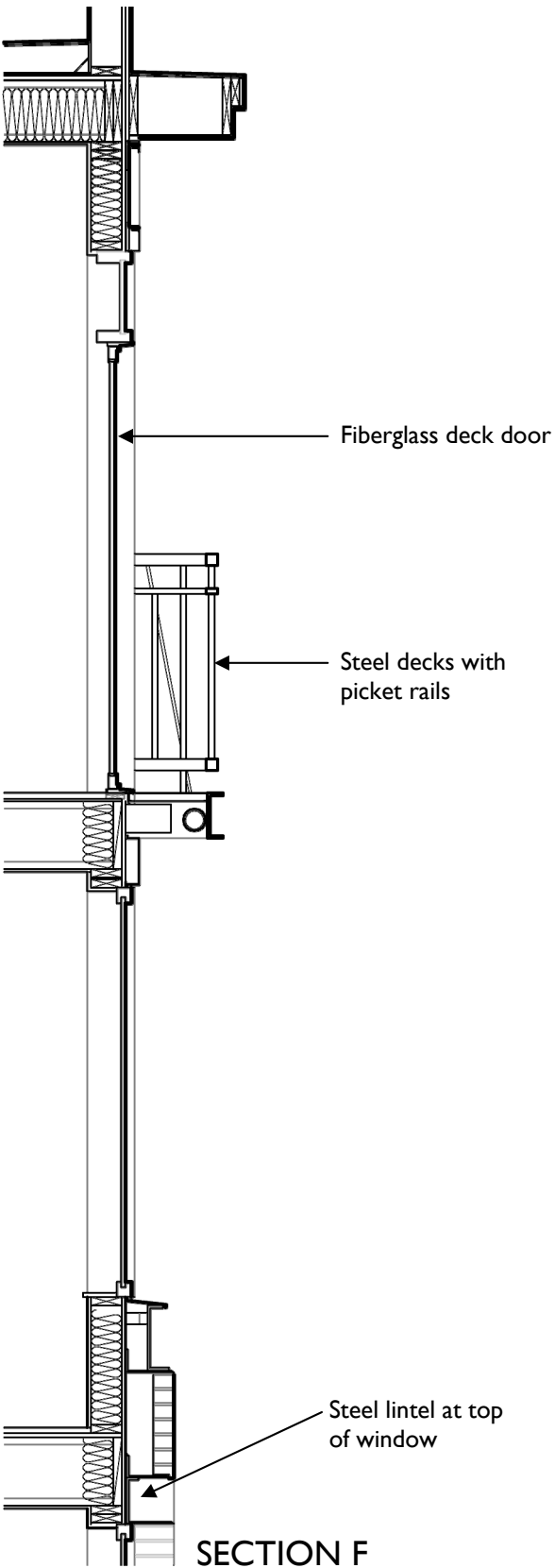
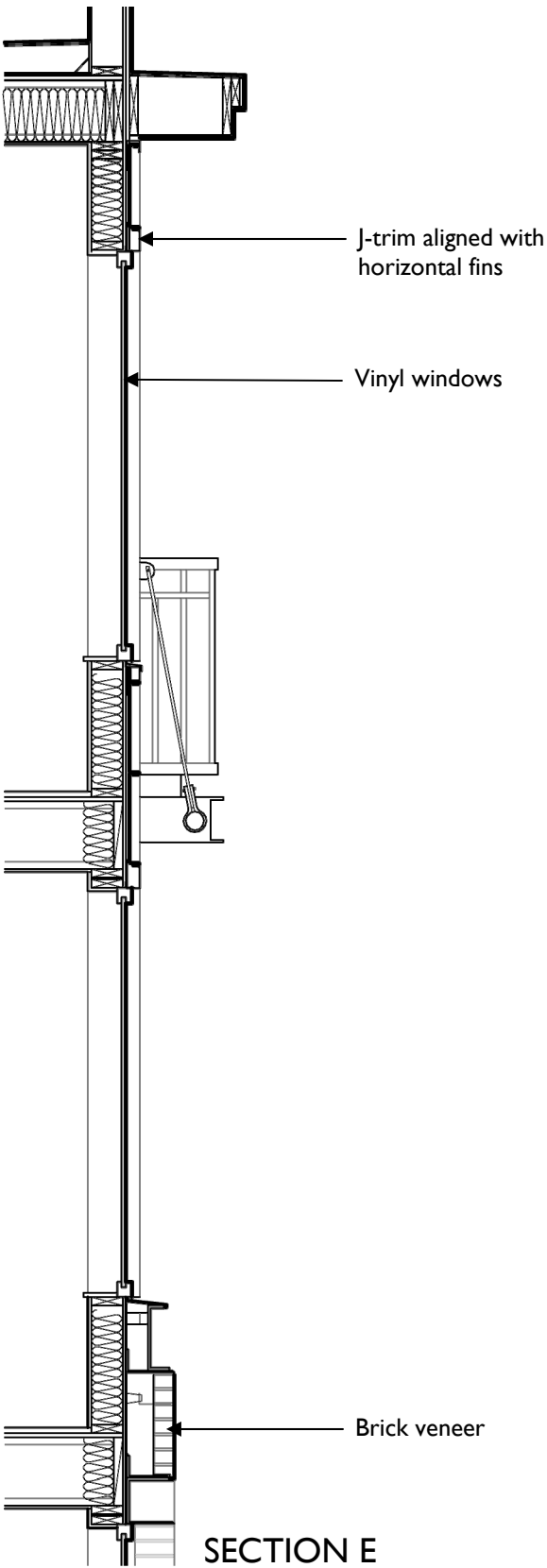
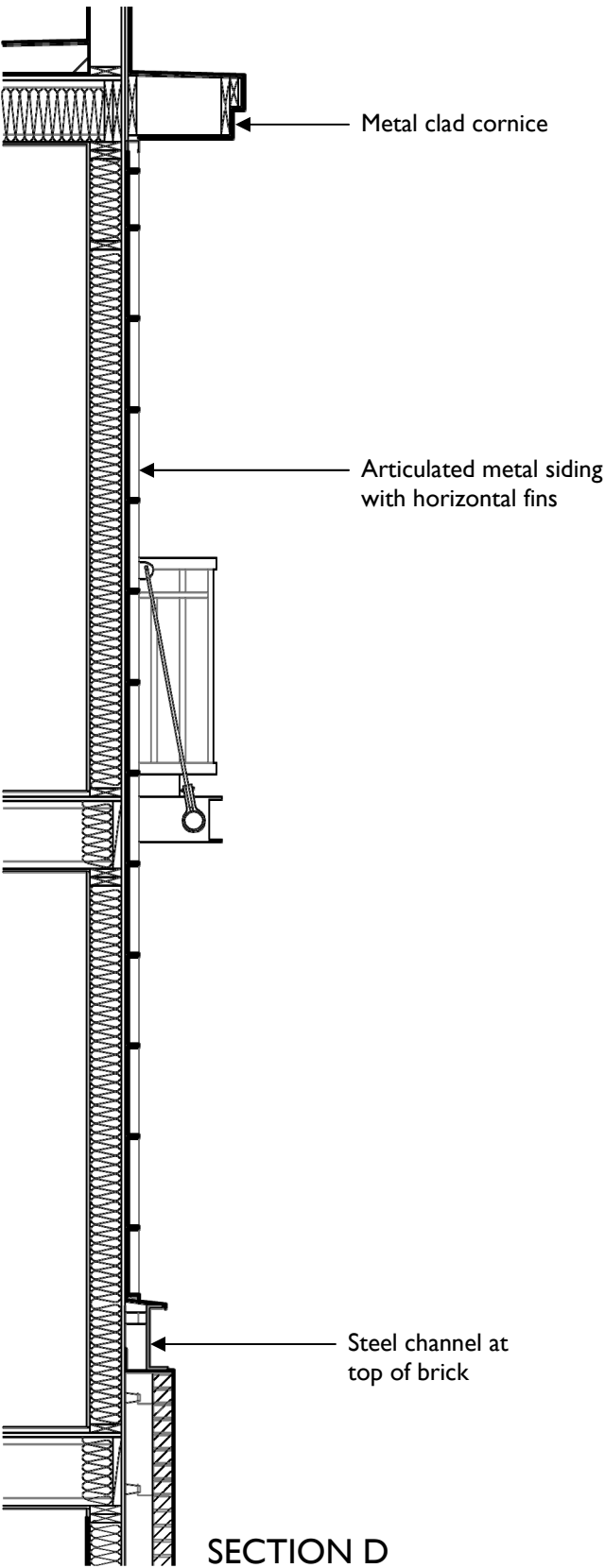
Steel channel and AEP Span mini-v-beam siding



