

Early Design Guidance - 2401 Tenth Avenue East 3003922



Norman B. Yelin
Architect
NYelin@seanet.com

ADDRESS: 2401 Tenth Avenue East
DPD: 3003922
ZONE: NC-1-40
OWNER: Glover Homes, Inc.
21230 66th Avenue West
Lynnwood, WA 98036
rickg@gloverhomes.com

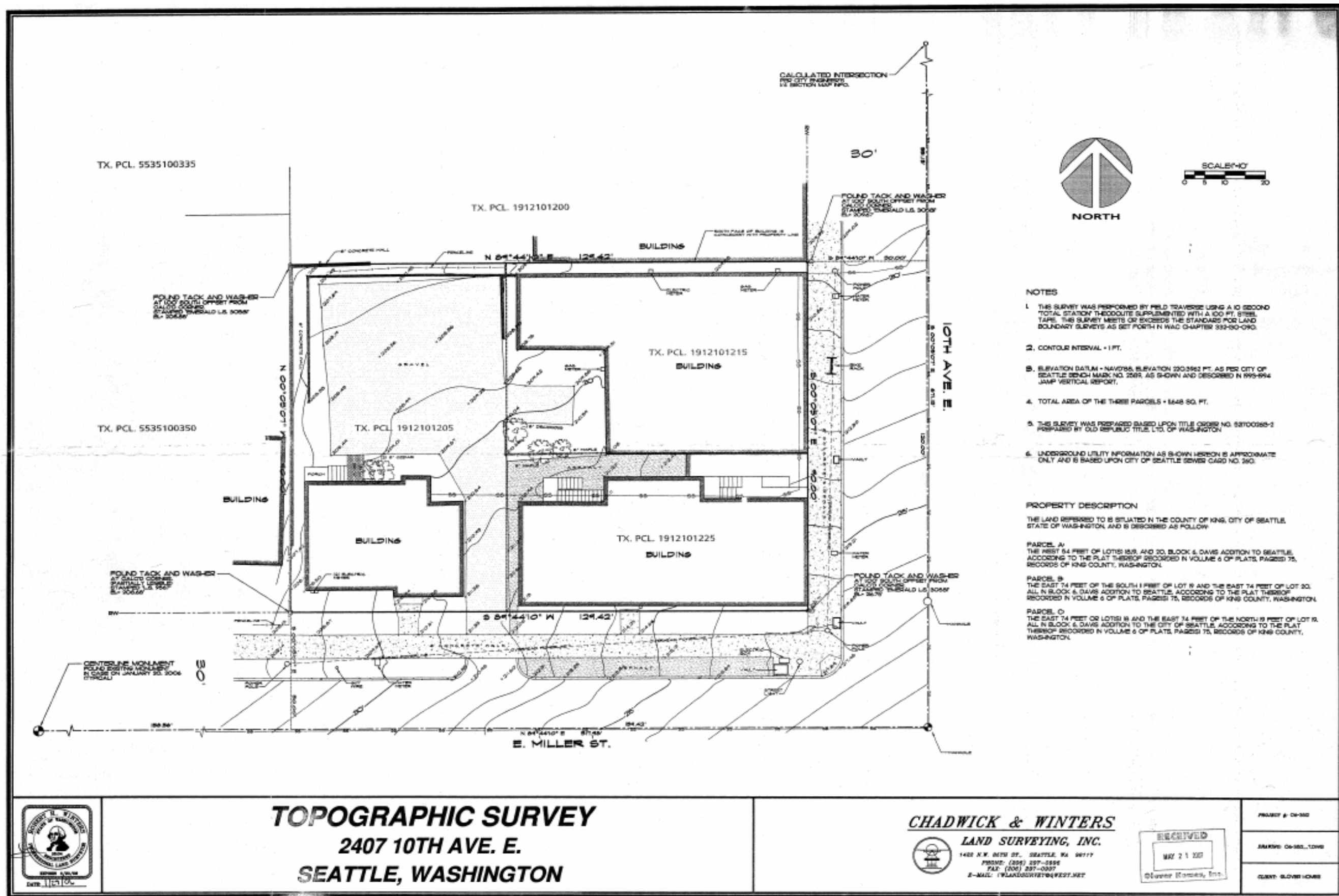
ARCHITECT: Norman B. Yelin, Architect
1517 34th Avenue
Seattle, WA 98122
NYelin@seanet.com
NBYArchitect.com

TABLE OF CONTENTS

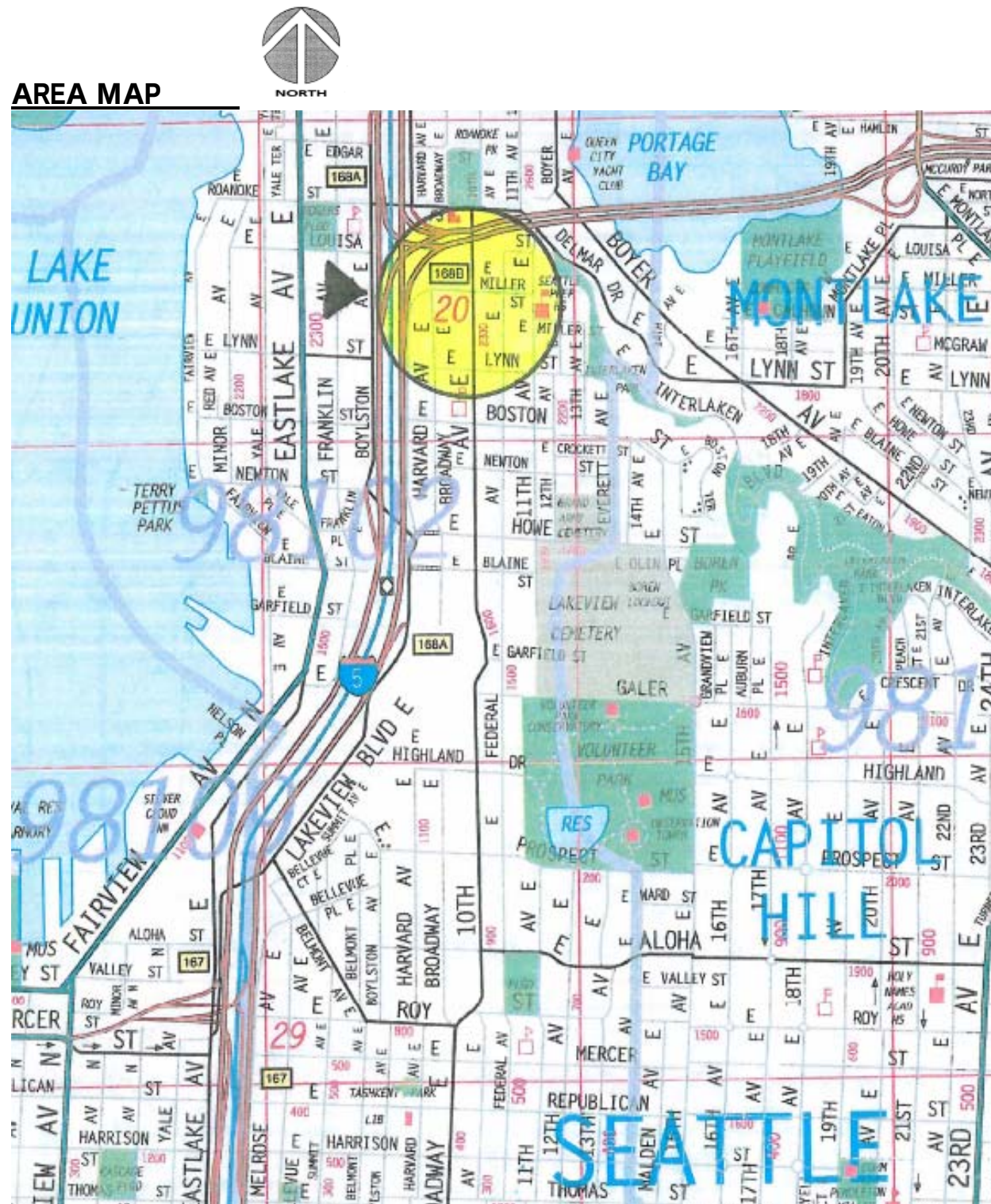
- 1. Cover Page
- 2. Introductory, Index, EDG Statistics
- 3. Site Survey
- 4. Area Map, Zoning Map
- 5. Vicinity Photographs
- 6. Site Program, Building Characteristics
- 7. Zoning
- 8. Zoning, continued
- 9. Scheme “A” Axiometric and Basic Data
- 10. Scheme “A” Ground Floor Schematic Plan
- 11. Scheme “A” Typical Floor Schematic Plan
- 12. Scheme “A” First Basement Schematic Plan
- 13. Scheme “A” Lower Basement Schematic Plan
- 14. Scheme “A” Schematic South and East Elevations
- 15. Scheme “B” Axiometric and Basic Data
- 16. Scheme “B” Ground Floor Schematic Plan
- 17. Scheme “B” Typical Floor Schematic Plan
- 18. Scheme “B” First Basement Schematic Plan
- 19. Scheme “B” Lower Basement Schematic Plan
- 20. Scheme “B” Schematic South and East Elevations
- 21. Scheme “C” Axiometric and basic data
- 22. Scheme “C” Ground Floor Schematic Plan
- 23. Scheme “C” Typical Floor Schematic Plan
- 24. Scheme “C” Schematic South and East Elevations
- 25. Conceptual Landscape Plan. Scheme “C” (Preferred)

EDG Guidance Guidelines

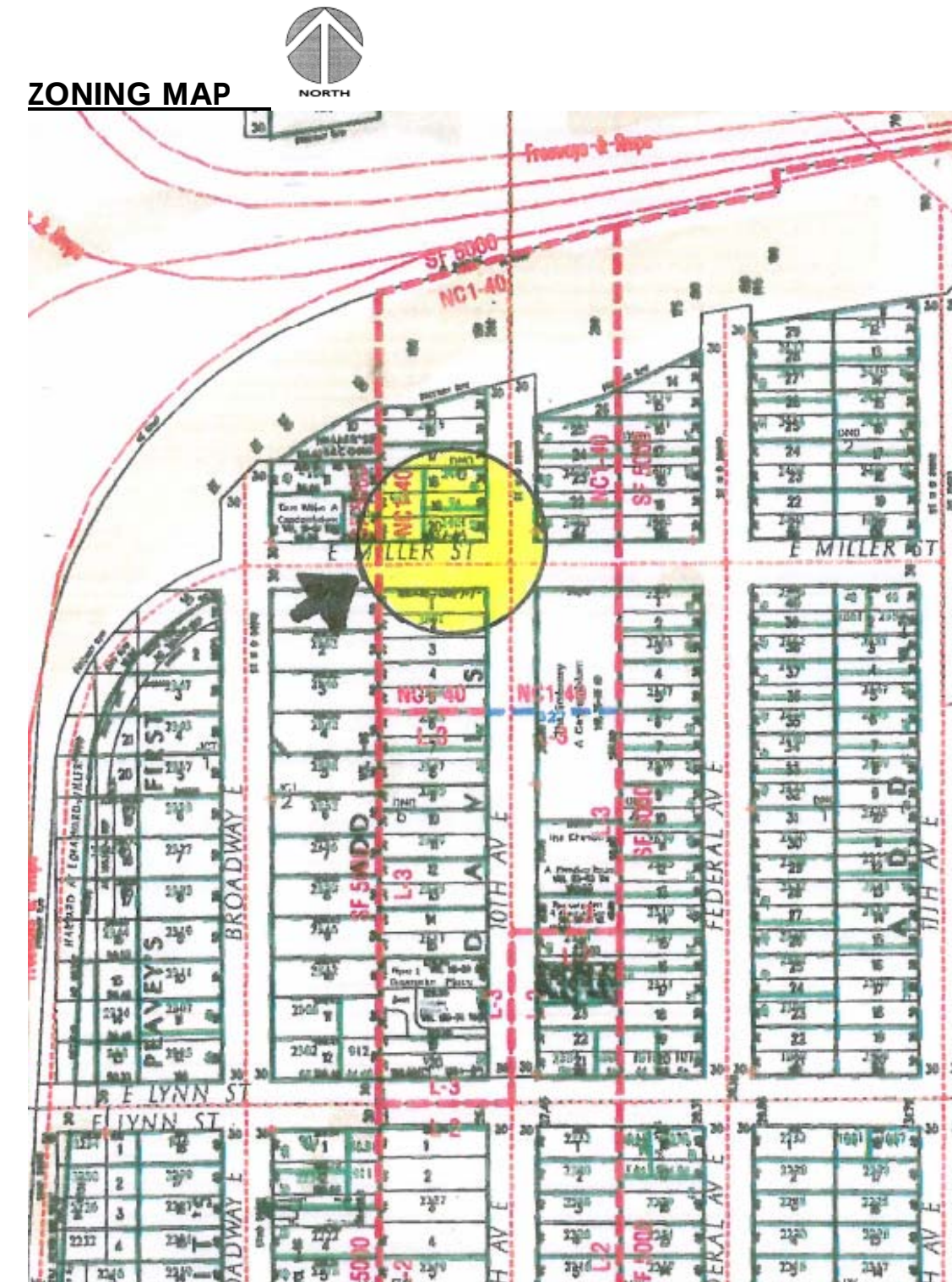
- 1. Development Objectives
 - a. See page 9 for objectives for Scheme “A”
 - b. See page 15 for objectives for Scheme “B”
 - c. See page 21 for objectives for Scheme “C”
- 2. Urban Design Opportunities and Constraints
 - a. Vicinity map showing adjacent land uses, see page 4
 - b. Axiometric showing each Scheme context, page 9, 15, and 21
 - c. Arial photograph, page 1
 - d. Site Photos, see page 5
- 3. City’s Design Guidelines
 - See “objectives”, page 6
- 4. Analysis of Site
 - a. Map of Zoning, page 4
 - b. Topography and tree survey, page 3
 - c. Site Photos, page 5
 - d. Map of access and constraints, page 8
- 5. Three feasible alternative architectural concepts
 - a. See pages 9, 15, and 21
 - b. See Schematics on pages 9 through 25.
- 6. Potential Departures
 - See Scheme “C” on page 21. Potential Departure for reduction of depth of non-commercial space at grade adjacent East Miller Street. Depth reduction will move traffic movement away from Single Family Residence area, and will make West end of the site more attractive for patio.
 - See Scheme “A” on page 9. Potential Departure for location of entry/exit vehicle drive onto arterial, 10th Avenue East. Will eliminate all traffic movement from East Miller Street’s Single Family Residence area.

