Recommendation Meeting

101 Broadway East, Seattle WA 98102

A Proposed Apartment Development
for 101 Broadway LLC.

Project #: 3018402

Meeting Date: 8/26/15

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APPENDIX

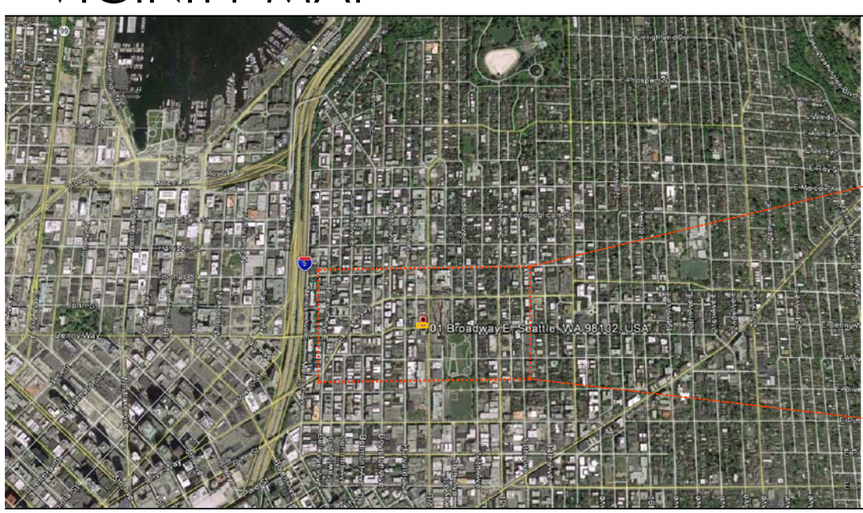
PROJECT INFORMATION

ADDRESS:	101 BROADWAY E., SEATTLE, WA 98102
PARCEL #:	600300-2110
ZONING:	NC3P-40-65
OVERLAY:	CAPITOL HILL (URBAN CENTER VILLAGE)
LIGHT RAIL:	CAPITOL HILL STATION OVERLAY DIST. (HT. & FAR MODIFIER)
OTHER:	PEDESTRIAN AREA/ FREQUENT TRANSIT
BASE FAR:	5.75 (MAX) / 2 (MIN)
LOT SIZE:	7,200 SF
BLDG. MAX. HT.:	65'-0" (MAP A FOR 23.47A.012)
BASE PLANE:	334.43'
MAX. HEIGHT PLANE:	399.43'
SETBACK:	15'-0" (FROM RESIDENTIAL ZONE) SEE BUILDING SECTIONS UNDER APPENDIX

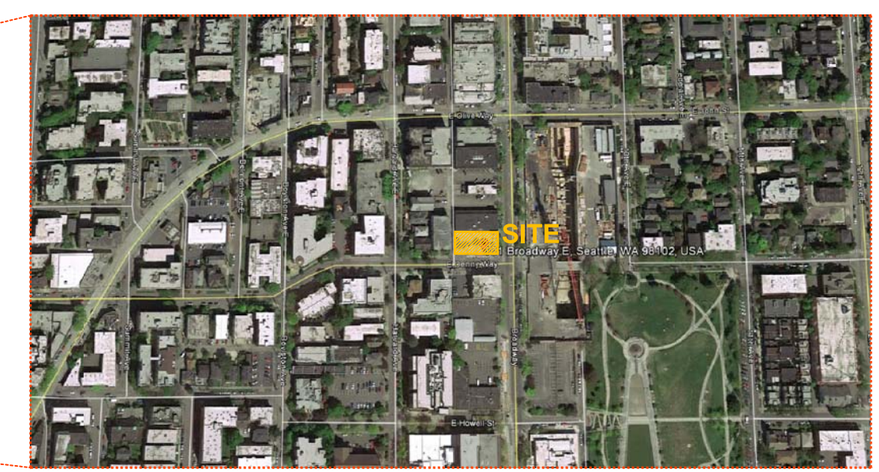
LEGAL DESCRIPTION

600300-2110 : NAGLES ADD LESS ALLEY
(101 BROADWAY E)

VICINITY MAP



SITE MAP



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DEVELOPMENT OBJECTIVES

SITE AERIAL MAP

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

The project site is located within a pedestrian area of the Capitol Hill Urban Center Village, Northwest of the intersection of E. Denny Way and Broadway East. The site is a corner lot with an alley to the west. The lot area of the project site is 7,200 square feet. An existing structure on the site currently houses a US Postal Service facility.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned NC3P-40. The project site is located in the pedestrian area of Capitol Hill Urban Center Village overlay zone. The project site is also located within a Frequent Transit Corridor and immediately East of Sound Transit's Capitol Hill Light-rail Station.

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

The neighborhood is a mix of mid-rise zone (MR), Low-rise zone (LR3) neighborhood commercial zone (NC3P-65/40), with buildings types ranging from two to eight-story apartments/ condominiums, single family houses, one story office, retail, and restaurant buildings. The project site is situated on the north side of E Denny Way, one of the major streets connecting downtown Seattle to the capitol Hill neighborhood. Southwest of the project is the Seattle downtown core. Immediate east of the project is the Broadway East., connecting the capitol hill neighborhood north/ south direction. The project also has an alley to the west. Directly west of the project is a mid-rise zone with higher buildings. East of the project site is the Capitol Hill Transit Station. One block south of the project is the Seattle Central College campus and one block Southeast is Cal Anderson park.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

The owner's aim is to create a market rate rental community that appeals to a wide range of Capitol Hill neighborhood residents. The development will be designed in keeping with the specific character of the surrounding neighborhood context in it's architectural elements, building scale, and massing. We are committed to using quality, long-lasting materials, and an aesthetic design that appeals to and blends with the neighborhood.

The proposed building is a 44-unit, five-level wood frame over one-level concrete. The design will include retail on the ground level and 4 surface parking stalls accessed via the alley.

Proposed Building Summary:

* Building Area: 34,200 SF
* Unit: 44 Units
* Parking: 4 Parking Stalls

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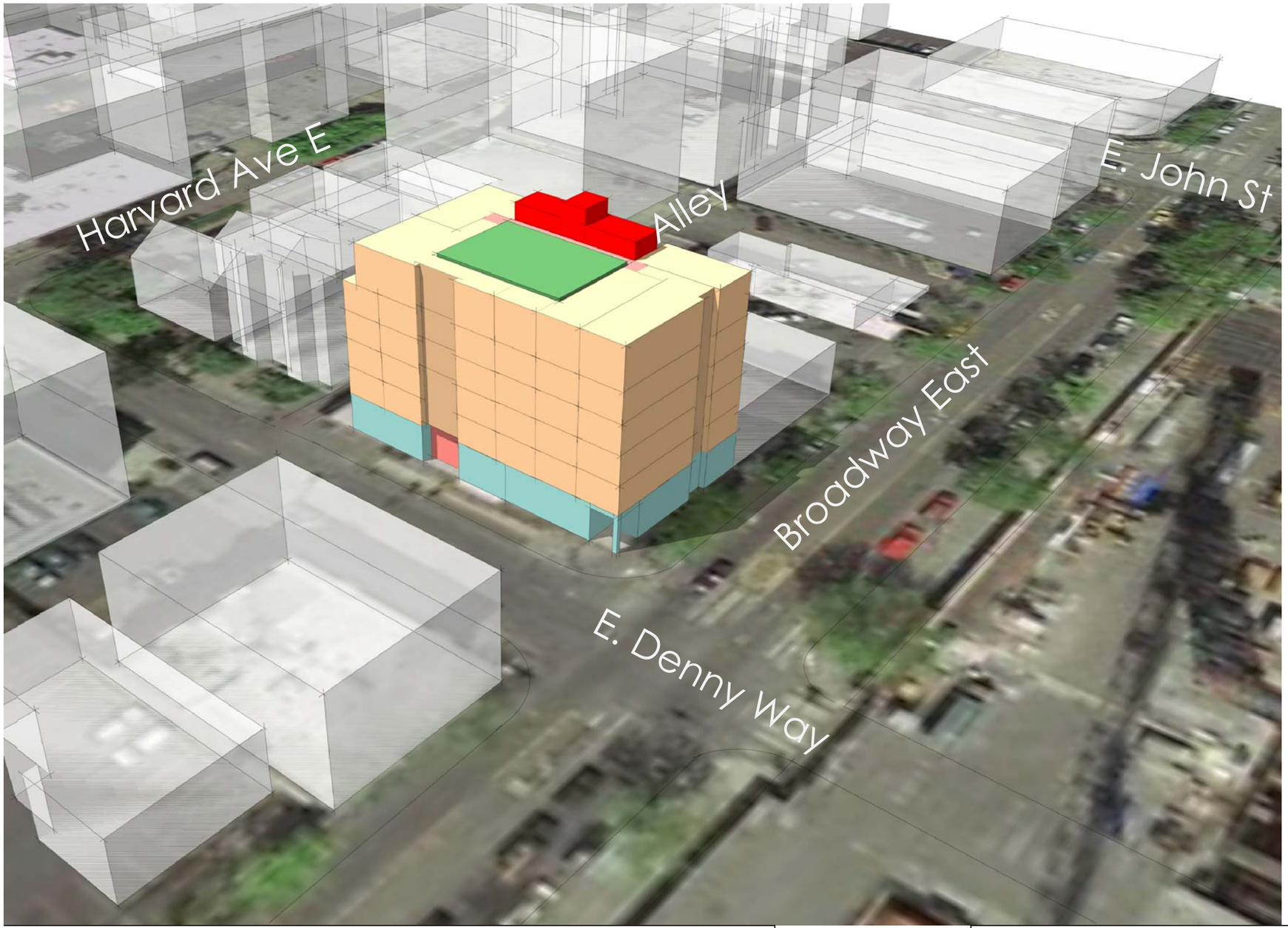
DESIGN PROPOSAL- OPTION 3 (PREFERRED SCHEME)

View- Looking Northwest



Design Option 3 (Preferred)

Description:

· The new building engages both E. Denny Way and Broadway E. with retail spaces at street level along the pedestrian way. It facilitates the pedestrian link between North and South Capitol Hill with an un-interrupted retail presence along the Broadway E. frontage.
· Vehicular entrance to a surface parking structure is located in the alley.
· The 9 unit per floor building footprint with interior corridor allows all units to face outward toward a frontage
· Residential frontage greater facing E. Denny Way to take advantage of view to the SW.

Advantages:

· Prominent retail entry at the corner of Broadway E and e Denny Way.
· Continuous retail floor, flexible for future tenants.
· Residential entry located away from commercial street and separate from retail frontage. A distinct identity for the residential entry possible.
· Setback at vertical circulation along south property line visually reduces building mass.
· Angled wall fronting E. Denny Way reduces mass of building and maximizes view to SW.
· Parking and back of house service off alley, away from E Denny way and Broadway E.

Challenges:

· Reduce visual mass of the building along Broadway Ave E.
· Blank wall at north property line.

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ADDRESSING EDG REPORT

CS2 Urban Pattern and Form
I. Streetscape Compatibility
iii. Vehicle entrances to buildings should not dominate the streetscape.
By shifting the vehicle access to the West off the adjacent alleyway, the frontages on E. Denny Way and Broadway East are devoted to commercial storefront and the residential entrance

vi. Where possible, new development in commercial zones should be sensitive to neighboring residential zones.
Keeping the commercial frontage focused on the Broadway East. corridor and locating the residential entrance off E. Denny Way, the buildings' organization can respond to the different character and adjacency of the two sides of the site.
II. Corner Lots
Maintain and enhance the character and function of a mixed-use, pedestrian oriented urban village - Buildings on corner lots should be oriented to the corner and public street fronts.
ii. Provide for a prominent retail corner entry.
The corner of Broadway East and E. Denny Way will have a form articulation and architectural detailing that will recognize the corner and intersection at this prominent location.
III. Height, Bulk and Scale Compatibility
i. Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings.
Even though the project site is actually fairly small, with a narrow frontage on Broadway East., the project design will avoid uninteresting monolithic forms and elevation treatments while still presenting a clear, uncluttered design that recalls the neighborhood's earlier elegant masonry buildings.

CS3 Architectural Context and Character
I. Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale.
ii. Solid canopies or fabric awnings over the sidewalk are preferred.
The project design intends to incorporate solid canopies at both frontages along the commercial storefront with articulated covers at the corner and residential entry.
iv. Use materials and designs that are compatible with the structures in the vicinity if those represent the desired neighborhood.
The project design will incorporate high-quality materials that not only reflect the palette of the historic buildings in the neighborhood, but set a higher bar for future development than is currently represented in the sites' immediate vicinity.

PL2 Walkability
II. Pedestrian Open Spaces and Entrances
iv. Minimize the number of residential entrances on commercial streets.
The preferred scheme orients the residential entrance on E. Denny Way and devotes the entire Broadway East. frontage to the commercial use. A set-back corner entrance will provide a pedestrian friendly entrance to the retail area.

PL3 Street Level Interaction
I. Human Activity
i. Provide for sidewalk retail opportunities and connections by allowing for opening the storefront to the pedestrian way.
The design will respect the existing sidewalk width and commercial nature of Broadway East. with wide sections of storefront which could be opened to the public way. The street-level facade along E. Denny Way will reflect it's less busy character with some storefront but also smaller glazed areas and a protected, set-back residential entry.

DC1 Project Uses and Activities
I. Parking and Vehicle Access
i. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles.
II. Screening of Dumpsters, Utilities and Service Areas (subsections i. & ii.)
By shifting all vehicle and service access from the adjacent alleyway, the project design provides un-interrupted sidewalks and clear pedestrian access to the residential and commercial uses of the development. The design will incorporate an enclosed trash-room and will utilize a compact

DC3 Open Space Concept
I. Residential Open Space
iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
The preferred scheme configuration sets-back the upper floor from the residential neighbors to the West.

DC4 Exterior Elements and Finishes
I. height, Bulk and Scale
II. Exterior Finish Materials
The design intends to use brick, glass, aluminum storefront and metal architectural detailing at the stree-level and brick and metal panels on the upper, residential floors.

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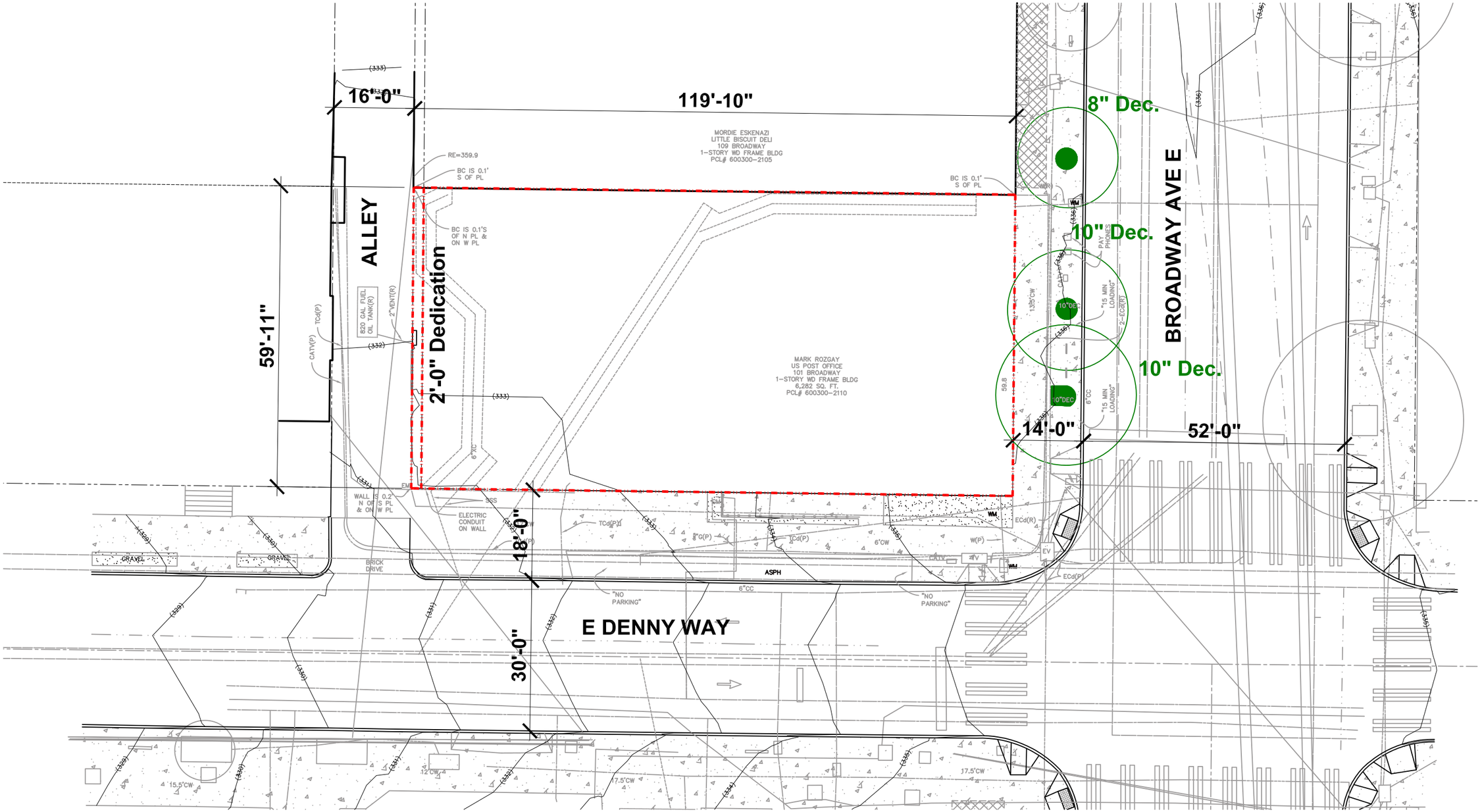
SURVEY PLAN



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SITE PLAN

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DESIGN IMAGE (LOOKING NW)

STREET VIEW AT CORNER

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DESIGN IMAGE (LOOKING SW)