Similar commercial signage on similar marquee



DETAILS: TOP OF 'NODE' FACADES





DETAILS: TOP OF 'NODE' FACADES



Metal clad cornice

J-trim aligned with horizontal fins

Vinyl windows with Fiberglass deck doors

Articulated metal siding with horizontal fins

Steel decks with picket rails

Steel channel at top of brick

Brick veneer

Steel lintel at top of window



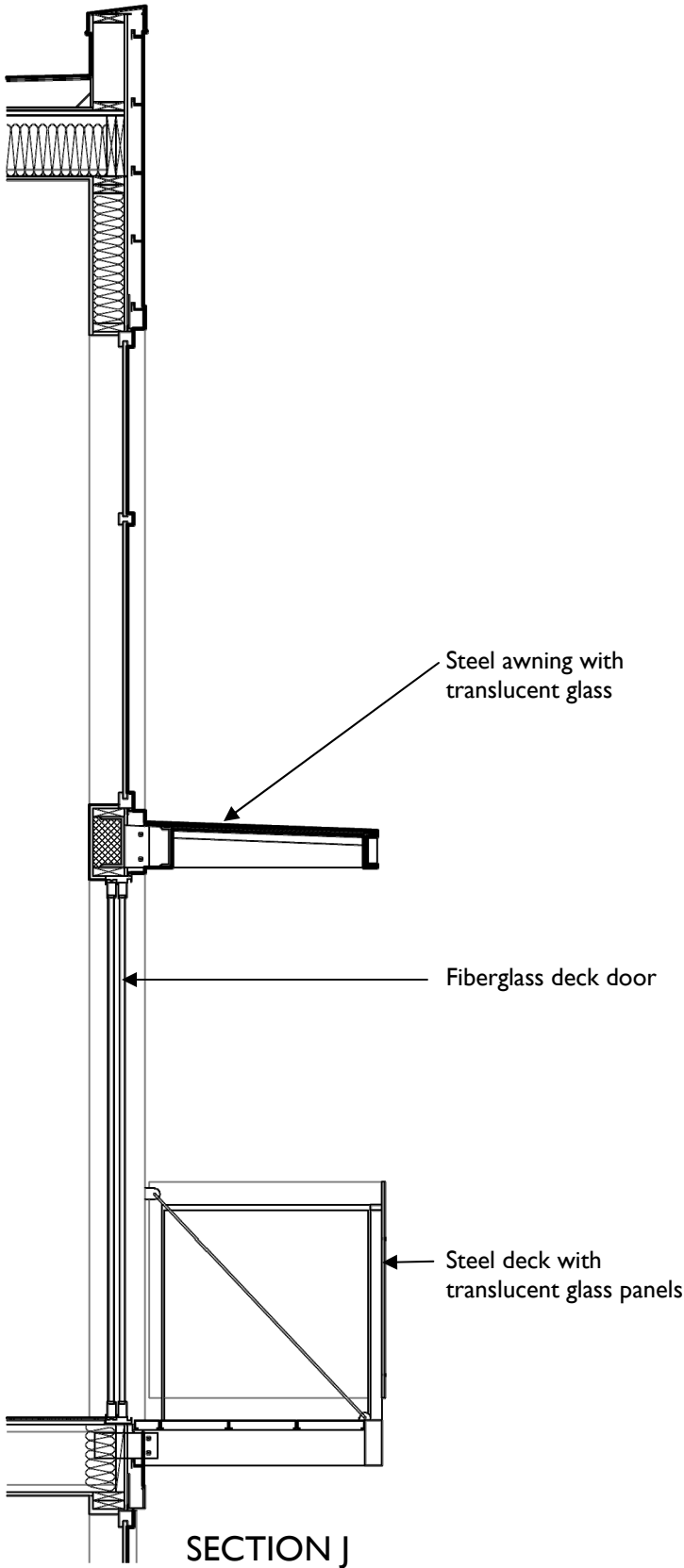
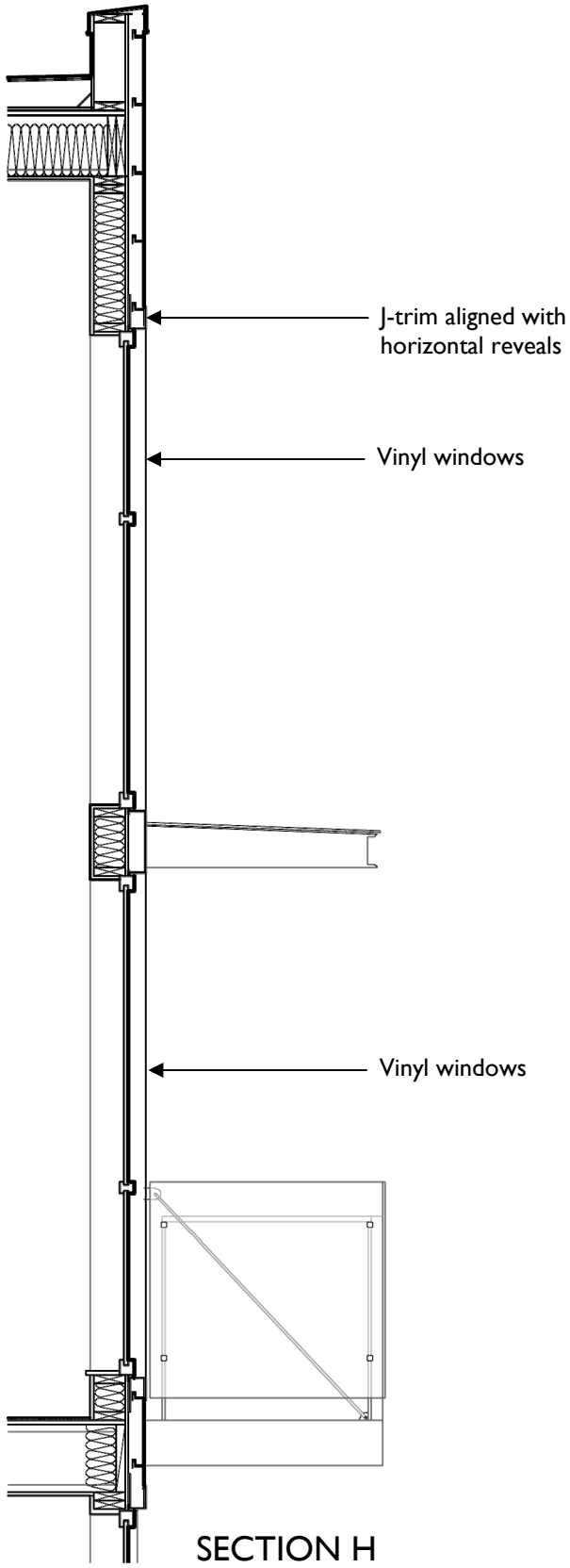
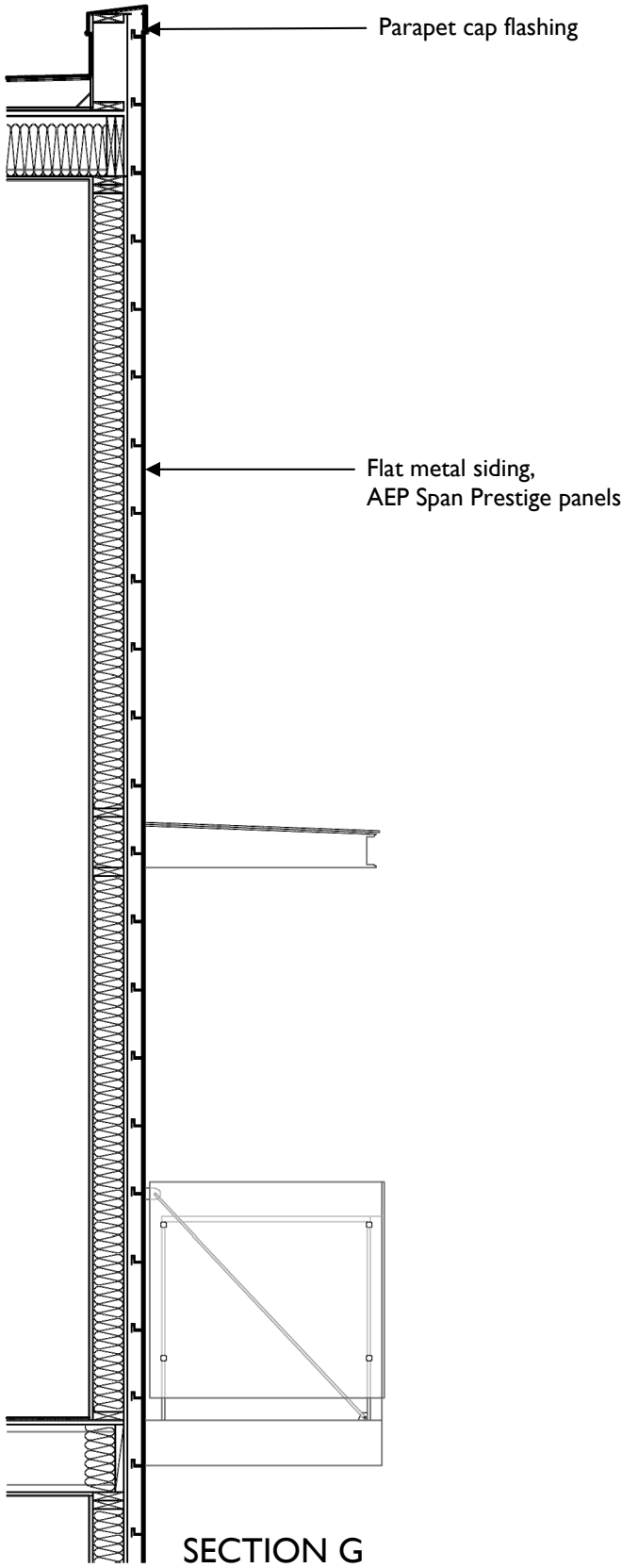
AEP Span Design Span HP metal panels



