SDR DESIGN GUIDANCE SUBMITTAL | DECEMBER 23, 2015

B2B TOWNHOMES

CONTENTS

PROJECT SUMMARY

Address:	732-736 Belmont Place E. Seattle WA 98102
DPD Project Number:	Land Use #3022021 Construction #6503090
Developer:	G Projects, LLC
Applicant:	Workshop AD, LLC
Contact:	Steve Bull, AIA

DEVELOPMENT STATISTICS SUMMARY

Zoning	Lowrise 3
Lot Size	7,200 SF
FAR	1.4* Meeting 23.45.510.C.
Allowable GFA	10,080 SF
Proposed GFA	10,079 SF
Parking Stalls	(11) eleven
Parking 1st Level GFA	0 SF (exempt below grade)
2nd Level GFA	2,265 SF
3rd Level GFA	3,454 SF
4th Level GFA	3,127 SF
5th Level GFA	1,233 SF
Total GFA	10,079 SF

Project Description:

B2B Townhomes is an eight unit townhouse development located at 732-736 Belmont Place East. The site is a street to street through block parcel fronting Boylston Avenue East and Belmont Place East. in the north Capitol Hill neighborhood (an urban center village) the property is zoned LR-3. The project site sits within a half block zone of approximately twenty properties that are surround by the Harvard Belmont Landmark District, listed on the National Register of Historic Places. As the zoning reflects, the project is situated in a context that is varied in development scale, use, and density. Development in the neighborhood ranges from single family residences including some large historic mansions to three and four story walk-up apartment buildings and multi-family condominiums and townhouses.

The adjacent properties are: to the south a three-four story townhouse development with four units and a small courtyard space between the Boylston and Belmont facing units; to the north is a large house scaled building that is currently a five-plex apartment building; across Boylston to the east is a three story apartment building and a series of three to four story townhomes; directly across Belmont to the west are two to three story single family homes.

The design proposal responds to four primary considerations.
1. Create street facing townhomes that reflect the scale and development patterns of the neighborhood.
2. Create an urban courtyard that is shared by all townhomes and provides a central identity to the project. Relate the scale and materials used in the courtyard to the numerous courtyard apartment projects found throughout Capitol Hill. This is achieved by elevating the two central units above a contiguous ground plane.
3. Utilize the sloping topograhy to conceal parking and services below grade.
4. Create a strong visual connection from the both streets and sidewalk environments to the central urban courtyard and into all units.

Other project features include:
An exceptional Japanese Maple tree in the Boylston front yard.
Use of quality and articulated materials and detailing.
Private roof decks for all dwelling units.
Highly developed native landscape.
Pervious paving materials.

Adjustments Requested
1. SMC 23.45.527.B Façade Length:
It is requested that a façade length of 81’-4” be allowed. See page 14.

CITYWIDE DESIGN GUIDELINES			
		ANNOTATIONS	RESPONSE
CS1.	**Natural Systems and Site Features**		
A.	Energy Use	1. Energy choice to influence building form, siting, and orientation.	As a dense urban infill project consistent solar exposure and daylighting will result in potential energy savings.
B.	Sunlight and Natural Ventilation	1. Sun and Wind: take advantage of solar exposure and natural ventilation. 2. Daylight and Shading: maximize daylight for interior and exterior spaces, minimize shading of adj sites. 3. Managing Solar Gain: consider shading devices and existing or newly planted trees to manage direct sunlight exposure on south and west facades.	6 of 8 units have access to light and ventilation on 3 sides. 2 of 8 units units have access to light and ventilation on two sides. All units have roof access with potential for stack effect natural ventilation. Three part unit massing helps reduce shading on adjacent site to north. Solar gain at south façade considered with strategic window placement while mitigating privacy to neighbors massing and openings.
C.	Topography	1. Land Form: use natural topography and/or other desirable land forms or features. 2. Elevation Changes: use existing site topography when locating structures.	Natural slope from Boylston down 15-16 feet to Belmont used to create courtyard plaza level, maintain view and exposures, and reduce impact of below grade parking garage.
D.	Plants and Habitat	1. On-Site: incorporate on-site natural habitats and landscape elements. 2. Off-Site: provide opportunities through design to connect to off-site habitats…increase interconnected corridors of urban forest and habitat.	Common site circulation along north edge preserves existing trees along southern neighbors side yard. Through site circulation an urban connector from street to street.
E.	Water	2. Adding Interest with Project Drainage: use drainage systems as opportunities to add interest to the site through water-related design elements.	Proposed storm water drainage bio-retention planters to be employed as integrated landscape design elements.
CS2.	**Urban Pattern and Form**	***Identify opportunities for project to make a strong connection to the street. Minimize vehicle entries, orient pedestrian entries to the sidewalk. Look to adjacent buildings for ques.***	
A.	Location in the City and Neighborhood	1. Sense of Place: emphasize attributes that give the site its distinctive sense of place…including patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water of significant trees, open spaces, iconic buildings. 2. Architectural Presence: evaluate appropriate presence given the context and design. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.	1. Shared space around multifamily units typical in the neighborhood. Courtyard typology also typical. Strong property line edges with retaining walls, ornamental fences, and hedge landscaping typical pattern of streets and sidewalks. 2. Project implements front facade layering including landscaping, front stoops, canopies, facade and quality material articulation, and design details that are systematic to the project as a whole.
B.	Adjacent Sites, Streets, and Open Spaces	1. Site Characteristics: design to be informed by street grid and/or topography. 2. Connection to the Street: carefully consider how the building will interact with the public realm. Consider qualities and character of streetscape including its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) in siting and designing the building. 3. Character of Open Space: contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use.	1. Open space within project is extension of urban grid and environment. Natural topography, high at Boylston to low at Belmont utilized in fundamental organization of levels. 2. Quieter residential street with narrow planting strips and sporadic street trees. At Boylston the wider right-of-way area between back of sidewalk and property line used as front yard to layered entry sequence. Belmont additional SDOT directed setback area and required street trees improves the connection to the street. 3. The project's open space is conceived as an extension of the surrounding multi-family development patterns of front connecting to yard and courtyard. By elevating the central duplex a contiguous ground plane defines an outdoor room for resident circulation and use. Within this, definition of public and private space is deliniated by building massing recess, use of landscaping, and areas of cover adjacent to open exposure.
C.	Relationship to the Block	2. Mid-Block Sites: look to the uses and scales of adjacent buildings for clues. Continue a strong street edge where already present and respond to datum lines created by adjacent buildings at the first three floors.	2. Typical pattern of adjacent mid-block sites: Boylston, units entries are near or slightly above sidewalk level. Front yards are defined by landscaping, fences, screens, and slight changes in elevation. Belmont, unit entries are typically 1 story above sidewalk level. Front yards are predominately retaining walls, fences, high banked landscaping with entry stairs. Or, grade has been manipulated and lowered for direct access to driveway / parking surfaces.
D.	Height, Bulk, and Scale	1. Existing Development and Zoning: review height, bulk, and scale of neighboring buildings and scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. 2. Existing Site Features: use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties. 5. Respect for Adjacent Sites: minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	1. Existing development is a mix of small single family structures, several multi-family structures similar is size and scale, and some larger apartment / condo structures. There is a broad range of vintage with several structures in the 100 year old range, several mid-20th century structures, and an increasinging number of newer structures. Proposed development is appropriate and complements the neighborhood. 2. Site topograhy and building massing of adjacent properties carefully considered in designing the proposed development. 5. Building massing, fenestration openings, and programmed uses of adjacent properties carefully considered in designing the proposed development.
CS3.	**Architectural Context and Character**	***Compatibility between new projects and existing architectural context.***	
A.	Emphasizing Positive Neighborhood Attributes	1. Fitting Old and New Together: create compatibility between new projects and existing architectural context. 2. Contemporary Design: explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means. 3. Established Neighborhoods: site and design new structures to complement or be compatible with the architectural style and siting patterns of neighboring buildings.	1. This is a diverse neighborhood with a mix of scales, vintages, forms, and residential types. It was observed that no single project or type dominates the neighborhood fabric. The proposed development responds to the typology of larger scale three to four story early 20th century apartments while differentiating the project at the dwelling unit scale. On Belmont, large articulated window openings respond to the views to the west. On Boylston, smaller scale windows, recessed openings, and projecting canopies create variation and address issues of visual privacy between the dwellings and the residents at a higher elevation across the street. 2. The proposed development expresses the assembly of layers and levels using an adaptable and repetitive system of openings and wall planes. Within this, each unit is defined and identified as contributing to the overall project system. Stained wood siding, architectural metals, and a concrete base all typical in the neighborhood, are the primary exterior building materials. 3. The majority of the structures in the neighborhood are either flat roof buildings with simple articulated facades, or buildings with strong roof forms and decorative detailing. The material palette of the neighborhood is extremely diverse including concrete, stone, brick, wood, stucco, fiber cement, steel, asphalt composition and wood shake roofing, and various metals. There is no single dominating style or particular material usage.