STREET VIEW SOUTH ON BROADWAY

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DESIGN IMAGE (LOOKING SE)

NORTH FACADE

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DESIGN IMAGE (LOOKING NE)

VIEW AT ALLEY ENTRANCE

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DESIGN IMAGE

COLUMN AT CORNER RETAIL ENTRANCE

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RETAIL ENTRANCE - EVENING VIEW

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DESIGN IMAGE

PARKING AT WEST SIDE

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DESIGN IMAGE

CORNER AT DENNY WAY AND ALLEY

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DESIGN IMAGE

STREET VIEW - RESIDENTIAL ENTRANCE

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DESIGN IMAGE

STREET VIEW - BROADWAY RETAIL

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DESIGN IMAGE

NIGHT RENDERING

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MATERIAL BOARD

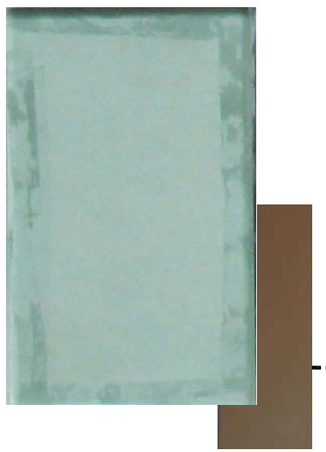
METAL SIDING

COLOR OPTIONS

METAL SALES
- DARK BRONZE; FOREST GREEN; OLD ZINC GREY

BRICK VENEER

MUTUAL MATERIALS
- CHESTNUT / MAUNA LOA



VINYL WINDOW / TRIM

PAINTED METAL BALCONY

GALVANIZED METAL CANOPY

WEATHERED STEEL ACCENT

CONCRETE

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MATERIAL BOARD

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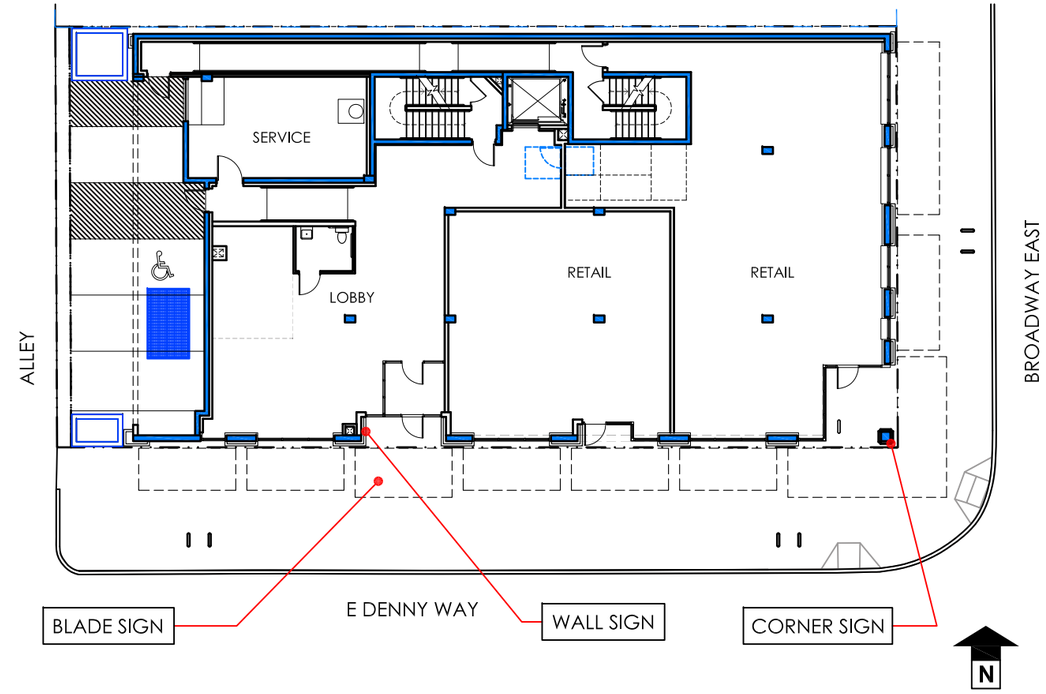
CONCEPTUAL SIGNAGE



LOCAL SIGNAGE EXAMPLES

CORNER SIGN

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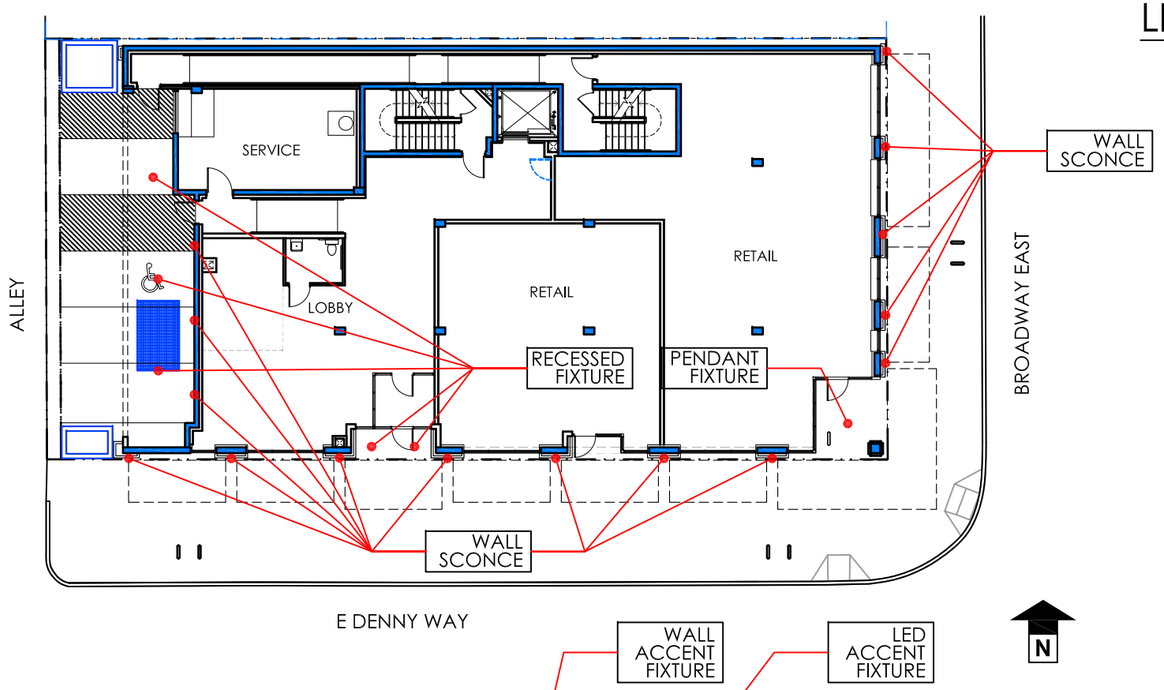

LIGHTING EXAMPLES

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CONCEPTUAL LIGHTING

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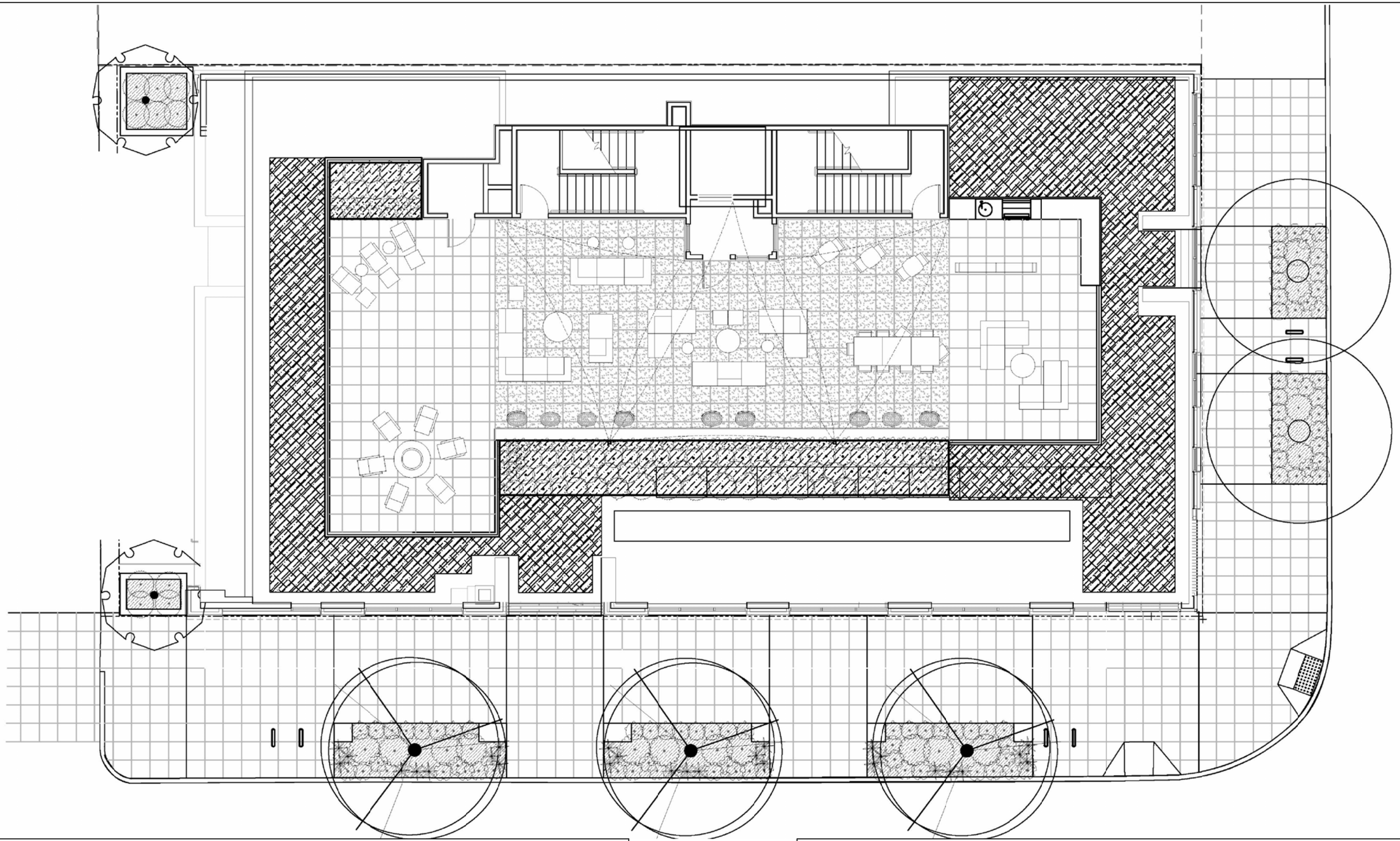
LANDSCAPE - PLANTING PLAN



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LANDSCAPE - PLANTING PLAN

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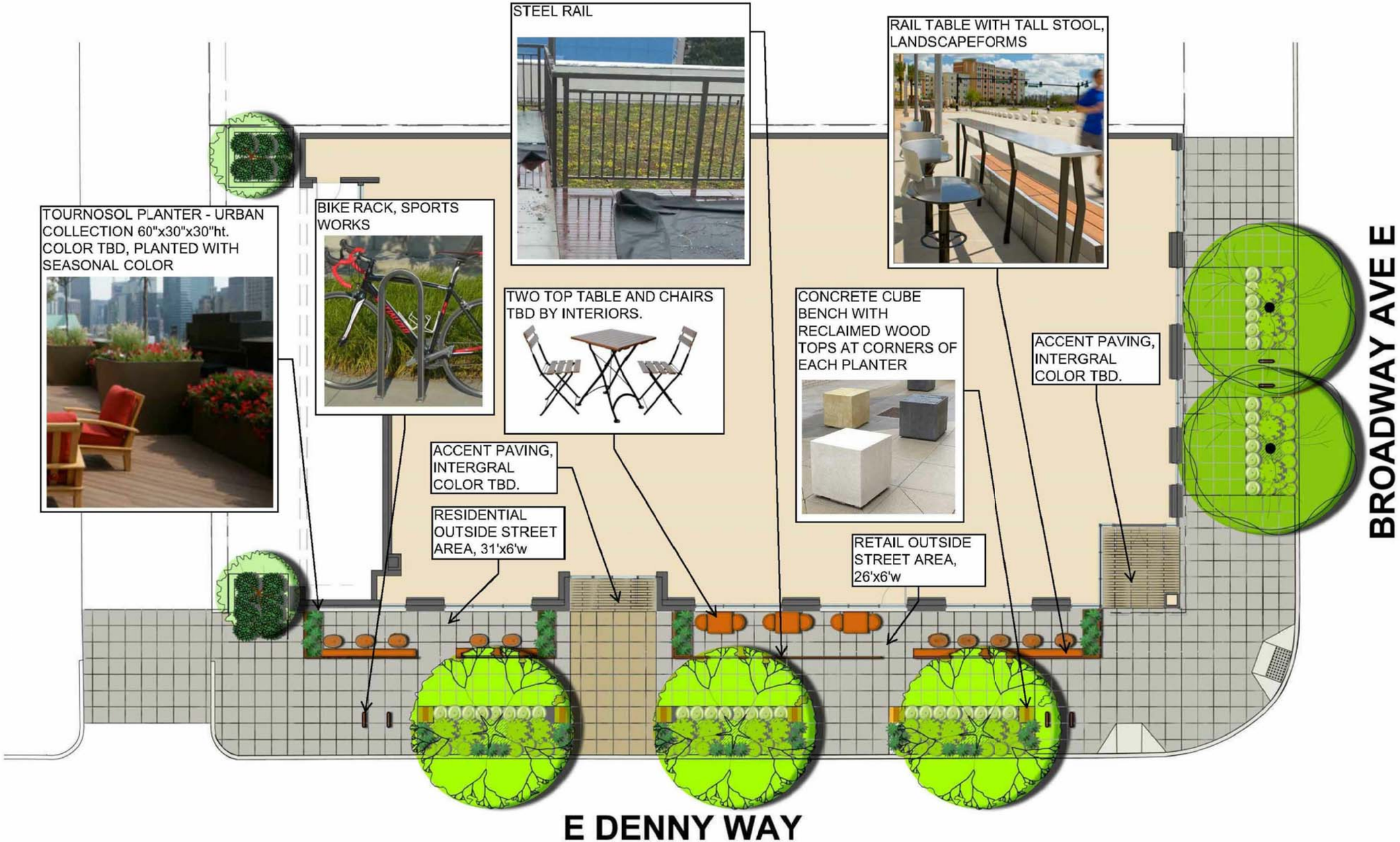

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LANDSCAPE - STREET LEVEL PLAN

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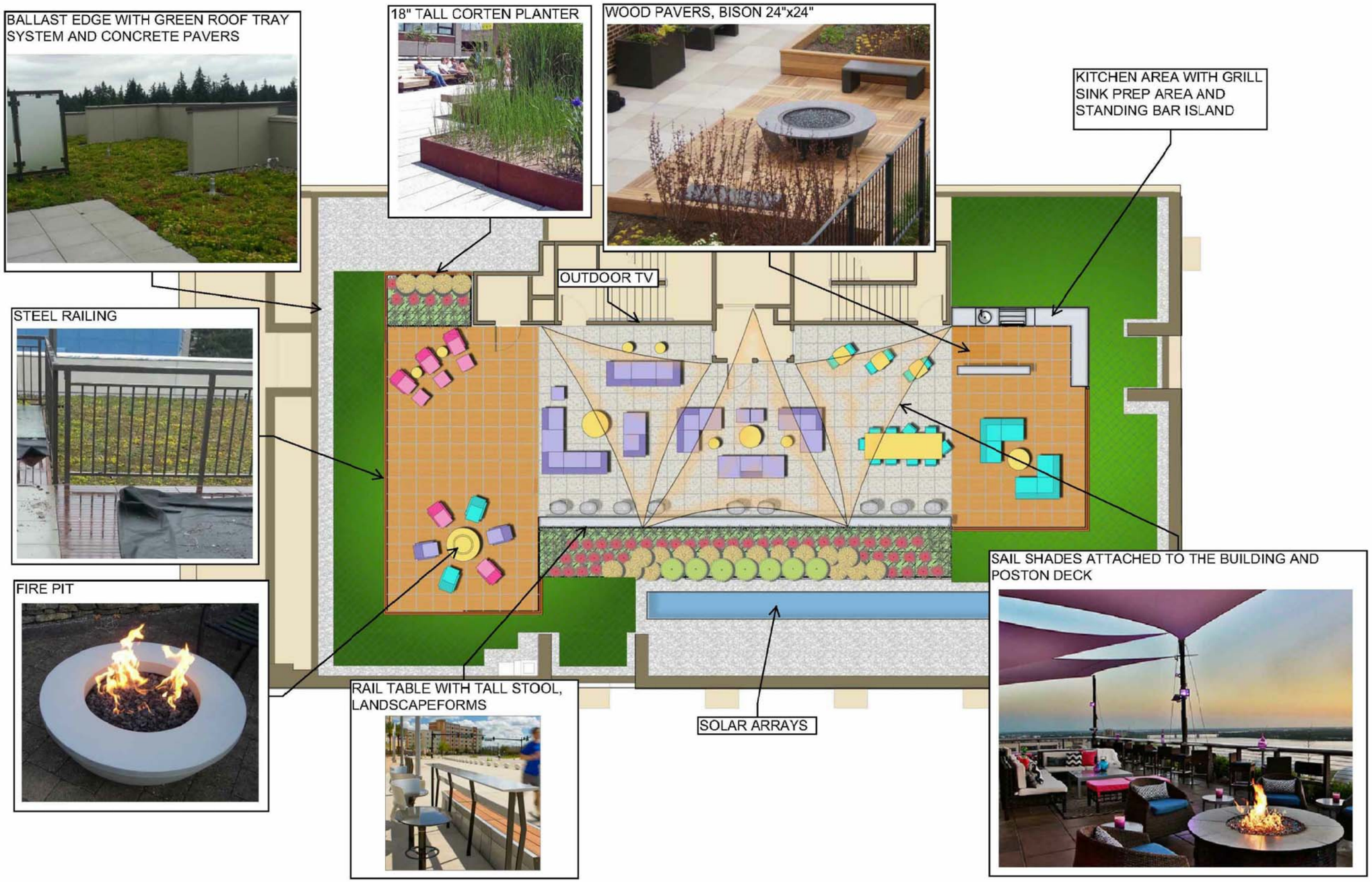
LANDSCAPE - ROOF LEVEL PLAN