Steel deck with picket rails



DETAILS: TOP OF 'CORE' FACADES





DETAILS: TOP OF 'CORE' FACADES



Parapet cap flashing, dark grey

Flat metal siding, silver  
AEP Span prestige panels

J-trim around windows  
aligned with reveals on siding

Vinyl windows

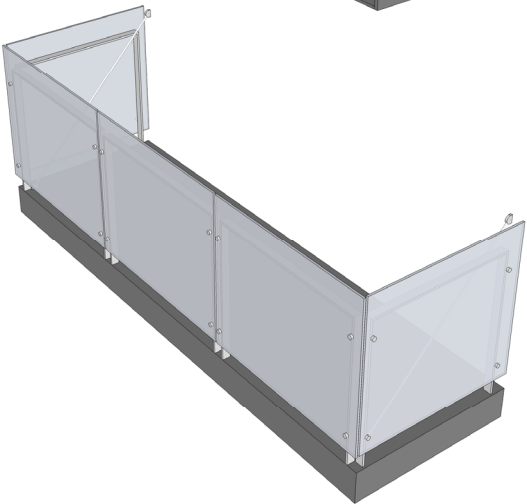
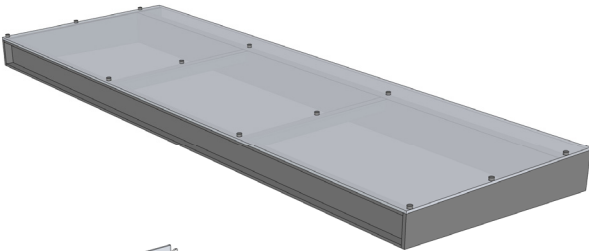
Steel awning with translucent glass

Vinyl window with privacy glass

Steel decks with translucent glass panels

Thru-wall flashing at each floor level

Steel awning with translucent glass



Steel deck with translucent glass panels

G

H

J

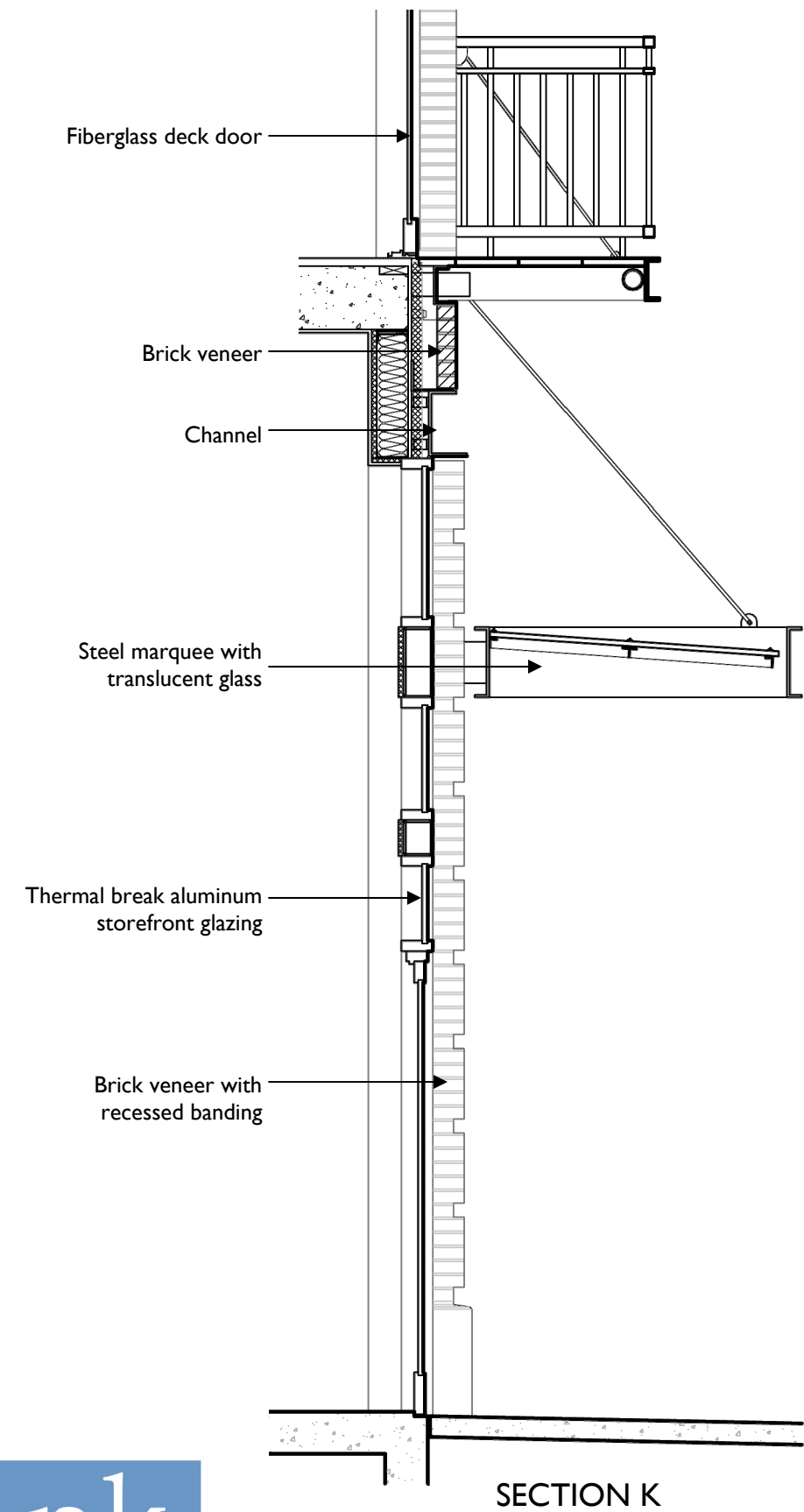
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DETAILS: BASE OF 'NODE' AT LIVE-WORK ENTRY