DESIGN GUIDELINES

B.	Local History and Culture	1. Placemaking: explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance using neighborhood groups and archives as resources.	1. The project site sits within a half block zone of approximately twenty properties that are surround by the Harvard Belmont Landmark District, listed on the National Register of Historic Places. This Landmark District is notable for Victorian, Neoclassical, Neo-Georgian, Tudor, and Colonial architectural styles primarily displayed in large single family residences to the north of this project. Many of these historic mansions were built between 1900 and 1910 by some of Seattle's wealthiest figures. To the south are a couple of larger historic apartment buildings and the Cornish College of the Arts - Kerry Hall, designed in the Spanish Colonial Revival style and the original institution school building which today houses the Dance and Music Departments. While the proposed development is not located within the Landmark District or even directly adjacent to a boundary line, it will nonetheless impart an important and significant contribution to the neighborhood and the fabric of the District.
PL1.	**Open Space Connectivity**		
A.	Network of Open Spaces	1. Enhancing Open Space: design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. 2. Adding to Public Life: see opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.	Courtyard plaza as heart of project establishes contiguous ground plane. Through lot pedestrian walkway along north edge as wide as possible within the 5 foot side yard setback. Some entries are recessed and / or have canopy coverage. Additional setback along Boylston to protect significant Japanese Maple tree.
B.	Walkways and Connections	1. Pedestrian Infrastructure: connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. 2. Pedestrian Volumes: provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 3. Pedestrian Amenities: opportunities for creating lively pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be provided. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings.	Through lot pedestrian walkway with porous connection to urban courtyard.
C.	Outdoor Uses and Activities	1. Selecting Activity Areas: concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes. 2. Informal Community Uses: in addition to places for walking and sitting, consider including space for informal community use. 3. Year-Round Activity: where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.	Informal communal resident use of courtyard plaza with opportunity for year-round activity in areas open to the sky and protected under cover.
PL2.	**Walkability**	***Access should be fully integrated into the project design.***	
A.	Accessibility	1. Access for All: fully integrate access into project design. 2. Access Challenges: add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.	Small urban infill sloping site, no space for effective system of ramps.
B.	Safety and Security	1. Eyes on the Street: create a safe environment by provided lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street level uses. 2. Lighting for Safety: provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, entry lighting, and/or security lights.	1. The Boylston facing units located primary living space at street facing façade 3 feet above sidewalk level. There is a front yard patio, steps, and entry stoop at each unit. The Belmont facing units have balconies and fully glazed walls connecting the living spaces to the street. This floor level is approximately 8 feet above sidewalk level. 2. Sufficient lighting provided at pathways and entries.
C.	Weather Protection	2. Design Integration: integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features. 3. People Friendly Spaces: create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and pattern of forms and/or textures at intervals along facade.	Recessed areas and canopies provided at entries. Siding texture and scale with ample window area.
D.	Wayfinding	1. Design as Wayfinding: provide clear directional signage as needed.	Directional sigange provided along north walkway at both Boylston and Belmont sidewalk edges.
PL3.	**Street Level Interaction**	***Entries / connection to the street - transition between public & private. Opportunities for residents to interact.***	
A.	Entries	1. Design Objectives: design primary entries to be obvious, identifiable, and distinctive with clear lines of sight to street. d. Individual entries to ground-related housing should be scaled and detailed appropriately. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security. 2. Ensemble of Elements: design the entry as a collection of coordinate elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider potential of overhead shelter, transitional spaces, ground surface, and building surface / interface.	1. Individual entries clearly defined, protected, and safe. 2. Design elements coordinated.

B.	Residential Edges	1. Security and Privacy: use buffer or semi-private space between development and the street or neighboring buildings. Consider elevating main floor, providing setback from the sidewalk, and/or landscaping to indicate transitions. 2. Ground-level Residential: design strategies may include vertical modulation and a range of exterior finishes on the facade to articulate the location of entries; pedestrian scaled entry elements such as addressing, signage, mail boxes, lighting, landscaping; combination of window treatments at street level to provide solutions for varying needs for light, ventilation, noise control, and privacy. 4. Interaction: provide opportunities by considering location of commonly used features such as mailboxes, outdoor seating, play equipment and space for informal events in the area between buildings as a means of	1. At the Boylston fronting units a dense hedge typical to the neighborhood is used to clearly define private space. Units fronting Belmont enter from the urban courtyard level, along with the central courtyard units. 2. Pedestrian scale provided at ground level residential units. 4. Interaction encouraged with all units accessing the common courtyard space.
PL4.	**Active Transit**		
A.	Entry Locations and Relationships	1. Serving all Modes of Travel: provide safe and convenient access points for all modes of travel. 2. Connections to All Modes: site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	Vehicular and bicycle access direct from Belmont, pedestrian access from both Belmont and Boylston.
B.	Planning Ahead for Bicylists	1. Early Planning: integrate existing and future access and connections into project with other modes of travel. 2. Bike Facilities: provide bike racks and storage to maximize convenience, security, and safety. 3. Bike Connections: access points to relate to street, consider opportunities to share bicycling information.	Bicycle storage space protected and secure in parking garage.
C.	Planning Ahead for Transit	1. Influence on Project Design: identify how a transit stop (planned or built) adjacent to or near the site may influence / connect the project.	Existing transit stops within a few blocks.
DC1.	**Project Uses and Activities**		
A.	Arrangement of Interior Uses	4. Views and Connections: locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks.	Living spaces front the streets. All units have access to roof tops.
B.	Vehicular Access and Circulation	1. Access Location and Design: minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions. Minimize number and width of curb cuts. Employ multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances, which may include textured pavement, warning lights and sounds, and similar safety devices.	Sight triangle at vehicular driveway to sidewalk crossing. Single curb cut only at one street.
C.	Parking and Service Uses	1. Below Grade Parking: implement wherever possible. 2. Visual Impacts: reduce impact of parking structure, entrances, and related signs and equipment. 3. Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sport courts, woonerf, or common spaces in multifamily projects. 4. Service Uses: locate and design trash receptables away from pedestrian areas or to a less visible portion of the site to reduce possible impacts on building aesthetics and pedestrian circulation.	1. Below grade parking provided. 2. West wall of garage screened by bio-retention planter and landscaping. Garage door similar in character to other garages entrances in neighborhood. 3. Parking garage has direct access to courtyard plaza above. 4. Trash and recycle area completely screened within parking garage, while conviently located for access and load / unload at the street edge.
DC2.	**Architectural Concept**	***Reducing perceived mass.***	
A.	Massing	1. Site Characteristics and Uses: take into consideration the site characteristics, proposed uses of the building, and it's open space. Sites with varied topography may require particular attention to massing and arrangement. 2. Reducing Perceived Mass: use secondary architectural elements to reduce perceived mass, such as recessed or indentations in the building envelope, adding balconies, bay windows, porches, canopies, and highlighting building entries.	1. Sloping topograhpy provides opportunity for building mass to step as project responds to topographical changes. 2. Recesses and indentations in building massing, projecting balconies, canopies highlighting entries, stair penthouses to roof levels reduced.
B.	Architectural Façade Composition	1. Façade Composition: ensure all facades are attractive and well proportioned through the placement and detailing of all elements including bays, fenestration, materials, and any patterns created by their arrangement. 2. Blank Walls: avoid, where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. May include: green walls, landscaped areas or raised planters, wall setbacks or other indentations; display windows, trellises or other secondary elements, terraces or landscaping where retaining walls above eye level are unavoidable.	1. Façades use regular large openings well proportioned to use and exposure. Materials and detailing are consistent on all sides. Patterns of unit repetition apparent but not primary as individual townhouse typology is not prevalent in the neighborhood. 2. Blank walls reduced by material detailing and texture, layering of landscaping elements, projections and indentations.
C.	Secondary Architectural Features	1. Visual Depth and Interest: add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian, which may include distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high quality surface materials and finishes. 2. Dual Purpose Elements: to add depth, texture, and scale consider shading devices at windows or canopies. Where these elements are prominent design features the quality of the materials is critical. 3. Fit With Neighboring Buildings: consider aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials. Use trees and landscaping to enhance building design and	1. Visual depth and interest at all facades including balconies, canopies, decks, recessed windows, and high quality materials and finishes. 2. Powder coated steel proposed for canopies, wood trim at window setbacks. 3. Stylistically fitting with diverse neighborhood buildings. Base, middle, and top consistent with surrounding patterns.