LANDSCAPE - ROOF LEVEL PLAN

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PLANT SCHEDULE

TREES	BOTANICAL NAME COMMON NAME	SIZE
	ACER RUBRUM SCARSEN SCARLET SENTINEL	12'–14' HT
	CORNUS KOUSA 'EDDIE'S WHITE WONDER' KOUSA DOGWOOD	6'–8' HT
	EXISTING TREE EXISTING TREE	

SHRUBS	BOTANICAL NAME COMMON NAME	CONT
	CAREX MORROWII 'ICE DANCE' ICE DANCE JAPANESE SEDGE	1 GAL
	CAREX TESTACEA 'ORANGE SEDGE' ORANGE SEDGE	2 GAL
	HEMEROCALLIS X 'MOON TRAVELLER' DAYLILY	1 GAL
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	5 GAL
	VIBURNUM DAVIDII DAVID VIBURNUM	5 GAL
	IMPERATA CYLINDRICA 'RED BARON' JAPANESE BLOOD GRASS	1 GAL
	MISCANTHUS SINENSIS 'YAKU JIMA' YAKU JIMA DWARF MAIDEN GRASS	5 GAL
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL
	PENNISETUM ALOPECUROIDES 'KARLAY ROSE' FOUNTAIN GRASS	2 GAL

GROUND COVERS	BOTANICAL NAME COMMON NAME	CONT
	GREENROOF, PERENNIALS, PREGROWN EVERGREEN SEDUM 8" DEEP TRAY SYSTEM	FLAT

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ROOF LEVEL LANDSCAPING

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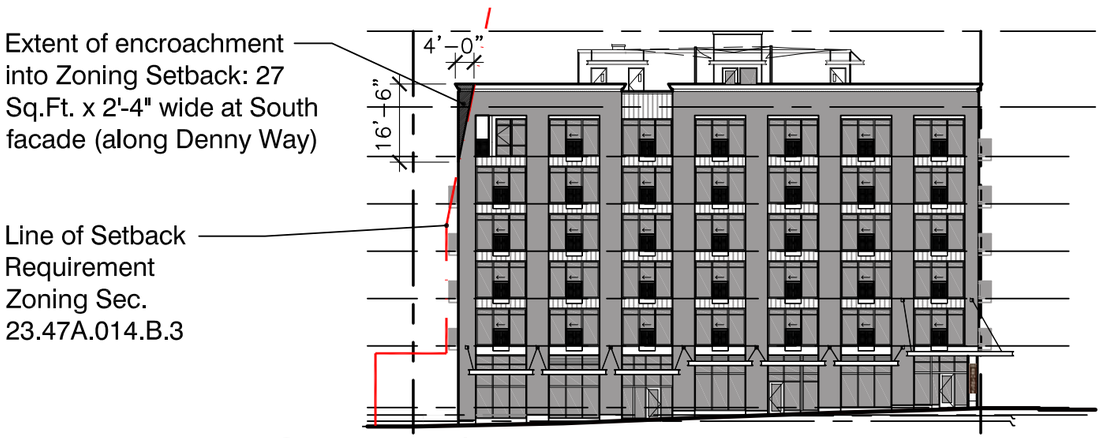
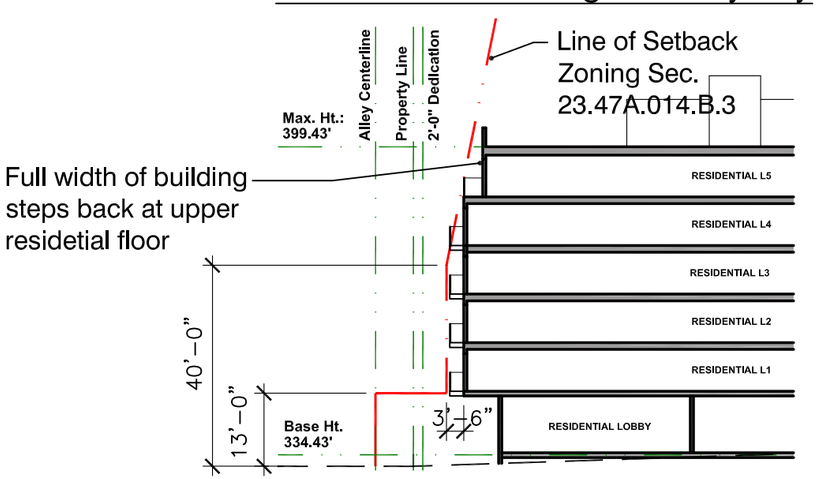
DEPARTURE REQUEST #1 - BUILDING SETBACK

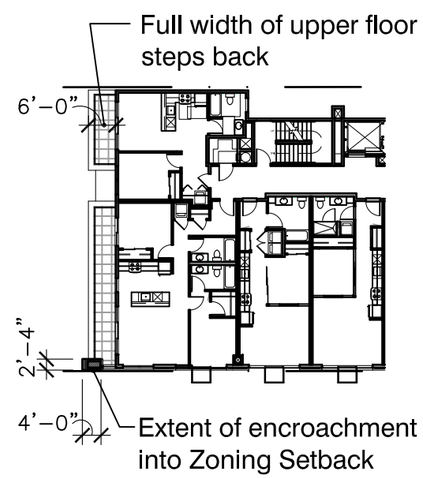
#	Code Requirement	Departure Requested	Justification for Departure
1	SMC 23.47A.014.B.3 **Building Setback** Commercial lots which contain more than one residential unit which abut or are across an alley from a residential zone must be set back per Exhibit C for 23.47A.014	Allow a small encroachement of a building element at the South facade into the required setback to the West of the project lot.	In keeping with the Capitol Hill Design Guideline CS3.I - Architectural Concept and Conistency - the formal symmetry and character of the building design will be greatly enhanced if the South facade wall and cornice are allowed to continue the full width of the building. The current design echoes the aesthetic of earlier formal brick-clad buildings found in the neighborhood. Note the encroachment is limited to a 4'-0" long by 2'-4" wide section of just the facade assembly at the roof level. The full width of the top floor plan on the West side has been stepped back in keeping with the zoning requirement.



South Elevation Along E. Denny way



East / West Building Section (partial)



Upper Floor Plan (partial)

View Looking NE from E. Denny Way

Departure Request No. 1

Recommendation Meeting - 101 Broadway East

A27

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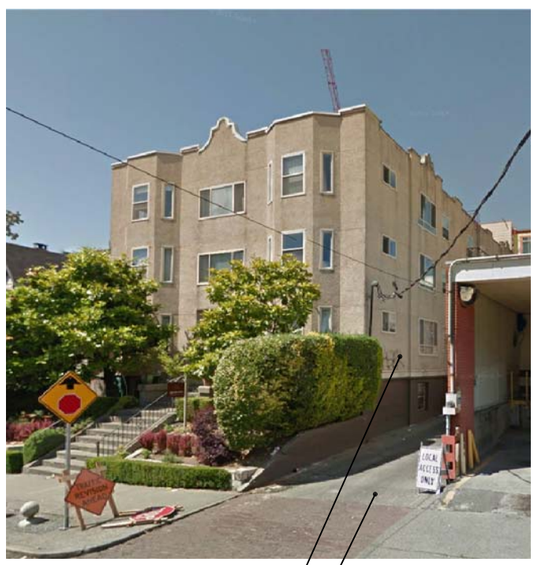
DEPARTURE REQUEST #2 - SURFACE PARKING SCREENING

#	Code Requirement	Departure Requested	Justification for Departure
2	SMC 23.47A.016.D.1.c.2 **Landscape Screening** Surface parking abutting or across an alley from a residential zone must be screened per Exhibit A for 23.47A.016	Waive the requirement for the 5'-0" wide landscaping buffer and 6'-0" high screening fence between the alley and the project site rear lot line.	The current project design includes 4 parking stalls located at the West end of the site. These stalls are intended to be available to the public and are accessed directly off the adjacent alley. The zoning requirement of a screened buffer and associated on-site circulation would require a disproportionally large area of the grade-level site. The benefits of waiving the screening and landscape requirement include: • Maximize the building area and commercial frontage at the street level (Capitol Hill Design Guideline PL3.I) • Minimize the safety issues related to creating spaces hidden from view at the public way and alley (D.G. PL2.III) • Minimize the hazard of view-obstructed traffic in and out of a screened parking area Off-street parking is not required by the zoning but we believe providing a limited amount of parking on-site will provide an amenity for the neighborhood and a convenience for the building's users which will make for a more successful project.

View of alley and adjacent building



First floor (residential) raised above adjacent alleyway

Existing alley access

View of West side of site at alleyway access

Facade treatment at alleyway matches materials and detailing at frontages - brick, metal siding, glazing and metal balconies

Approx. line of property dedication at alleyway

Proposed landscape screening at sidewalk at E. Denny Way and North edge of project site at alleyway

Site plan of proposed parking

- Maximize facade at Denny Way
- Minimize concealed spaces at alley
- Improve visability

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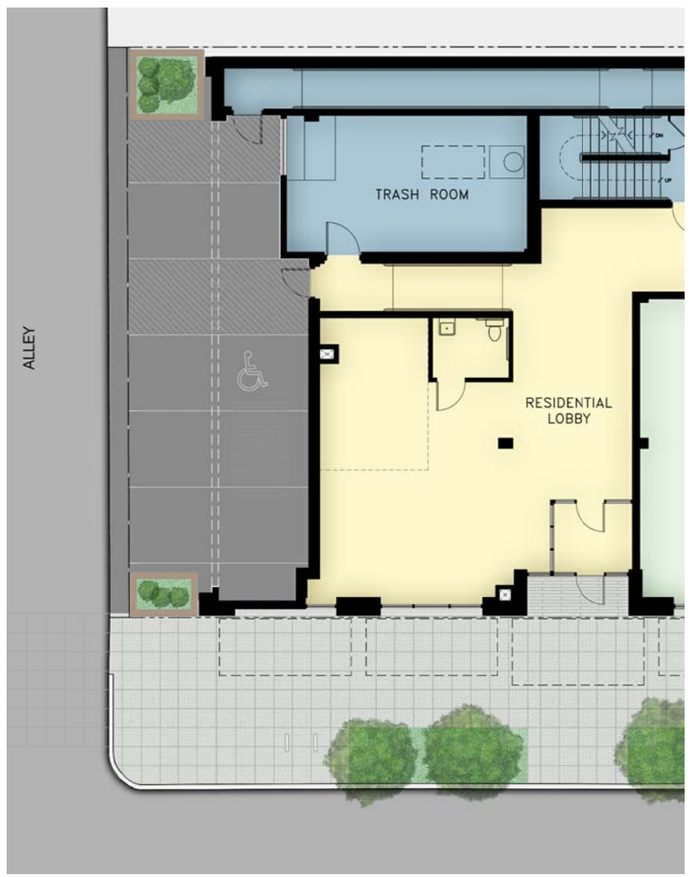
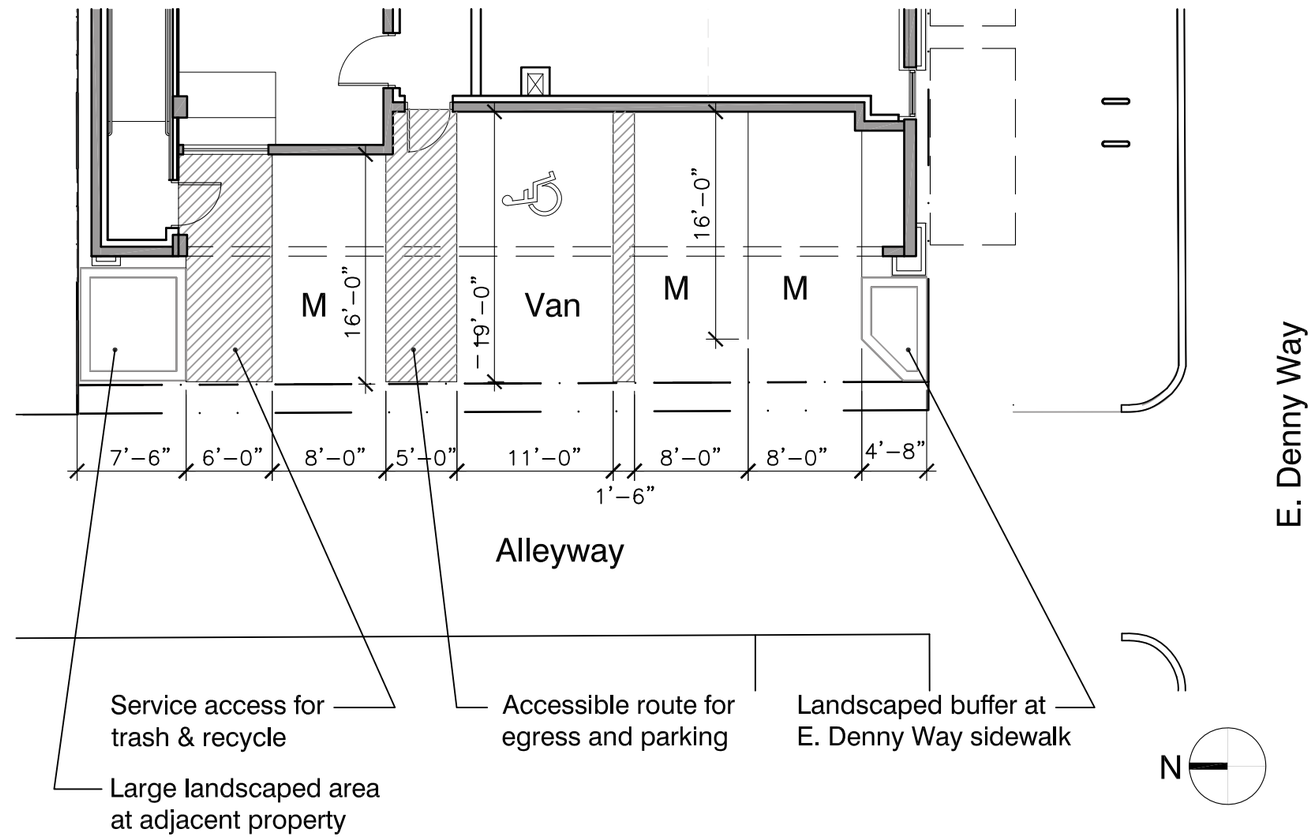
DEPARTURE REQUEST #3 - PARKING STALL DIMENSIONAL REQUIREMENT

#	Code Requirement	Departure Requested	Justification for Departure
3	SMC 23.54.030.B.2a **Parking Space Requirements** When 10 or fewer stalls are provided, a maximum of 25% of the parking spaces may be small stalls and a minimum of 75% of spaces shall be large stalls	Allow the provided parking to consist of 3 medium stalls in lieu of one small and two large stalls. One van compliant stall will be provided as well.	Due to the narrow width of the existing site, three medium stalls will allow the design to better follow the Capitol Hill Guidelines per DC1.I • Maximize viable landscape screening at the South edge of the lot adjacent to the sidewalk and the North edge off the lot at the alleyway. • Keep the overall footprint of parked area relatively small

Site plan (partial) of proposed parking



Parking Plan (view rotated)



Departure Request No. 3
Recommendation Meeting - 101 Broadway East

A29
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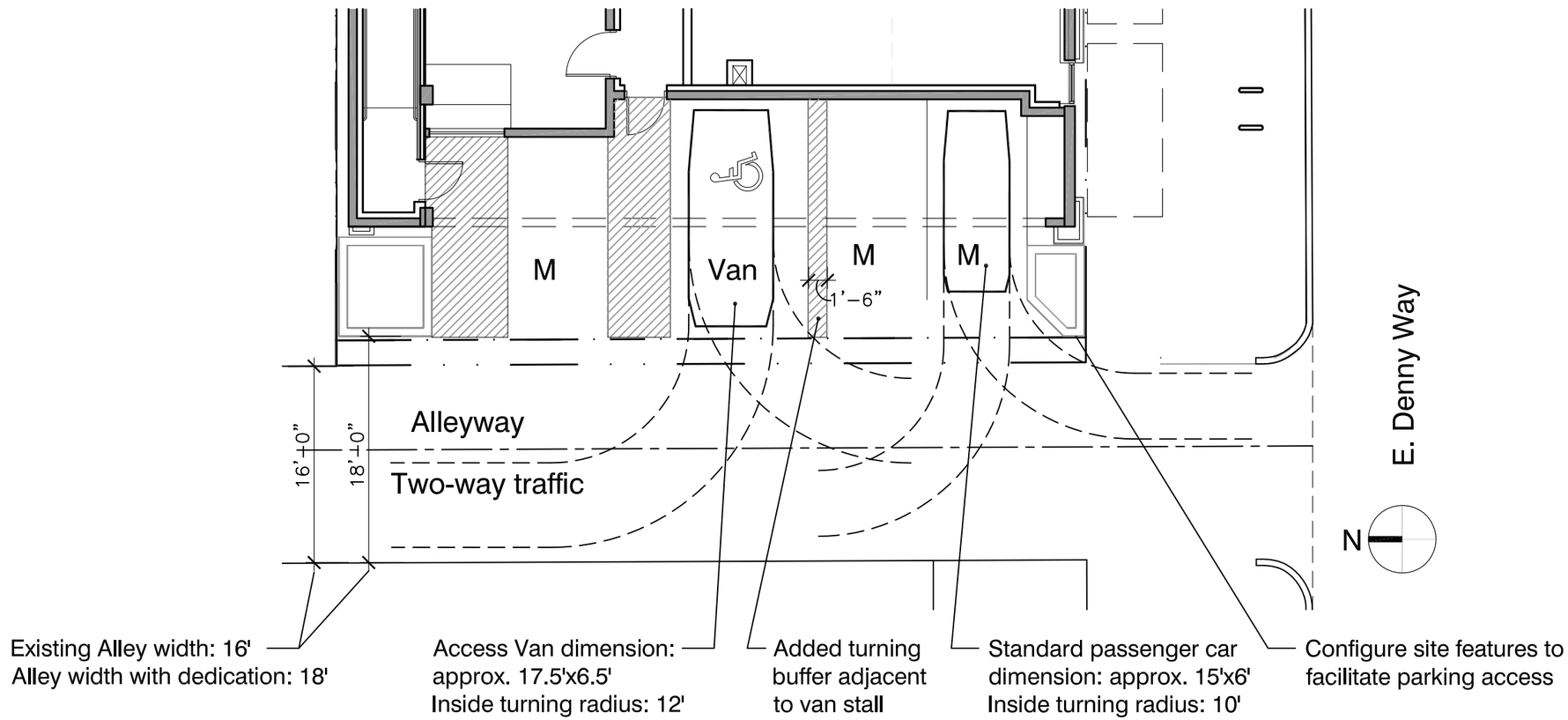
DEPARTURE REQUEST #4 - Parking Drive Aisle Width