Proposed light fixture



Recessed brick banding



DETAILS: BASE OF 'CORE' AT RESIDENTIAL ENTRY

Steel deck with translucent glass panels

J-trim aligned with horizontal reveals

Vinyl windows with translucent privacy glass

Steel awning with translucent glass

Thermal break aluminum doors

SECTION L



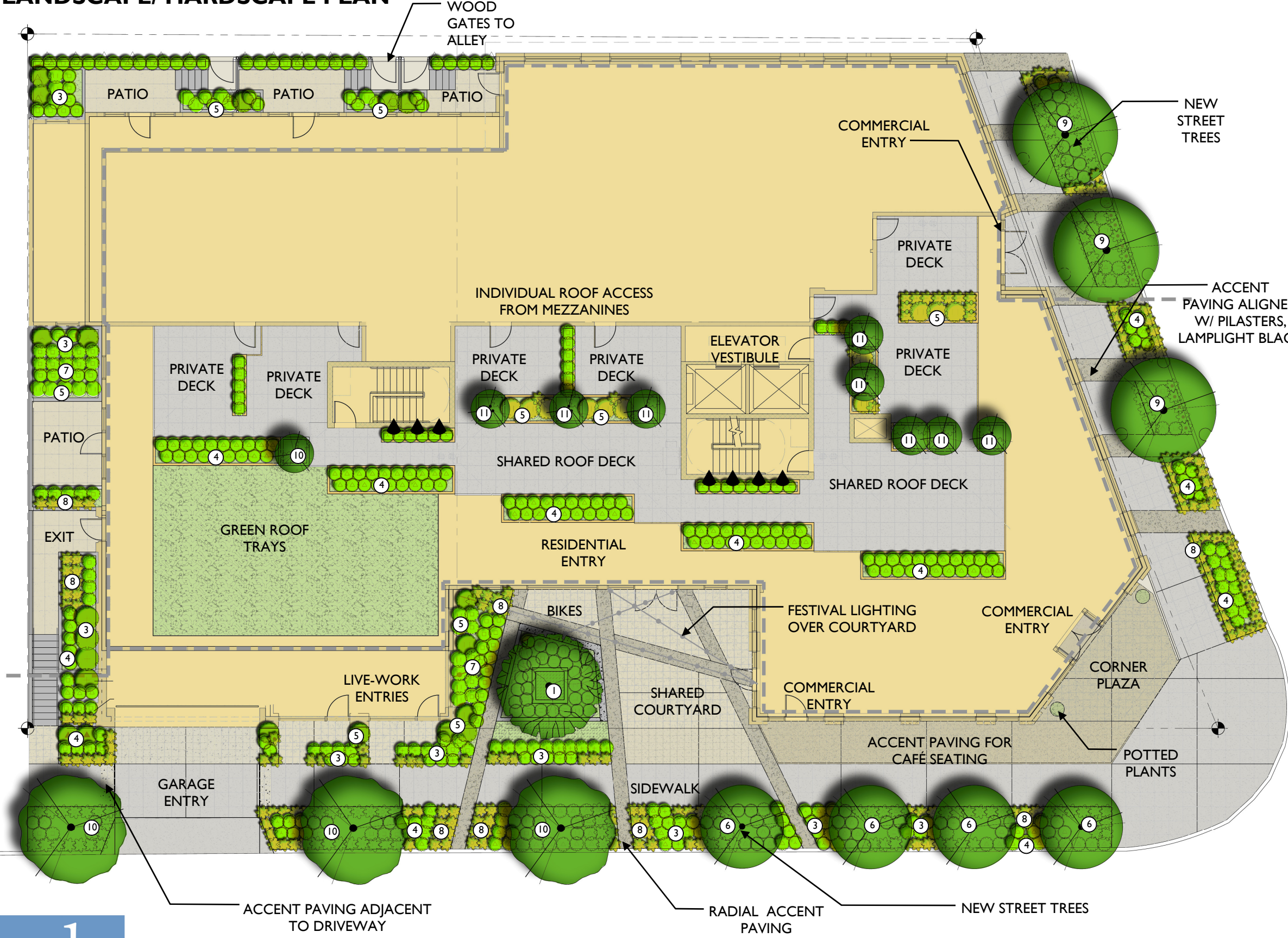
AEP Span Prestige metal panels (vertical)



Translucent glass guardrails



LANDSCAPE/ HARDSCAPE PLAN



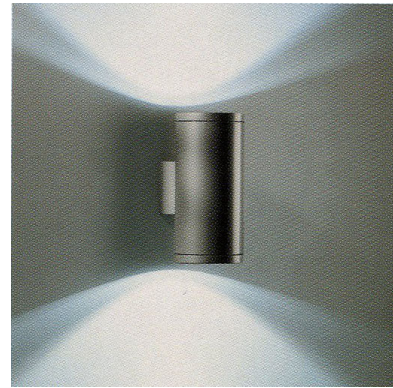
NICHOLSON KOVALCHICK ARCHITECTS

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1650 E OLIVE WAY



# EXTERIOR LIGHTING PLAN



①  
Wall sconces  
Sisternalux  
MiniSlot S.3941



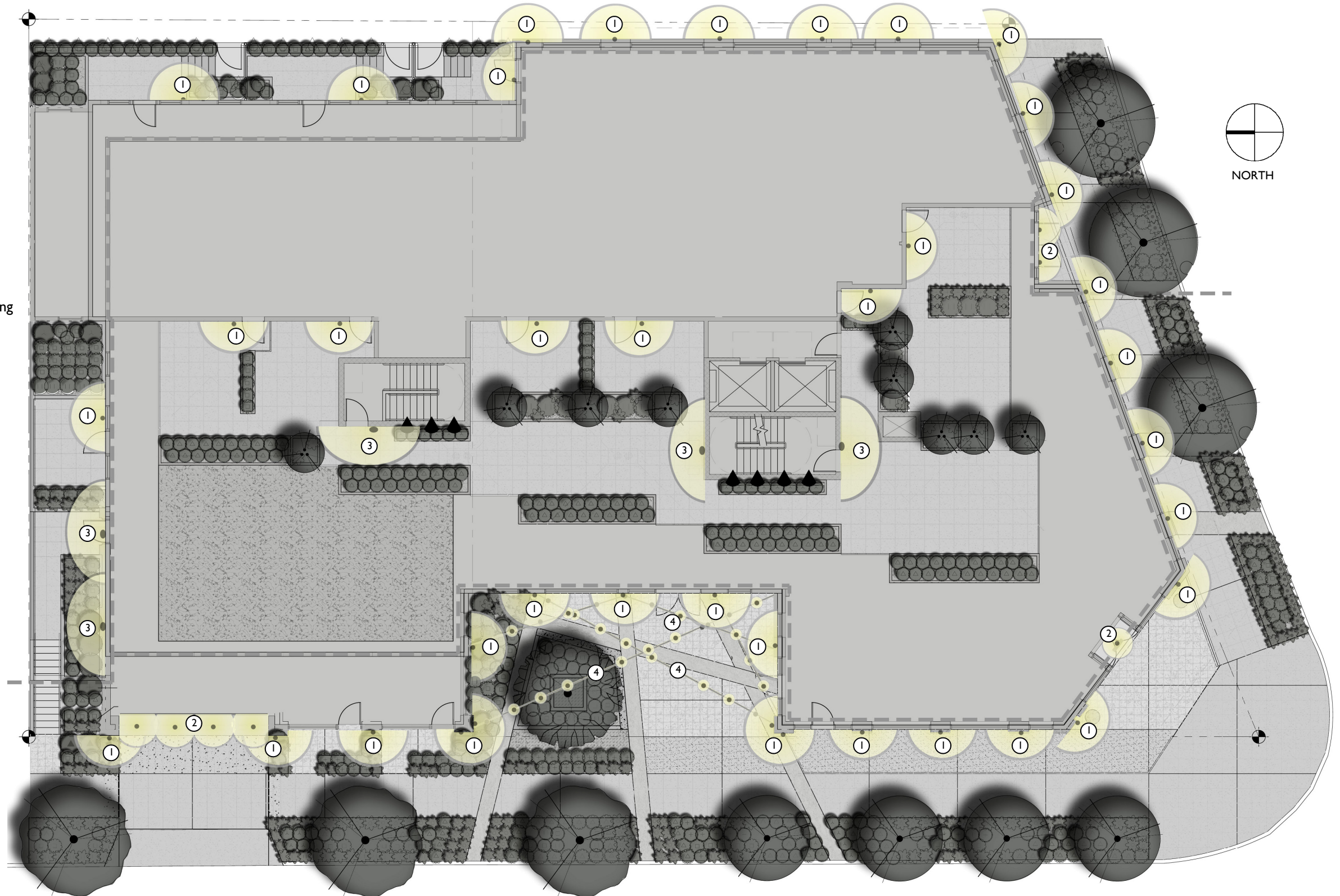
②  
LED Down Lights  
at Entry Soffits  
National Specialty Lighting  
LED Minidisc Light