DESIGN GUIDELINES

D.	Scale and Texture	1. Human Scale: incorporate architectural features, elements, and details into building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to first three floors to maximize opportunities to engage the pedestrian. 2. Texture: design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particulary at the street level and other areas where pedestrians predominate.	1. Facades and architectural features consistent with architectural concept. Street level and ground related floors engage pedestrian. 2. Fine grained textured façade incorporates 1x4 stained cedar siding, predominately horizontally oriented with vertical oriented accent panels. White metals are consistent through project from railings to canopies to flashings.
E.	Form and Function	1. Legibility and Flexibility: strive for balance, design such that primary functions and uses can be readily determined from the exterior. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.	Primary functions legible through volume articulation, transparency, and materiality.
DC3.	**Open Space Concept**	***Building-open space relationship.***	
A.	Building Open Space Relationship	1. Interior / Exterior Fit: develop an open space concept in conjunction with the architectural concept to ensure spaces relate and support the functions of the development.	Courtyard plaza open space.
B.	Open Spaces Uses and Activities	1. Meeting User Needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function. 2. Matching Uses to Conditions: respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming. 4. Multifamily Open Space: design common and private open spaces to encourage physical activity and social interaction. Examples include areas for gardening, children's play (covered and uncovered), barbeques, meetings, crafts or hobbies.	Covered and uncovered spaces with a consistent ground surface to adequately respond to various uses, activities, seasonal changes, and social interaction.
C.	Design	1. Reinforce Existing Open Space: reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. If no strong patterns exist, intitiate open space concept for future projects to build upon. 2. Amenities and Features: create attractive outdoor spaces well suited to the project uses. Use a combination of hardscape and plantings to shape spaces and screen less attractive areas as needed. 3. Support Natural Areas: if the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors with this and future development.	Street edges landscaped with street trees per Urban Forestry. Courtyard plaza as heart of project creating well defined resident amenity space.
DC4.	**Exterior Elements and Materials**	***Durable materials, high quality of detailing are encouraged.***	
A.	Building Materials	1. Exterior Finish Materials: propose 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. 2. Climate Appropriateness: select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features such as balconies, grilles, and railings should be especially attractive, well crafted, and easy to maintain.	Façade incorporate 1x4 stained cedar siding, predominately horizontally oriented with vertical oriented accent panels. White metals are consistent through project from railings to canopies to flashings. Paver hardspace areas integrate with landscaping. All materials and detailing are climate appropriate, well crafted, and easy to maintain.
B.	Signage	1. Scale and Character: compatible to environment. 2. Coordination With Project Design: develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to surrounding context.	Signage along north pedestrian walkway and at each unit entry consistent and coordinated with project materials and lighting to complement the project and surrounding context as a whole.
C.	Lighting	1. Functions: use lighting to increase safety and to highlight architectural or landscape details and features such as entries, canopies, plantings, and art. 2. Avoiding Glare: design based on uses on and off site while avoiding glare and light pollution.	Lighting highlights walkways and steps along with unit entries. Glare avoided by implementing downlights and directional shades.
D.	Trees, Landscape, and Hardscape Materials	1. Choice of Plant Materials: reinforce the overall architectural and open space design concepts through the selection of landscape materials. Select landscaping that will thrive under the particular conditions and patterns of use. 2. Hardscape Materials: use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and / or pattern. Use distinctive, durable and permeable materials wherever possible. 3. Long Range Planning: select plants that upon maturity will be of appropriate size, scale, and shape. The lifecycle and growth cycle of landscaping should be considered over the life of the project. 4. Place Making: define spaces with significant elements such as trees.	1. Mainly native species selected with special attention to placement in and around higher traffic areas. 2. Distinctive, durable, and permeable paving surfaces used at patios and courtyard plaza. Permeable concrete walkways. 3. Lifecycle and plant growth carefully considered. 4. Special attention to exceptional Japanese Maple tree in the Boylston front yard area.
E.	Project Assembly and Lifespan	1. Deconstruction: when possible design the project so that it may be deconstructed at the end of it's useful lifetime, with connections and assembly techniques that will allow reuse of materials.	Elements from typical wood framed buildings can always be deconstructed and reused.

LAND USE CODE SUMMARY				
	Site Location	732 BELMONT PL E		
	Parcel Numbers	2163900055	3600	732 BELMONT PL E
		2163900050	3600	736 BELMONT PL E
	Lot Area		7200.0	
	Zoning	LR3		
	Overlays	CAPTIOL HILL (URBAN CENTER VILLAGE)		
	ECA	NO		
	SEPA	YES		
	Frequent Transit	YES		

MULTIFAMILY CODE SECTION			CONFORMS	COMMENTS
23.45.504	**Permitted and prohibited uses**		YES	Residential Use permitted outright
23.45.510	**Floor area ratio (FAR) limits**	Outside or Inside UC, UV	YES	
	TOWNHOUSE	1.4		10080
23.45.510.C	**Qualification criteria for higher FAR limit**			
23.45.510.C.1	Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties.		YES	Applicant commits to meet Built Green 4-star rating.
23.45.512.A	**Density limits—Lowrise zones**			
	TOWNHOUSE	UNLIMITED		
23.45.514	**Structure height**		YES	
	Townhouse	30 feet		
23.45.514.F	LR3 zone 4 foot height limit increase for a structure that includes a story that is partially below grade, provided that: the average height of the exterior facades of the portion of the story that is partially below grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.		YES	Boylston fronting units.
23.45.518.A	**Setbacks and Separations**			
	Per Table A 23.45.518			
	Front	7 average, 5 minimum	YES	
	Rear (Front)	7 if no alley	YES	Two Fronts: additional setback requirements per SDOT at Belmont
	Side less than 40 feet	5 minimum	YES	
	Side greater than 40 feet	7 average, 5 minimum	N/A	
23.45.518.F.1	**Separations between multiple structures.** In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.		YES	
23.45.518.H.	**Projection permitted in all required setbacks and separations**			
23.45.518.H.1	Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.		YES	
23.45.518.H.3	**Bay windows and other features that provide floor area**		N/A	
23.45.518.J.7	**Structures in required setbacks, fences** Fences no greater than 6 feet in height are permitted in any required setback or separation, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.		YES	
23.45.522	**Amenity area** A. 1.The required amount of amenity area for townhouse developments in LR zones is equal to 25 percent of the lot area. 2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level. 3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space. 4. Private amenity area b. An unenclosed porch that is a minimum of 60 square feet in size, and that faces a street or a common amenity area, may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.		YES	
	Required Amenity Area	1800.00	YES	
	Required Ground Level Amenity Area	900.000	YES	

LAND USE SUMMARY

23.45.524.A.2	**Landscaping standards / Green Factor requirements** Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones.		YES	
23.45.524.B	**Landscaping standards / Street Tree requirements** 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015.		YES	Street Tree Requirements coordinated with Urban Forestry.
23.45.526.A	**LEED, Built Green, and Evergreen Sustainable Development Standards**		YES	
23.45.527	**Structure width and facade length limits in LR zones**			
23.45.527.A	Table 23.45.527.A			
	Townhouse	150	YES	
23.45.527.B	**Maximum facade length in Lowrise zones** The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2		NO	**Adjustment Requested** Project provides direct access to a common amenity space that is visible and accessible from the street by a clear pedestrin pathway.
	Lot Length = 120.0 feet	**78.0**		**Proposed 81'-4"**
23.45.529	**Design Standards**			
	B. Application of provisions.			
23.45.529.C	**Street facing facades**	1. Façade openings: At least 20% windows and doors, a front and a side street may be averaged.	N/A	
		2. Façade articulations: a. Should be substantially vertical, b. if exceeds 750 square feet in area separate façade planes are required per exhibit B. Separate façade planes need to be between 150 and 500 square feet in area and shall recess or project 18 inches. d. Trim that is .75 inches and 3.5 inches wide is requried to mark roof, porches, windows, and doors on street facing facades.	N/A	
		The Director may allow exceptions.		SDR
23.45.229.e	**Design Standards for TOWNHOUSE developments** 1. Pedestrian entry: visually prominent 2. Front setback: design elements that transition between street are required in front setback 3. Architectural expression: The street-facing façade of a rowhouse unit shall provide detail to visually identify each unit s seen from the street.		N/A	
23.45.534.A	**Light and glare standards** Exterior lighting shall be shielded and directed away from adjacent properties.		YES	
23.45.536.C.2	**Parking location, access, and screening / location of parking / Street Access** Parking access shall be from the street if the lot does not abut an alley.		YES	
23.54.015	**Required Parking / Table B Parking for Residential Units** Multifamily residential uses // 1 space per dwelling unit. Single family dwelling units// 1 space per dwelling unit.		YES	One (1) per unit exceeded, eleven (11) provided.
23.54.030.A.3	**Parking space standards / Parking space requirements** 1.b. When more than 5 parking spaces are provided, a miniumum of 60 percent shall be striped for medium vehicles. Forty percent of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum aisle width shall as shown for medium vehicles.		YES	Medium stalls provided.
23.54.030.D	**Parking space standards // Driveways** 1.Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic. 2. Except for driveways serving one single-family dwelling unit, driveways more than 100 feet in length that serve 30 or fewer parking spaces shall either: 1) be a minimum of 16 feet wide, tapered over a 20 foot distance to a 10 foot opening at the lot line; or 2)be a minimum of 10 feet wide and provide a passing area at least 20 feet wide and 20 feet long. The passing area shall begin 20 feet from the lot line, with an appropriate taper to meet the 10 foot opening at the lot line. If a taper is provided at the other end of the passing area, it shall have a minimum length of 20 feet.		YES	
23.54.030.E	**Parking space standards // Drive aisles** Per Exhibit C for 23.54.030 Parking requirements for medium vehicles at 90 deg is 22 feet.		YES	
23.54.030.G	**Parking space standards // Driveways // Sight Triangle** A sight triangle shall be provided for ten feet on both sides of the driveway from the face of the sidewalk and be clear between 32 inches and 82 inches from the ground.		YES	Sight Triangle provided.