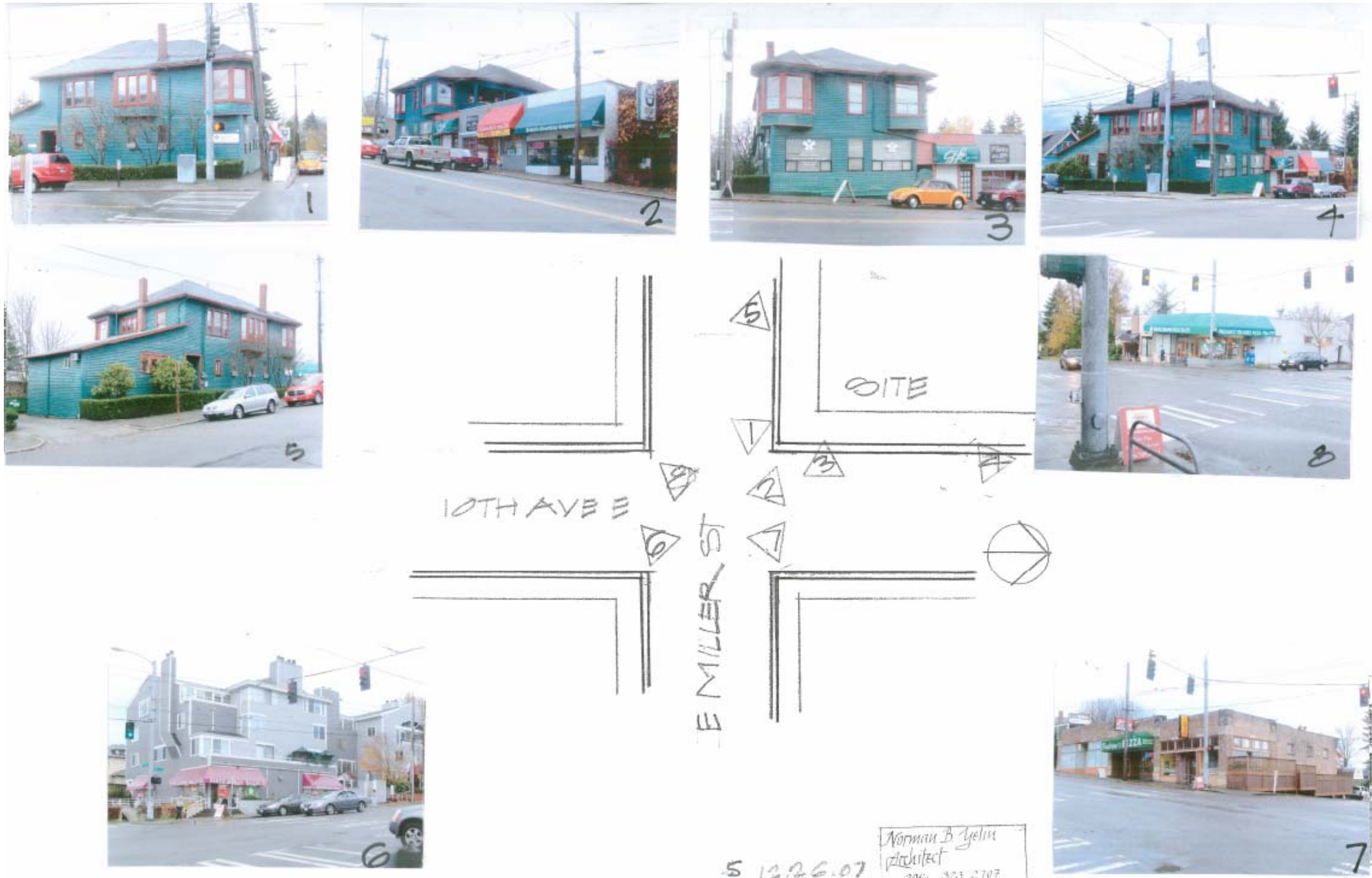


AREA MAP



ZONING MAP





SITE PROGRAM

OBJECTIVES

Build a mixed-use structure responsive to the surrounding sites: a more traditional form of architecture. Located North from the Capitol Hill Urban Center on an arterial.

STRUCTURE SIZE

The Zoning allows for a structural height of 40.0 feet. The mixed use structure (preferred Scheme “C”) will make use of the full height. The live-work structure (preferred Scheme “C”) will make use of approximately 75% of the permitted structural height.
The entire structure will be below the permitted F.A.R. of 3.25. (Scheme “C”, “A”, and “B”)

STREET LEVEL USES

Ground floor non-residential on East Miller Street (preferred Scheme “C”) will contain owner-manager office and coffee shop.

Ground floor non-residential on Tenth Avenue East (preferred Scheme “C”) will contain commercial uses on two floors accessory to residential studio on third floor.

Ground floor non-residential uses, non preferred scheme “A” and “B”. Demise on East Miller Street and Tenth Avenue East.

ABOVE GROUND (RESIDENTIAL)

The three floors of residential (preferred Scheme “C”) above non-residential structure on East Miller Street. The entrance to the residential is defined and is on East Miller Street at grade. The preferred scheme has seven residential units per floor, Scheme “A” has ten residential units per floor, and scheme “B” has twelve units per floor.
The three stories of the live-work structures are demising on Tenth Avenue East (Scheme “C”). The entrance to the units is defined and is on Tenth Avenue East.

PARKING

Parking is required to residential units. Parking is required for live-work units (Scheme “C”). Parking is not required for non-residential areas (Scheme “C”); and required for non-residential area (Scheme “A”, “B”). Access is by way of driveway(s) located on the south side of the site, East Miller Street, and east side of site, 10th Avenue East.

BUILDING CHARACTERISTICS
(Depending upon Scheme)

Residential	12,185.00 – 19,500.00 SF
Live-Work	5,740.00 SF
Non-Residential	850.00 SF – 3,300.00 SF
Parking	5,000.00 SF – 14,500.00 SF

SITE ANALYSIS SUMMARY

TENTH AVENUE EAST

Gentle slope presents challenge to non-residential at grade.

High volume of traffic on arterial both in North and South directions presents challenge. Vehicular traffic access to site is not permitted from the arterial.

EAST MILLER STREET

Residential street with single-family residences to the west. Driveway access to site most desirable from East end of site, close to Tenth Avenue East.

VIEWS AND SOLER ACCESS

View from elevated position towards West. View from roof towards East. Site is on ridge crest and does not constitute potential blockage of neighboring site views.

Potential of partial morning sun light blockage for single family residence to West. Setback of residential portion of structure at West should help mitigate that issue.

BUILDING MASS

The site suggests partial mass that is divided into two separate structures with less bulk than development potential. The adjacent occupancy and structures encourage a sympathetic massing reduction accommodation.

ADJACENT ZONING

The property demising to the West is zoned Single Family. The property at each end of the intersection corners of East Miller Street and Tenth Avenue East is zoned NC-1-40. Adjacent lots of Tenth Avenue East are zoned L-2 and L-3.

Context

The property on the South West and North East Corners of the intersection are single story commercial brick masonry. The property on the South East is mixed use with commercial at grade and residential above wood frame with horizontal siding exterior. The property to the North West is the subject site and is commercial and accessory residential wood frame with horizontal siding exterior.

The immediate surrounding structures are brick and frame on Tenth Avenue East and wood frame two story on East Mille Street.

TOPOGRAPHY

The site is on the crest of a ridge that gently descends to the North and West. The view corridor, as mentioned, is to the West from an elevated grade, and potentially to the East from the proposed structure’s roof.

SITE SECTION

The site is located at the North West end of Capitol Hill, North of the Capitol Hill Urban Center on an arterial, Tenth Avenue East. Tenth Avenue East intersects East Roanoke which entrance to I-5 and arterial to the University District access to the North. Tenth Avenue East proceeds Southerly accessing South End of Capitol Hill and Downtown. There is Metro Transit service available on Tenth Avenue East.