#	Code Requirement	Departure Requested	Justification for Departure
4	SMC 23.54A.030 Exhibit C **Parking Aisle Dimensions** Required drive aisle width for large parking stalls (stalls 19'-0" long) is 24'-0" when stall is perpendicular to the drive aisle.	Allow the existing alleyway width of 16'-0" plus 2'-0" dedication of 18'-0" total drive width to provide access for the 4 planned parking stalls.	Due to the narrow width of the existing alley (18'-0" with 2'-0" dedication), a smaller required width of the access aisle will help the area for parking occupy a proportionally small percentage of the site - while still allowing adequate access to the stalls. This strategy is in keeping with the Capitol Hill Guideline CS2.I.iii - minimize the presence of vehicle access to buildings

Parking Plan (view rotated)



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APPENDIX ITEMS

RECOMMENDATION MEETING - 101 BROADWAY EAST

A	SITE PLAN
B	SITE SURVEY
C	ZONING REQUIREMENTS
D	ZONING MAP
E	PLAN - BASEMENT
F	PLAN - GROUND LEVEL 1
G	PLAN - LEVEL 2-3
H	PLAN - LEVEL 4-5
I	PLAN - LEVEL 6
J	PLAN - ROOF
K	SECTION
L	SECTION
M	SECTION
N	SECTION
O	SOUTH ELEVATION
P	SOUTH ELEVATION (COLOR)
Q	EAST ELEVATION
R	EAST ELEVATION (COLOR)
S	NORTH ELEVATION
T	NORTH ELEVATION (COLOR)
U	WEST ELEVATION
V	WEST ELEVATION (COLOR)
W	SOLAR STUDIES
X	CONTEXT ANALYSIS
Y	SITE ANALYSIS
Z	VICINITY PHOTOS
AA	VICINITY PHOTOS

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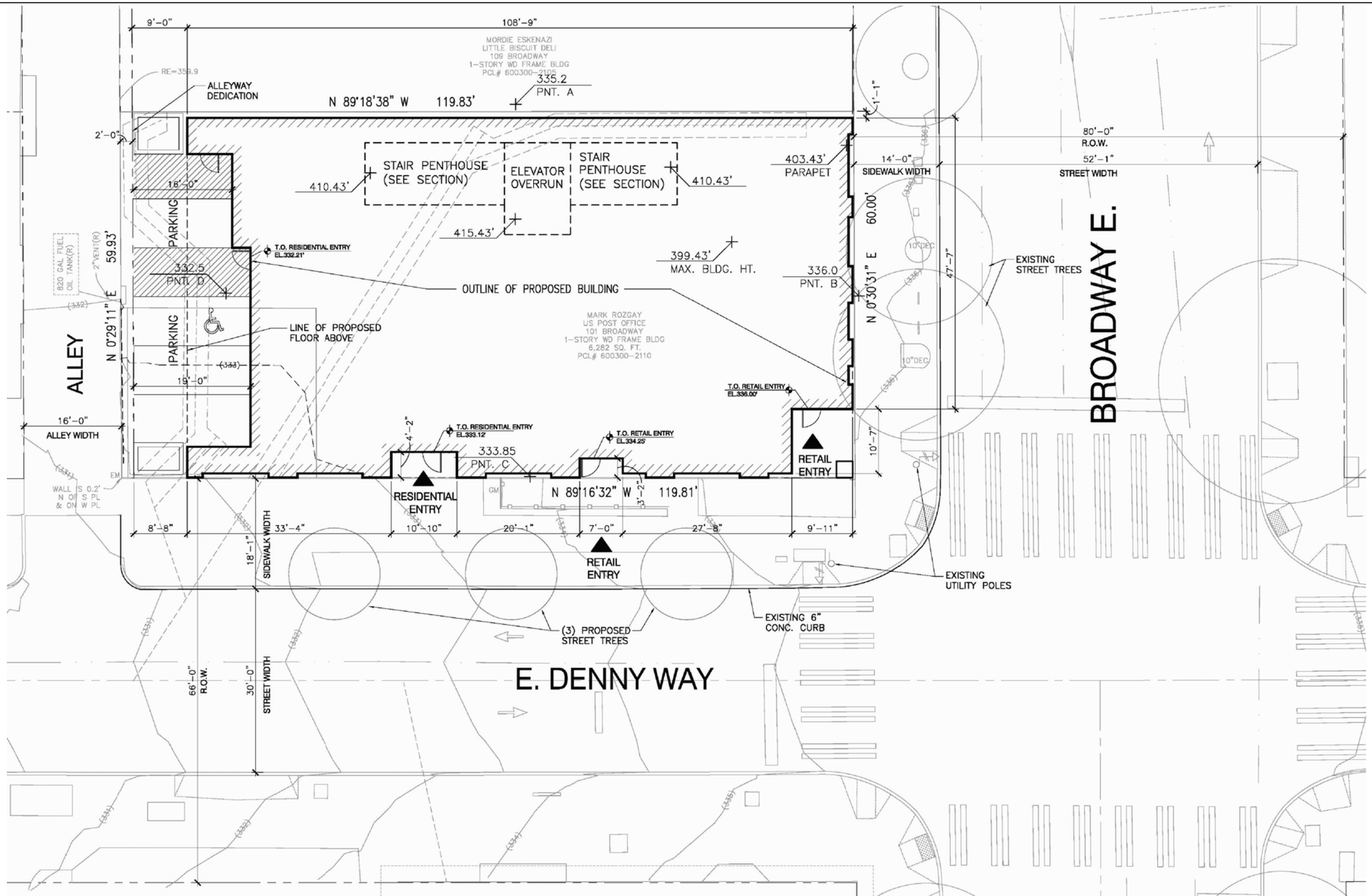
SITE PLAN



SITE PLAN

Recommendation Meeting - 101 Broadway East

A

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SE 1/4 SEC 29, T25N, R4E, W.M.

LEGEND

ABAN/RET	ABANDONED/RETIRED	CS	CONC. STAIRS
	ASPHALT (ASPH)	(CITY) DEC	CITY ENGINEER'S DATA DECIDUOUS TREE
	BRICK SURFACE	DWY	DRIVEWAY
	BUILDING LINE	ECd	ELECTRICAL CONDUIT (BURIED)
BC	BUILDING CORNER	℄	CENTERLINE
o	BOLLARD	EM	ELECTRICAL METER
	CANOPY	EV/ET	ELECTRICAL VAULT/TRANSFORMER
	CONCRETE SURFACE (CONC)		FOUND MONUMENT IN CASE
		FD	FIRE DEPT. CONNECTION (FDC) FIBER OPTICS
CW	CONCRETE	FFE	FINISHED FLOOR ELEVATION
CRW	CONCRETE RETAINING WALL	G	GAS MAIN
CC/XC	CONCRETE/EXTRUDED CURB	GM	GAS METER
CP/IP	CONC./IRON PIPE		GAS VALVE
CATV	CABLE TV	IE	INVERT ELEVATION
	LIGHT POLE (METAL)		SIGN
	MAILBOX (MB)	TCd	TELEPHONE CONDUIT (BURIED)
OHP/T	OVERHEAD POWER/TELEPHONE	TV	TELEPHONE VAULT
PL	PROPERTY LINE		TRAFFIC SIGNAL
(P)	PAINTED UTILITY LOCATION		TRAFFIC FLOW DIRECTION
	PRIVATE CATCH BASIN	W	WATER MAIN
	PEDESTRIAN SIGNAL	WM	WATER METER
(R)	RECORD DATA		WATER VALVE
	GRAVEL SURFACE		YARD LIGHT
RE	ROOF ELEVATION		
SS	SANITARY SEWER		
SD	STORM DRAIN (RECORD)		
SSS	SANITARY SIDE SEWER (RECORD)		

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 684-3000

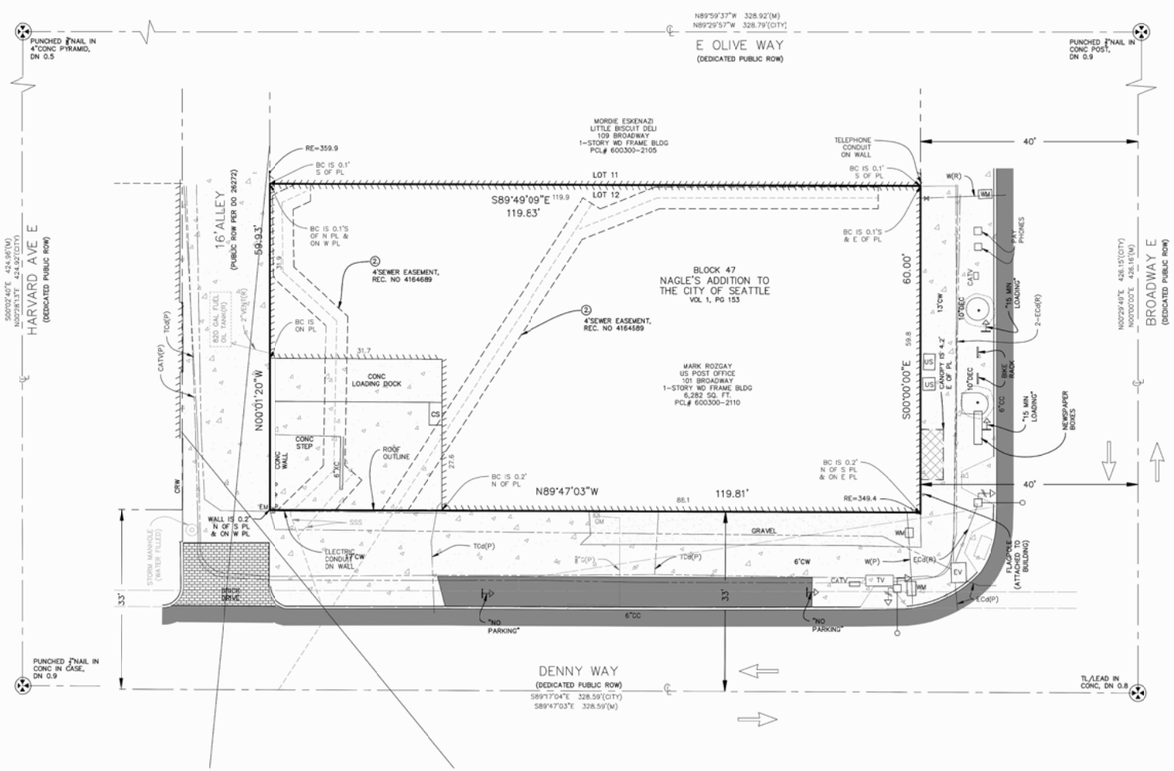
POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 684-3000

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

(IN FEET)
1 inch = 20 ft.

VICINITY MAP
NO SCALE



SITE NOTES

SITE ADDRESS:
101 BROADWAY
SEATTLE, WASHINGTON

TAX ACCOUNT NO.
6003002105-07

ZONING: NC3P-40

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MA' DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0630F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM: ASSUMED
MONUMENTED CENTERLINE OF BROADWAY, NORTH 00° EAST

VERTICAL DATUM: NAVD '88

AREA:
SITE AS SHOWN CONTAINS 7,185 SQUARE FEET OR 0.1649 ACRES, MORE OR LESS.

PARKING SPACE COUNT: NONE

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THISE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:

LOT 12 IN BLOCK 47 OF PLAT OF AN ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGEL (COMMONLY KNOWN AS NAGEL'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 153, IN KING COUNTY, WASHINGTON;

LESS THE WEST 8 FEET THEREOF RESERVED FOR ALLEY PURPOSES.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-543516-WA1, DATED MAY 8, 2012. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

(2) SIDE SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
LOCATION: ALONG THE LINE AS CONSTRUCTED
WIDTH: 4 FEET
RECORDING NO: 4164689, RECORDED AUGUST 27, 1951

CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2012074.00
REGISTERED LAND SURVEYOR NO.: 30448
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
TELEPHONE: (206) 323-4144

TO COBAR LLC, A WASHINGTON LMITED LIABILITY COMPANY AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 10A, 11B, 13, 14, 16, 20A, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8, 2012.

DATE OF PLAT OR MAP: _____

_____
DARRELL C. NANCE, P.L.S. NO. 30448

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARRELL C. NANCE
STATE OF WASHINGTON
30448
REGISTERED
PROFESSIONAL LAND SURVEYOR

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX (206) 323-7135
WEBSITE: BRHINC.COM

BRH

BUSH, RODED & HITCHINGS, INC.
CORPORATE SEAL
1969
WASHINGTON

NO.	REVISION	DATE

ALTA/ACSM LAND TITLE SURVEY
101 BROADWAY
COBAR, LLC
SEATTLE, KING COUNTY, WASHINGTON

drawn by	checked by
JBK	DCN
scale 1"=10'	date 06/12
job no. 2012074	
sheet 1 of 1	

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ZONING REQUIREMENTS FOR NC3P-40

PROJECT DATA

LOCATION:	101 BROADWAY E
SITE AREA:	7,200 SQ FT
ZONE:	NC3P-40
ADJACENCY:	MR-RC (RESIDENTIAL ZONE: SMC 23.46.002B)
OVERLAYS:	CAPITOL HILL (URBAN CENTER VILLAGE) STATION AREA OVERLAY DISTRICT
STREET CLASSIFICATIONS:	PRINCIPAL PEDESTRIAN STREET (BROADWAY E)
BUILDING CODE:	SEATTLE AMENDMENTS TO THE 2012 IBC
PROPOSED USE:	RESIDENTIAL MIXED USE

CODE SUMMARY

OCCUPANCY CLASSIFICATION / SEPARATIONS:

		M	R-2	S-2
COMMERCIAL	M		1	1
RESIDENTIAL	R-2	1		2
	S-2	1	2	

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES
RESIDENTIAL, LIVE-WORK UNITS, GENERAL SALES/SERVICE, RESTAURANTS, OFFICES

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL OR WITHIN AN 85' FOOT ZONE.

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
TOTAL BLANK FACADE <40%

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% BETWEEN 2 FEET TO 8 FEET ABOVE SIDEWALK AT MIN. 30 FEET DEPTH

DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

REQUIRED PARKING: (23.54.015 TABLE A & B)
0 STALLS REQUIRED

PARKING LOCATION AND ACCESS: (23.47A.032)
IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
A LOADING ZONE MAY BE REQUIRED.

ADA PARKING REQUIREMENTS: (SBC 1106)

1-25 STALLS:	1 ADA STALL	1 ADA VAN STALL
26-50 STALLS:	2 ADA STALLS	
51-75 STALLS:	3 ADA STALLS	
76-100 STALLS:	4 ADA STALLS	
101 TO 150 STALLS:	5 ADA STALLS	
151-200 STALLS:	6 ADA STALLS	

SETBACKS: (23.47A.014)
PLAN: 15'-0" TRIANGLE SETBACK REQUIRED FROM RESIDENTIAL ZONE
SECTION 1: 15'-0" SETBACK REQUIRED FROM 13 FEET HT. TO 40 FEET HT.
SECTION 2: ABOVE 40 FEET HT. ADD. RATE OF 2 FEET SETBACK PER 10 FEET HT.
ONE-HALF ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.

REQUIRED LANDSCAPING: (23.47A.016)
SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER

STRUCTURE HEIGHT: (23.47A.012.A.2)
MAX. ALLOWED: 65 FEET (INCREASED FROM 40'-0")
PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

AVERAGE GRADE CALCULATION
AVERAGE GRADE HEIGHT- CALCULATED USING THE MIDPOINT OF PROPERTY LINE, ASSUMING BUILDING HAS 0 LOT LINE:
((335.2 x 108) + (336.0 x 60) + (333.85 x 108) + (332.5 x 60)) / (108 + 60 + 108 + 60)
=112,367.4/336
=334.43

FLOOR AREA RATIO: (23.47A.013)
LOT AREA: 7,200 SF
MIN.: 2 (14,400 SF)
MAX.: 5.75 (41,400 SF)

FLOOR AREA EXEMPTIONS:
1. SMC 23.47A.013D: GROSS AREA BELOW GRADE
2. SMC 23.73.009C: STREET LEVEL COMMERCIAL USES. FLOOR AREA USED FOR CREATION, DISPLAY, PERFORMANCE OR SCREENING OF ART, OR ARTS FACILITY.