ZONING & USE

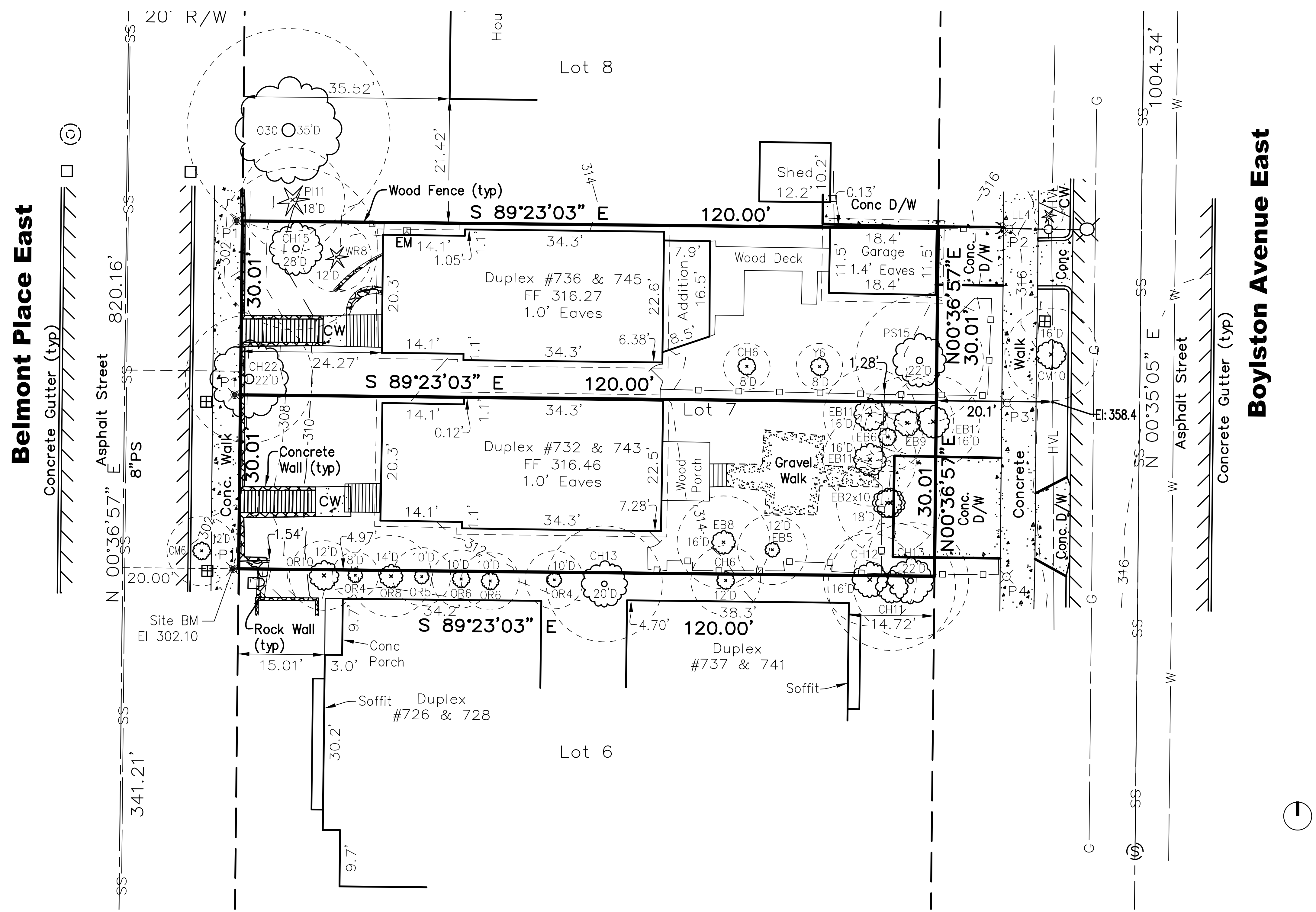
Zoning Map

- SF-5000 SINGLE FAMILY
- SF-9600 SINGE FAMILY
- LR-1 LOWRISE
- LR-3 LOWRISE
- NC1-40 NEIGHBORHOOD
- NC3-40 NEIGHBORHOOD

Use Map

- SINGLE FAMILY
- MULTI-FAMILY
- MIXED USE
- INSTITUTION
- COMMERCIAL
- PARK

SURVEY


Belmont Place East
Boylston Avenue East
Lot 8
Lot 7
Lot 6
Duplex #736 & 745
FF 316.27
1.0' Eaves
Duplex #732 & 743
FF 316.46
1.0' Eaves
S 89°23'03" E
120.00'
Wood Fence (typ)
Shed
Garage
Wood Deck
Addition
Wood Porch
Gravel Walk
Concrete Wall (typ)
Rock Wall (typ)
Site BM
El 302.10
Duplex
#737 & 741
Duplex
#726 & 728
Conc Porch
Soffit
Asphalt Street
Concrete Gutter (typ)
N 00°36'57" E
N 00°35'05" E
820.16'
1004.34'
341.21'
20' R/W

CONTEXT - Belmont Place East

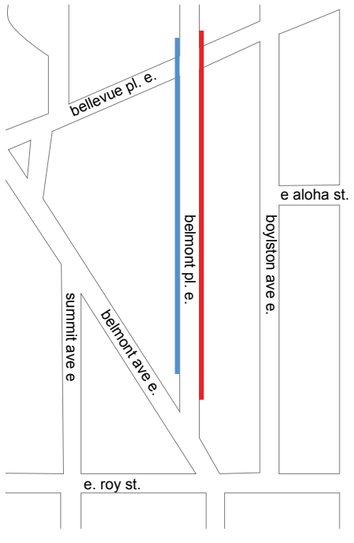
Predominate scale of buildings on east side of Belmont is three to four story multifamily with some smaller single family residences. All properties have either retaining walls and steep banked landscaped rockeries or basement garage and parking access along the sidewalk edge. Entries to units are not prominent and if present are at least one story above sidewalk level accessed by site stairs.

Predominate scale of buildings on west side of Belmont is three stories with a mix of multifamily and single family properties. Apartments are typically less than 10 feet from the property line and have hedges and large shrubs at the base of the building.

Directly north of project site is a three story five unit apartment buildling. To the south is a four story duplex that shares a small courtyard with the uphill duplex units fronting Boylston. There are several existing trees near the property lines.

Belmont Pl East - Looking Eest

Belmont Pl East - Looking West



SITE

CONTEXT - Boylston Ave East

ACROSS FROM SITE

muiltifamily | HARRISON ST. | muiltifamily | townhouses | townhouses | multifamily | institutional

Boylston Avenue E. - Looking East

SITE

ROY ST. | multifamily | multifamily | townhouses | multifamily | sfr | townhouses | duplex | duplex | multifamily | multifamily | townhouses | sfr | sfr | duplex

Boylston Avenue E. - Looking West

SITE

Predominate scale of buildings on east side of Boylston are three to four story multifamily and townhouse developments. Most properties have basement garage and parking access at street level. Entries to units are not prominent except for the townhouses just to the south of those directly across the street from this project site. Note the large multifamily condo development further to the south and it's prominent concrete podium and strong landscape sidewalk edge with ornamental metal fencing and gates. This is a common pattern throughout the broader neighborhood context.

Predominate scale of buildings on west side of Belmont is three stories with a diverse mix of multifamily and single family properties. Parking and access to enclosed garages is common. Again, note the solid hedge edge along the sidewalk transitioning front yards to building entrances at several properties.

There is a small single car garage / shed structure on the neighboring property to the north accessory to the five-plex aparment building. On the adjacent property to the south sits a three story duplex that shares a small courtyard with the duplex fromting Belmont. All trees on the project site will be removed except one exceptional japanese maple.

NEIGHBORHOOD ANALYSIS

Sidewalk Edges
Front yards in the neighborhood are typically well demarcated. This is accomplished through sloped banks, retaining walls, changes in grade, fences, gates, and thick landscaping utilizing shrubs and hedges.





Front yards and Porches
Front yards and porches elevated above the sidewalk provide a level of privacy and a transition between the public space and the interior of the dwellings.





Courtyards
Courtyard spaces are very common in Capitol Hill and are often used as an entry space for buildings. Landscaping within the courtyard is varied and dependent upon use and access to entryways. As they are generally found in apartment projects building facades are often quite regular and utilize concrete, wood, brick, and other durable materials.





Materials
Materials typical to this portion of Capitol Hill are varied, just as the project types and scales are quite diverse. Concrete bases, brick, dimensional siding materials, painted or stained wood, and articulated trim work is typical.





PRECEDENTS APPLIED TO PROJECT

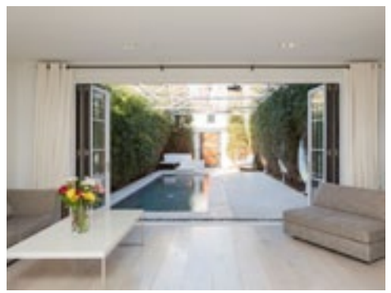


Entry
Canopy coverage or recessed condition at all entries with clear unit signage. Transparent windows as side-light or transom above doors. High quality materials.

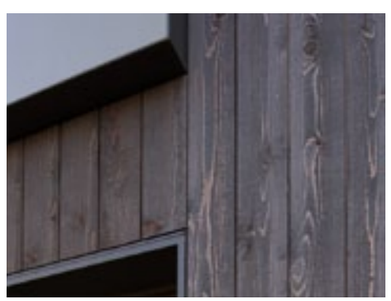
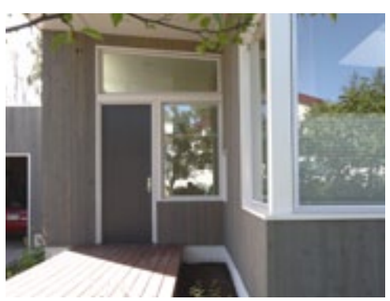


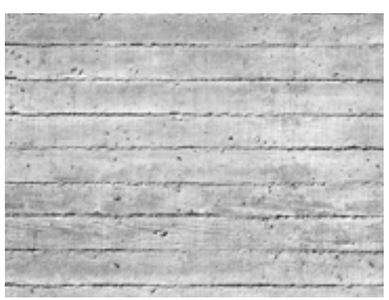


Courtyard
As a contiguous ground plane the courtyard provides access to all units and is the heart of the project. The space is partially covered by two units accessed from a suspended stair. Along the edges, the courtyard walls undulate and protect entries. Conceived as an urban hardscape with durable materials, pockets of landscaping dissolve the paving to define circulation and gathering spaces.