ZONING

SITE ZONING:	NC-1-40
SEPA: CAM 208	Review Required
PERMITTED USES: 23.47A.008	Retail – Office Mixed-Use Residential, Live-Work

MIXED-USE DEVELOPMENT:	Residential street level development permitted to 20% of façade maximum Façade at grade shall have prominent pedestrian entry. The structure at grade shall be 4.0 Feet Maximum above grade.
------------------------	--

TRANSPARANCY: 23.47A.008	Sixty percent of the façade facing right-of-ways between 2.0 Feet and 8.0 Feet above sidewalk shall be ‘transparent’. Live-Work Units display windows shall have a 30 inch minimum width.
-----------------------------	---

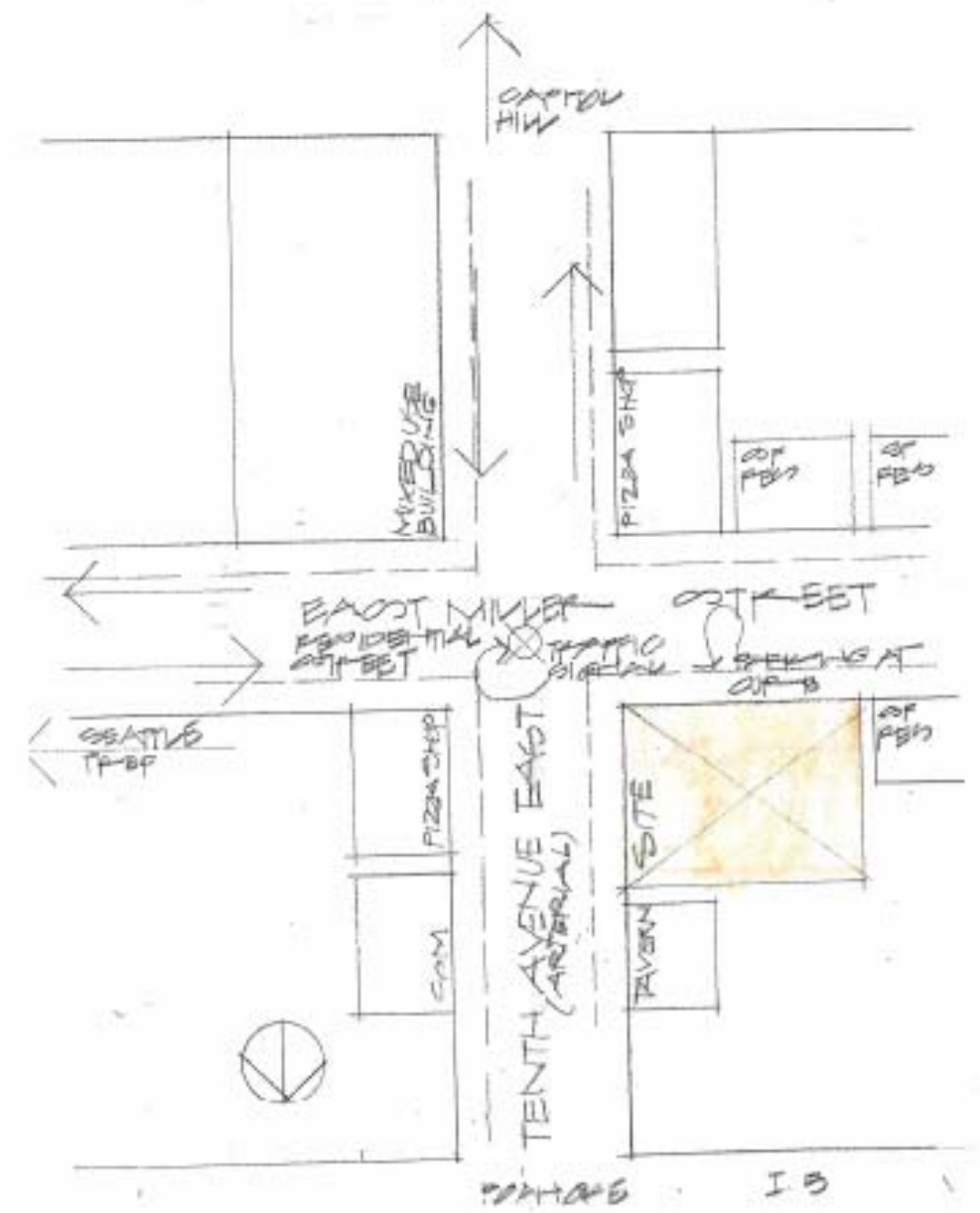
HIEGTH AND DEPTH OF NON-RESIDENTAIL SPACE: 23.47A.008	DEPARTURE REQUESTED (Scheme “C”) Non-residential uses must have and average depth of 30.0 Feet and Minimum of 15.0 Feet in depth. If footprint is greater then 50% of entire footprint a reduction may be considered. A Departure request to reduce depth of non-commercial is hereby to be considered with this application. The height shall be 13.0 Feet finished floor to finished floor (In conformance prescriptively)
---	---

	DEPARTURE REQUESTED (Scheme “A”) Access driveway departure requested from arterial on Tenth Avenue East.
--	--

BLANK FACADES: 23.47A.008	Blank segments of façade facing public right-of-way between 2.0 Feet and 8.0 Feet above sidewalk may not exceed 20.0 Feet in width. Total blank façade segments may not exceed 40% of width of façade facing the right-of-way.
------------------------------	--

HEIGHT: 23.47A.012	40.0 Foot or lower with potential of additional 4.0 Foot height bonus
NON-RESIDENTIAL STRUCTURE HEIGHT: 23.47A.008	The non-residential structure shall have height of 13.0 Feet finished floor to finished floor minimum.
HEIGHT OF ROOF TOP FEATURES: 23.47A.012	Structures may extend 15.0 Feet maximum above structural height limit not to exceed 25% of roof area. Bulkhead structure to include stair, elevator, and mechanical features.
FLOOR AREA RATIO: 7.47A.014	Structures containing mixed use not to exceed 3.25 FAR.
SETBACKS: 23.47A.014	Triangular setback of 15.0 x 15.0 Feet required adjacent residentially zoned property.
PARKING:	One parking space required for each live-work unit. 1.15 parking spaces for each apartment unit. "Flex Car" spaces count for three spaces with 15% reduction maximum. No parking spaces required for non-residential spaces as per preferred Scheme "C". Parking is required for non-residential spaces as per Scheme "A", and "C" as per occupancy.
DRIVEWAY: 23.54.016	Driveway for preferred Scheme "C" shall be 22.0 Feet. Driveway for Scheme "A" to be 22.0 feet and will require departure for access to arterial. Driveway for Scheme "B" shall be 22.0 Feet and will be accessible from East Miller Street.
LANDSCAPING: 23.47.16	Shall be based upon "Green Factor"; based upon development size of project.
STREET TREES: 23.47.16	Shall be provided in parking strips. Shall count towards meeting landscape requirements.

RESIDENTIAL AMMENITY SPACE: 23.47.26	5% of total gross area in residential use by way of roof decks and terraces. Standards must be met as per prescriptive code.
MODULATION:	None required.



Access Constraints Adjacent Uses

SCHEME “A” (Not Preferred)

30 Apartments	18,200 SF
(21 Studio, 9 1 BR)	
Commercial	3,300 SF
52 Parking stalls	6,800 SF
1 Flex-Car	
9 HC	
22 Medium	
20 Compact	

SCHEME “A” (Not Preferred)

NON-CONFORMANCE

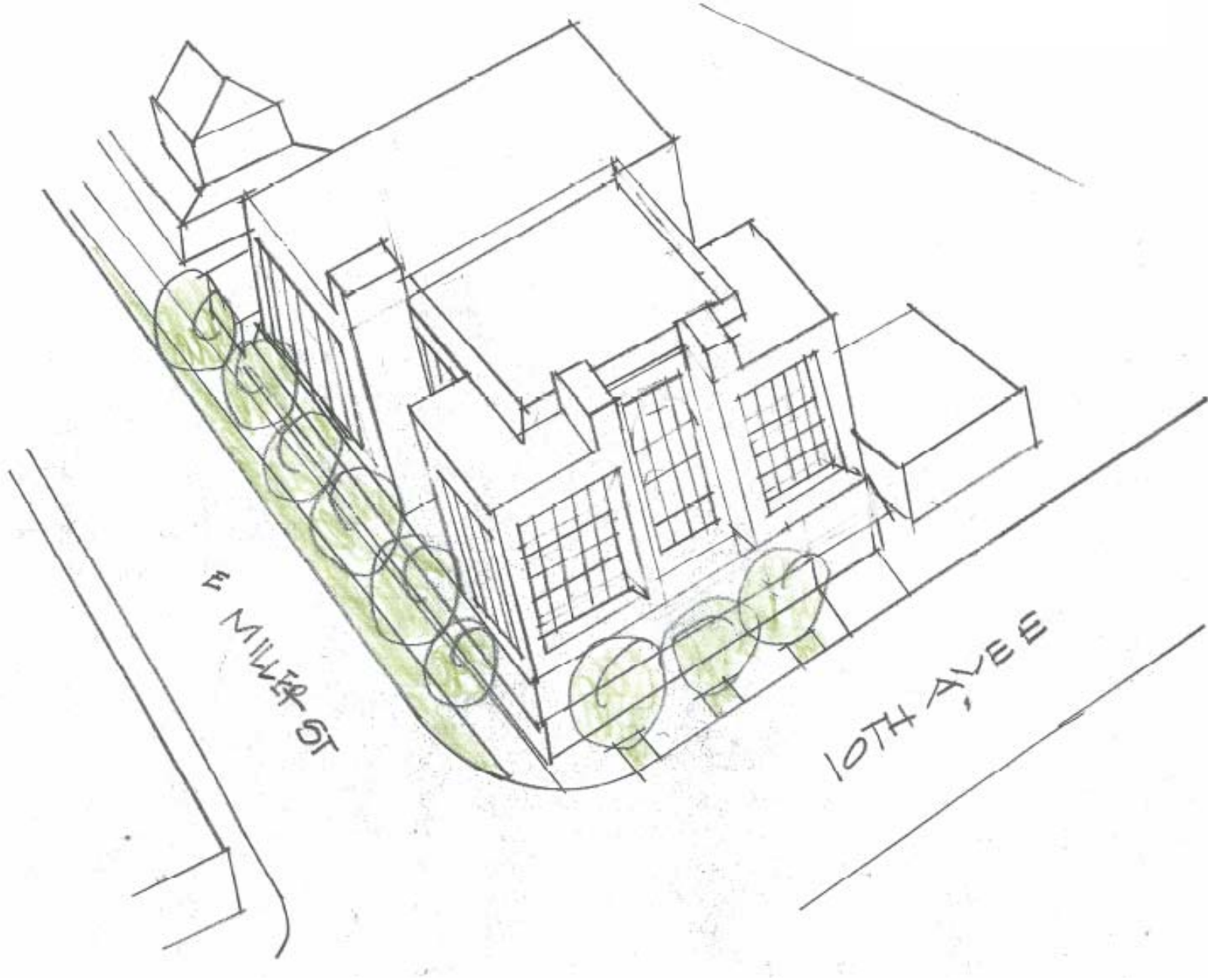
DISADVANTAGES

- 1. The driveway is accessible to Tenth Avenue East, which is an arterial. This will require a departure.
- 2. The bulk is maximized. The apartment building has setbacks to the West and North. Is approximately 40.0 in height.

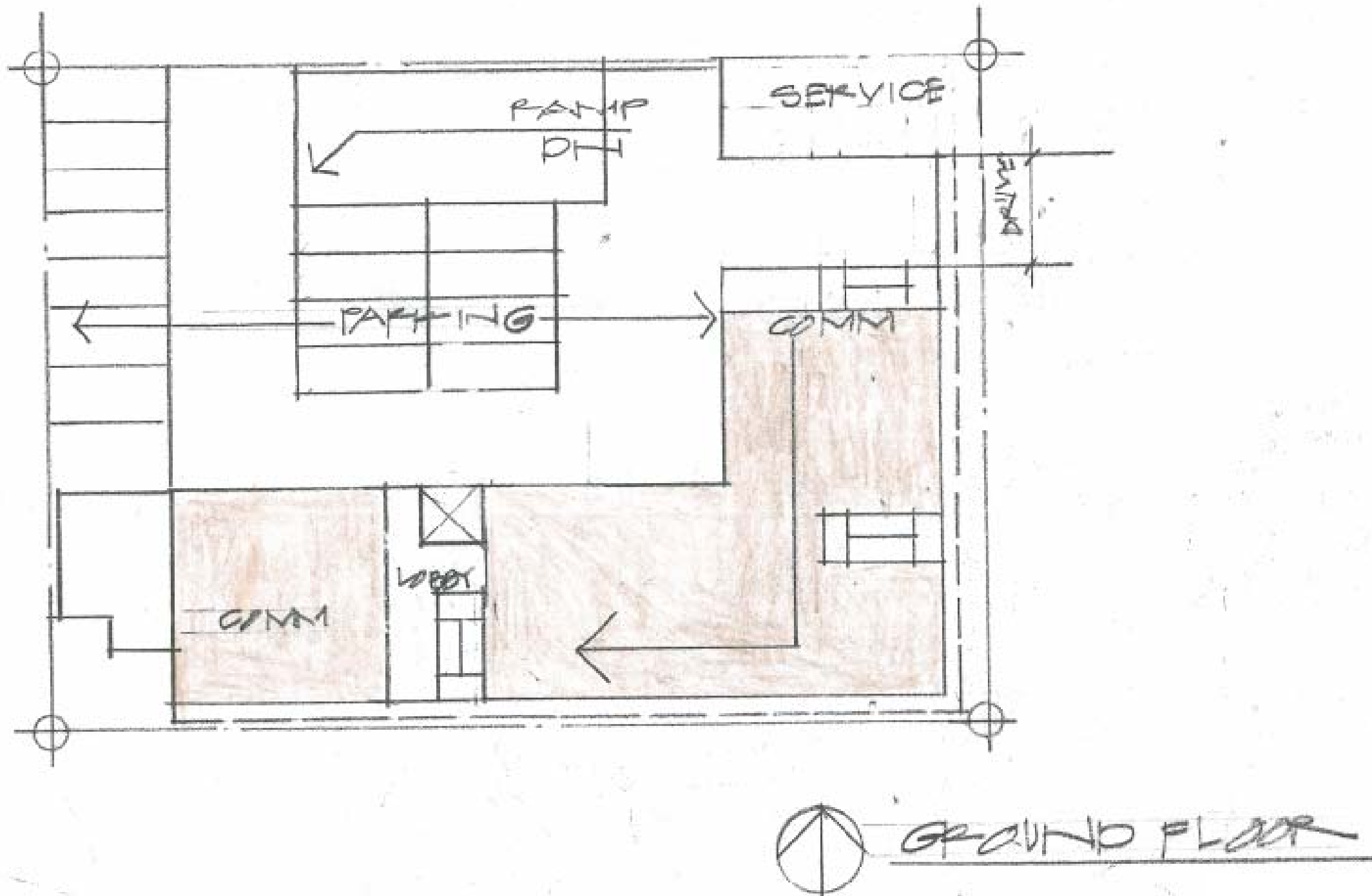
ADVANTAGES

- 1. The commercial space depth demising East Miller Street and Tenth Avenue East is 30.0 Feet in depth.
- 2. The pedestrian entrance to the apartments shall be directly from an entry lobby at grade at East Miller Street.
- 3. All ground level spaces shall be embellished by adjacent plantings on grade on site, street trees in parking strip adjacent East Miller Street, and in tree wells adjacent Tenth Avenue East.