PROPOSED FAR:

FLOOR LEVEL	USE	GSF	NOTES
BASEMENT	UTILITY / STORAGE	3,388 SF	NOT PART OF FAR
LEVEL 1	RETAIL / SURFACE PARKING	6,516 SF	
LEVEL 2	RESIDENTIAL	5,955 SF	
LEVEL 3	RESIDENTIAL	5,955 SF	
LEVEL 4	RESIDENTIAL	5,955 SF	
LEVEL 5	RESIDENTIAL	5,955 SF	
LEVEL 6	RESIDENTIAL	5,654 SF	
TOTAL L1-L6		35,990 SF	35,990 SF (< 41,400 SF)

EFFICIENCY:
UNIT PROVIDED: 44 UNITS @ AVG. 670 SF PER UNIT
CIRCULATION: 15% EFFICIENCY
PARKING PROVIDED 4 STALLS

RESIDENTIAL AMENITY AREA: (23.47A.024)
5% OF GROSS BUILDING AREA IN RESIDENTIAL USE
29,085 SF x 5%= 1,454 SF

SOLID WASTE CALCULATION: (23.54.040)
RESIDENTIAL: 375 SF (26-50 UNITS= 375 SF)
NON RESIDENTIAL: 82 SF (0-5,000SF= 82 SF)
TOTAL= 457 SF (375 SF + 82 SF)

BICYCLE PARKING REQUIREMENT: (23.54.015.K)

BICYCLE PARKING REQUIREMENT CALCULATION			
SALES & SERVICE			
3,050 SF	**LONG TERM: 1 STALL/**	**12,000 SF**	**0.3 STALLS**
	SHORT TERM: 1 STALL/	**2,000 SF**	**1.5 STALLS**
RESIDENTIAL			
44 UNITS	**1 STALL/**	**4 UNITS**	**11.0 STALLS**
		SUB TOTAL	**12.8 STALLS**
CODE REDUCTION FOR (1/2 OF STALLS >50 STALLS)			**0**
TOTAL BICYCLE PARKING REQUIRED			**13 STALLS**

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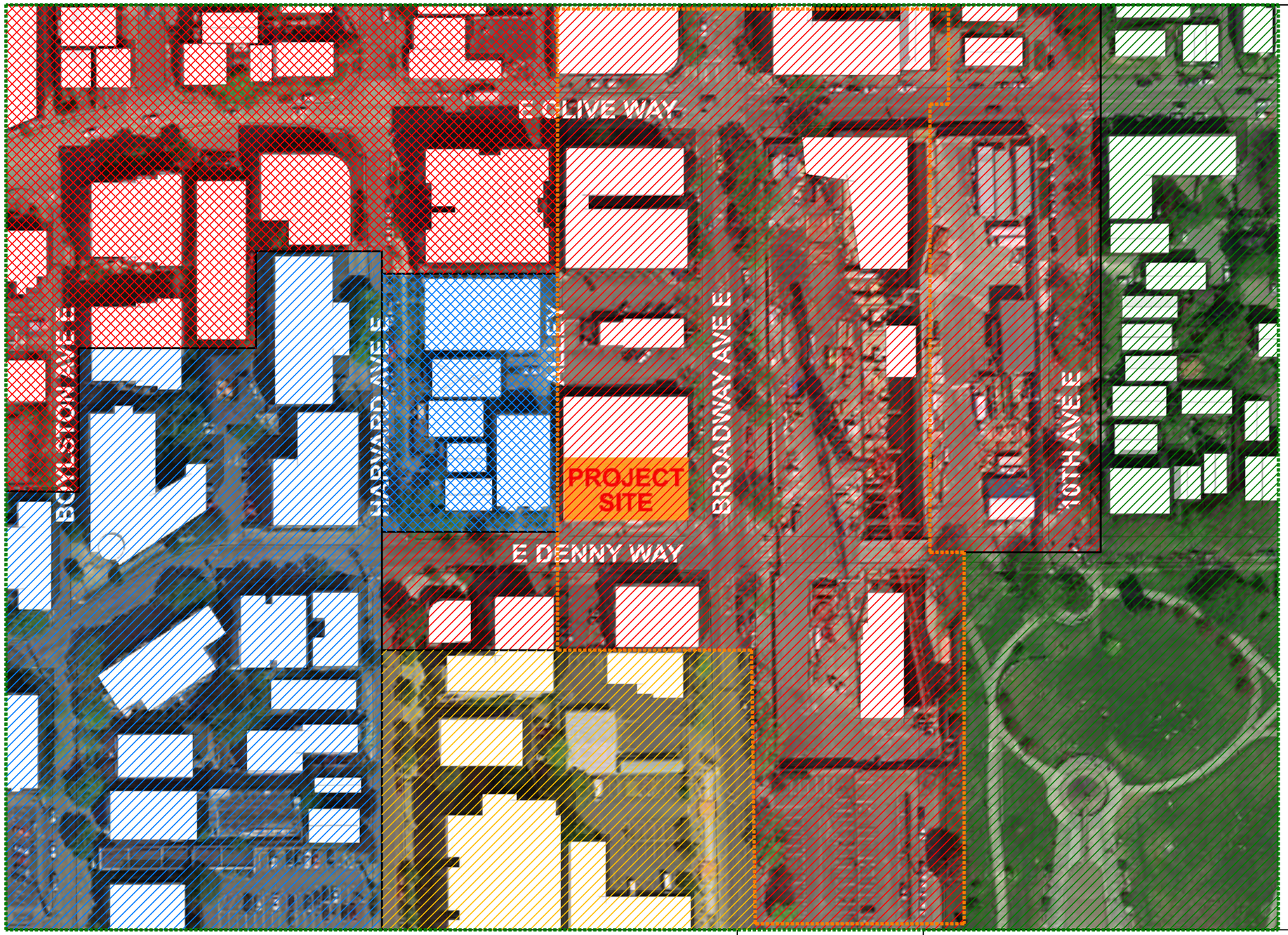
ZONING MAP



KEY

- Capitol Hill Urban Center Village
- NC3P-40 (/65)
- Pedestian Area (NC3P-40)
- NC3P-65
- MR
- MR-RC
- MIO 105/ NC3 40-65
- LR3

N

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ZONING MAP

Recommendation Meeting - 101 Broadway East

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8/17/15

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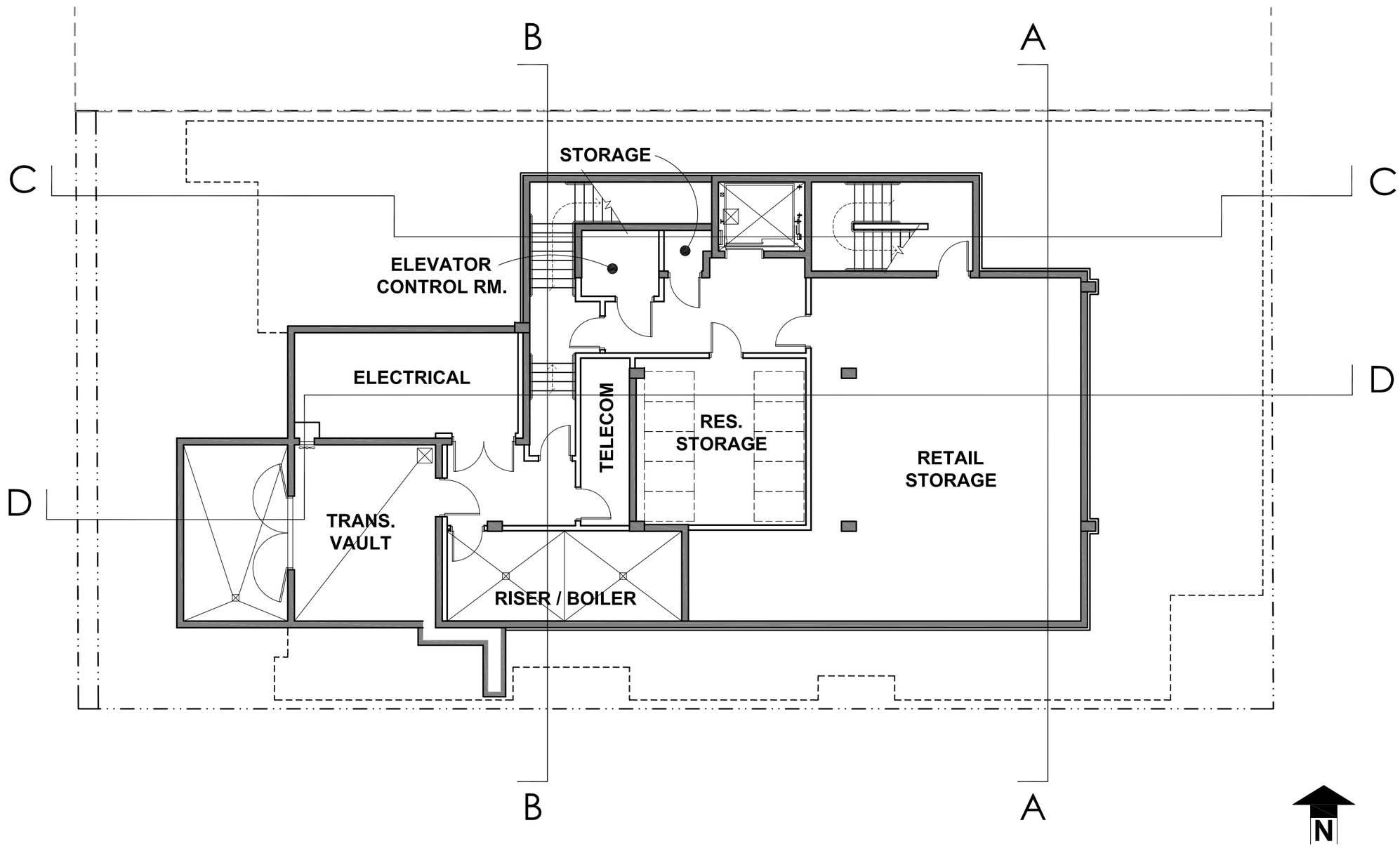
PLAN (BASEMENT)



PLAN (BASEMENT)

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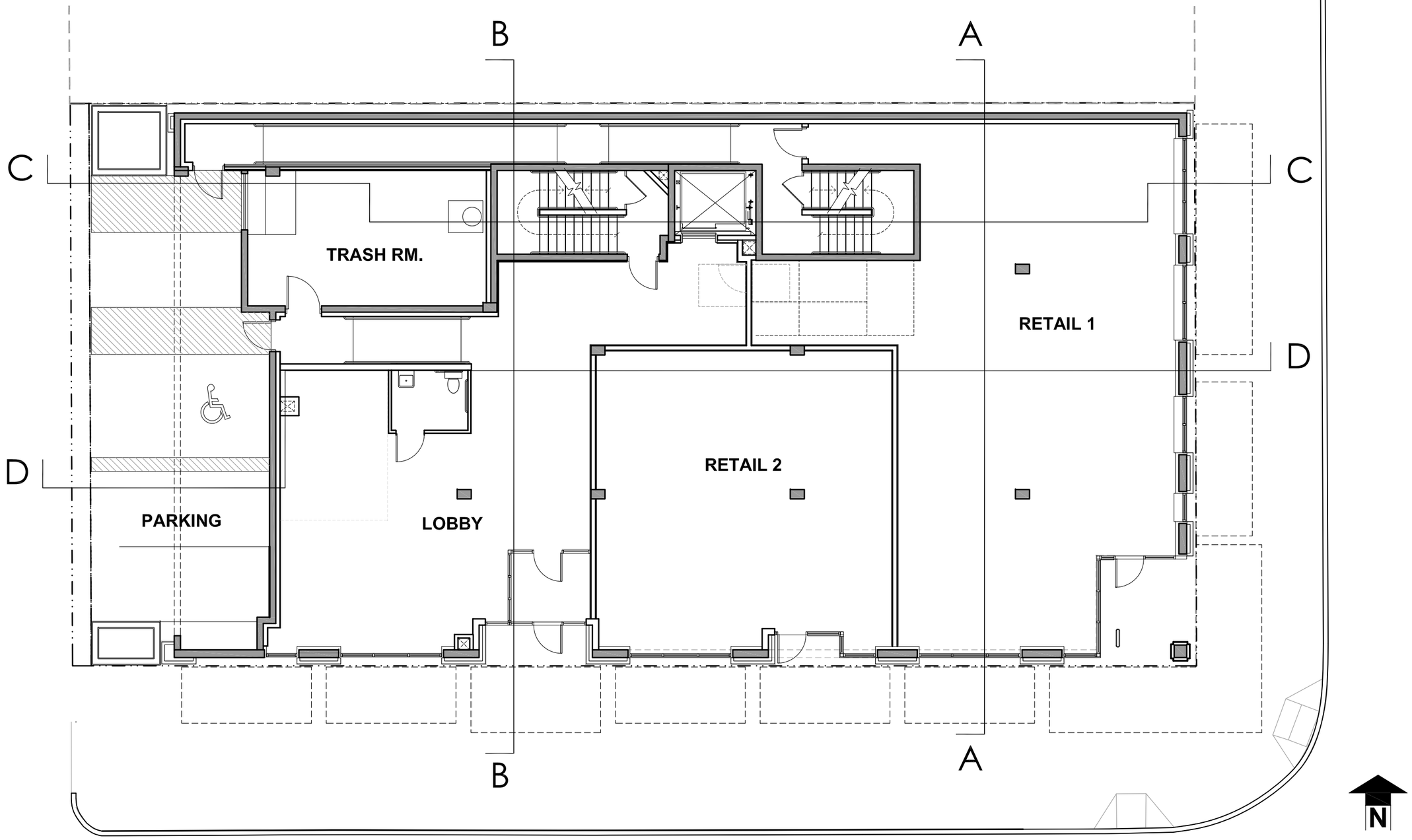
PLAN (GROUND LEVEL 1)



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PLAN (GROUND LEVEL 1)

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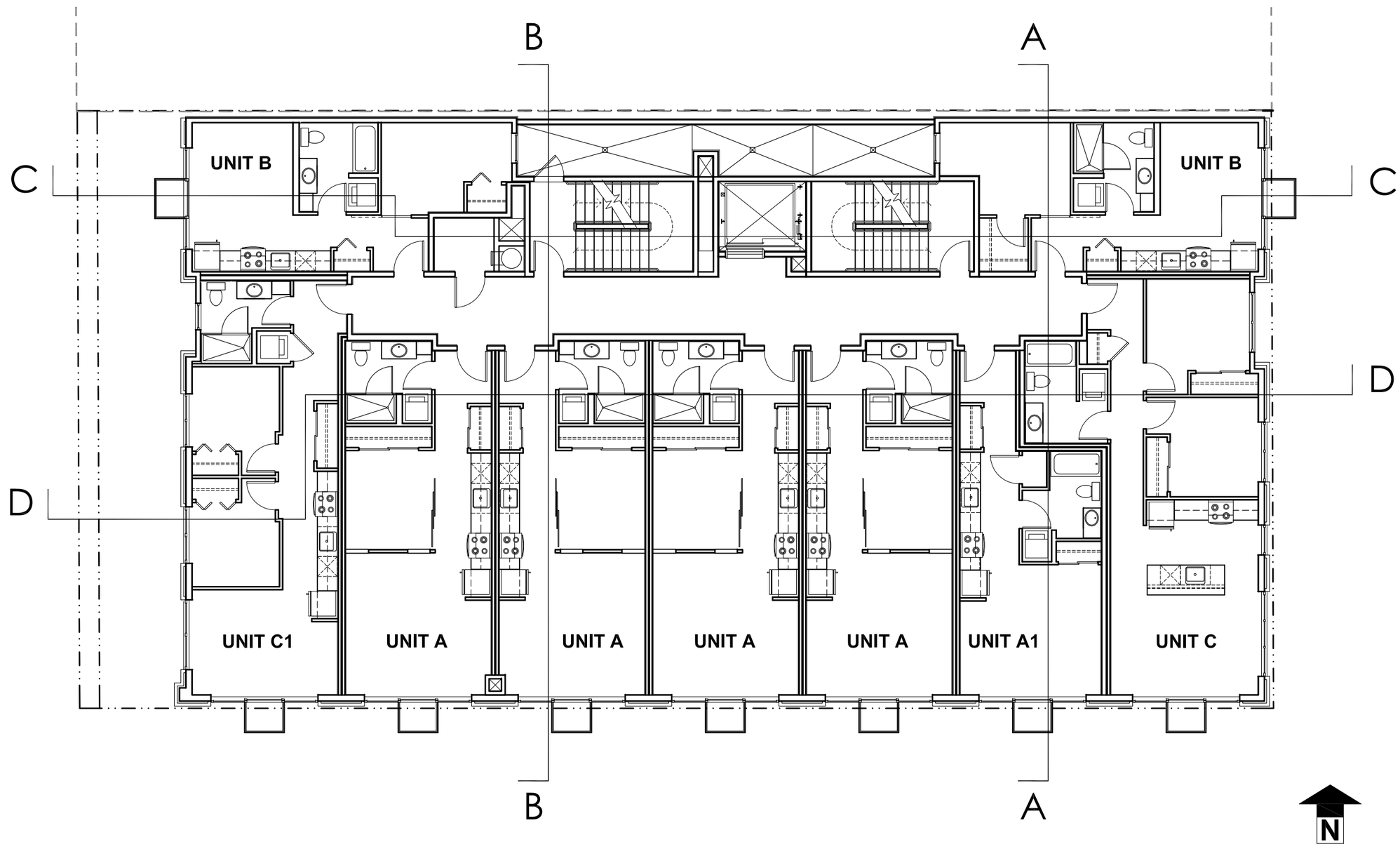
PLAN (TYP. UNITS/ LEVEL 2-3)



PLAN (TYP. UNITS/ LEVELS 2-3)

