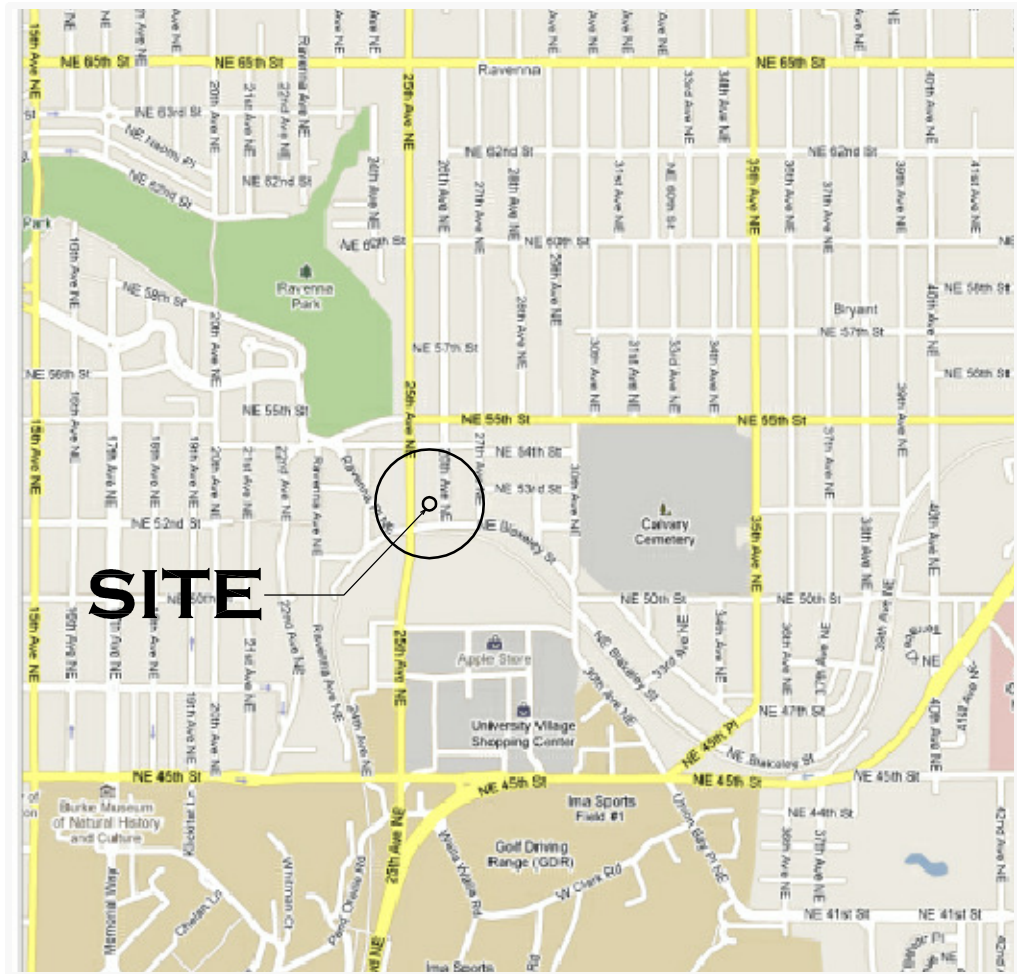


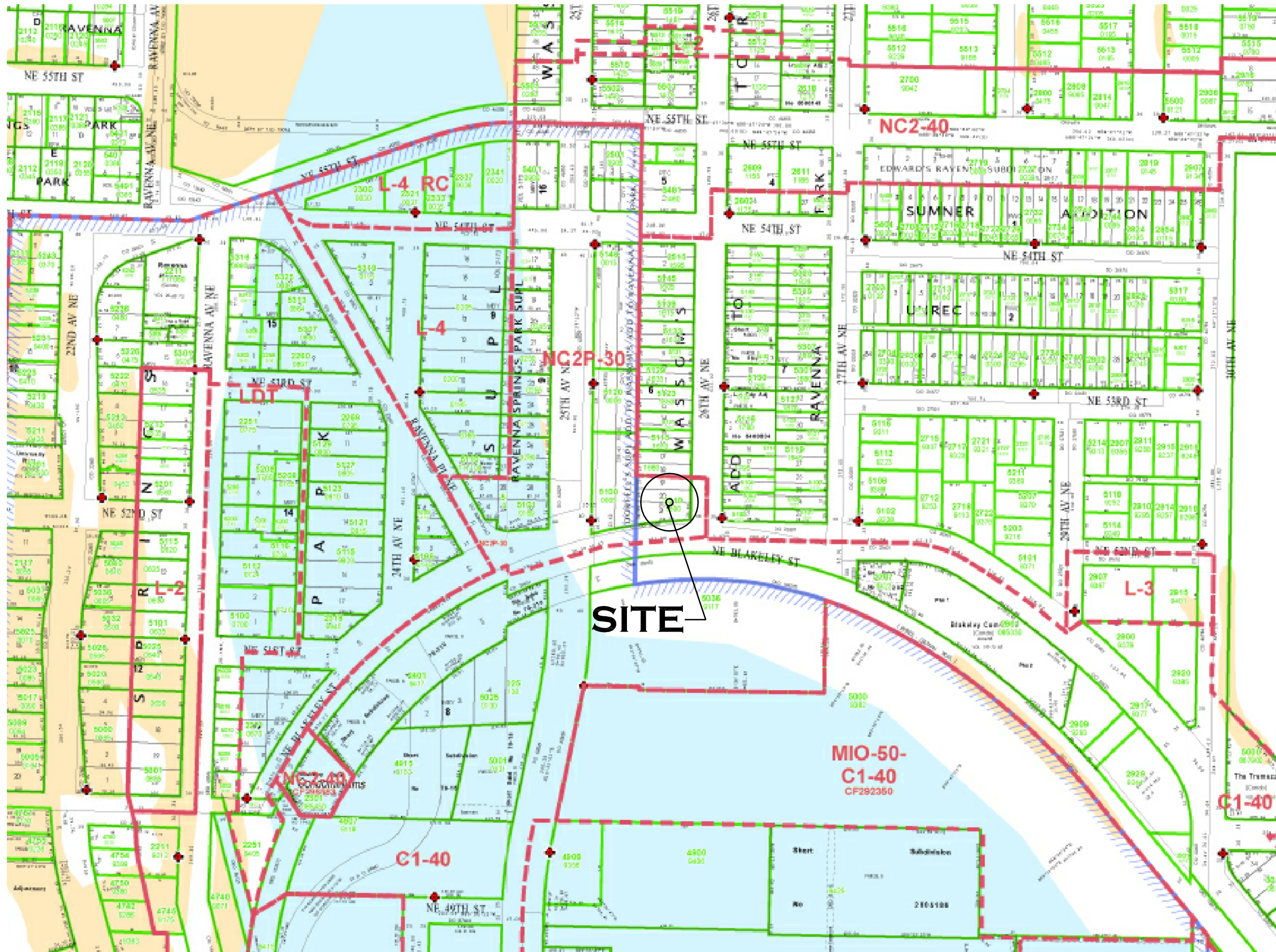
EARLY DESIGN GUIDANCE APPLICATION BOOKLET