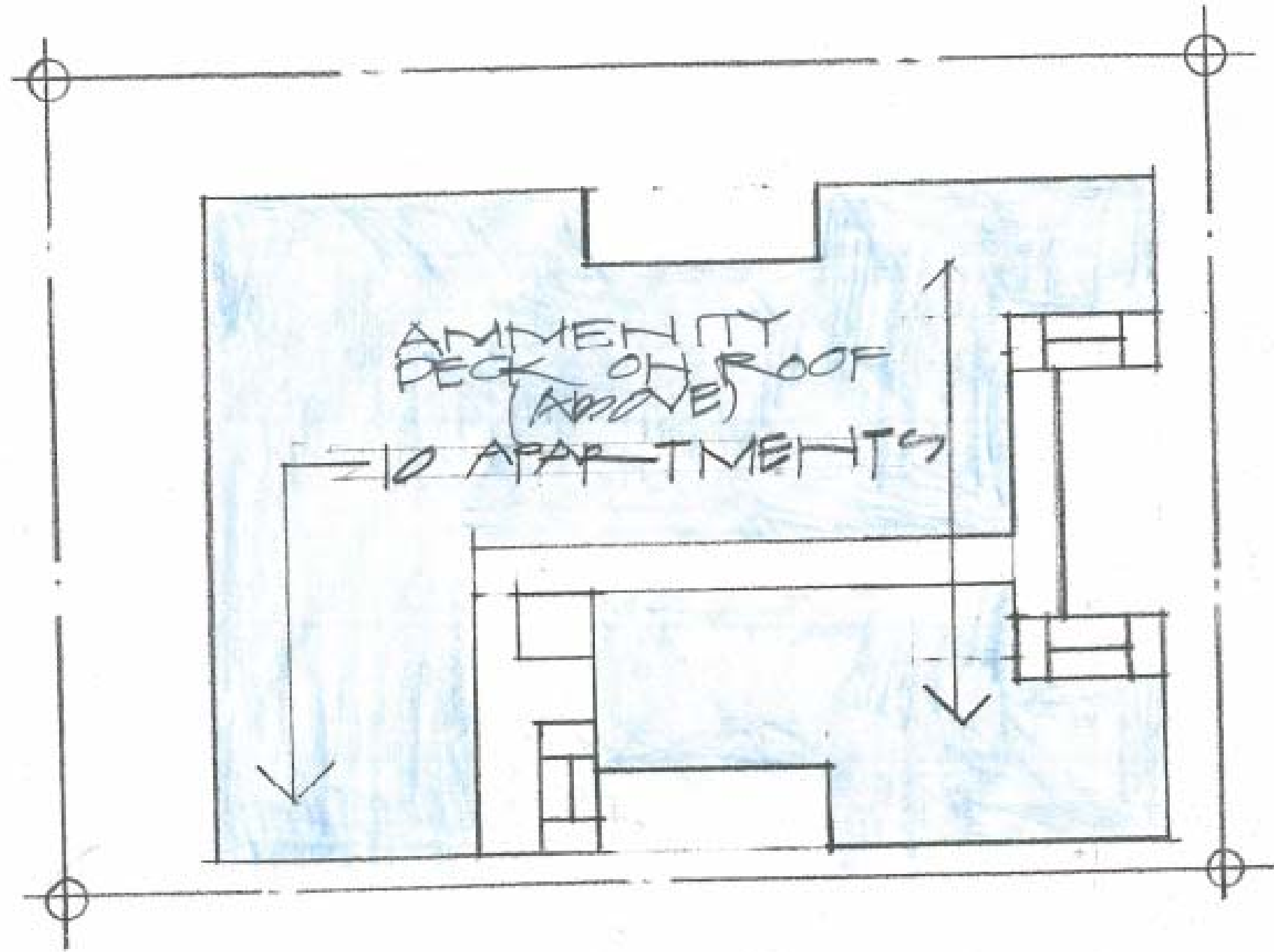
SCHEME “A” (Not Preferred)



SCHEME "A" (Not Preferred)

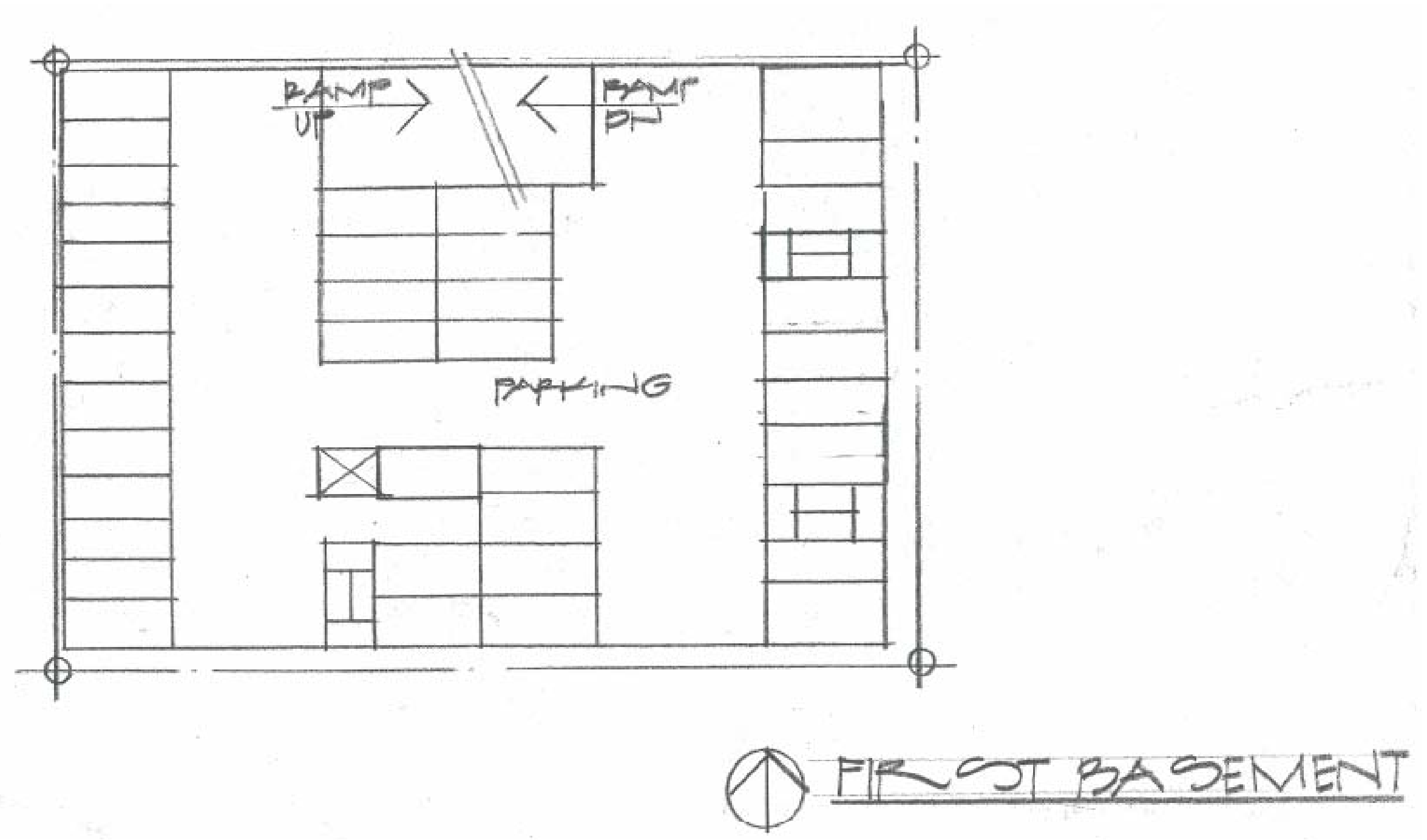


SCHEME 'A' (Not Preferred)

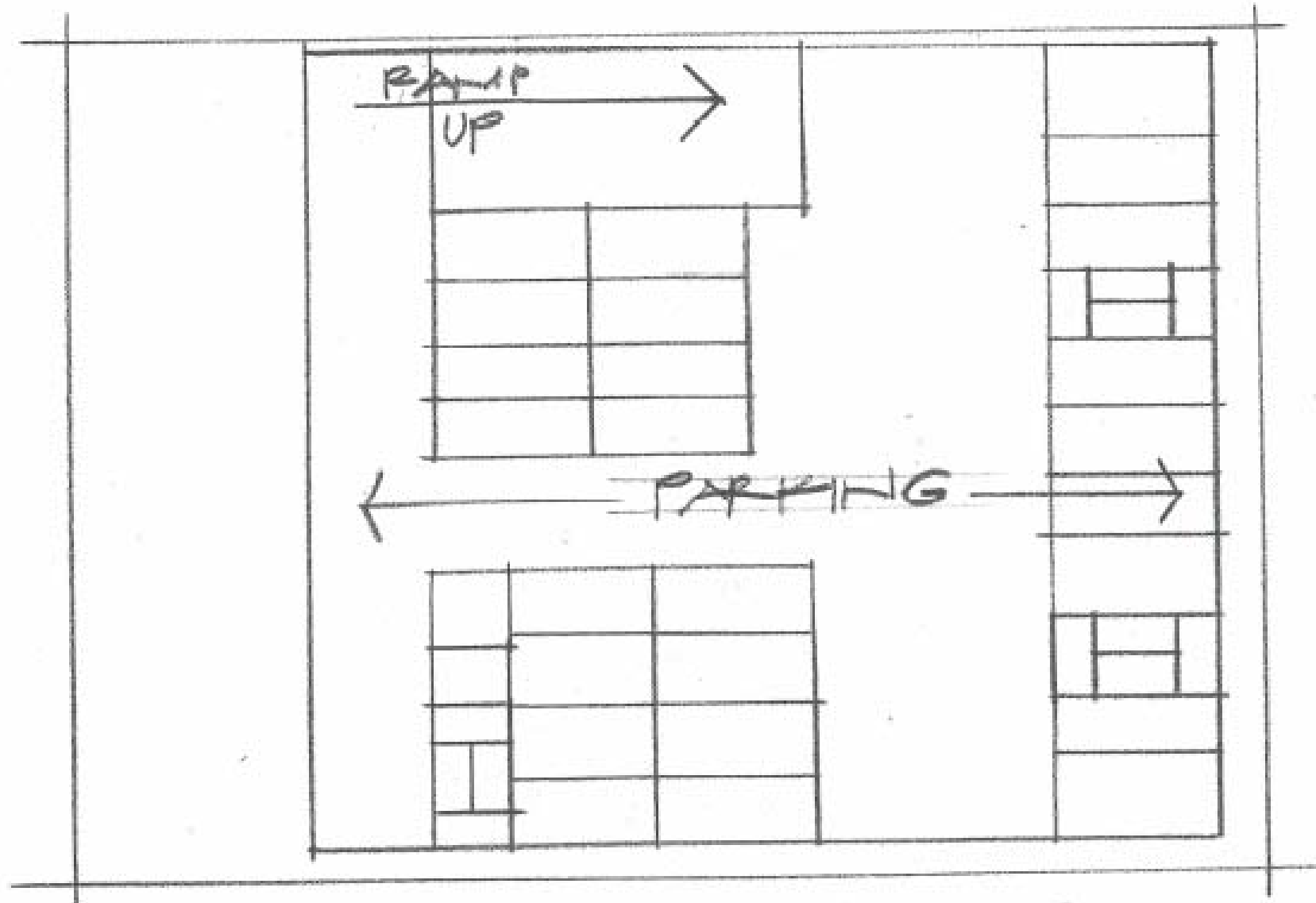


⊙ TYPICAL FLOOR

SCHEME 'A' (Not Preferred)