Unit Connection to Exterior
All dwelling units create strong connections to adjacent exterior spaces from interior living spaces. Yet, private interior spaces maintain limited exposure. Whether to the streets on the east and west edges, or central to the courtyard plaza transparency and openness are fundamental to the interconnectedness of the units, the users, and the neighborhood.



Materials
The project proposes board form cast concrete walls, large format pavers at front patios and throughout the courtyard surface, permeable concrete walkways, stained cedar siding, white window frames, white metals including canopies, guardrails, and flashings.

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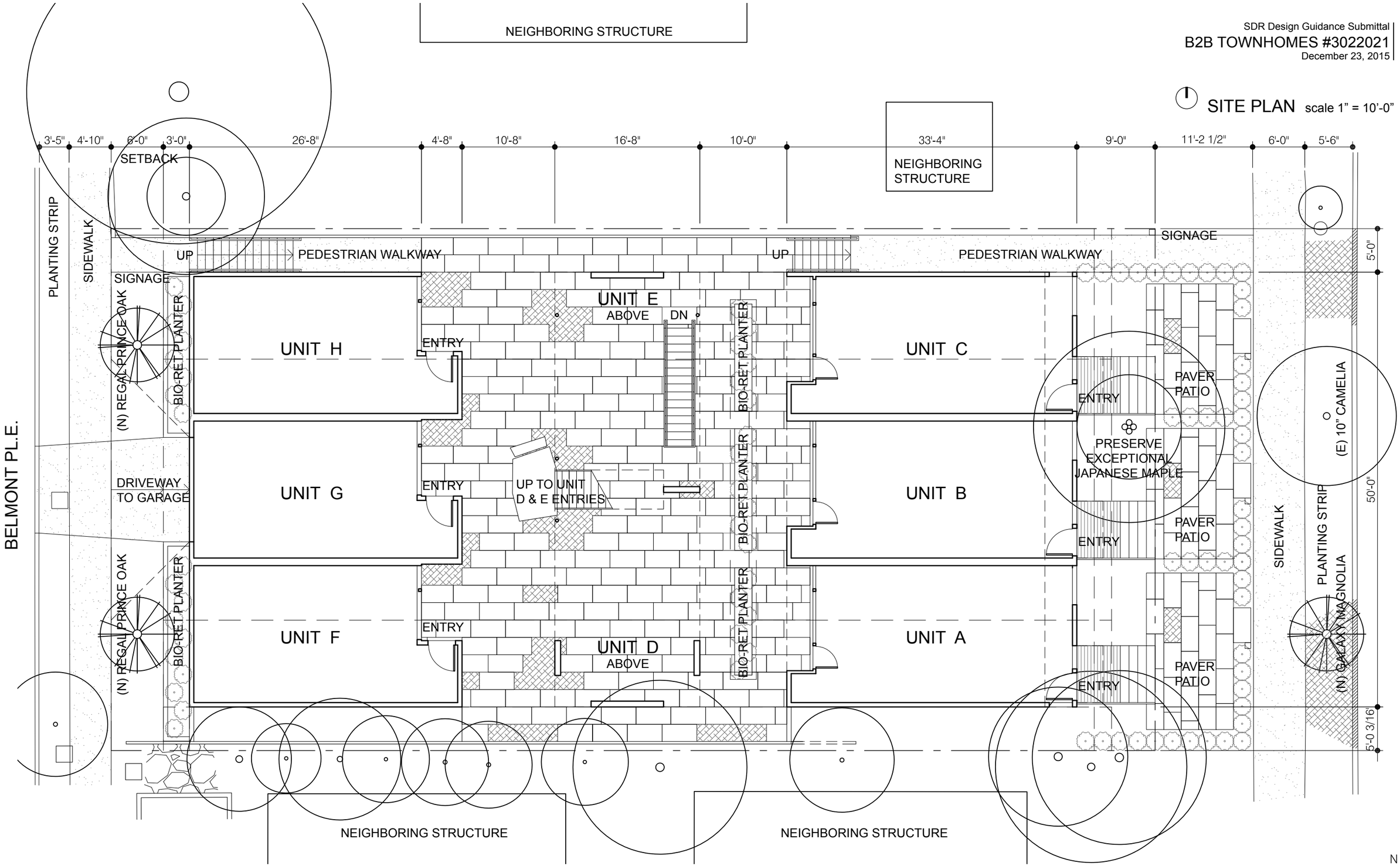
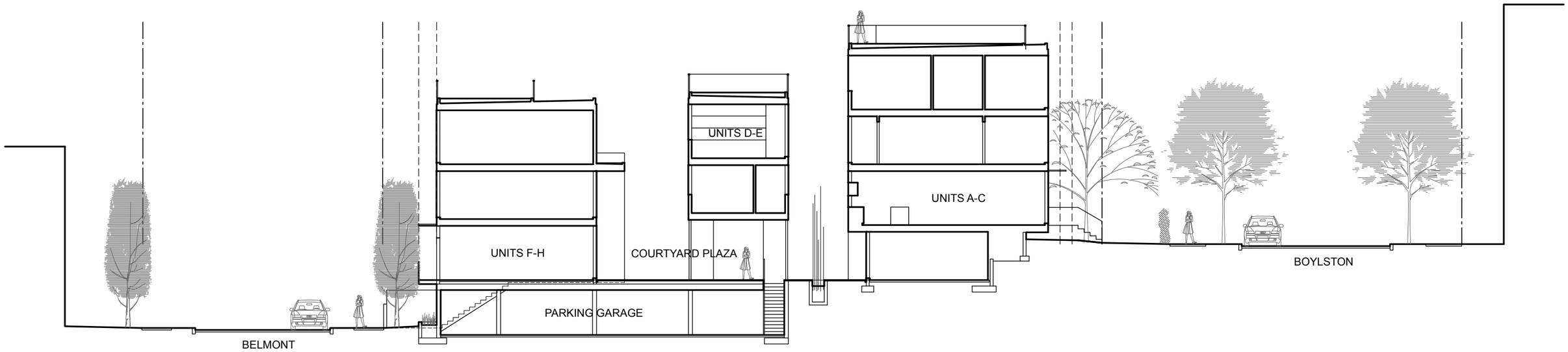
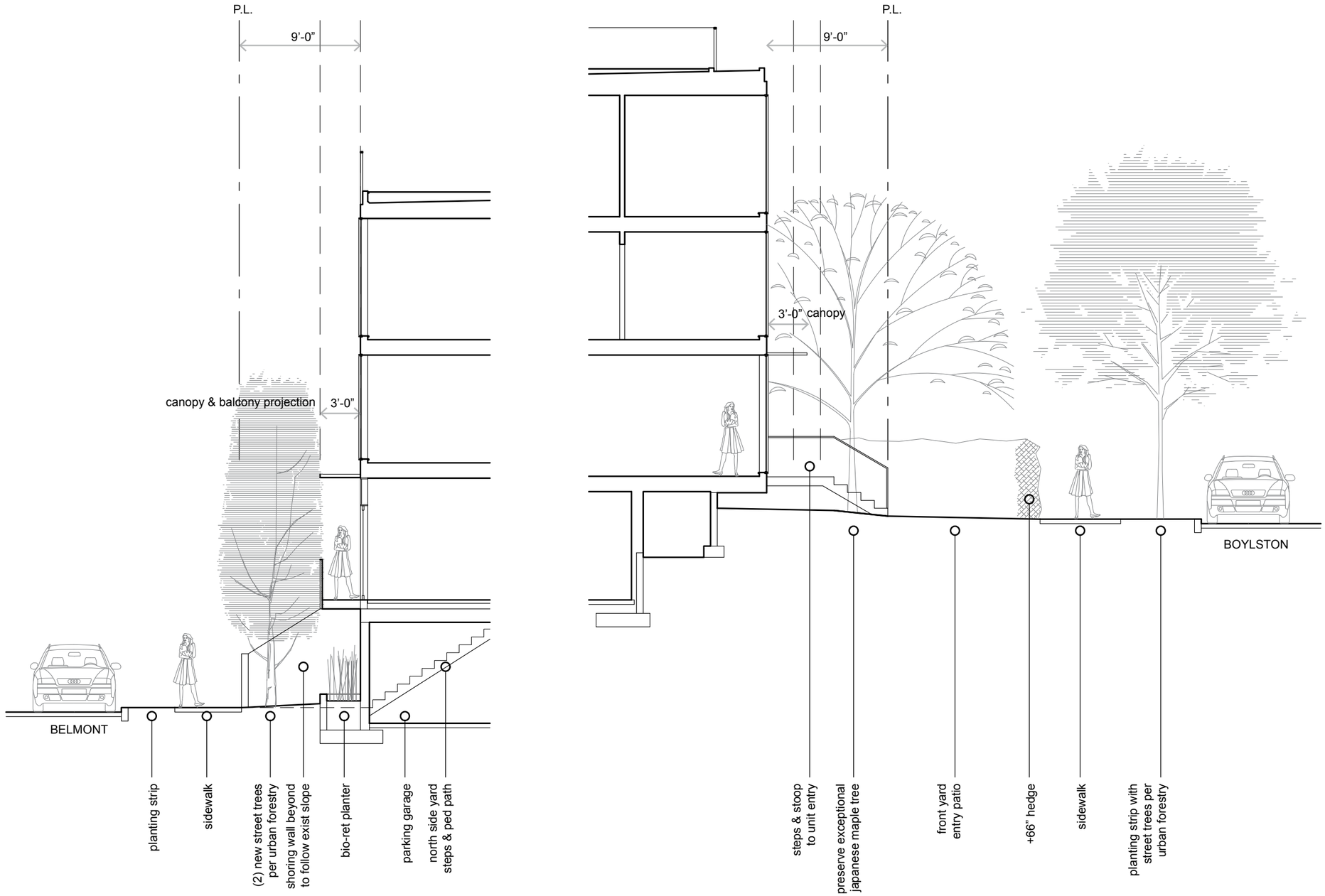
SITE PLAN scale 1" = 10'-0"