VICINITY MAP

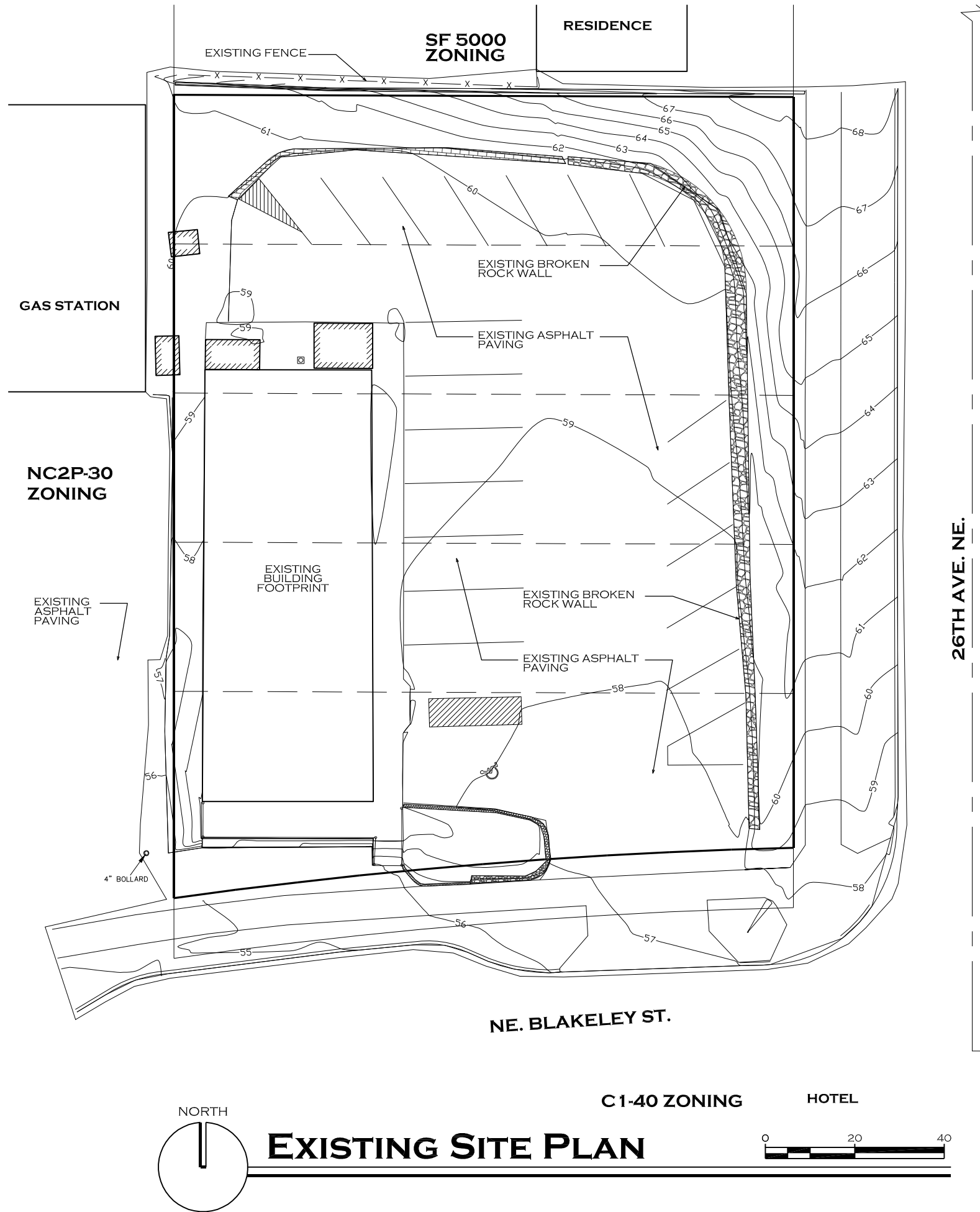


PROJECT DATA

| | |
|---------------------------|--|
| BUILDING CODE | 2006 CITY OF SEATTLE BUILDING CODE |
| OWNER | COLUMBIA STATE BANK P.O. BOX 2156 TACOMA, WA 98401-2156 (253) 305-1900 |
| PROJECT LOCATION | 2510 NE BLAKELEY ST. SEATTLE, WA 98105 |
| PROPOSED USE | BANK / OFFICE |
| OCCUPANCY | B |
| CONSTRUCTION TYPE | V-B (SPRINKLERED) |
| ZONING | NC2P-30 - NEIGHBORHOOD COMMERCIAL |
| PROPOSED BUILDING AREA | 6,400 S.F. +/- |
| SITE AREA | 13,425 S.F. (0.31 ACRES) |
| TAX PARCEL NO. | 7792400161 |
| PARKING REQUIRED | 12 STALLS (2 STALLS / 1,000 S.F.) |
| PARKING PROPOSED | 15 STALLS |
| MINIMUM SETBACK REQ'S. | 0' FRONT AND SIDE ST.; 0' SIDE (TO WEST); 20' LANDSCAPE BUFFER (TO RESIDENTIAL) |
| ALLOWABLE BUILDING HEIGHT | 30' (MAXIMUM OF 35 FT. PER SMC23.47A.012.C) |
| PROPOSED BUILDING HEIGHT | 35'-0" FT. / 2 STORY |
| OCCUPANT LOAD | 40-45 OCCUPANTS |
| WATER | SEATTLE PUBLIC UTILITIES |
| NATURAL GAS | PUGET SOUND ENERGY |
| ELECTRICITY | SEATTLE CITY LIGHT |
| SANITARY SEWER | SEATTLE PUBLIC UTILITIES |
| STORM SEWER | SEATTLE PUBLIC UTILITIES |
| PHONE | QWEST |
| GARBAGE | CLEANSCAPES, INC. |



ZONING MAP



AERIAL VIEW



- THE EXISTING 13,426 S.F. PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF 26TH AVE. N.E. & NE BLAKELEY ST.
- THE SITE CURRENTLY HAS A ONE STORY 2,300 S.F. RESTAURANT WITH 20 PARKING STALLS.
- THE EXISTING BUILDING IS APPROXIMATELY 8'-10' LOWER THAN THE RESIDENTIAL PROPERTY TO THE NORTH WITH THE MAJORITY OF THE GRADE CHANGES OCCURRING ON THE NORTHERN PORTION OF THE SITE.
- NORTH AND EAST (UPHILL FROM THE SITE) IS SINGLE FAMILY AS WELL AS MULTI-FAMILY RESIDENTIAL (ZONING SF5000).

PROPERTY TO THE WEST (NC2P-30)



PROPERTY TO THE EAST (SF 5000)



PROPERTY TO THE SOUTH (C1-40)

- THE SITE IS ZONED NC2P-30 (NEIGHBORHOOD COMMERCIAL 2). THE SITE IS NOT WITHIN AN "OVERLAY" DISTRICT, BUT IS LOCATED ADJACENT TO THE "UNIVERSITY COMMUNITY DESIGN AREA".

- THE SITE IS ACCESSED FROM THE SOUTHEAST CORNER OF THE PROPERTY FROM N.E. BLAKELEY ST.

- DUE TO THE HEIGHT OF THE HOTEL TO THE SOUTH, SURROUNDING MIXED USE BUILDINGS TO THE SOUTHWEST & SOUTHEAST AS WELL AS THE ELEVATED GRADES TO THE EAST AND THE NORTH, NO "VIEW" CORRIDORS EXIST.



SITE / BUILDING MAXIMUM ENVELOPE

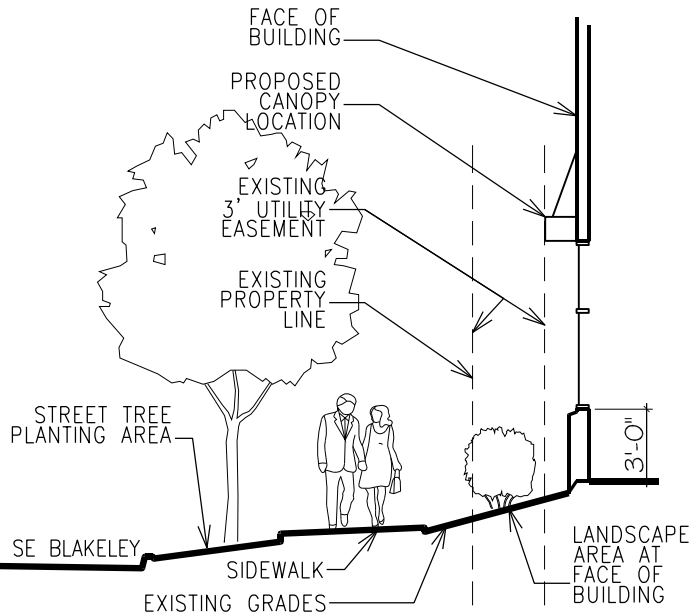
(ISOMETRIC VIEW FROM SOUTHEAST)

DEVELOPMENT OBJECTIVES:

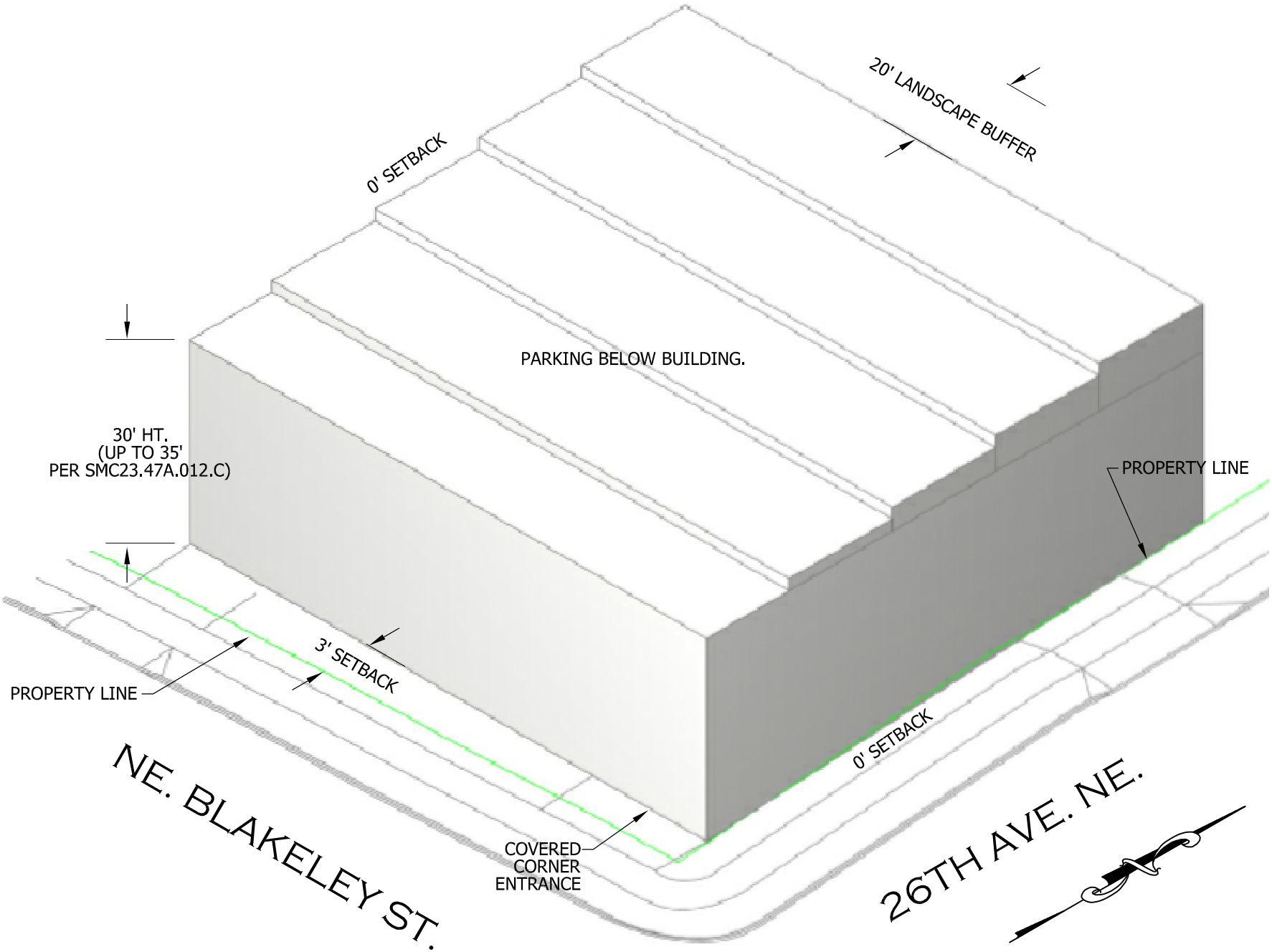
- THE OBJECTIVE IS TO BUILD A NEW, 2 STORY, 6,400 +/- S.F. BANK AND OFFICE BUILDING. BASED ON THE ECLECTIC NATURE OF THE AREA.
- THE INTENT IS TO PROVIDE A UNIFYING ELEMENT FOR THE NEIGHBORHOOD. THE PROJECT WILL DRAW UPON THE ARCHITECTURAL STYLES OF THE AREA WHILE BEING SENSITIVE TO THE ADJOINING PROPERTIES.
- THE PROJECT WILL UTILIZE "GREEN" TECHNIQUES AND MATERIALS FOR SUSTAINABILITY AND BE SITED IN SUCH A WAY AS TO MINIMIZE THE IMPACT TO LOCAL STREETS, VIEWS AND ENVIRONMENT.
- THE PROJECT WILL INCREASE THE LANDSCAPING FROM THE EXISTING SITE PLAN BY APPROXIMATELY 20%
- THE BUILDING WILL INCORPORATE CANOPIES AND OVERHANGS ON ALL SIDES FOR SOLAR CONTROL AS WELL AS RAIN PROTECTION.
- THE PROJECT WILL REDUCE THE EXISTING IMPERVIOUS SURFACE AND INCREASE THE LANDSCAPE AREA ON ALL SIDES OF THE PROPERTY.
- IT WILL REDUCE THE EXISTING PARKING AREA FROM 20 STALLS TO 15 STALLS. THE PROJECT WILL INCLUDE BIKE RACKS AND PROVIDE A COVERED PEDESTRIAN ENTRY FROM THE CORNER STREETS.
- THE BUILDING IS INTENDED TO BE SET INTO THE NATURAL SLOPE OF THE SITE TO REDUCE THE IMPACT TO NEIGHBORING RESIDENTIAL USES.
- THE BUILDING WILL BE ORIENTED TOWARDS THE SOUTH / SOUTHWEST TO DRAW COMMERCIAL ATTENTION AWAY FROM RESIDENTIAL AREAS AND FOCUS TOWARDS THE BURKE GILMAN TRAIL AS WELL AS THE COMMERCIAL CORNER AT 25TH & BLAKELEY.
- ALTHOUGH THE PROPERTY IS WITHIN THE "NORTHEAST DESIGN REVIEW AREA" IT IS LOCATED JUST EAST AND OUTSIDE OF THE URBAN VILLAGE DESIGN REVIEW AREA. DUE TO THE PROPERTY'S PROXIMITY TO THIS DESIGN REVIEW AREA, THE INTENT OF THE DESIGN IS TO MEET AND EXCEED THE REQUIREMENTS OF THIS AREA.
- ISSUES SURROUNDING ZONING REQUIREMENTS, SITE TRIANGLES, VIEW CORRIDORS, SETBACKS, BUILDING AND PEDESTRIAN ORIENTATION, ETC HAVE ALL BEEN ANALYZED AND ARE REPRESENTED IN THE ATTACHED DOCUMENTATION.

PROPOSED DEVELOPMENT DEPARTURES:

- THE BUILDING SHALL BE USED AS A BANK AND OFFICE. THE OWNER REQUESTS A DEPARTURE FROM THE AMOUNT OF GLAZING AS WELL AS SIDEWALK ADJACENCY DUE TO EXISTING GRADES AS WELL AS SECURITY MEASURES. THE REQUEST IS FOR THE GLAZING AREA TO NOT GO BELOW 30" AT THE EXTERIOR FACE AND FOR THE SIDEWALK TO NOT ABUT THE BUILDING UNLESS DEEMED SAFE FOR SECURITY REASONS. THE SIDEWALK IS INTENDED TO BE SEPARATED FROM THE BUILDING THROUGH THE USE OF LANDSCAPING.
- THE BUILDING IS PROPOSED TO BE LOCATED ALONG THE S.E. BLAKELEY PROPERTY LINE, HOWEVER, DUE TO THE PROXIMITY OF AN EXISTING EASEMENT FOR OVERHEAD POWER LINES, THE CANOPIES ALONG THE SOUTH PROPERTY LINE WILL HAVE TO BE REDUCED OR ELIMINATED IN CERTAIN AREAS. REFER TO THE "PROPOSED DEPARTURE GRAPHIC" FOR THE PROXIMITY ISSUES (SHOWN BELOW).



PROPOSED DEPARTURE GRAPHIC



OPTION 1:

BUILDING SITE LOCATION:

- THE BUILDING IS ADJACENT TO RESIDENTIAL USE TO NORTH OF SITE WITH PARKING BELOW THE BUILDING.

BUILDING MODULATION:

- LARGEST WALL PLANE WIDTH EQUAL TO THAT OF NEIGHBORING RESIDENTIAL DEVELOPMENT (20'-24' WIDTH).
- TALLEST POINT OF BUILDING NEAREST TO RESIDENTIAL (MEASURED FROM SIDEWALK GRADE) IS 35' (ALLOWED TO 30' PLUS 5' INCREASE) TALLEST POINT OF BUILDING ONSITE APPROXIMATELY 35'.
- PORTION OF BUILDING CLOSEST TO RESIDENTIAL PROPOSED TO BE CUT INTO GRADE (APPROX. 5')

SITE ACCESS:

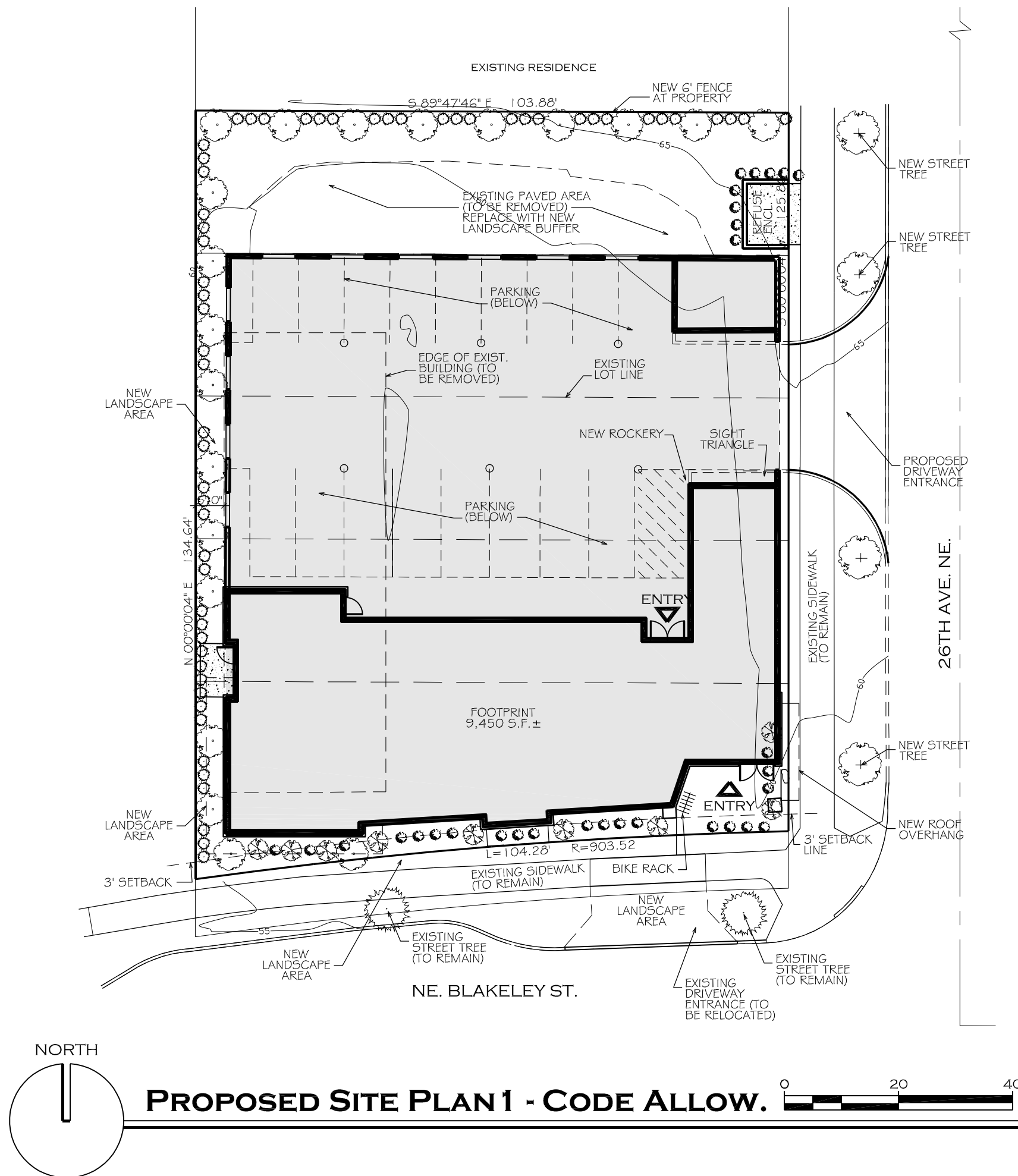
- THE SITE WOULD BE ACCESSED VIA A NEW DRIVEWAY FROM 26TH AVE. NE. THE EXISTING DRIVEWAY ACCESS TO BLAKELEY WOULD BE CLOSED AT THE SE CORNER OF THE SITE, NEAREST THE INTERSECTION OF 26TH AVE NE & NE BLAKELEY ST.