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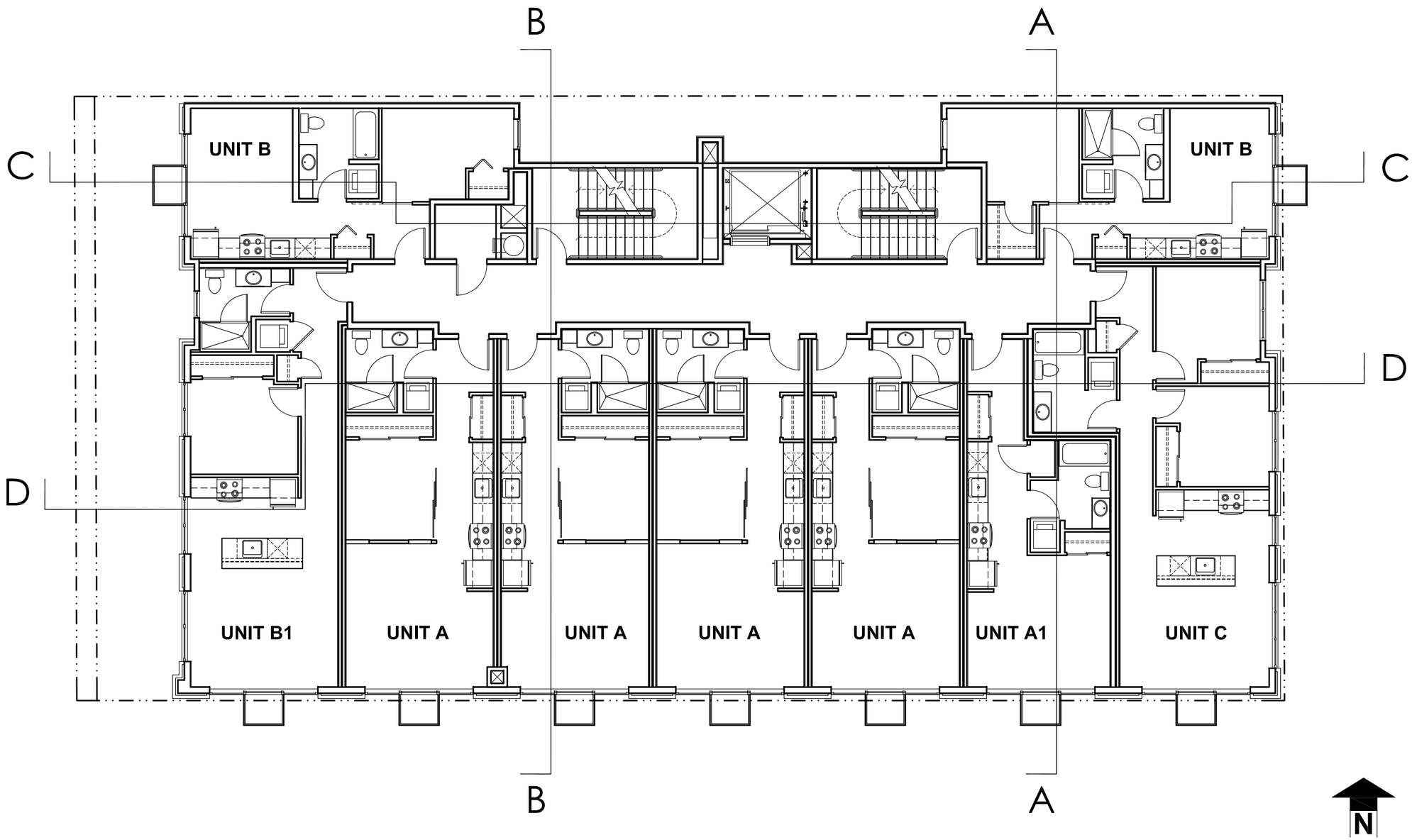

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PLAN (TYP. UNITS/ LEVELS 4-5)

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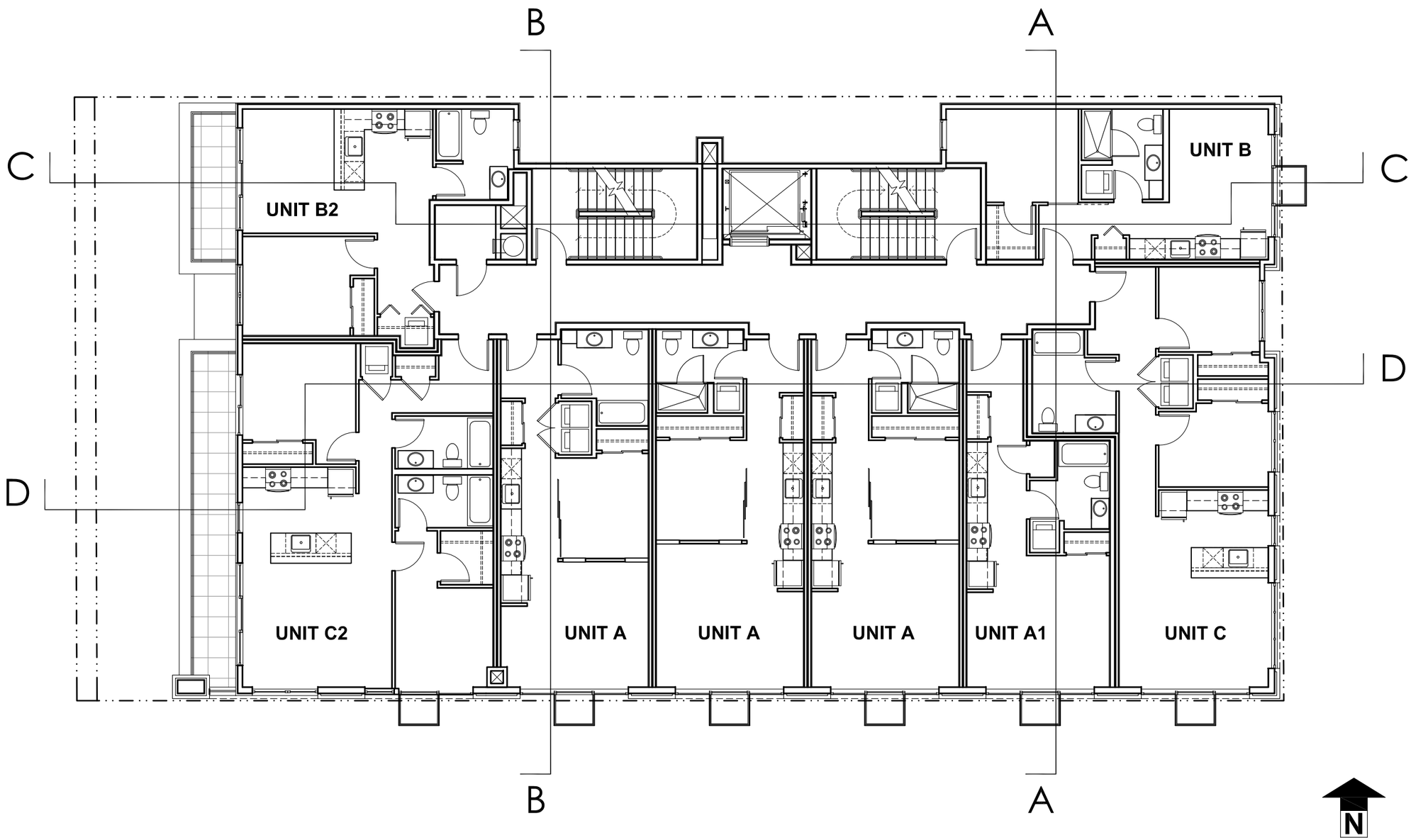
PLAN (PENTHOUSE/ LEVEL 6)



PLAN (PENTHOUSE/ LEVEL 6)

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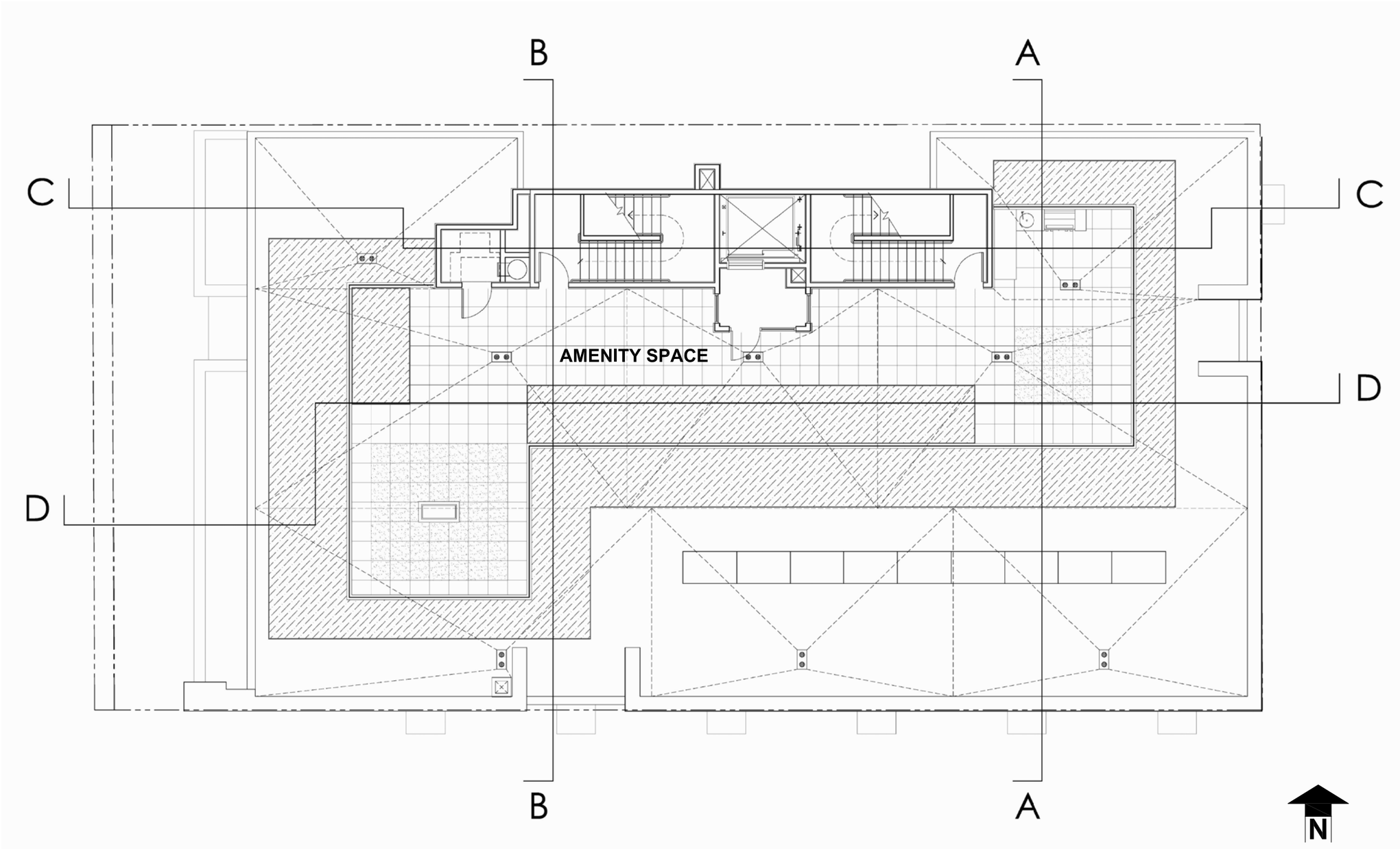

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PLAN (ROOF)

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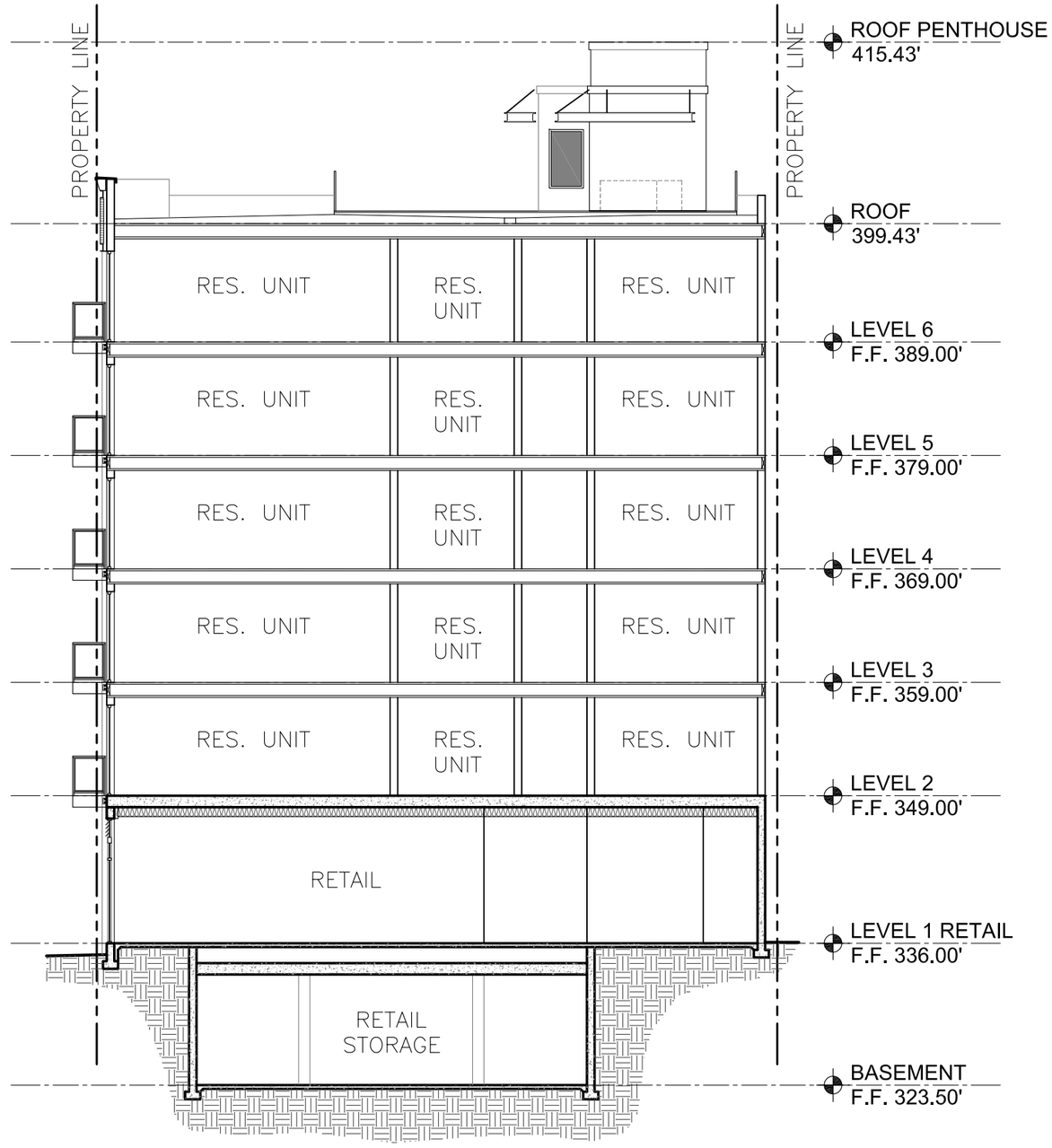
BUILDING SECTION A-A



BUILDING SECTION A-A

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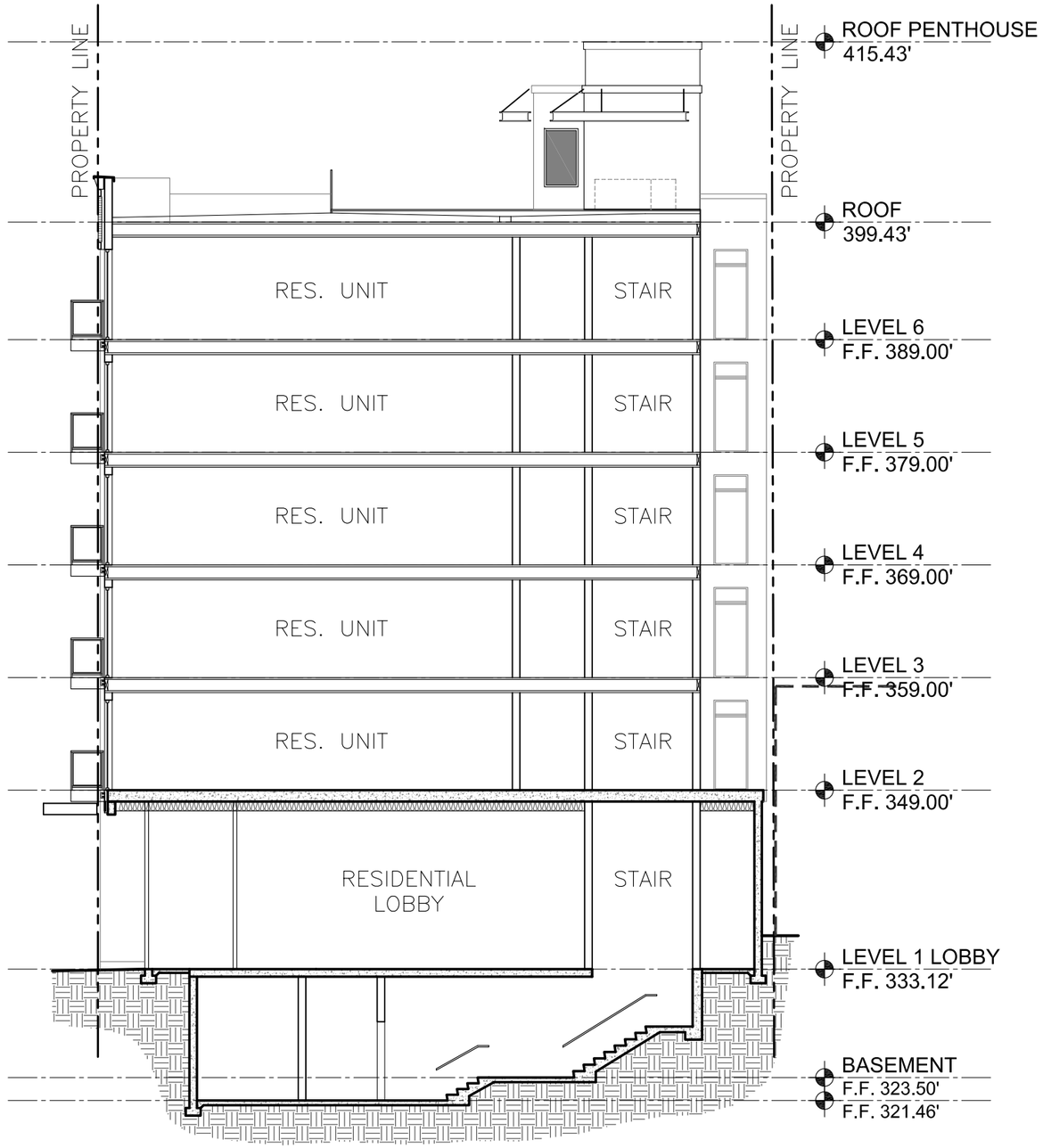
BUILDING SECTION B-B