③  
Safety lighting  
LBL Lighting  
Visir 30 Metallic Gray



④  
Festival lights  
Ooga Lights  
M-24 Medium Base with  
25watt clear bulbs  
@ 24" o.c.





**BUILDING PERSPECTIVE - E OLIVE WAY AT BELMONT AVE E**

- Metal clad cornice
- Recessed metal panel with flanges
- Articulated metal siding with horizontal fins
- Bolt-on metal deck
- 4-Story brick facade
- Truncated corner with bay window
- Translucent glass marquee with transom above
- New street trees help protect pedestrian zone
- Banded brick base
- Café seating and corner plaza at ground level





## VIGNETTE - CORNER PLAZA/ CAFE





VIGNETTE - COURTYARD ALONG BELMONT AVE E

- 4-Story brick façade
- Metal decks with translucent glass
- Festival lighting
- Specimen tree, Japanese Maple
- Live-work units
- Residential lobby and leasing office
- Terraced planter with seating wall
- Radial accent paving
- Flowering ground cover





## VIGNETTE - ALLEY STREETSCAPE

Articulated metal siding with horizontal fins

Steel channel

Bolt-on metal deck

Flat metal siding

Metal deck with translucent glass guardrails

Vinyl windows with translucent base panels

Metal siding spandrels

4-Story brick facade

Steel channel

Banded brick base

Galvanized mesh with landscape screening

Wood gates accessing private patios

Brick planter wall/car barrier



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1650 E OLIVE WAY NICHOLSON KOVALCHICK ARCHITECTS



REQUESTED DEPARTURES

MR ZONE (MIDRISE)

Development Standard	Requirement	Proposed	Departure Amount	Reason for Departure	Design Review Guidelines
Front Setback (SMC 23.45.518 Table A)	No front setback is required when a courtyard is provided abutting the street that has a min. width of 30% of the abutting street (min. 20') and a min. depth of 20' measured to the lot line.	No front setback with a courtyard provided immediately adjacent in the NC zone. The courtyard width is 27% of the overall building façade (157'-1") and 19'-6" deep.	To allow the adjacent courtyard in NC zone to satisfy this requirement.	The adjacent courtyard meets the intent of this code requirement. It is a significant break in the overall massing of the building and a major public amenity at street level.  Locating façade along Belmont allows more open space at corner of E Olive Way and Belmont Ave E.	A-2 Streetscape A-7 Res. Open Space B-1 Hght, Bulk, Scale C-2 Arch Concept D-1 Pedestrian Space
Side Setback (SMC 23.45.518 Table A)	For portions of a structure ≤42', 7'-0" average setback with a 5'-0" min. is required.  For portions of a structure >42', 10'-0" average setback with a 7'-0" min. is required.	Below 42' from grade, we have an average side setback of 6'-9.5" with a 2" minimum.  Above 42' from grade, we have an average side setback of 9'-7.5" with 8'-1" minimum.	3% less than required average side setback and waiving minimum requirement for lower portion of structure.  4% less than required average side setback for upper portion of structure.	The proposed building massing modulates north façade and helps strengthen existing courtyard on adjacent site. The Board conceptually approved this building configuration at EDG, as an area offset for the upper level setbacks that respect the adjacent buildings.	A-5 Adjacent Sites B-1 Hght, Bulk, Scale C-1 Arch Context D-1 Pedestrian Space E-3 Site Conditions
Parking Access (SMC 23.45.536)	Access to parking shall be from an improved alley	Parking access is proposed from Belmont Ave E.	To allow parking access from street rather than alley.	Street access was the only EDG where the Board was unanimous. Our proposed design greatly reduces the amount of parking garage visible above ground and maintains the alley as a pedestrian environment with at grade patios.	A-1 Site Charact. A-4 Human Activity A-8 Parking Access A-9 Parking Location C-5 Parking Struct. D-2 Blank Walls D-5 Visual Impacts
Sight Triangle (SMC 23.54.030)	10'x10' triangle at right side of exit lane.	5'-6"x 5'-6" sight triangle to pedestrian sidewalk	45% reduction in required size of site triangle	A full-size sight triangle would eliminate the column immediately north of the vehicle entry and hurt the overall look of the building. We are providing convex mirrors which are allowed downtown in lieu of triangle.	A-2 Streetscape A-8 Parking Access A-9 Parking Location B-1 Hght, Bulk, Scale C-2 Arch Concept C-4 Ext. Materials D-5 Visual Impacts

NC3-65' ZONE (NEIGHBORHOOD COMMERCIAL)

Development Standard	Requirement	Proposed	Departure Amount	Reason for Departure	Design Review Guidelines
Nonresidential Space (Height) (SMC 23.47A.008)	13' floor to floor @ street-level non-residential space	12'-8" @ SE commercial space along E Olive Way	4" reduction in floor-to-floor for one commercial space.	The floor elevation of the SE commercial space is set to align with the existing grade along E Olive Way. The horizontal location of the entrance is set relative to the facades above, and the floor elevation above the SE commercial space is set relative to the existing grade on Belmont Ave E. The other commercial space is 19' floor to floor, which is significantly more than the 13' minimum.	A-1 Site Charact. A-2 Streetscape A-3 Visible Entrances C-2 Arch Concept D-1 Pedestrian Space