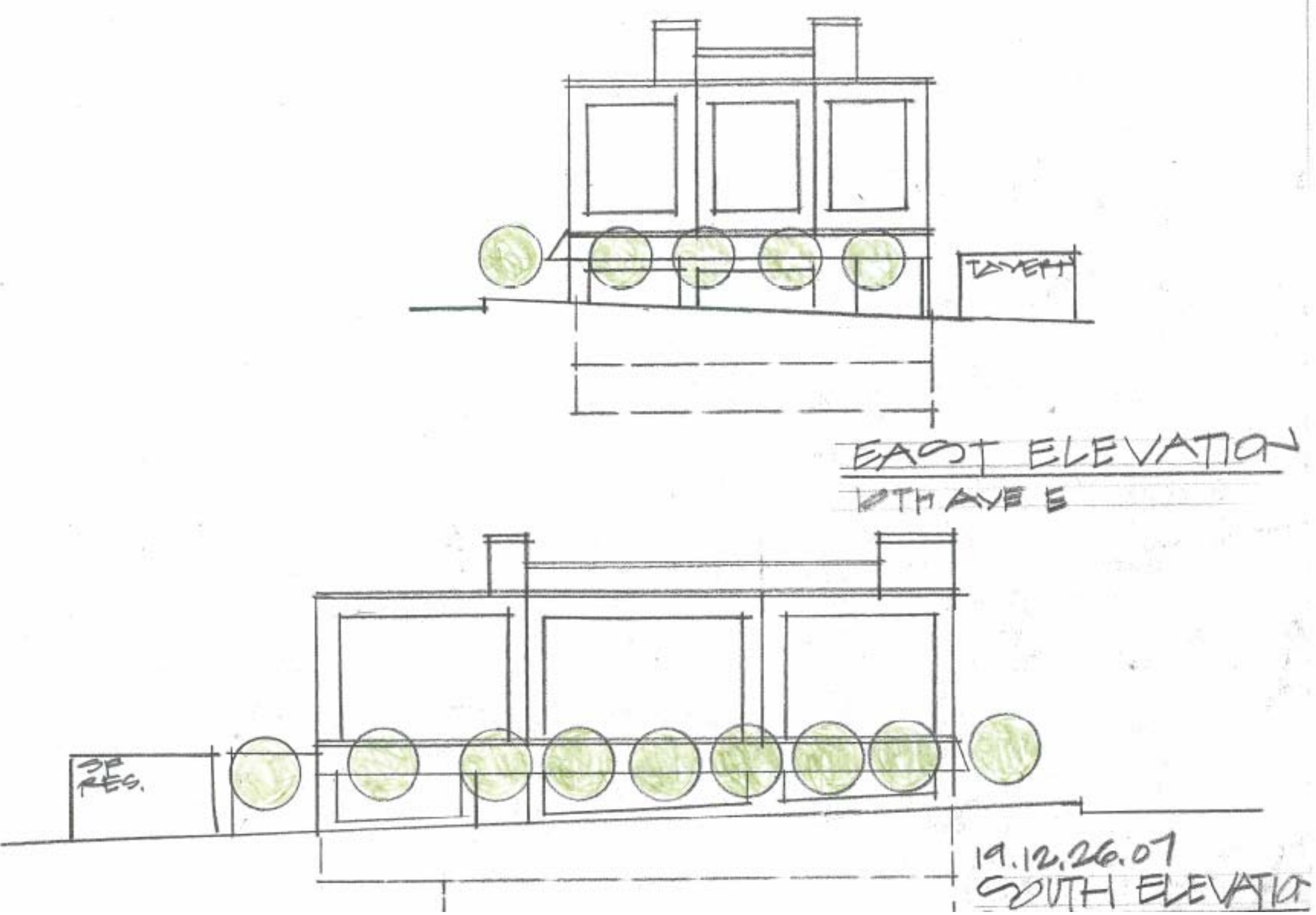


SCHEME 'A' (Not Preferred)



↑ LOWER BASEMENT

SCHEME 'A' (Not Preferred)



SCHEME “B” (Not Preferred)

36 Apartments 19,500 SF
(6 2BR, 18 1BR, 12 Studio)
55 Parking Spaces 14,500 SF
Including:
 1 Flex-car
 4 Handicapped
 24 Compact
 26 Medium

Commercial 3,300 SF

SCHEME “B” (Not Preferred)

CONFORMANCE

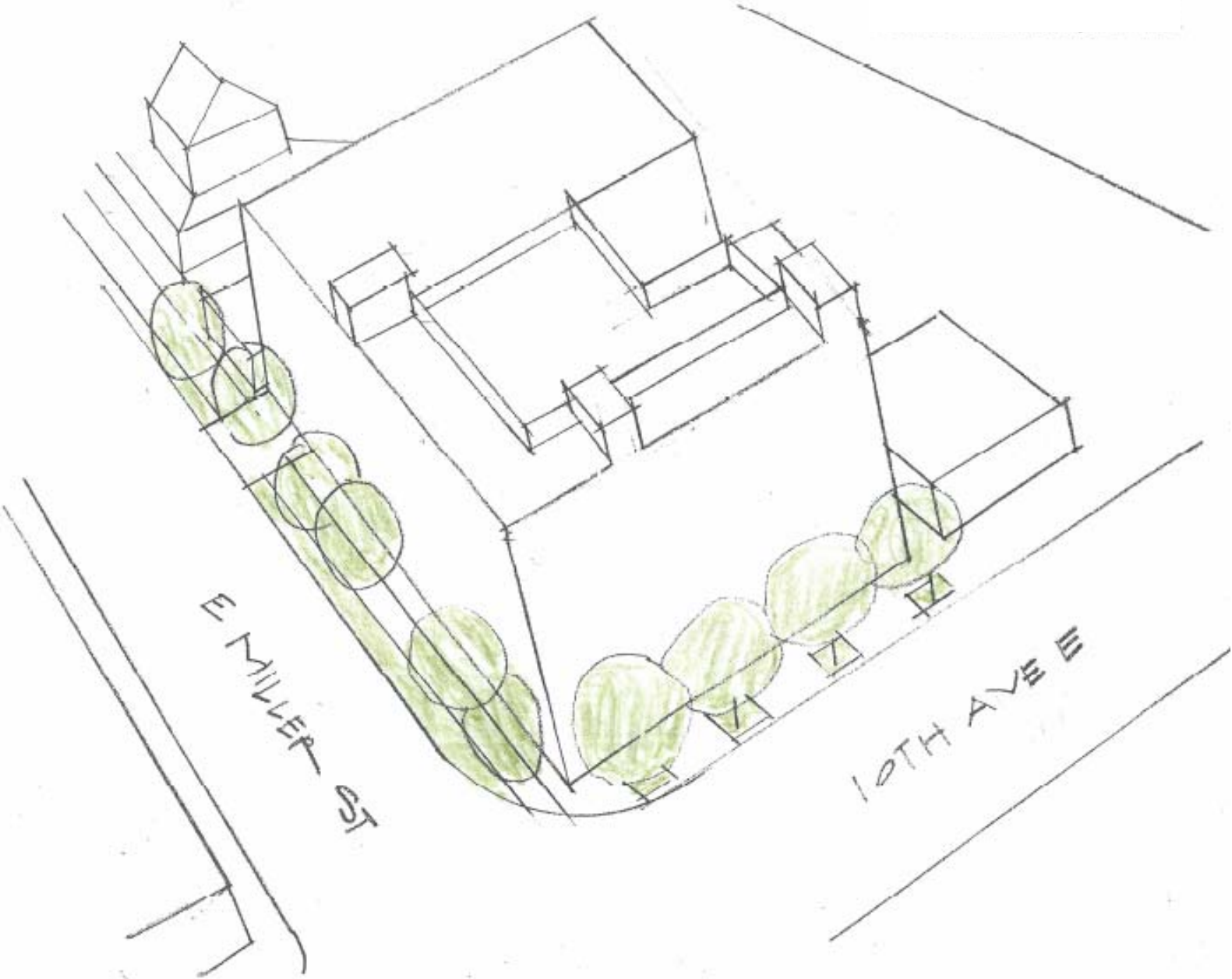
DISADVANTAGES

- 1. The parking has one driveway entrance close to the West end of the site on East Miller Street. It detours traffic from and to the site into area close to Single Family Residential area.
- 2. The bulk is maximized. The apartment building has setbacks to the West and North. Is approximately 40.0 in height.