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BUILDING SECTION B-B

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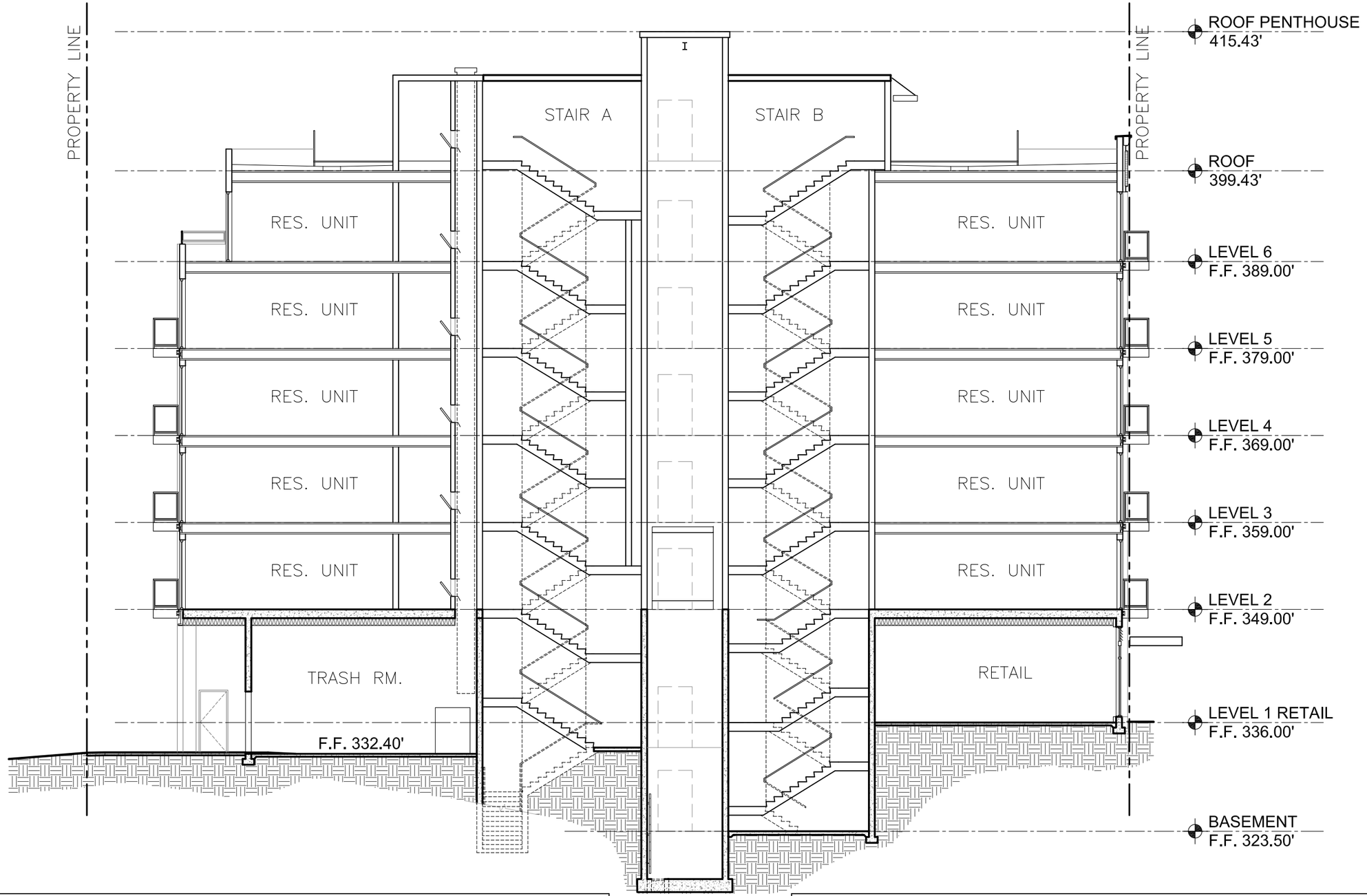
BUILDING SECTION C-C



BUILDING SECTION C-C

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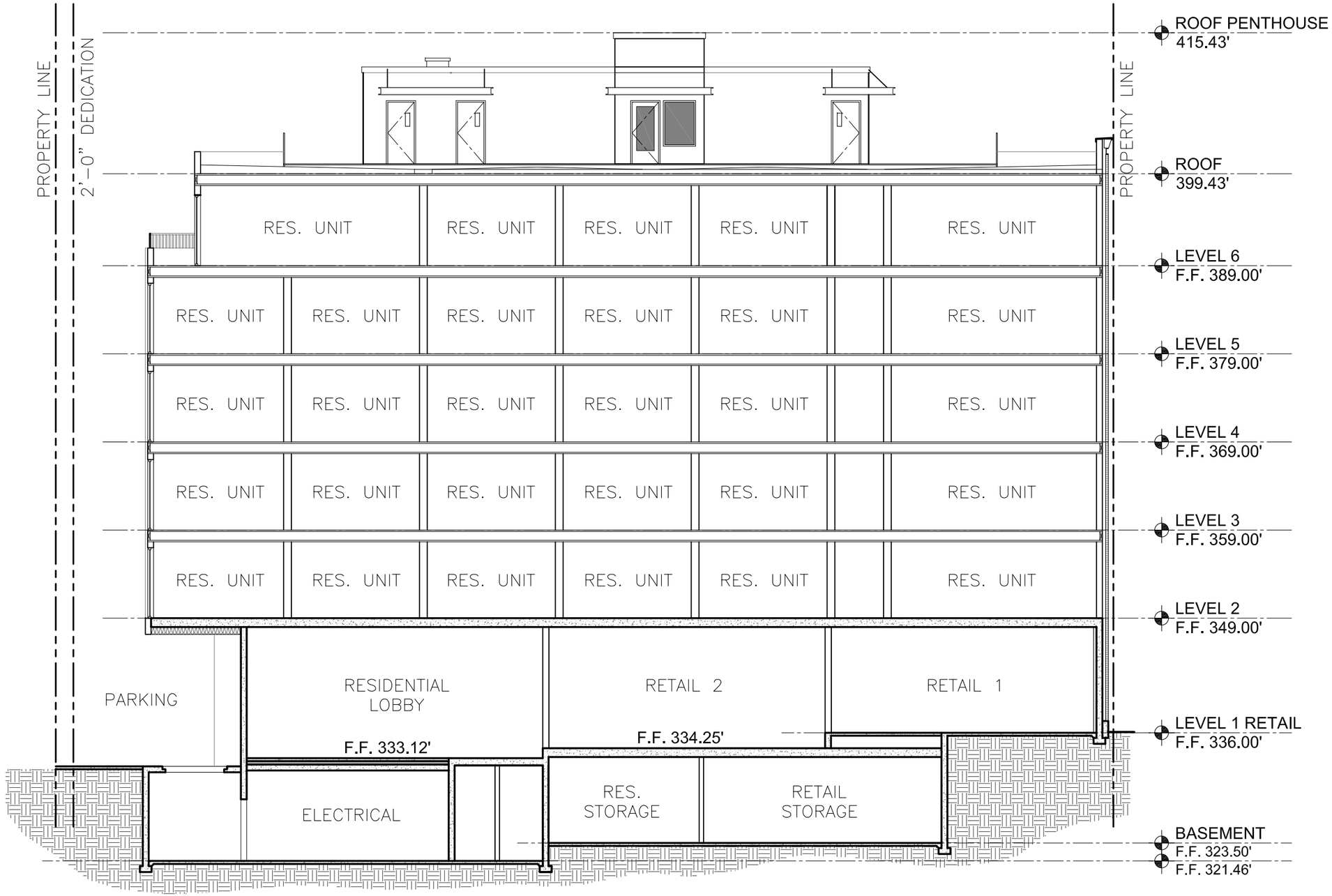
BUILDING SECTION D-D



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BUILDING SECTION D-D

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SOUTH ELEVATION

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SOUTH ELEVATION

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SOUTH ELEVATION (COLOR)

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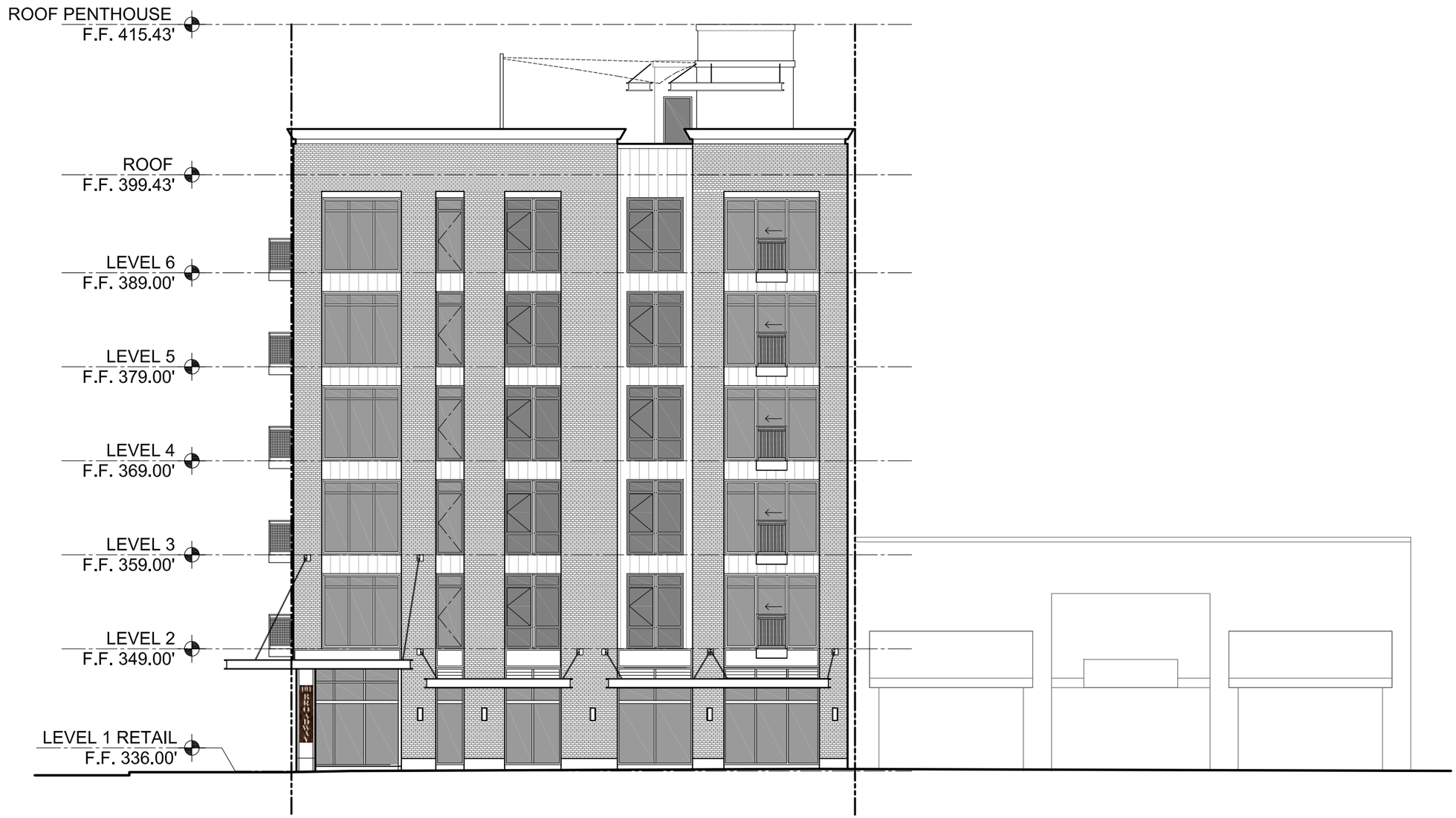
EAST ELEVATION



EAST ELEVATION

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EAST ELEVATION

MATERIAL LEGEND

1	PAINTED METAL SIDING
2	BRICK VENEER
3	PAINTED FIBER CEMENT BOARD
4	VINYL-FRAME WINDOW
5	ALUMINUM-FRAME STOREFRONT
6	PAINTED METAL AWNING
7	CONCRETE
8	PAINTED METAL DECK WITH PERFORATED METAL PANEL
9	CORTEN STEEL

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EAST ELEVATION (COLOR)

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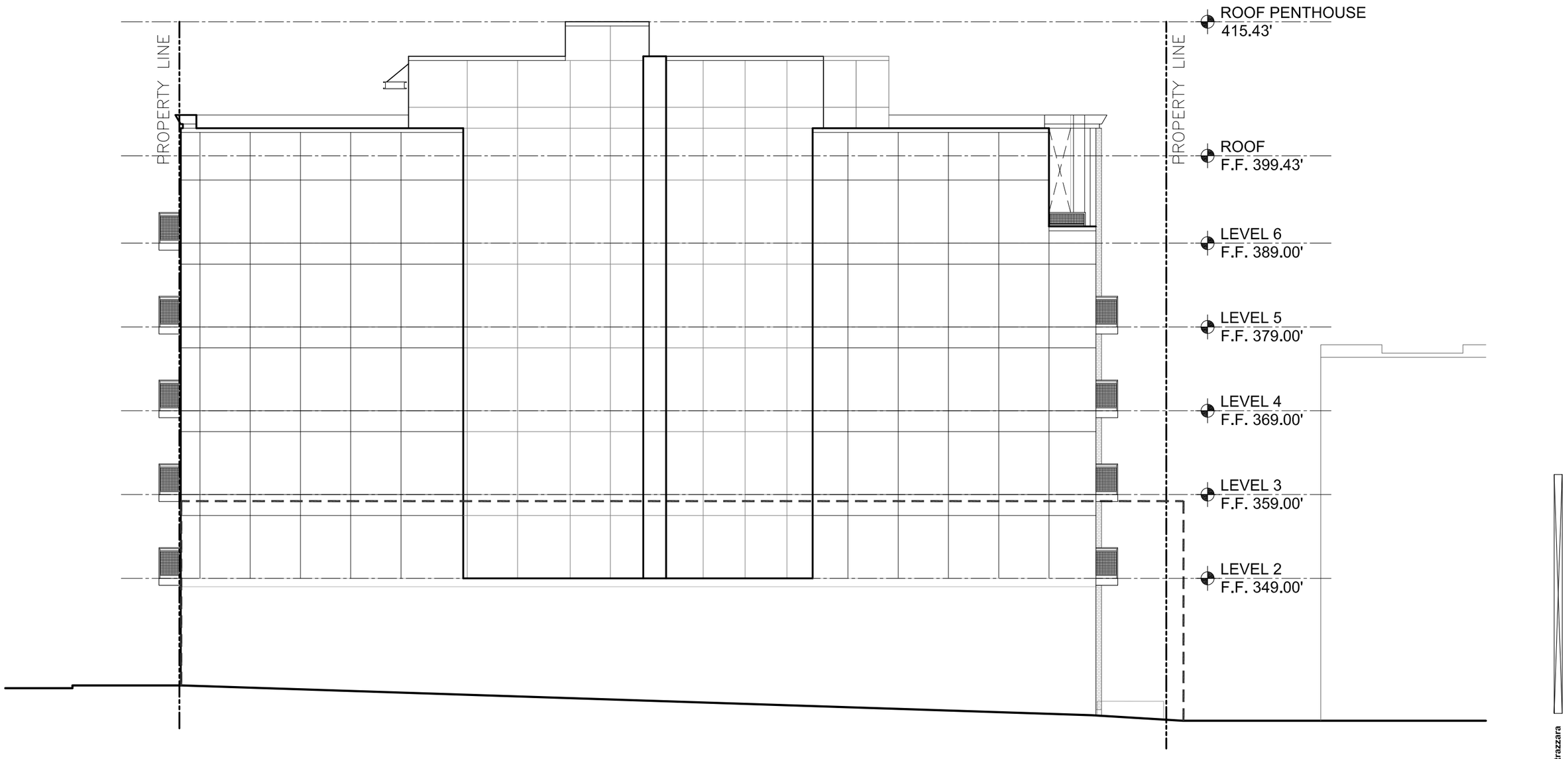
NORTH ELEVATION