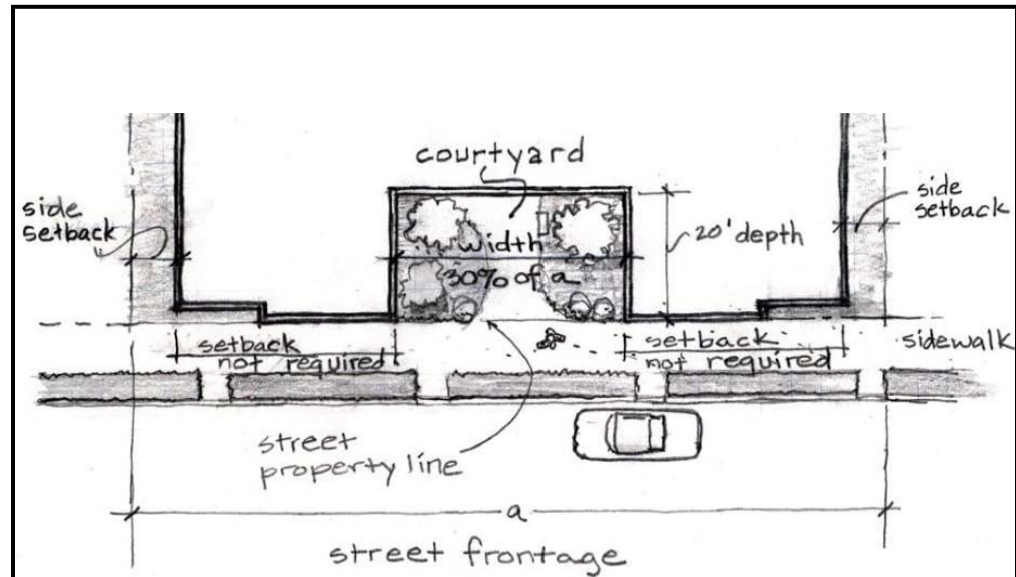
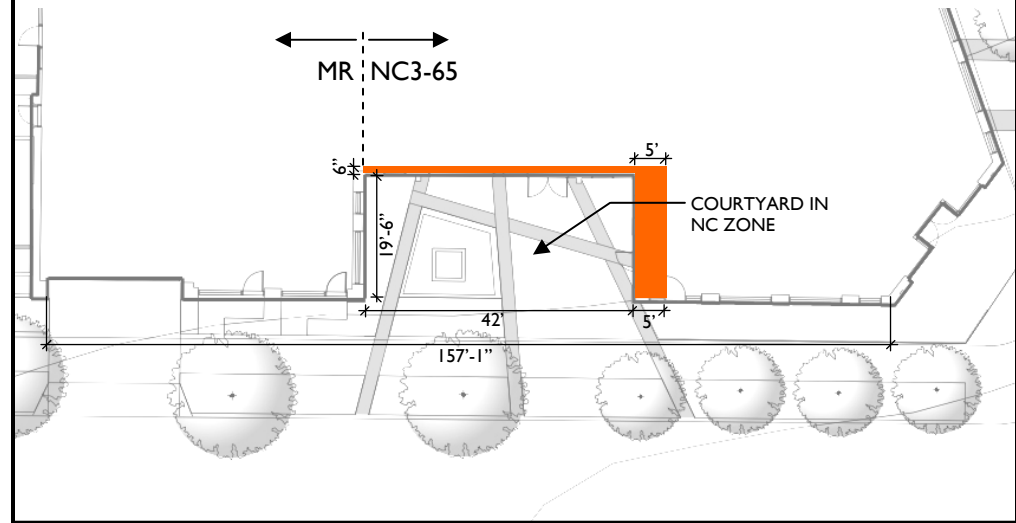
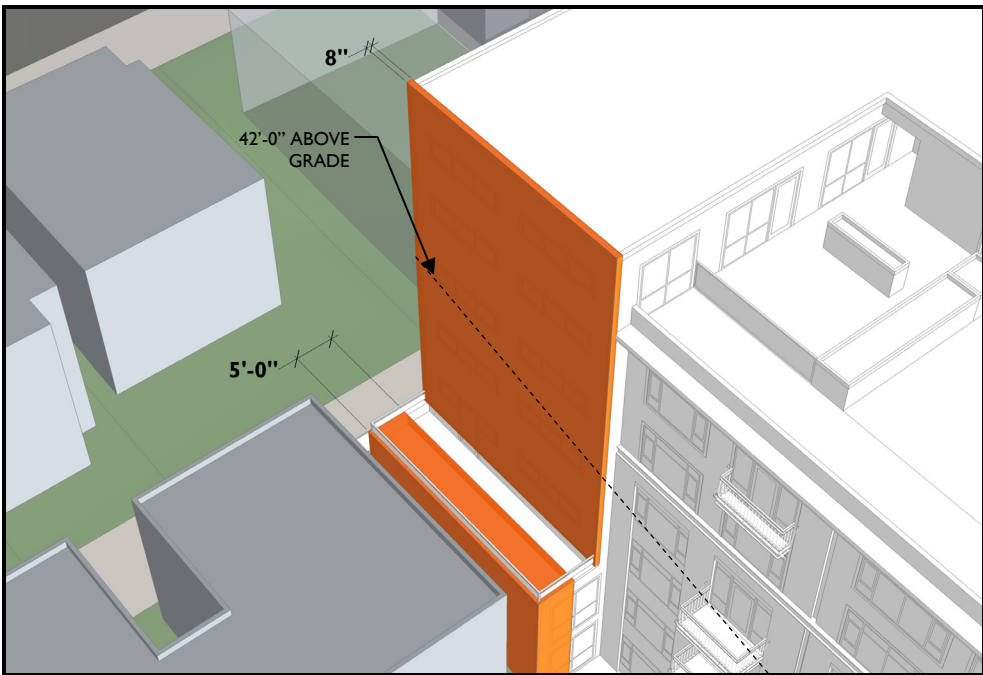