SITE SECTION scale 1” = 10’-0”



ENLARGED SIDEWALK SECTION scale 1/8” = 1’-0”



ADJUSTMENT REQUEST

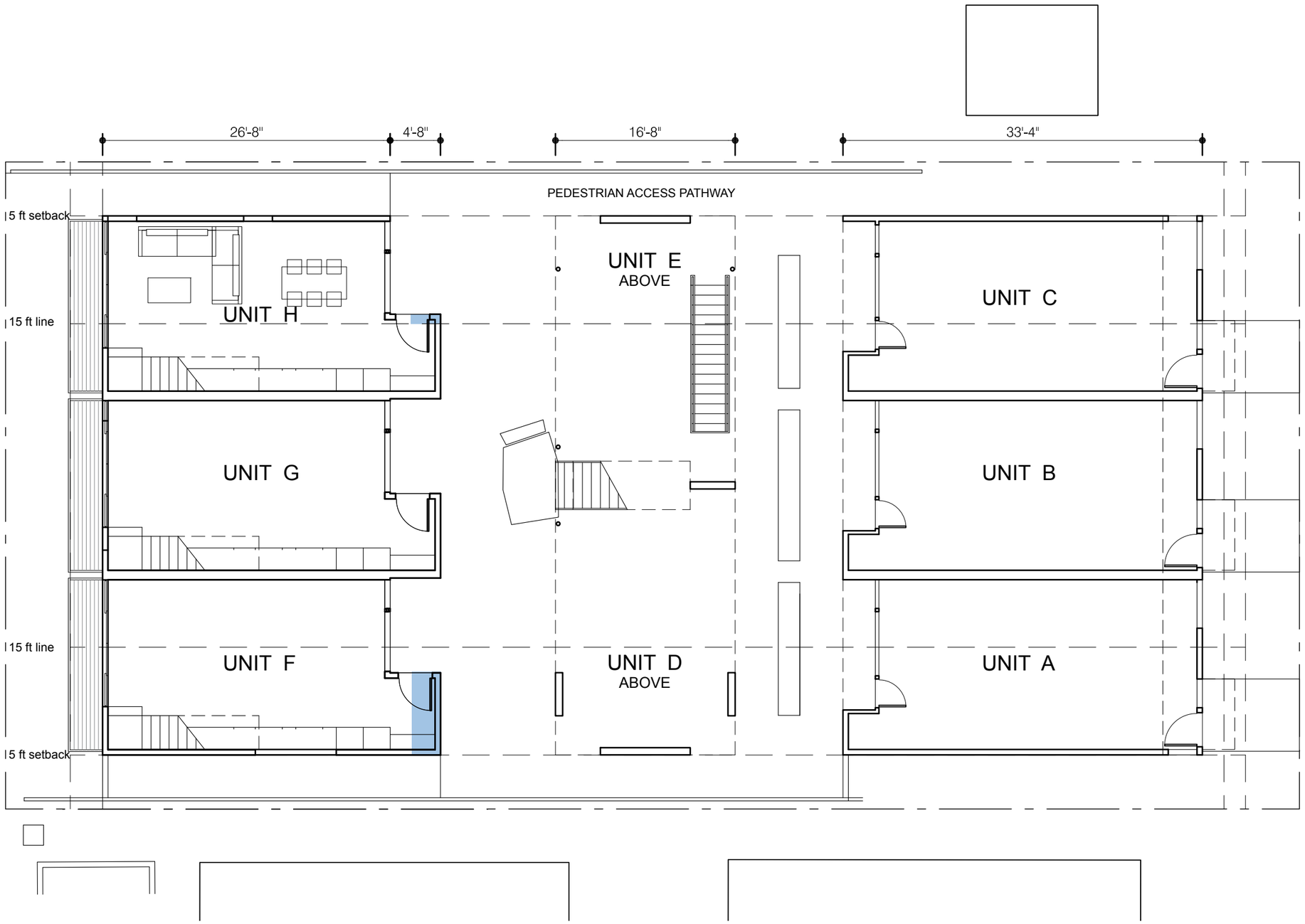
P.L. 120’-0’”x 65% = 78’-0”
10% increase as allowed by
SMC 23.41.018.D.4. d. = 85’-10”

Request a façade length increase of 3’-4” to 81’-4”

The project includes a communal courtyard plaza with two elevated units (D & E) to create an open contiguous ground plane central to all units. As the heart of the project the courtyard provides access to all units. The primary pedestrian access is along the north property line, located on this edge where less vegetation on adjacent parcels will provide greater access to daylight. The Boylston fronting units (A, B, & C) have formal entries facing the street and lower level back doors off the plaza with direct access to the stairway down to the parking garage level. At the western Belmont street facing units (E, F, & G), the 4’-8” entry bays create a porch-like transitional edge between the communal plaza and each individual unit. These bays are two story elements that improve vertical circulation through the units and provide support for canopy coverage over each entry door and porch. Without these 4’-8” bays the total facade length within 15’-0” of the north and south property lines would be 76’-8”.

The requested adjustment results in a superior design for the following reasons:

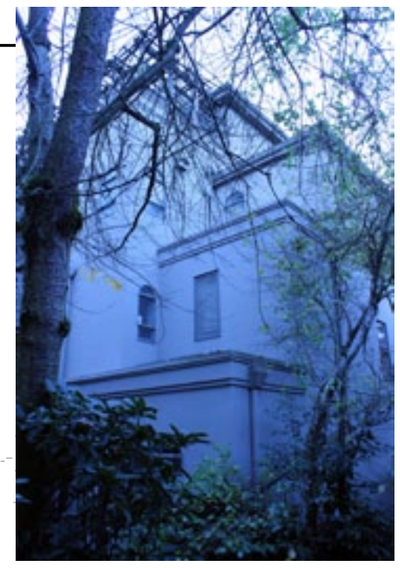
1. The additional 3’-4” allows for a spatially distinct entry. This is superior to an organization where one enters directly into the dining space.
2. The Unit F entry is situated on the south side of the project which creates the need for the adjustment. Locating the entry here allows the door to face the common walkway and courtyard. This is superior to an entry located along the party wall between units F & G as that front door would not be visible from the pedestrian access pathway.
3. In addition to providing a superior entry, the adjustment creates no negative impact on the property to the south. This portion of the adjacent structure is characterized by small window openings in a primarily solid wall.

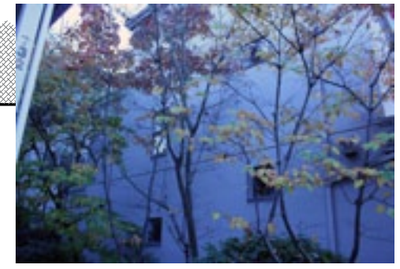


ADJUSTMENT REQUEST

An adjustment is requested at Unit H as 10-1/2" by 3'-4" is encroaching into the 15 foot depth where facade length is measured. A design that keeps the projection out of the 15 foot zone would require the entry to face east directly into the courtyard and leave little space for clear transition to a more private front door. This adjustment provides a superior design for the entry and stairway above while requesting the minimum area required. The entry will face the pedestrian access pathway and be situated in a clear private zone that is protected by a canopy above.