NORTH ELEVATION

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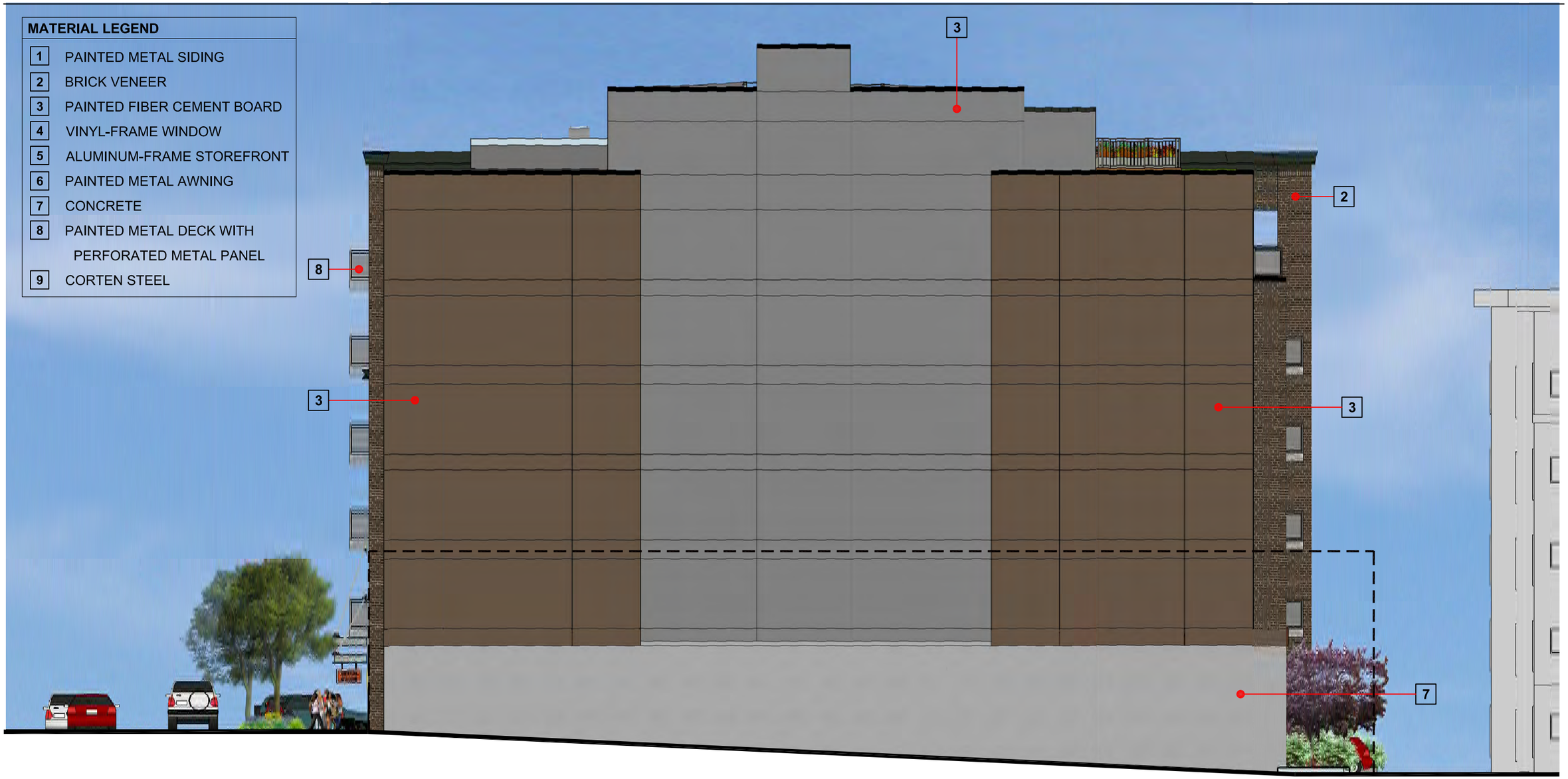
NORTH ELEVATION



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NORTH ELEVATION (COLOR)

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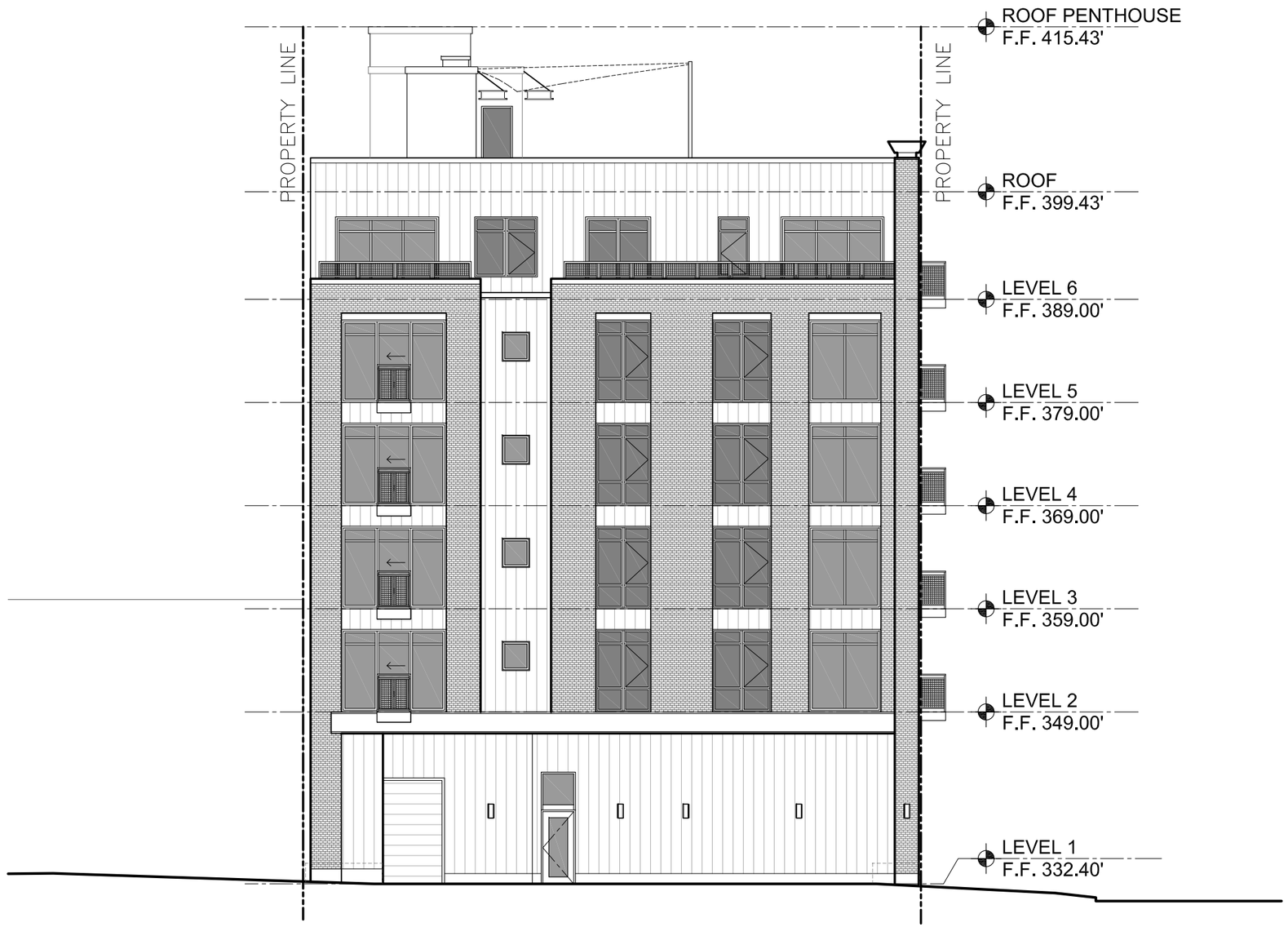
WEST ELEVATION



WEST ELEVATION

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WEST ELEVATION

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SOLAR STUDIES

	9 AM	NOON	4 PM
Summer Solstice			
Equinox			
Winter Solstice			

KEY: Proposed Project

N

SOLAR STUDIES

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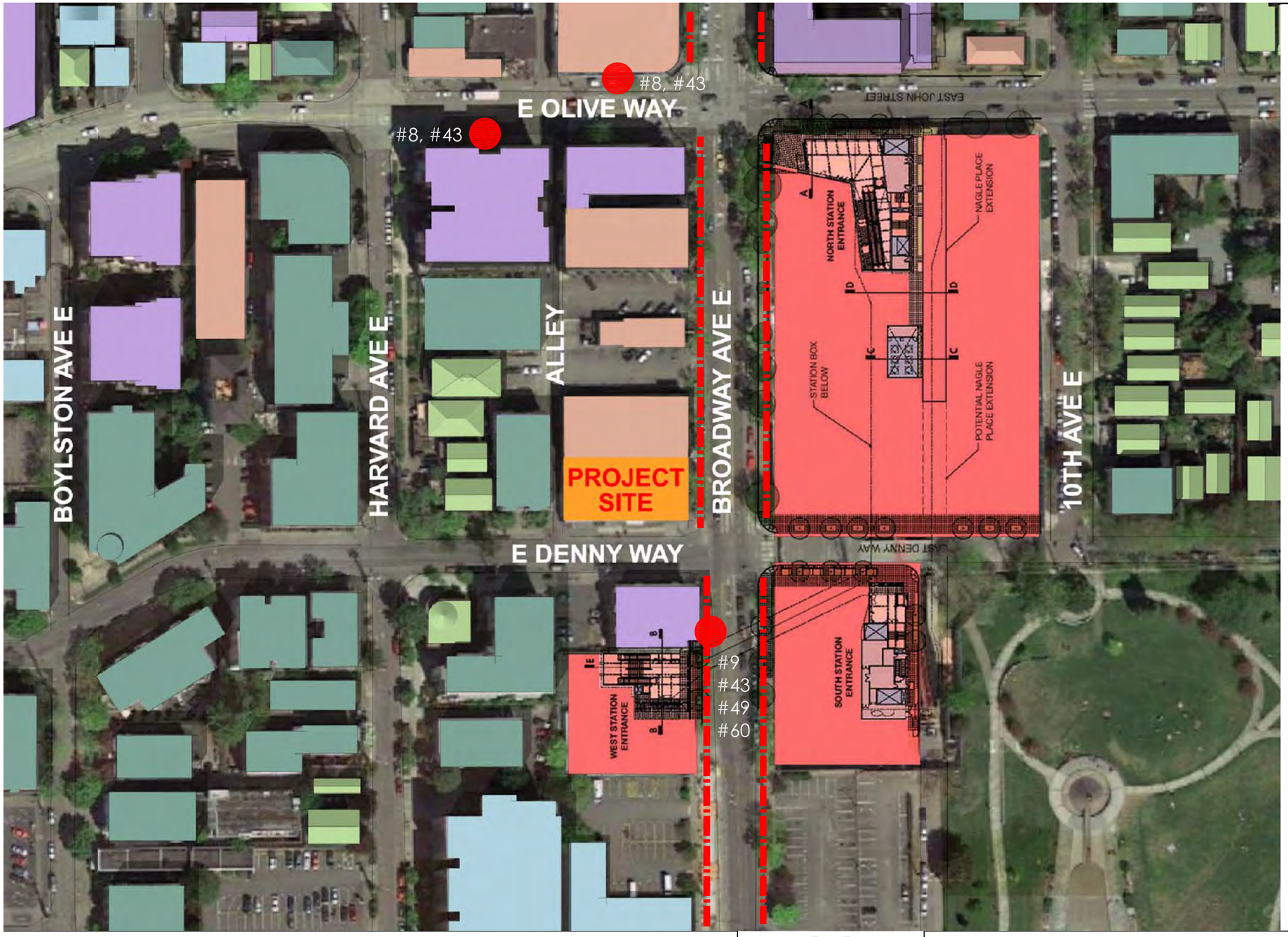
CONTEXT ANALYSIS



KEY

- RETAIL
- HOUSE
- MIXED-USE
- APARTMENTS/ CONDO
- OFFICE/ SCHOOL
- SPECIAL TRANSIT DISTRICT ZONING
- MAJOR PEDESTRIAN SIDEWALK
- BUS STOP

N

CONTEXT ANALYSIS

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SITE ANALYSIS

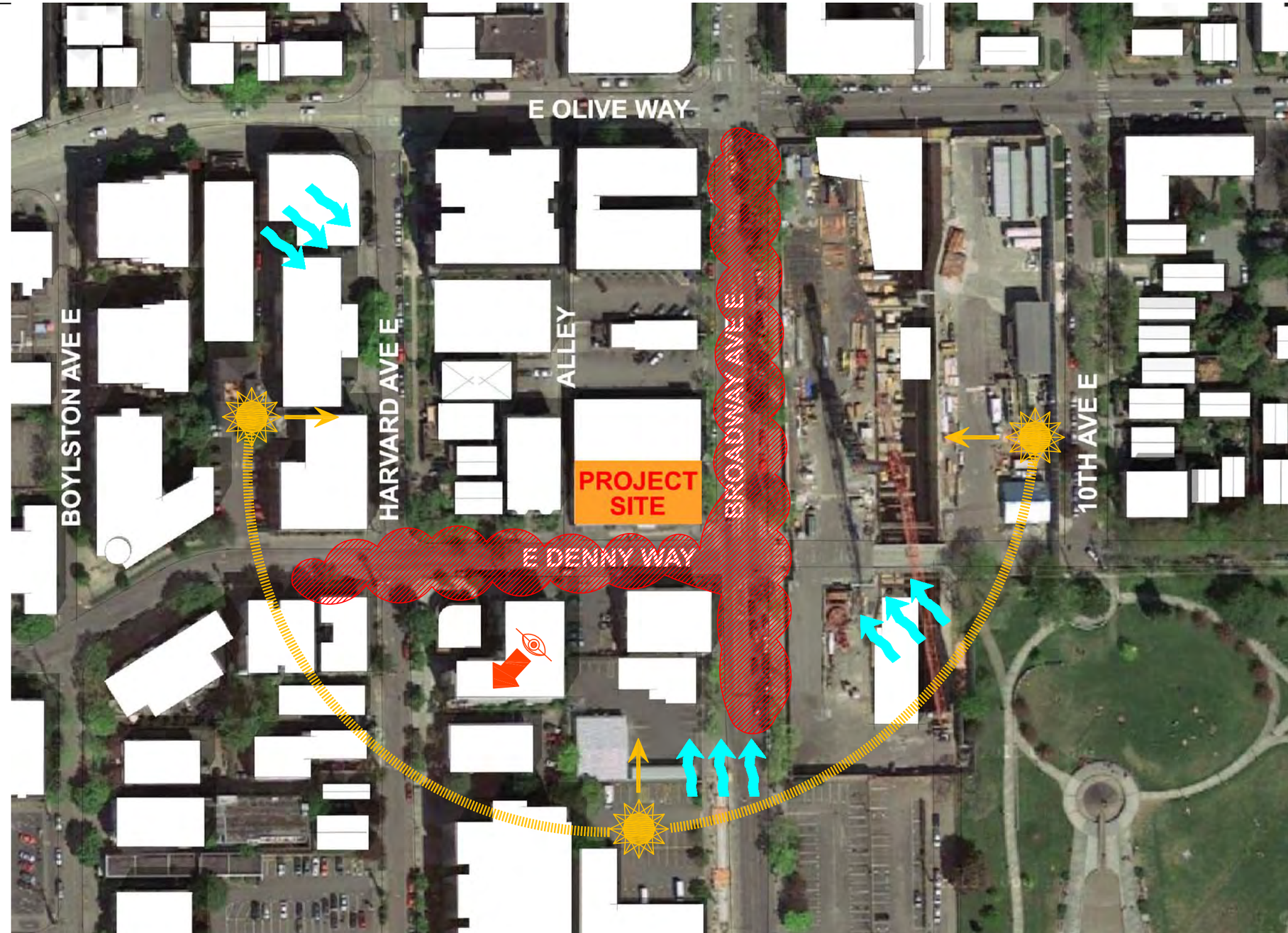
KEY

SUN

VIEW

NOISE
TRAFFIC

PREVALING
WIND
S (Jan-June)
NW (July-Sept)
SSE (Oct-Dec)



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SITE ANALYSIS

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VICINITY PHOTOS

Broadway E- Looking South

Broadway E- Looking South

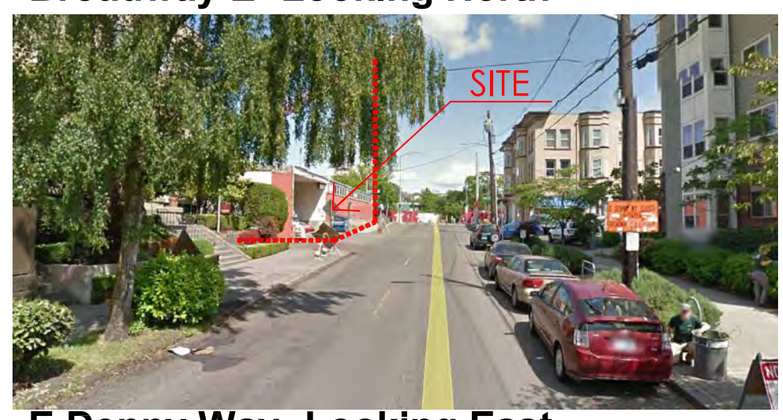
Broadway E- Looking South

Broadway E- Looking North

Broadway E- Looking North

Broadway E- Looking North

E Denny Way- Looking West



E Denny Way- Looking East

E Denny Way- Looking East

VICINITY PHOTOS

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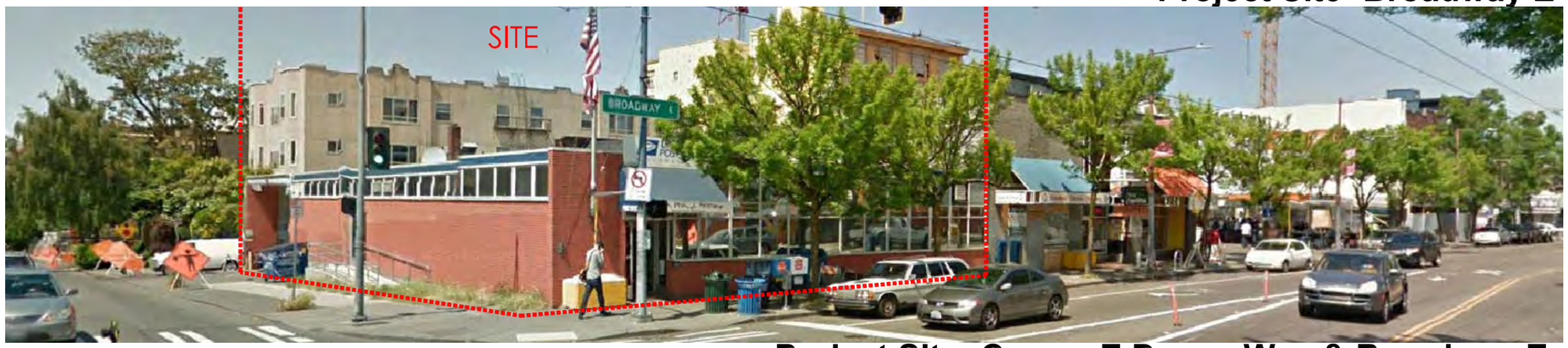
SITE PHOTOS

Project Site- Broadway E



Project Site- Corner E Denny Way & Broadway E

Project Site- Alley

Project Site- E Denny Way

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SITE PHOTOS

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