ADVANTAGES:

- THE BUILDING CONFIGURATION MEETS THE CURRENT PLANNING CODES INCLUDING MODULATION, SETBACKS, HEIGHT RESTRICTIONS, ETC.
- PARKING IS BELOW THE BUILDING AND OUT OF SITE.

DISADVANTAGES:

- ALL VEHICULAR TRAFFIC FOR THE BUILDING WOULD BE DIRECTED TO EAST SIDE OF THE BUILDING ALONG NE 26TH.
- DUE TO THE SIZE OF THE SITE, PARKING IS INSUFFICIENT.
- STREET PARKING WOULD BE EMPHASIZED OVER GARAGE PARKING DUE TO ENTRY LOCATION.
- THE SIZE OF THE BUILDING IS SUBSTANTIALLY LARGER THAN THE OWNER'S REQUIREMENTS.
- THE SCALE OF THE BUILDING (BOTH IN HEIGHT AS WELL AS WIDTH) IS TOO MASSIVE FOR THE ADJACENT RESIDENTIAL PROPERTIES.
- THE PARKING GARAGE ACCESS NOT ONLY REDUCES THE BUILDING SQUARE FOOTAGE, BUT IS NOT AS SAFE AS OPEN AIR PARKING DUE TO STRUCTURAL SUPPORTS AS WELL AS SITE LINES.
- "DEAD END" PARKING CONFIGURATION.
- AN EAST SIDE STREET ENTRY WOULD BE OMITTED FROM THE DESIGN DUE TO GRADES AT THE EAST SIDE OF THE SITE.
- ALTHOUGH THE BUILDING ENTRY FACES THE COMMERCIAL ACTIVITY, IT HAS MINIMAL RETAIL IMPACT DUE TO LACK OF FOOTPRINT AT GRADE.
- ONSITE GRADES WILL BE A CHALLENGE TO THE SITE CONFIGURATION



PROPOSED SITE PLAN 1 - CODE ALLOW.

OPTION 3:

BUILDING SITE LOCATION:

- THE BUILDING IS ADJACENT TO WESTERN (COMMERCIAL) PROPERTY LINE WITH PARKING BETWEEN THE BUILDING AND 26TH AVE. NE. NOT ALLOWED PER CITY PLANNING REGULATION.

BUILDING MODULATION:

- LARGEST WALL PLANE WIDTH EQUAL TO THAT OF NEIGHBORING RESIDENTIAL DEVELOPMENT (20'-24' WIDTH).
- TALLEST POINT OF BUILDING NEAREST TO RESIDENTIAL (MEASURED FROM SIDEWALK GRADE) IS 26' (ALLOWED TO 30' PLUS 5' INCREASE) TALLEST POINT OF BUILDING ONSITE APPROXIMATELY 32'.
- PORTION OF BUILDING CLOSEST TO RESIDENTIAL PROPOSED TO BE CUT INTO GRADE (APPROX. 5')

SITE ACCESS:

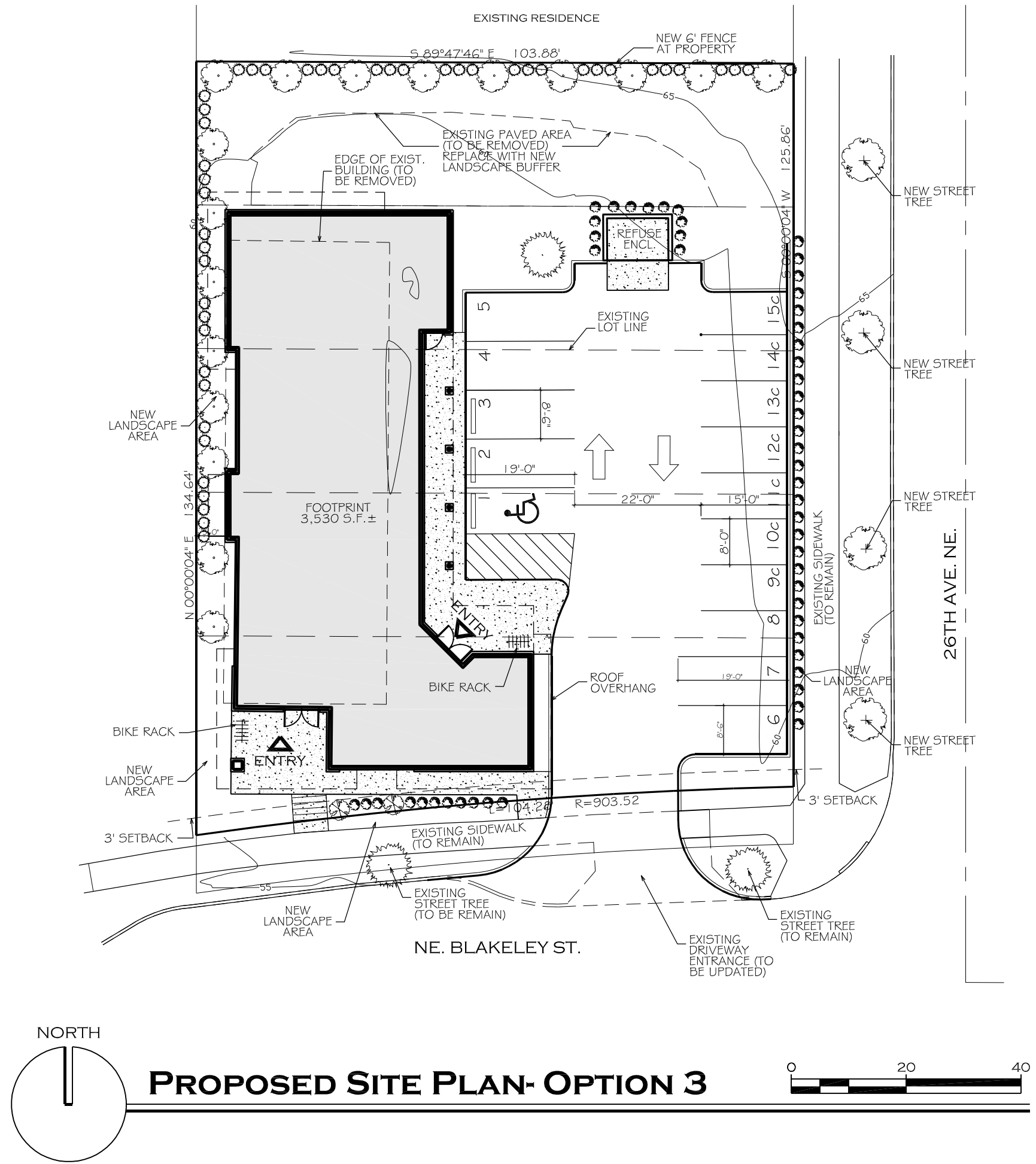
- THE SITE WOULD BE ACCESSED FROM NEARLY THE SAME, EXISTING DRIVEWAY ACCESS. THE EXISTING DRIVEWAY ACCESS TO BLAKELEY IS LOCATED AT THE SE CORNER OF THE SITE, NEAREST THE INTERSECTION OF 26TH AVE NE & NE BLAKELEY ST.