Adjacent structure to the south



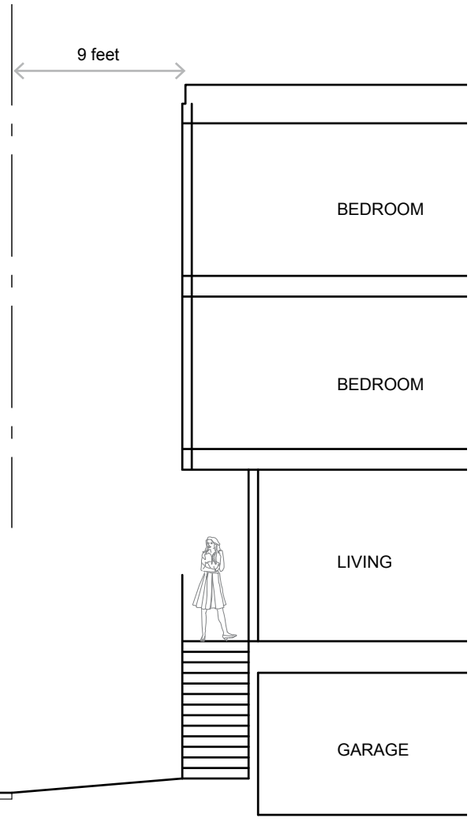


BELMONT UNIT ENTRY OPTIONS

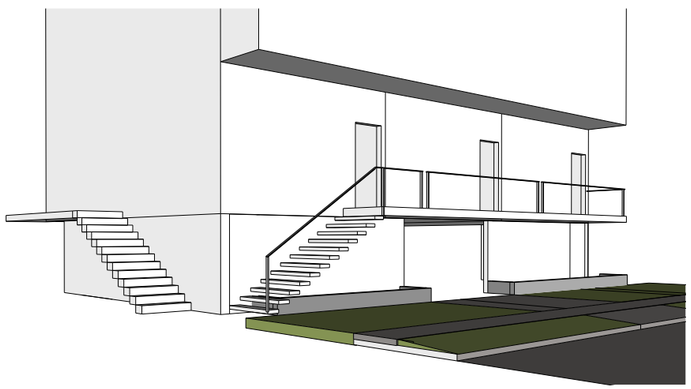
Option 1

Advantages
- entry doors for all units face street.
- opportunity for projecting structure above to provide cover over walkway.
- opportunity for landscape layering of parking garage facade.

Disadvantages
- motel like narrow walkway results in a challenging semi-public to private interface likely resulting in a closed facade facing the street at the first level.
- reduction in first level space depth to accommodate walkway which likely increases facade length of units and encroaches on courtyard plaza clear width resulting in broader impacts to configuration of entire development.



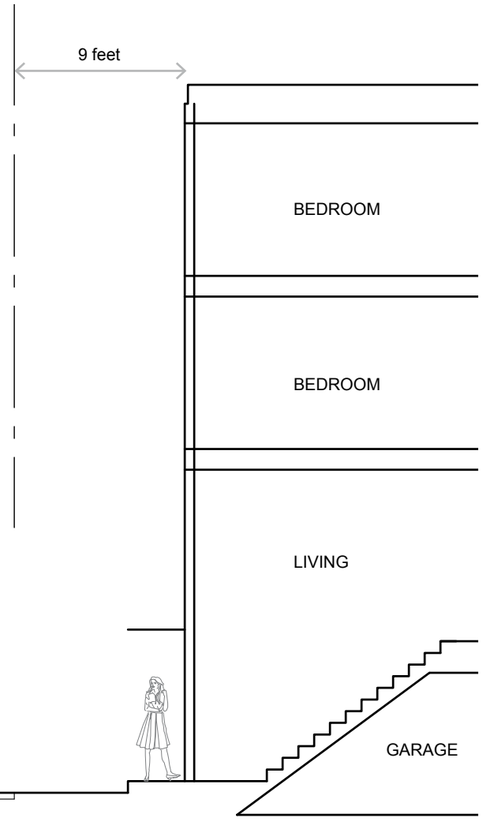
- these townhouse units front Belmont just a few properties to the north of the proposed project. Bulky concrete retaining walls and steps lead up a full story to the entries. While they have front doors facing the street the organization of uses and reduction of living space facing the street results in limited engagement with the street.



Option 2

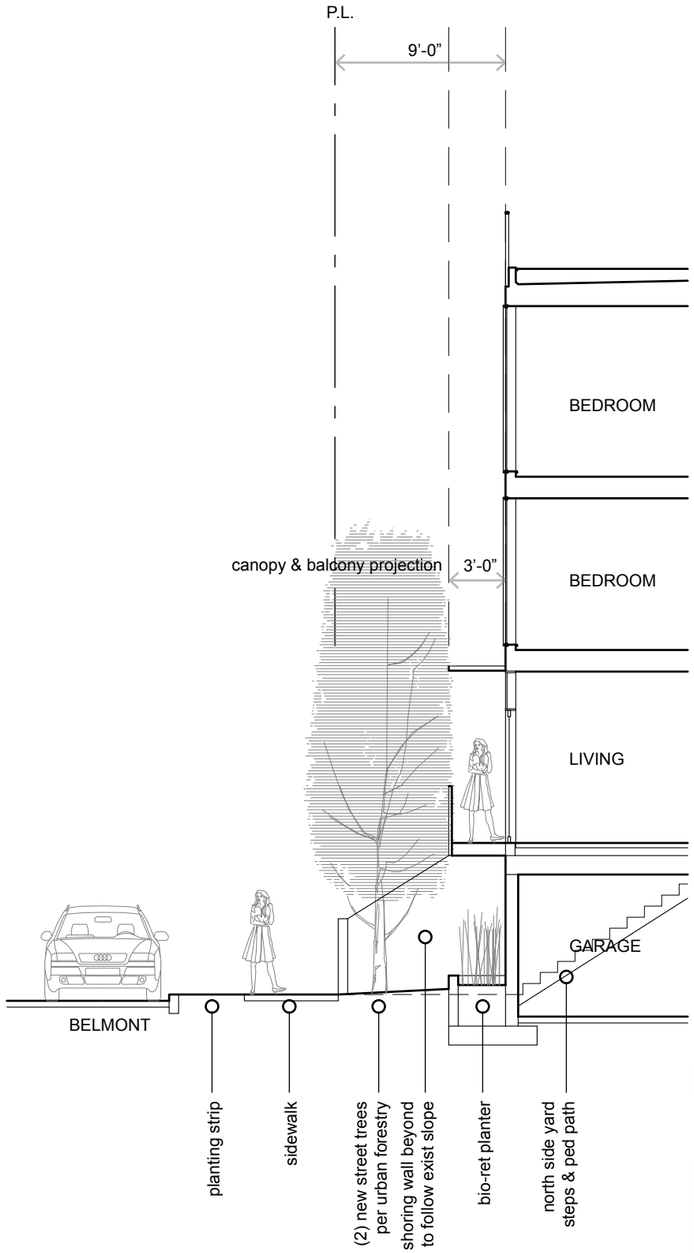
Advantages
- entry doors for two outside units face street.
- opportunity for projecting canopy or balconies.
- opportunity for landscape layering of parking garage facade.

Disadvantages
- entry level at sidewalk level with limited or no adjacent space resulting in solid door for privacy and security.
- impact of interior stair location results in a functional room width that is at most 12’-6” wide which likely places main living space away from the street.
- space allocated for entries and stair would reduce the number of parking stalls available for the project.
- middle unit entry does not front the street.



- these townhouse units front Boylston just a few properties to the south of the proposed development site. While they have front doors facing the street and comply with land use requirements they do not contribute to a successful entry, yard, and sidewalk environment.

BELMONT UNIT PREFERRED ENTRY



Advantages

- the courtyard is prioritized as the heart of the project with all units sharing direct access to this multi-use environment.
- north edge pedestrian walkway provides clear and direct through route from Belmont up to courtyard plaza level and continues up to Boylston frontage for through block connection.
- main level open concept living spaces of units allows for ample connection to the courtyard and large sliding patio doors opens the living space to highly functional projecting balconies providing a strong connection between residents and the streetscape.
- appropriate transition from public space to semi-public courtyard to semi-private spaces.
- consistent landscaped sidewalk and street edge, prominent in the neighborhood.

Disadvantages

- unit entry doors do not front street.