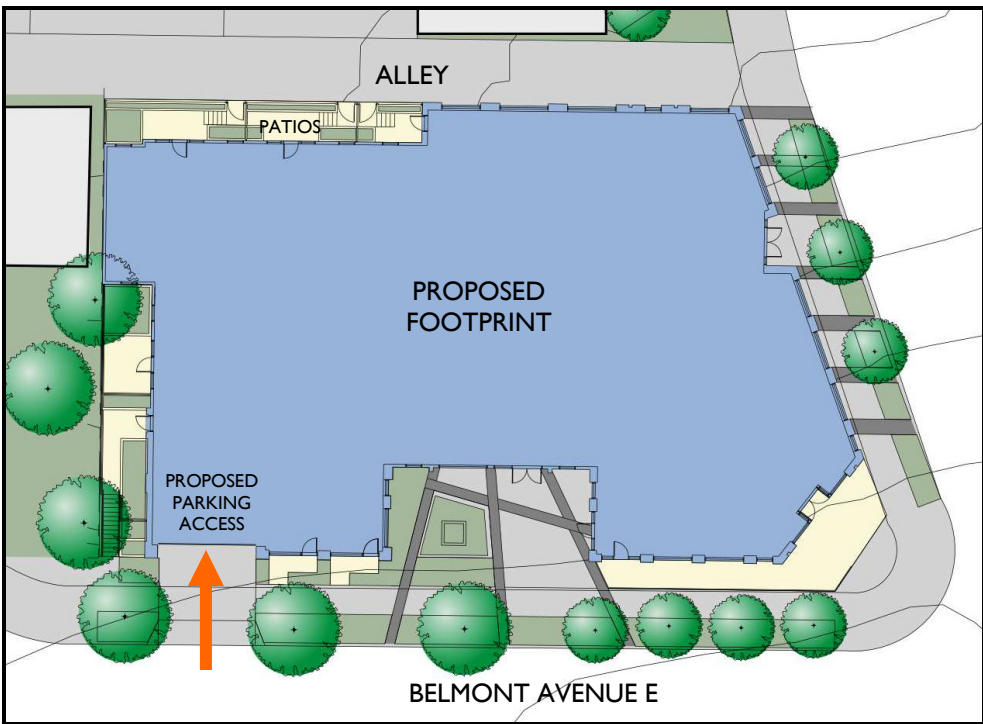
DIAGRAM FROM LAND USE CODE



FRONT SETBACK

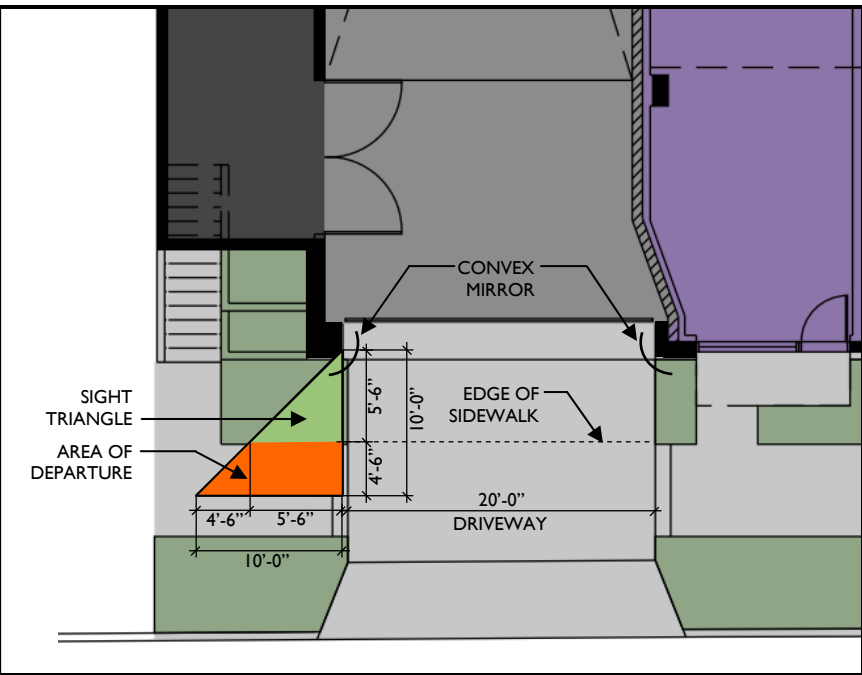


SIDE SETBACK

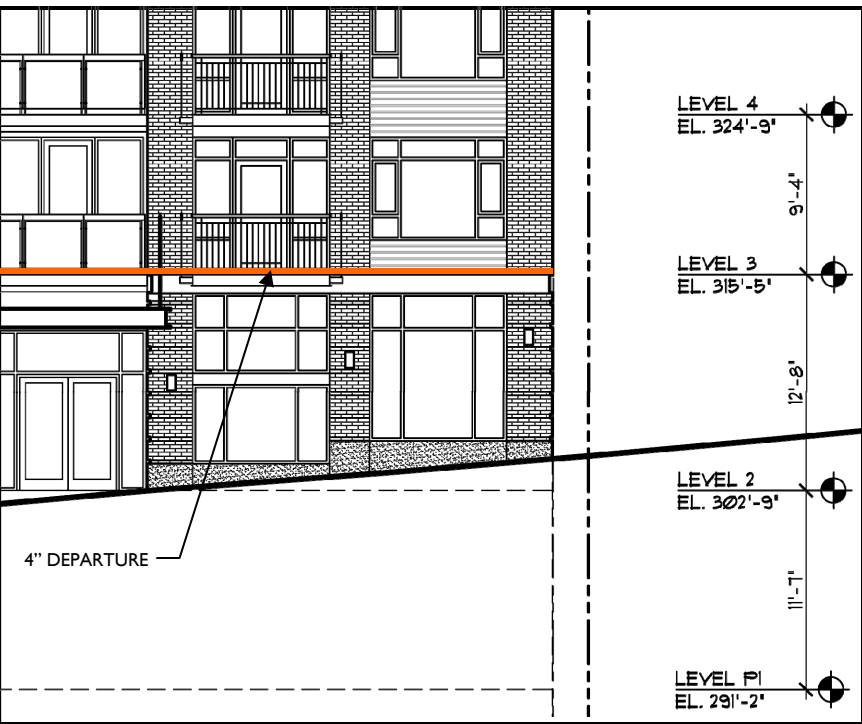


PARKING ACCESS

DEPARTURE DIAGRAMS



SIGHT TRIANGLE



STREET-LEVEL COMMERCIAL HEIGHT



APPENDIX: NORTH ELEVATION STUDIES



BOARD REQUESTED STUDY: UPPER LEVEL SETBACKS



FINAL DESIGN: STREET-WALL FACADES



BOARD REQUESTED STUDY: UPPER LEVEL SETBACKS



FINAL DESIGN: STREET-WALL FACADES