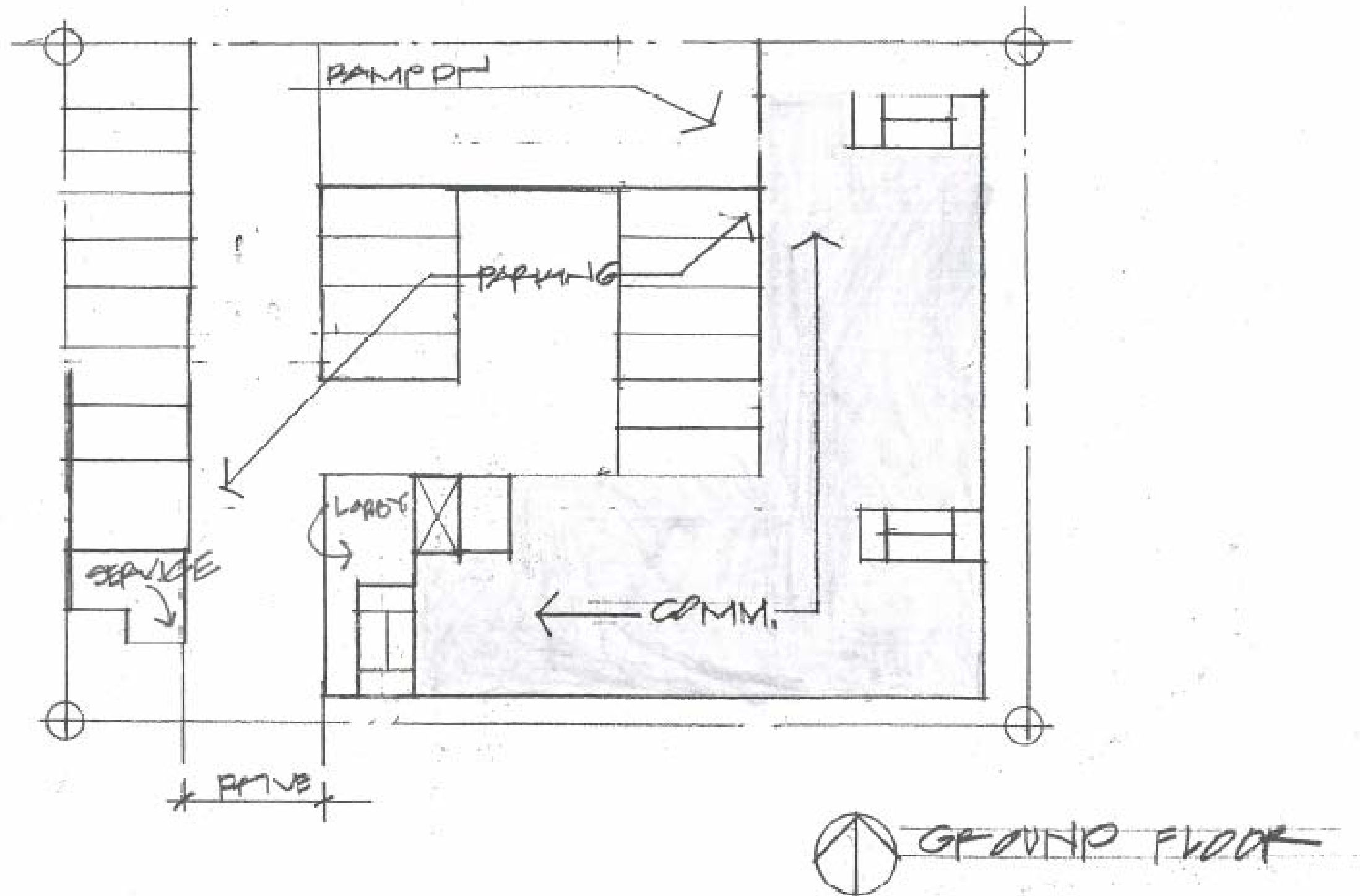
ADVANTAGES

- 1. The commercial space depth demising East Miller Street and Tenth Avenue East is 30.0 Feet in depth.
- 2. The pedestrian entrance to the apartments shall be directly from an entry lobby at grade at East Miller Street.
- 3. All ground level spaces shall be embellished by adjacent plantings on grade on site, street trees in parking strip adjacent East Miller Street, and in tree wells adjacent Tenth Avenue East.

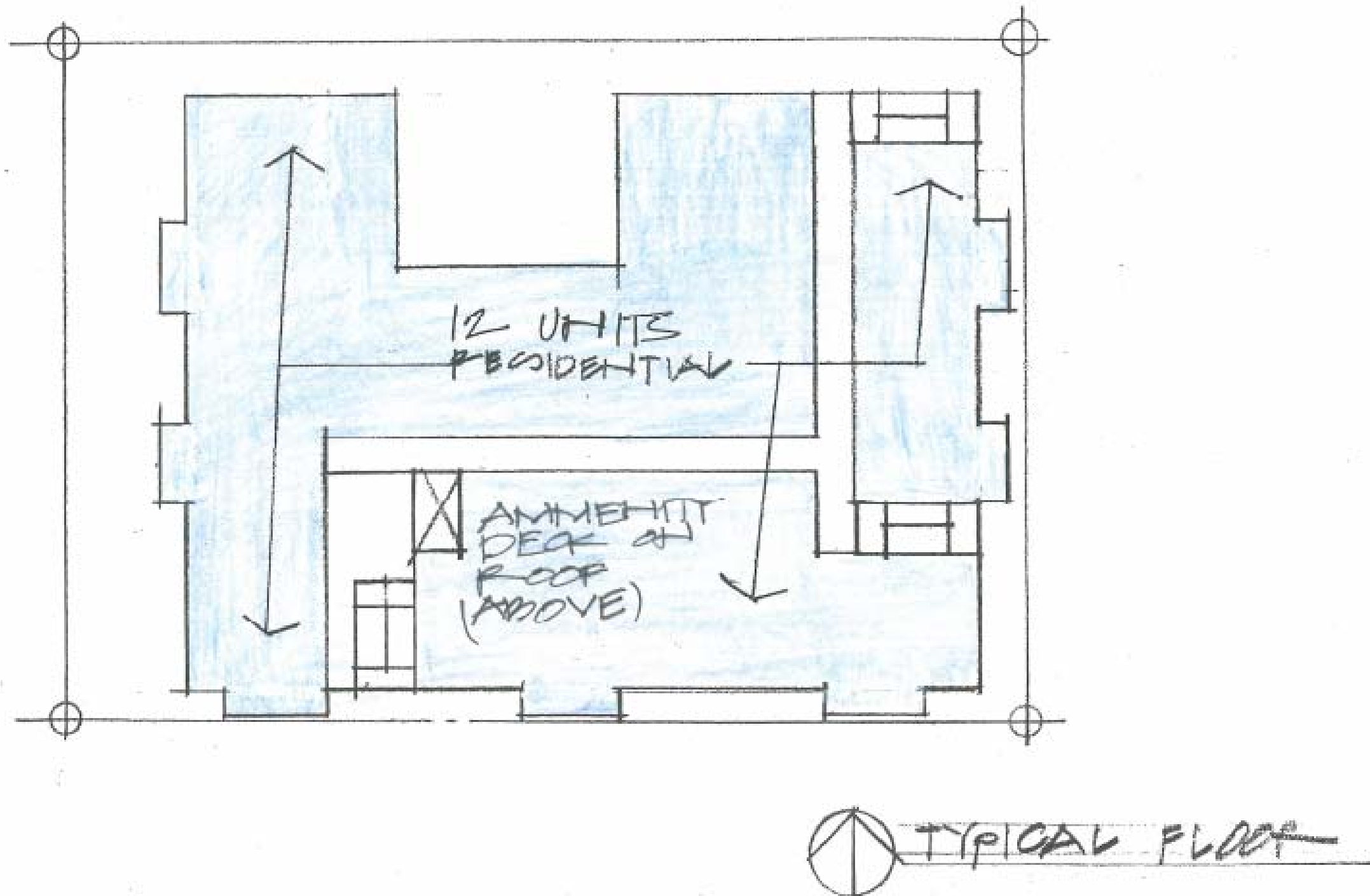
SCHEME “B” (Not Preferred)



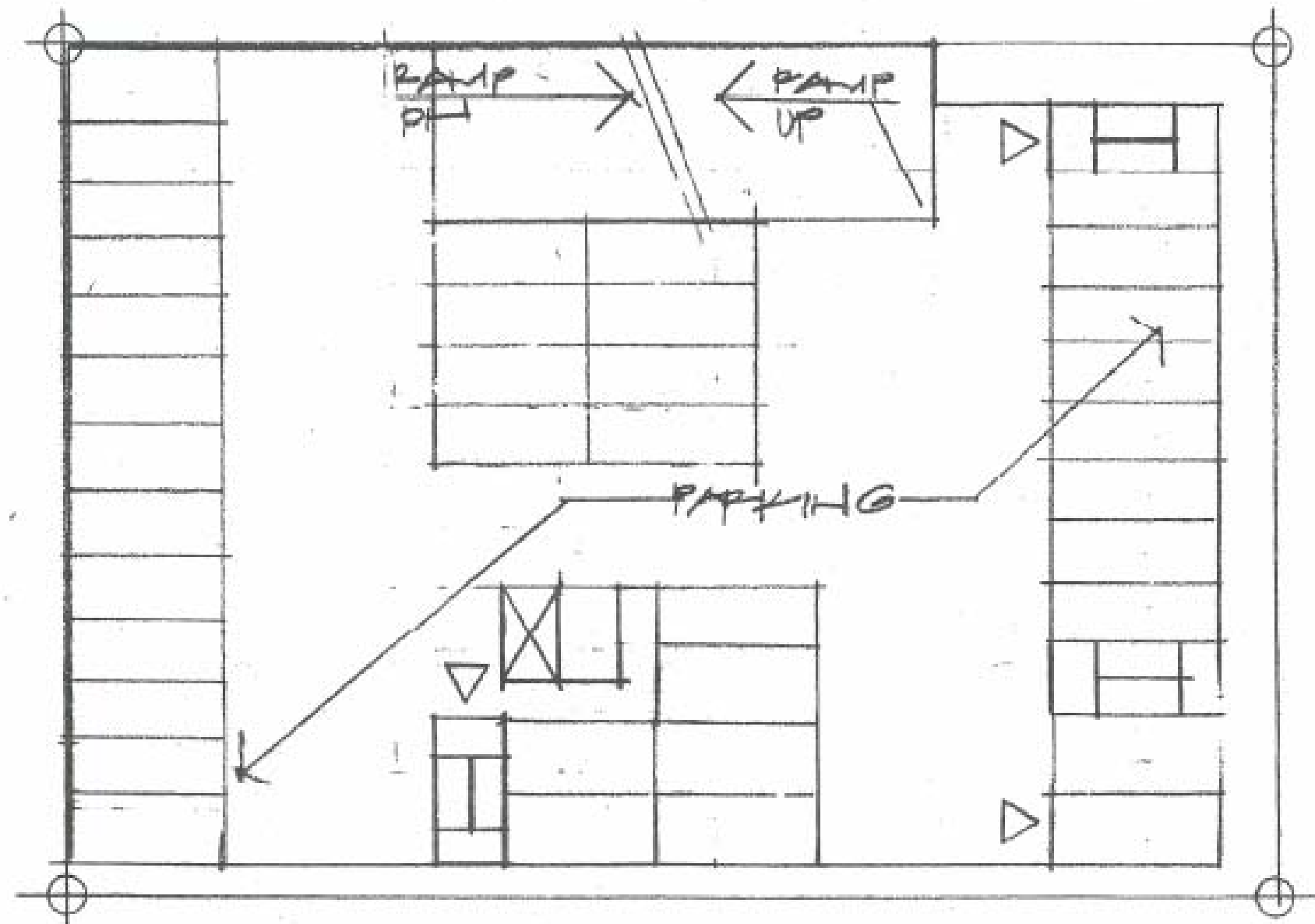
SCHEME "B" (Not Preferred)



SCHEME "B" (Not Preferred)

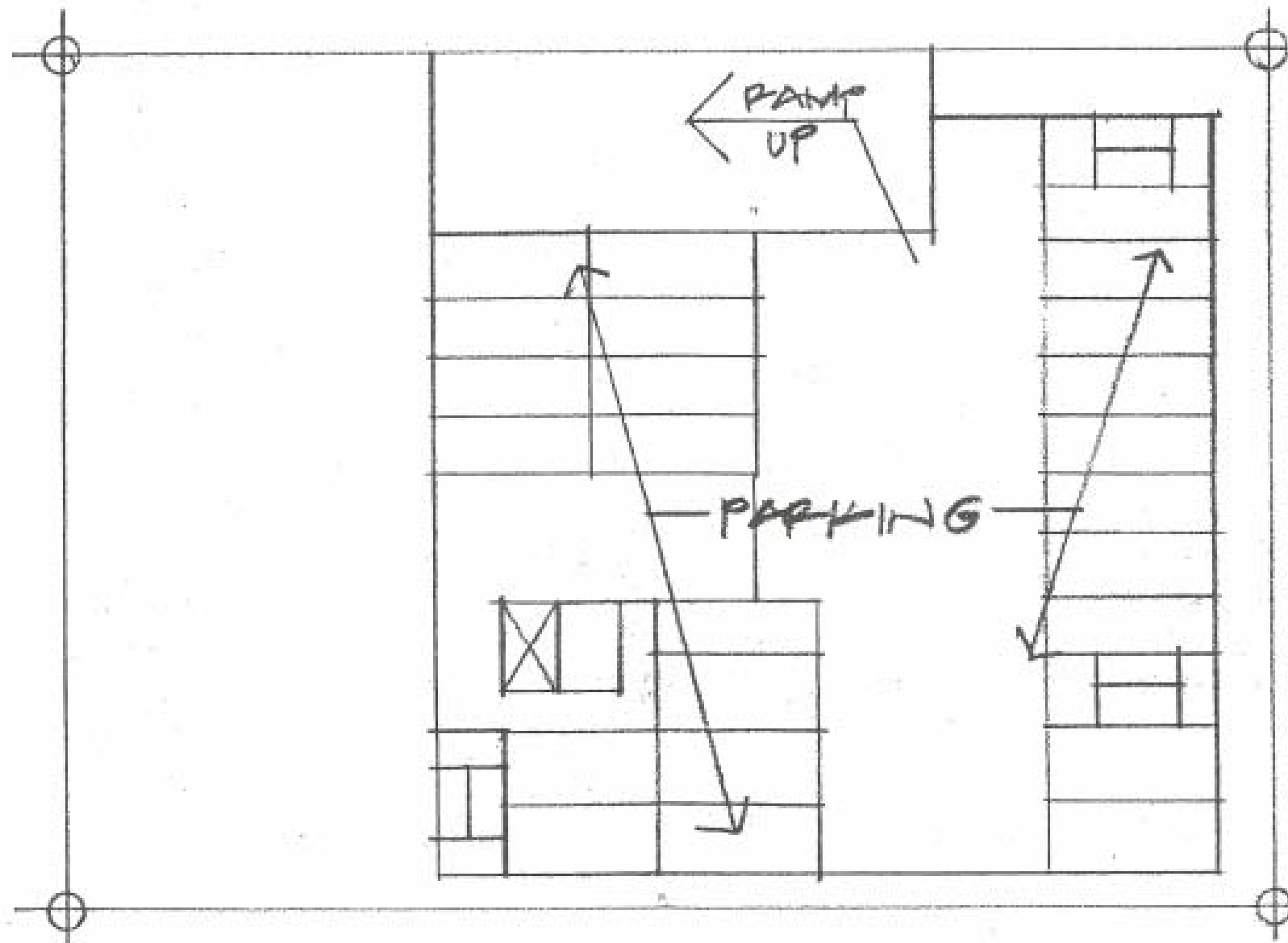


SCHEME "B" (Not Preferred)