ADVANTAGES:

- THE BUILDING STREET ENTRY IS DIRECTED TOWARDS COMMERCIAL ACTIVITY AT 25TH AVE. NE. & BLAKELEY.
- THE PRIMARY FACE OF BUILDING IS FACING CORE OF COMMERCIAL DEVELOPMENT AT 25TH AVE. NE.

DISADVANTAGES:

- "DEAD END" PARKING CONFIGURATION.
- CONFIGURATION OF PARKING NOT ALLOWED BETWEEN STREET AND BUILDING PER CITY CODE REQUIREMENTS.
- DRIVEWAY LOCATION TOO CLOSE TO CORNER (POSSIBLE SAFETY ISSUE).
- GRADES AT STREET ENTRY MAKE IT USABLE ONLY AS CEREMONIAL ENTRY.
- LOCATION OF REFUSE AND CONFIGURATION OF PARKING REQUIRES REFUSE COMPANY TO ENTER SITE AND THEN BACK OUT ONTO DANGEROUS STREET CORNER.
- ONSITE GRADES WILL BE A CHALLENGE TO THE SITE CONFIGURATION



OPTION 4:

BUILDING SITE LOCATION:

- ADJACENT TO RESIDENTIAL USE TO NORTH OF SITE WITH PARKING BETWEEN THE BUILDING AND NE BLAKELEY ST. **NOT ALLOWED** PER CITY PLANNING REGULATION.

BUILDING MODULATION:

- LARGEST WALL PLANE WIDTH EQUAL TO THAT OF NEIGHBORING RESIDENTIAL DEVELOPMENT (20'-24' WIDTH).
- TALLEST POINT OF BUILDING NEAREST TO RESIDENTIAL (MEASURED FROM SIDEWALK GRADE) IS 3'1" (ALLOWED TO 30' PLUS 5' INCREASE) TALLEST POINT OF BUILDING ONSITE APPROXIMATELY 34'.
- PORTION OF BUILDING CLOSEST TO RESIDENTIAL PROPOSED TO BE CUT INTO GRADE (APPROX. 5')

SITE ACCESS:

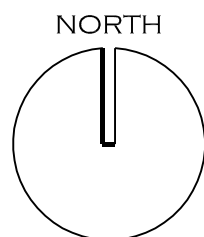
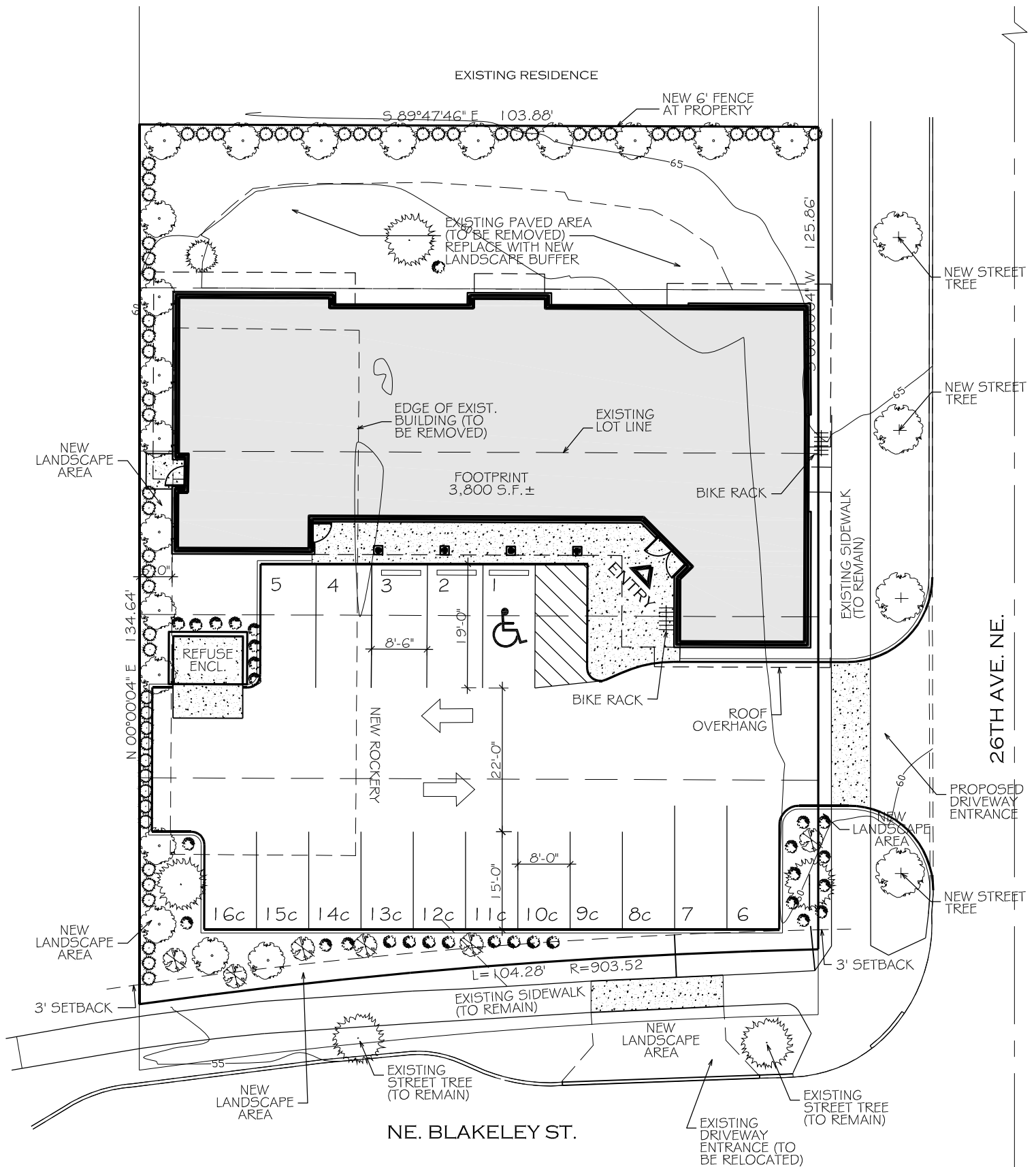
- THE SITE WOULD BE ACCESSED VIA A NEW DRIVEWAY FROM 26TH AVE. NE. THE EXISTING DRIVEWAY ACCESS TO BLAKELEY WOULD BE CLOSED AT THE SE CORNER OF THE SITE, NEAREST THE INTERSECTION OF 26TH AVE NE & NE BLAKELEY ST.

ADVANTAGES:

- THE BUILDING ENTRY IS DIRECTED TOWARDS COMMERCIAL ACTIVITY AT 25TH AVE. NE. & BLAKELEY.

DISADVANTAGES:

- CONFIGURATION OF PARKING NOT ALLOWED BETWEEN STREET AND BUILDING PER CITY CODE REQUIREMENTS.
- DRIVEWAY LOCATION TOO CLOSE TO CORNER (POSSIBLE SAFETY ISSUE).
- A STREET ENTRY WOULD BE OMITTED FROM THE DESIGN DUE TO GRADES AT THE EAST SIDE OF THE SITE.
- ALTHOUGH THE BUILDING ENTRY FACES THE COMMERCIAL ACTIVITY, IT IS SET TOO FAR BACK ON THE SITE TO BE NOTICED.
- LOCATION OF REFUSE AND CONFIGURATION OF PARKING REQUIRES REFUSE COMPANY TO ENTER SITE AND THEN BACK OUT ONTO DANGEROUS STREET CORNER.
- PRIMARY FACE OF BUILDING WOULD FACE THE PARKING LOT, NOT THE STREET.
- THE "BACK" OF THE BUILDING (LARGEST FACE) WOULD FACE THE RESIDENTIAL NEIGHBORHOOD TO THE NORTH.
- ONSITE GRADES WILL BE A CHALLENGE TO THE SITE CONFIGURATION



PROPOSED SITE PLAN - OPTION 4



OPTION 5:

BUILDING SITE LOCATION:

- THE BUILDING IS ADJACENT TO SE BLAKELY WITH PARKING TO REAR OF SITE (NORTH SIDE) PER CITY PLANNING REGULATION.