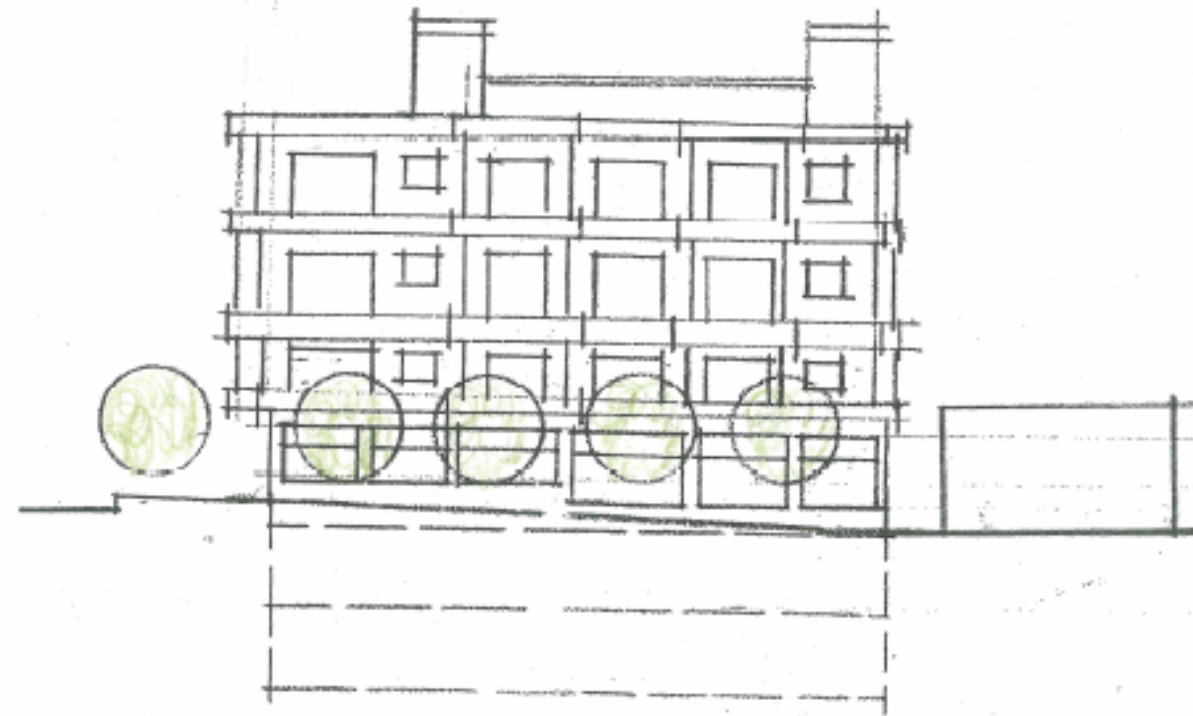

 FIRST BASEMENT

SCHEME "B" (Not Preferred)

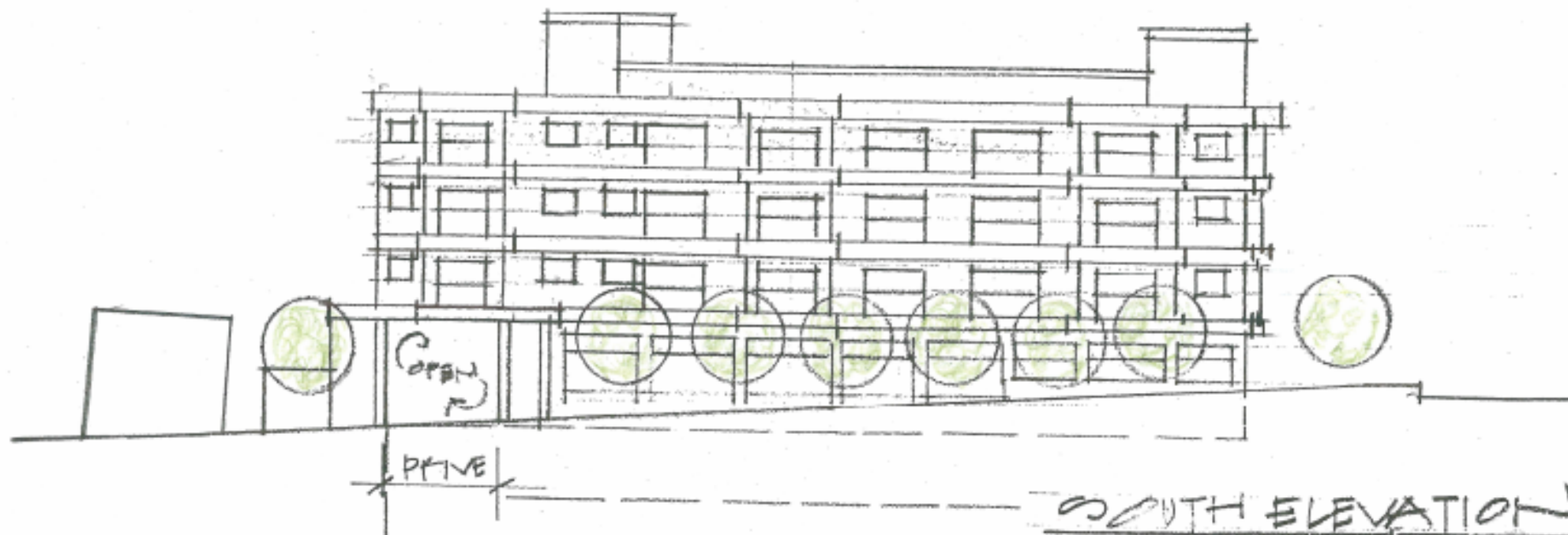


 LOWER BASEMENT

SCHEME "B" (Not Preferred)



EAST ELEVATION



SOUTH ELEVATION

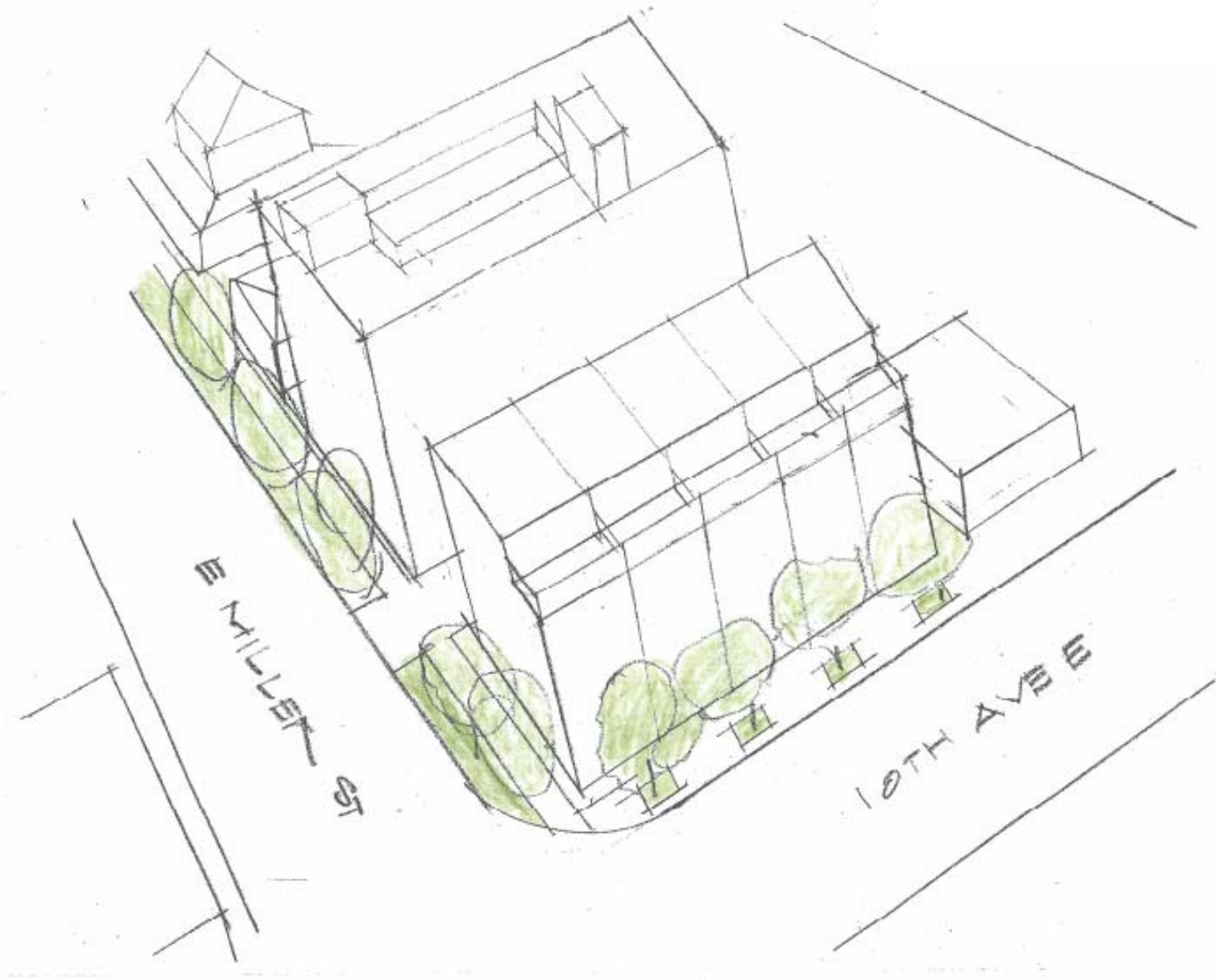
SCHEME “C” (Preferred)

21 Apartments (9 1BR, 12 Studio)	12,187 SF
5 Live-Work	5,740 SF
5 Parking	1,635 SF
21 Parking Stalls	5,608 SF
Includes:	
2 Flex Car	
2 Handicapped	
8 Medium	
9 Compact	
2 Commercial	820 SF

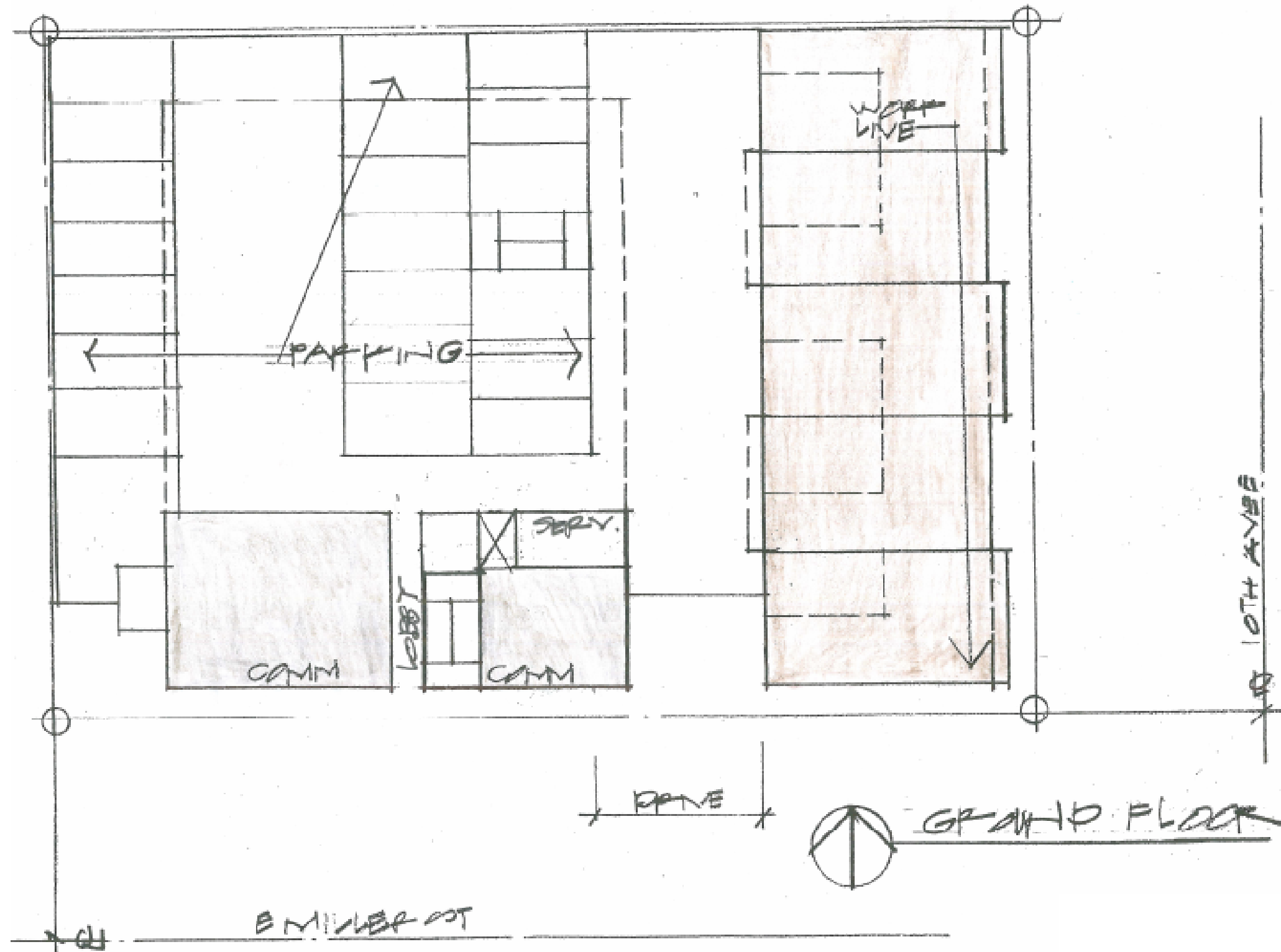
SCHEME “C” (Preferred)
NON-CONFORMANCE
ADVANTAGES

1. The parking has one driveway entrance close to the East end of the site on East Miller Street. It detours major traffic from and to the site away from Single Family Residential area, allows for a landscaped buffer at the West end of the site, and provides one additional on street parking space.
2. The commercial space depth on East Miller Street is required to have a depth deviation in order to allow dimensionally an interior connection within the parking area. The commercial space on East Miller Steer is not very marketable and useable due to location. The owner proposes to use one of the spaces for an office, and one of the spaces for a coffee shop.
3. The useable commercial space on 10th Avenue East is located in two of the three live-work floors spaces and has improved amenities to existing structure’s commercial spaces, and provides accessory on site service and parking.
4. The pedestrian entry to the apartments shall be directly from an entry lobby at grade at East Miller Street.
5. All ground level spaces shall be embellished by adjacent plantings on grade on site, street trees in parking strip adjacent East Miller Street, and in tree wells adjacent Tenth Avenue East.
6. The bulk is much less than maximized. The apartment building has setbacks to the West, North, and East. Is approximately 40.00 in height. The live-work buildings are approximately 30.0 in height.

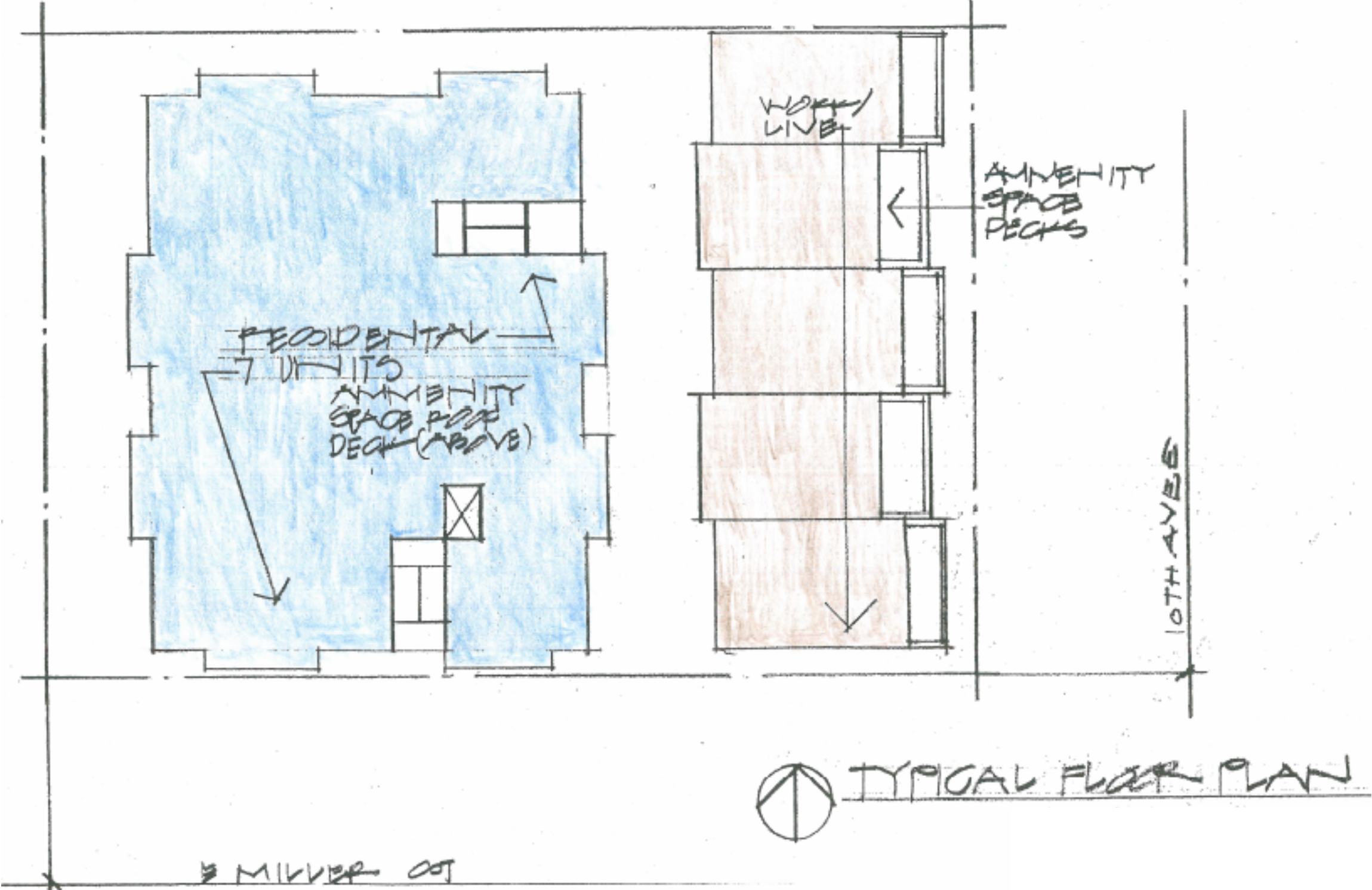
SCHEME “C” (Preferred)



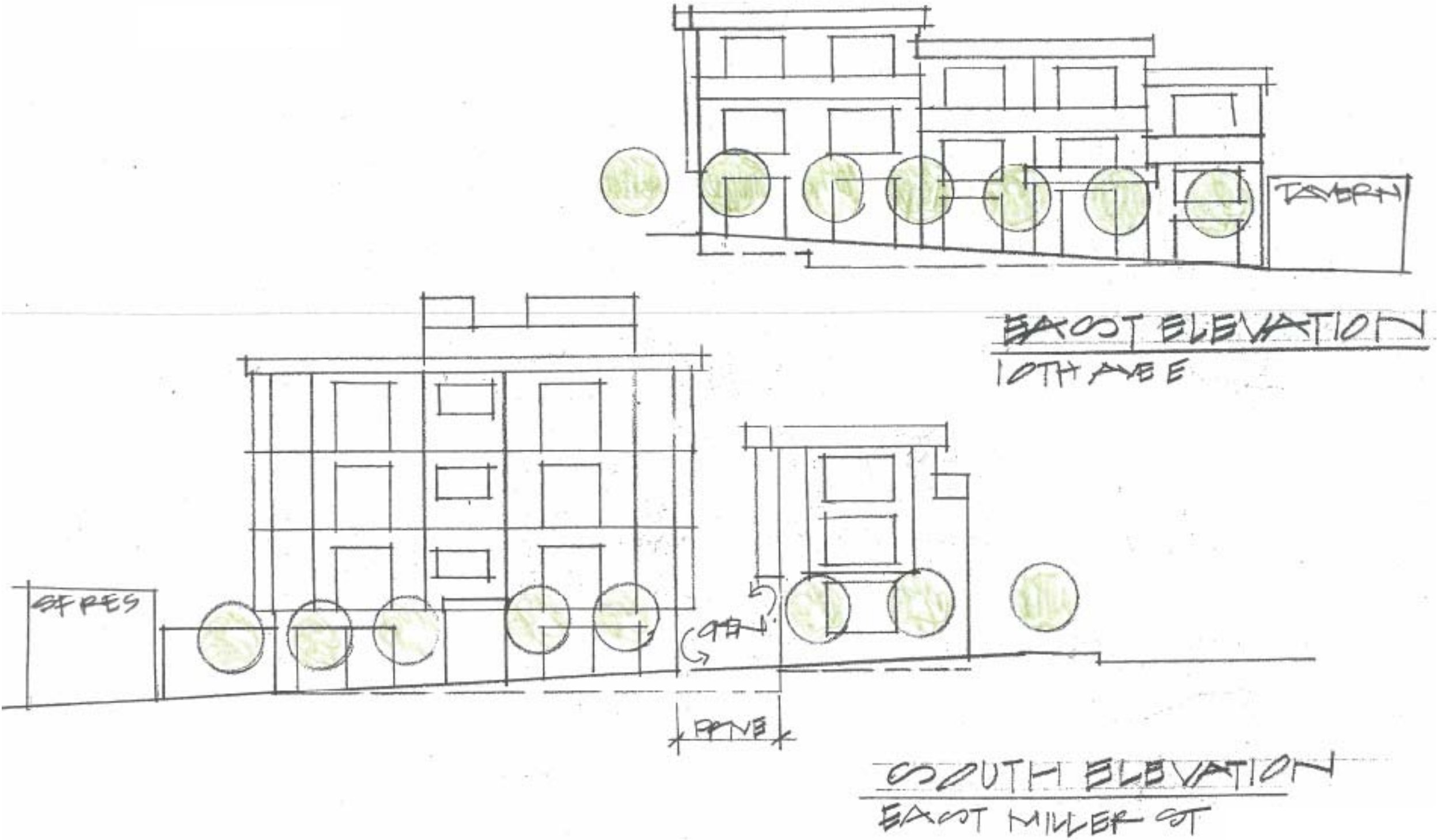
SCHEME "C" (Preferred)



SCHEME "C" (Preferred)



SCHEME "C" (Preferred)



CONCEPTUAL LANDSCAPE PLAN
SCHEME 'C' (Preferred)