BUILDING MODULATION:

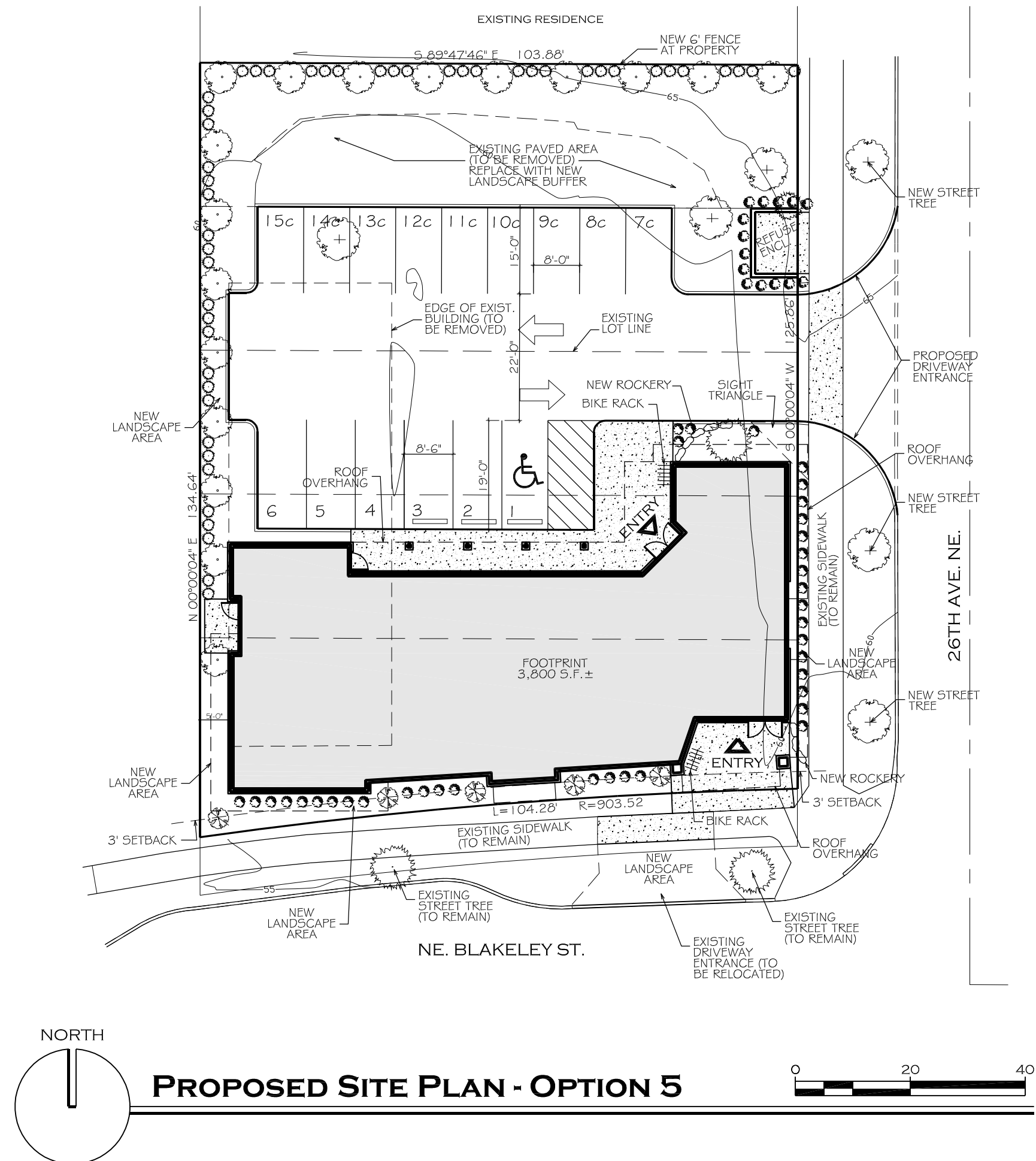
- LARGEST WALL PLANE WIDTH EQUAL TO THAT OF NEIGHBORING RESIDENTIAL DEVELOPMENT (20'-24' WIDTH).
- TALLEST POINT OF BUILDING NEAREST TO RESIDENTIAL (MEASURED FROM SIDEWALK GRADE) IS 27' (ALLOWED TO 30' PLUS 5' INCREASE) TALLEST POINT OF BUILDING ONSITE APPROXIMATELY 32'.
- PORTION OF BUILDING CLOSEST TO RESIDENTIAL PROPOSED TO BE CUT INTO GRADE ADJACENT TO THE SIDEWALK (APPROX. 5')

ADVANTAGES:

- THE BUILDING ENTRY IS DIRECTED TOWARDS THE STREET CORNER AT 26TH AVE. NE. & BLAKELEY.
- SOUTHWEST CORNER OF BUILDING MAY HAVE MODULATION ATTRACTING COMMERCIAL INTEREST FROM 25TH AVE.
- EXISTING GRADES ALLOW FOR THE BUILDING STREET ENTRY TO BE LOCATED AT THE SIDEWALK FOR STREET ACCESS.
- THE PARKING IS LOCATED AT THE INTERIOR OF THE LOT PER CITY CODE REGULATIONS.
- DUE TO EXISTING GRADES, THE PARKING ON THE NORTH SIDE OF THE LOT IS 6'-8' BELOW THE GRADE OF THE ADJACENT SIDEWALK TO THE EAST AND THEREFORE OUT OF VISUAL LINE.
- THE PROPOSED DRIVEWAY LOCATION HAS BEEN LOCATED AWAY FROM THE CORNER ALLOWING EASIER / SAFER ACCESS THAN PREVIOUSLY CONSTRUCTED WITH THE EXISTING DRIVEWAY LOCATION.
- THE LOCATION OF THE REFUSE ENCLOSURE ALLOWS THE REFUSE COMPANY TO STAY ON STREET SIMILAR TO ADJACENT RESIDENTIAL LOTS.
- THE LARGEST BUILDING FRONTAGE IS DIRECTED AWAY FROM THE RESIDENTIAL, TOWARDS THE COMMERCIAL.
- THE PROPOSED DRIVEWAY ACCESS TO 26TH PROVIDES EASIER ACCESS DUE TO REDUCED TRAFFIC THAN BLAKELEY.

DISADVANTAGES:

- "DEAD END" PARKING CONFIGURATION.
- ALL TRAFFIC FROM THE BUILDING WOULD BE DIRECTED ONTO 26TH AVE. NE.
- ONSITE GRADES WILL BE A CHALLENGE TO THE SITE CONFIGURATION



OPTION 6:

BUILDING SITE LOCATION:

- ADJACENT TO SE BLAKELY WITH PARKING TO NORTH SIDE OF SITE PER CITY PLANNING REGULATION.
- BUILDING MODULATION:**
- LARGEST WALL PLANE WIDTH EQUAL TO THAT OF NEIGHBORING RESIDENTIAL DEVELOPMENT (20'-24' WIDTH).
 - TALLEST POINT OF BUILDING NEAREST TO RESIDENTIAL (MEASURED FROM SIDEWALK GRADE) IS 27' (ALLOWED TO 30' PLUS 5' INCREASE) TALLEST POINT OF BUILDING ONSITE IS APPROXIMATELY 32'.
 - PORTION OF BUILDING CLOSEST TO RESIDENTIAL PROPOSED TO BE CUT INTO THE GRADE - ADJACENT TO THE SIDEWALK (APPROX. 5')

SITE ACCESS:

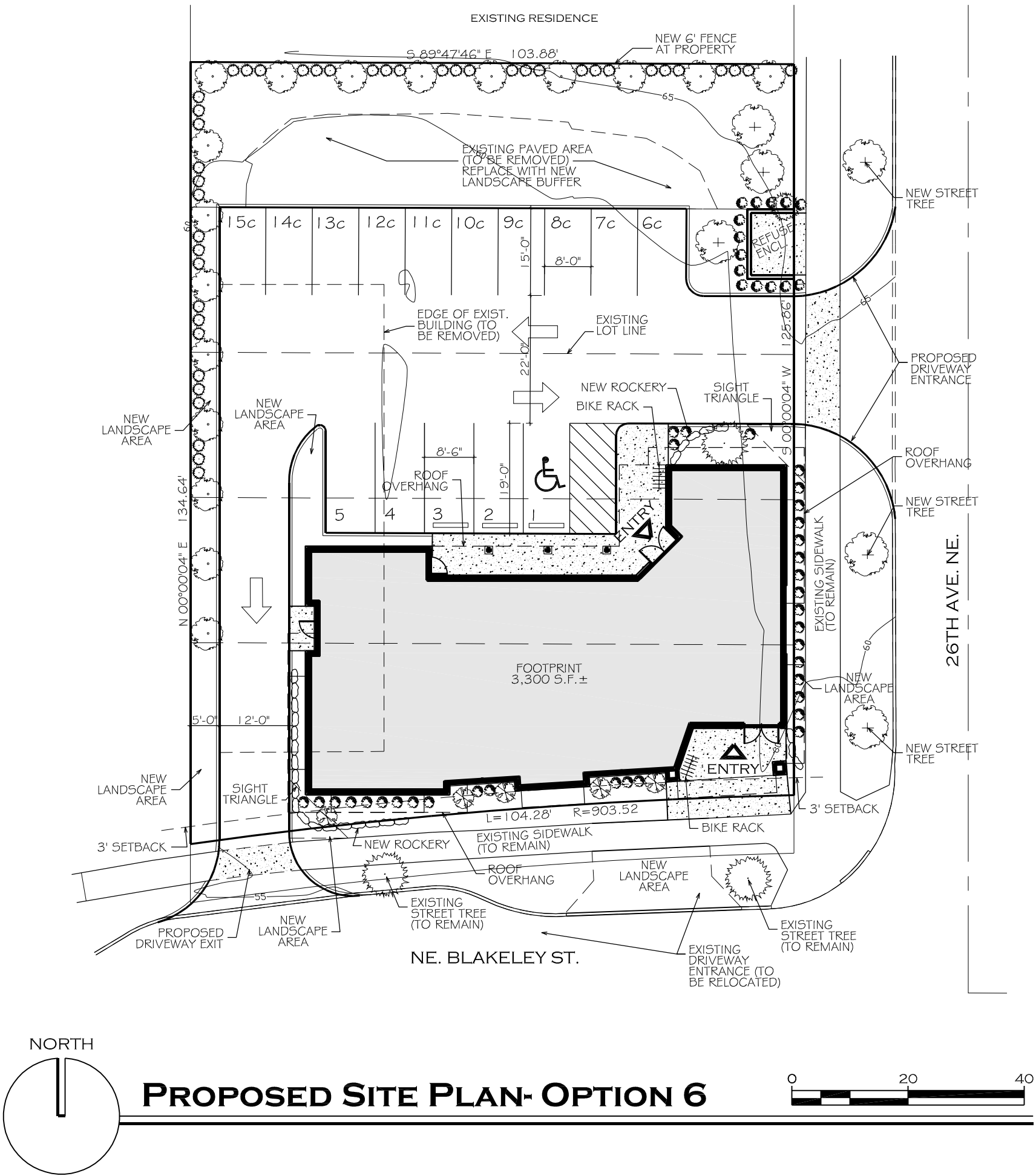
- STREET ACCESS IS PROPOSED VIA (2) DRIVEWAYS, BOTH TO BE RELOCATED AWAY FROM THE INTERSECTION. ONE WILL EXIT THE SITE DIRECTLY TO NE BLAKELEY AND THE OTHER DRIVEWAY WILL BE ACCESS TO AND FROM 26TH AVE. N.E. THE INTENT IS TO PROVIDE SAFER ACCESS AT BOTH OF THE STREETS, REDUCE THE TRAFFIC LOADS ON EACH INDIVIDUAL STREET, PROVIDE BETTER "FLOW" THROUGH THE SITE AND PROVIDE EASIER ACCESS OF THE SITE.

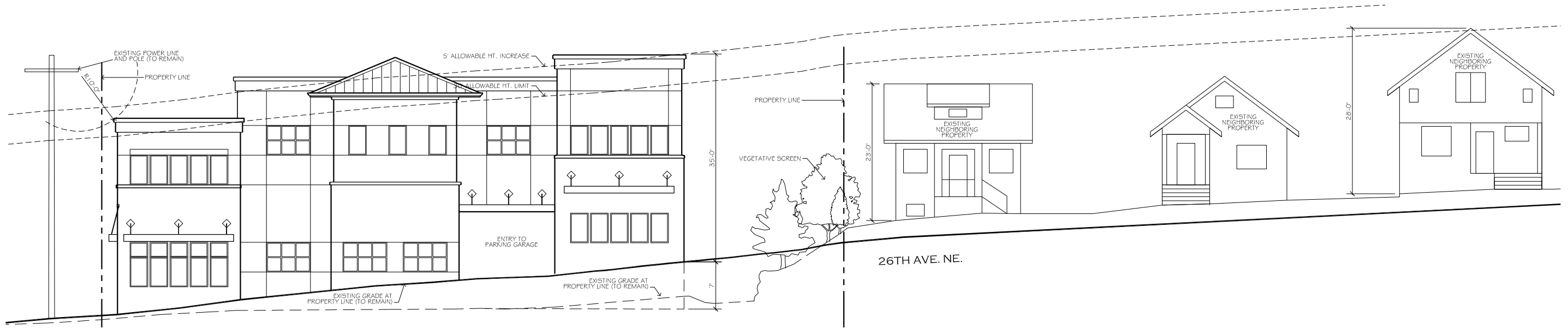
ADVANTAGES:

- THE BUILDING ENTRY IS DIRECTED TOWARDS THE STREET CORNER AT 26TH AVE. NE. & BLAKELEY.
- SOUTHWEST CORNER OF BUILDING MAY HAVE MODULATION ATTRACTING COMMERCIAL INTEREST FROM 25TH AVE.
- EXISTING GRADES ALLOW FOR THE BUILDING STREET ENTRY TO BE LOCATED AT THE SIDEWALK FOR STREET ACCESS.
- THE PARKING IS LOCATED AT THE INTERIOR OF THE LOT PER CITY CODE REGULATIONS.
- DUE TO EXISTING GRADES, THE PARKING ON THE NORTH SIDE OF THE LOT IS 6'-8' BELOW THE GRADE OF THE ADJACENT SIDEWALK TO THE EAST AND THEREFORE OUT OF VISUAL LINE.
- THE PROPOSED DRIVEWAY LOCATION HAS BEEN LOCATED AWAY FROM THE CORNER ALLOWING EASIER / SAFER ACCESS THAN PREVIOUSLY CONSTRUCTED WITH THE EXISTING DRIVEWAY LOCATION.
- THE LOCATION OF THE REFUSE ENCLOSURE ALLOWS THE REFUSE COMPANY TO STAY ON STREET SIMILAR TO ADJACENT RESIDENTIAL LOTS.
- THE LARGEST BUILDING FRONTAGE IS DIRECTED AWAY FROM THE RESIDENTIAL, TOWARDS THE COMMERCIAL.
- THE PROPOSED DRIVEWAY ACCESS TO 26TH PROVIDES EASIER ACCESS DUE TO REDUCED TRAFFIC THAN BLAKELEY.
- THE PARKING CONFIGURATION ALLOWS EASIER ACCESS THROUGH THE SITE DUE TO DRIVEWAY LOCATIONS.

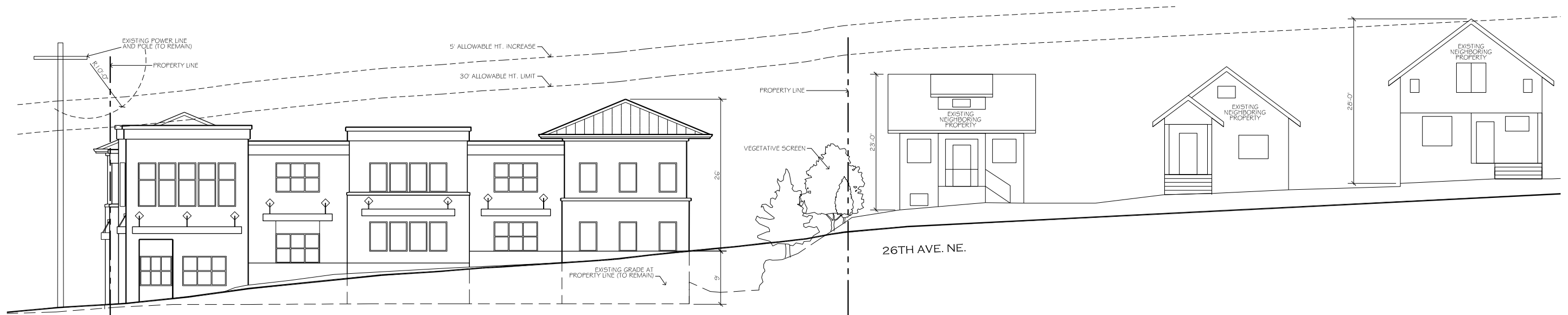
DISADVANTAGES:

- ONSITE GRADES WILL BE A CHALLENGE TO THE SITE CONFIGURATION



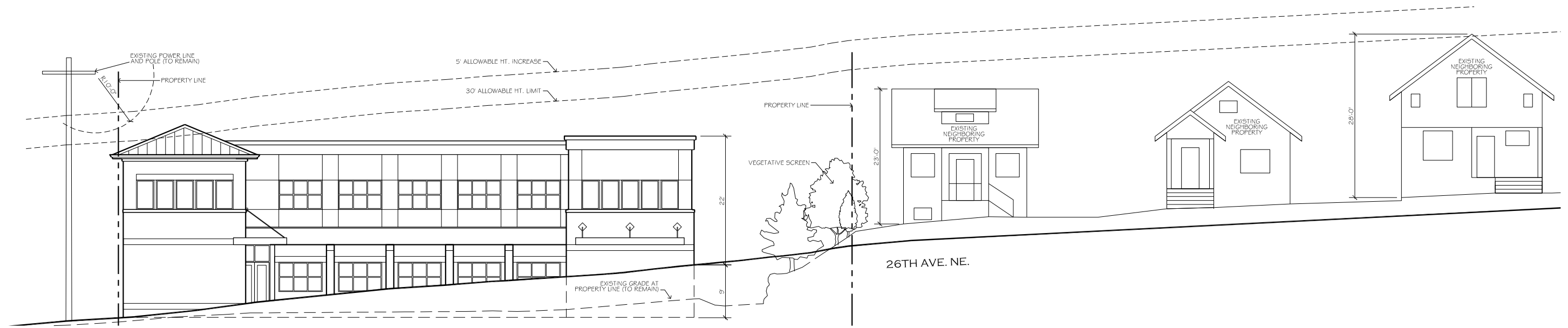


SITE SECTION ALONG 26TH AVE NE - ALLOWABLE CODE OPTION

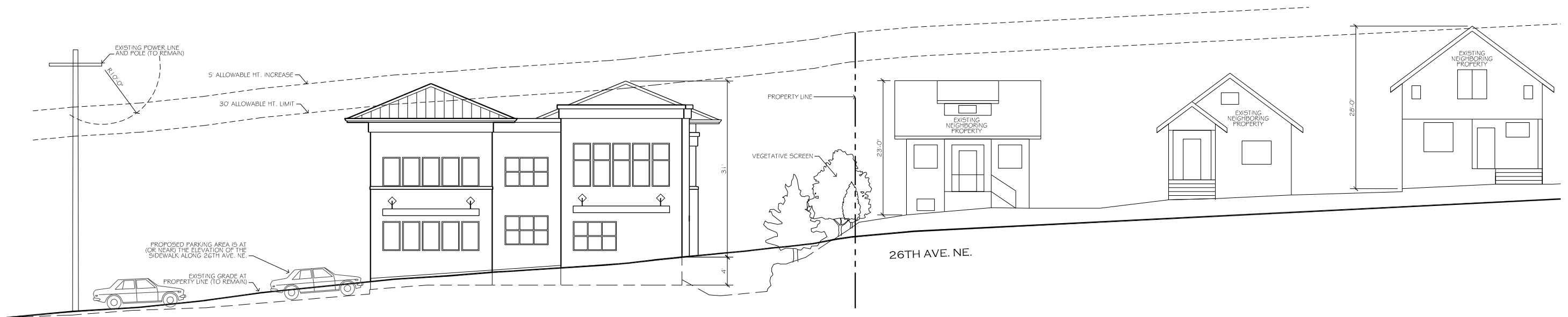


SITE SECTION ALONG 26TH AVE NE - OPTION 2





SITE SECTION ALONG 26TH AVE NE - OPTION 3



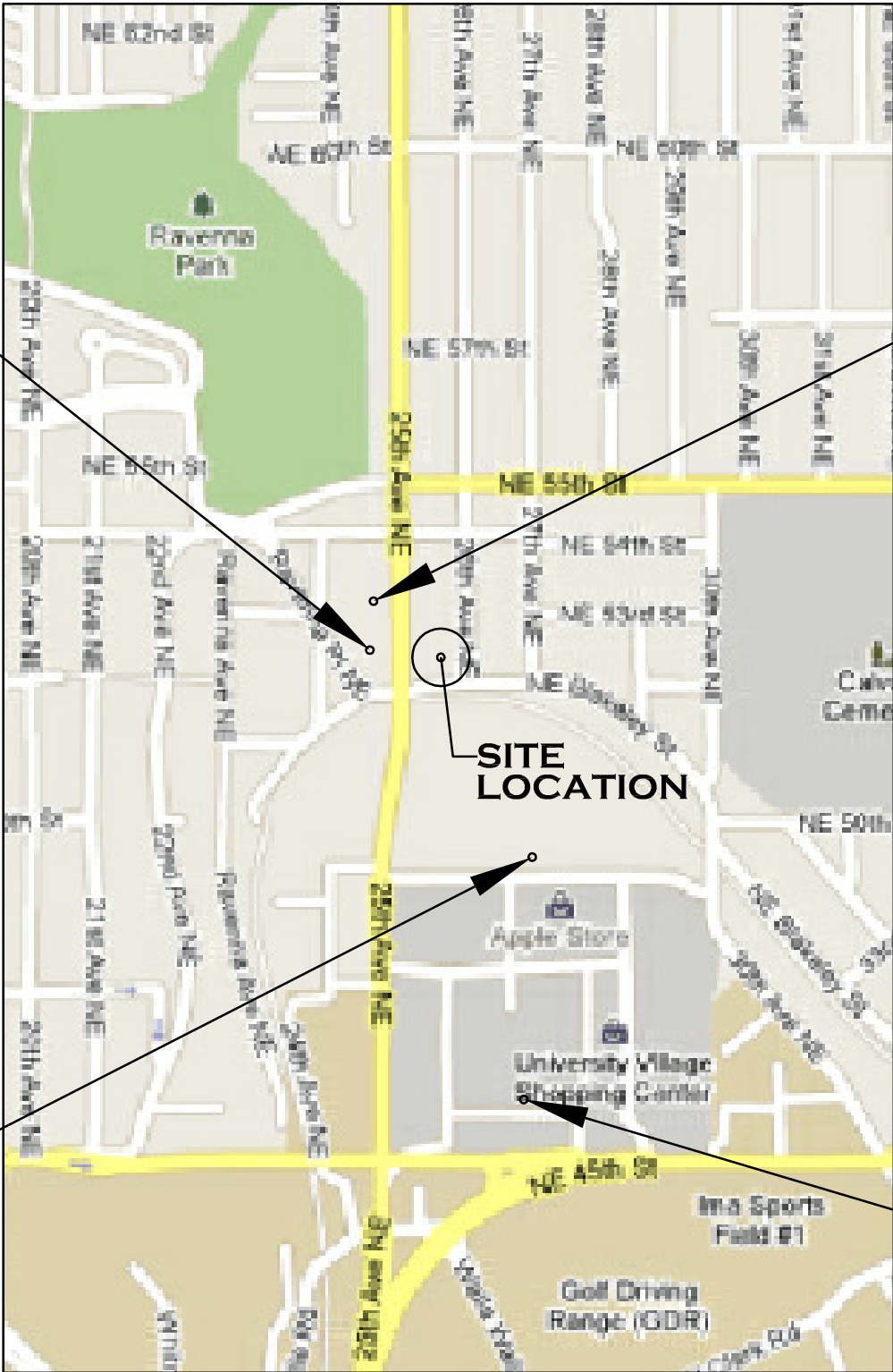
SITE SECTION ALONG 26TH AVE NE - OPTION 4



**BRICK FACADE
MODULATION**



**FACADE & MATERIAL
MODULATION**



**SITE
LOCATION**



BRICK RECESSED ENTRY

**ADDITIONAL
VICINITY PHOTOS**



METAL CANOPY / STUCCO



TYPICAL COLUMBIA BANK



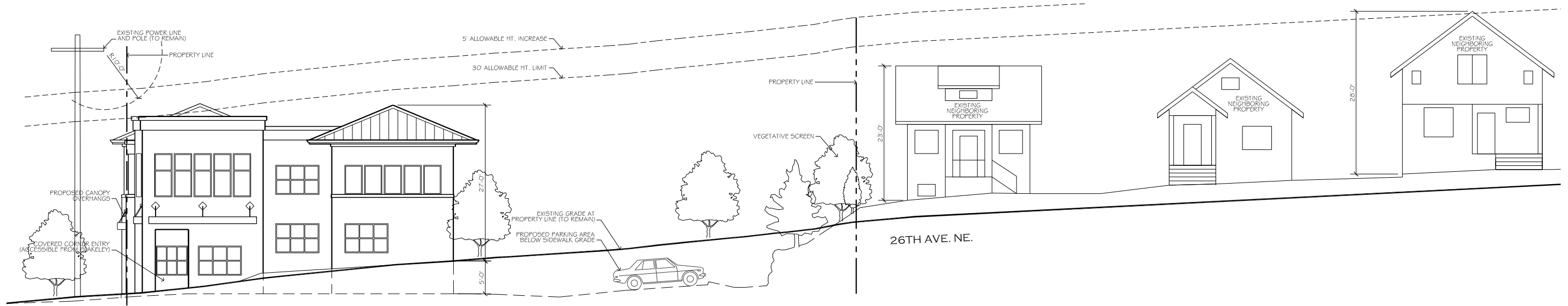
BUILDING ELEMENTS



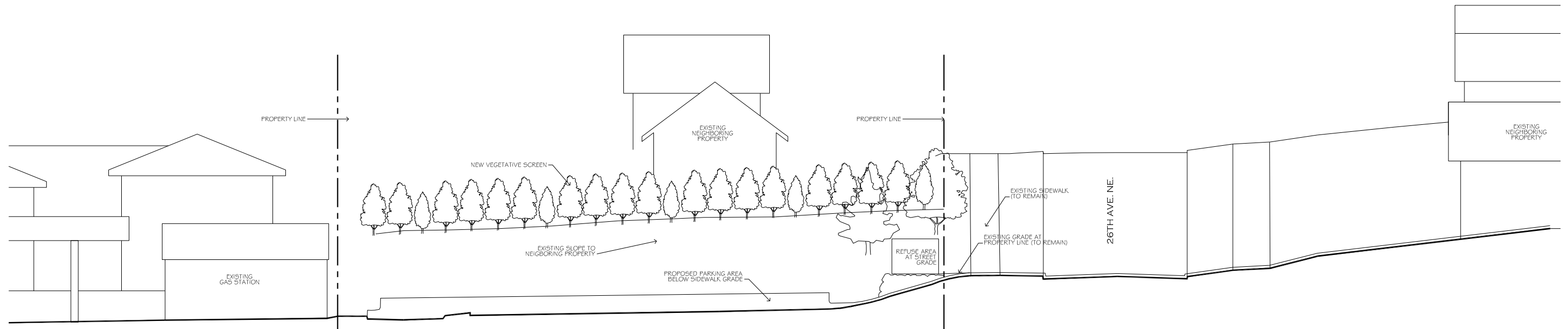
MATERIALS



MATERIALS



SITE SECTION ALONG 26TH AVE NE - OPTION 5 & 6



SITE SECTION THRU SITE FROM SE BLAKELEY