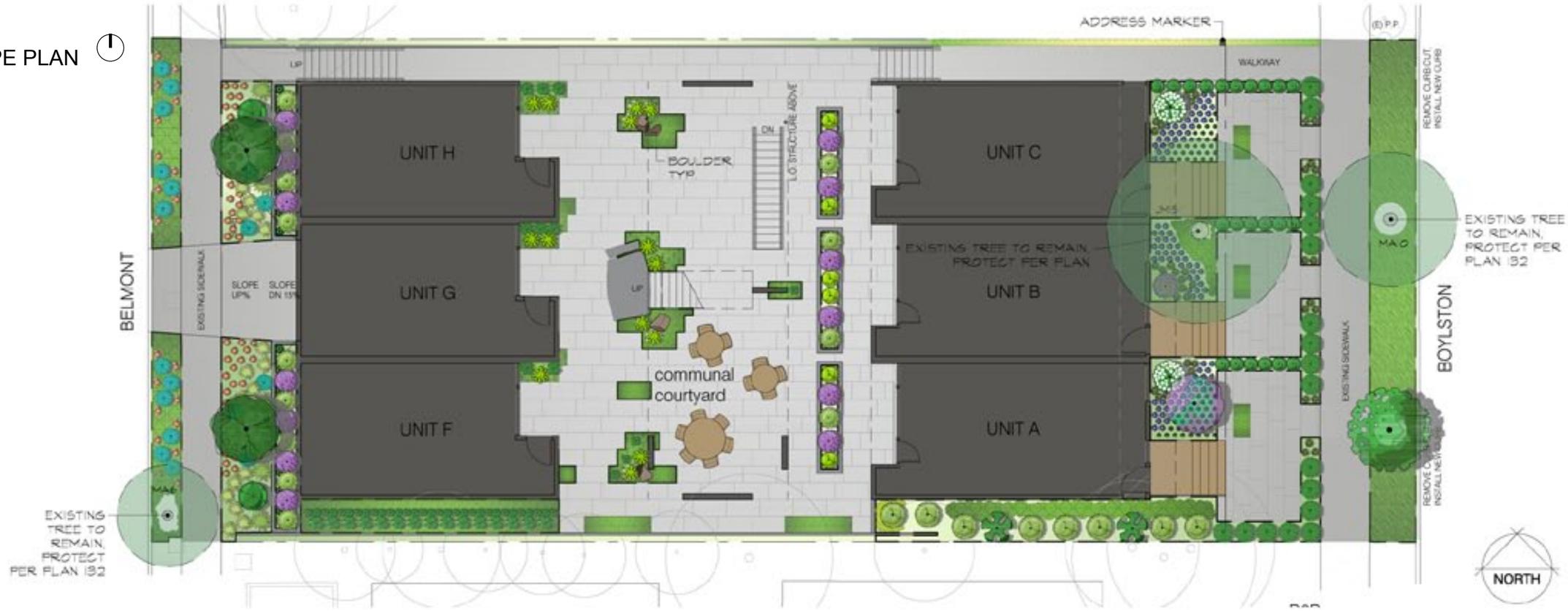
VIEW FROM BELMONT

VIEW FROM BOYLSTON

COURTYARD PLAZA

COURTYARD PLAZA

LANDSCAPE PLAN




Hicks Yew


Cunningham's White Rhododendron


Black Tower Elderberry


Japanese Forest Grass


Black Mondo Grass


Golden Dogwood


Blue Star Juniper


Fountain Grass


Deer Fern


Fatsia


Purple Beech

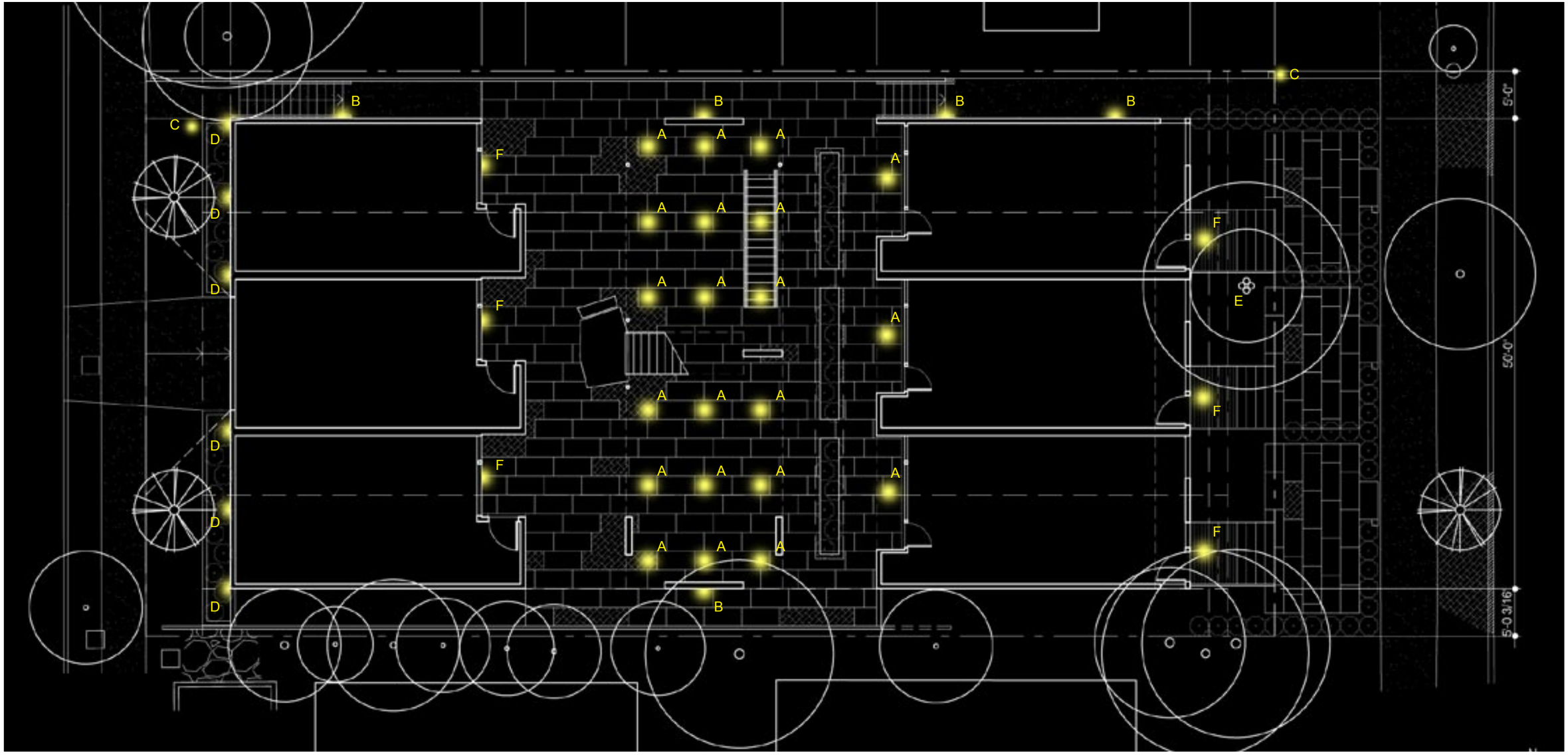

Irish Moss


Center Glow Ninebark


Chocolate Chip Ajuga

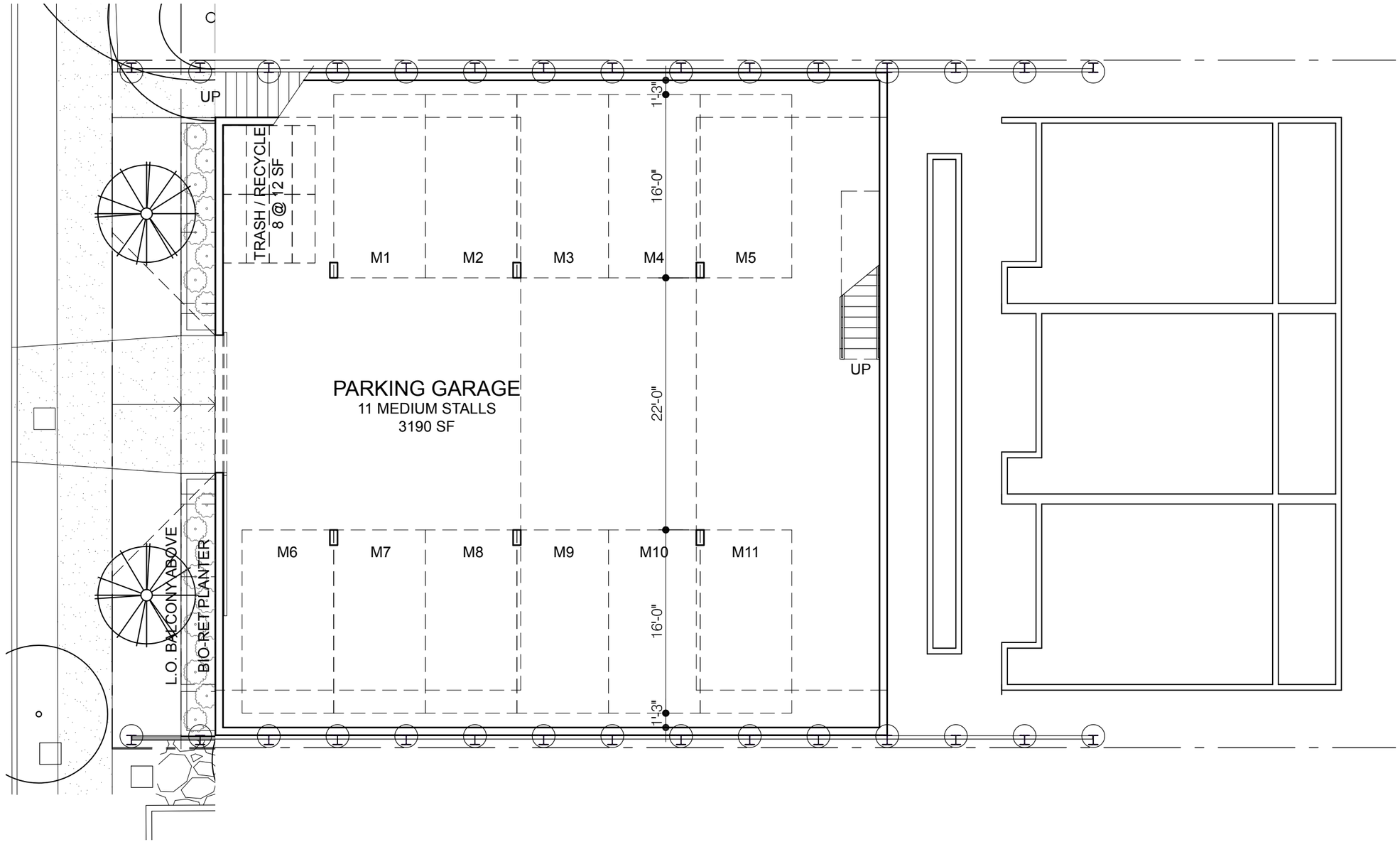
SITE LIGHTING PLAN scale 1” = 10’-0”

A. Recessed Down Light B. Recessed Step Light C. Address Lighting D. Landscape Down Light E. Landscape Up Light F. Building Mounted Down Light

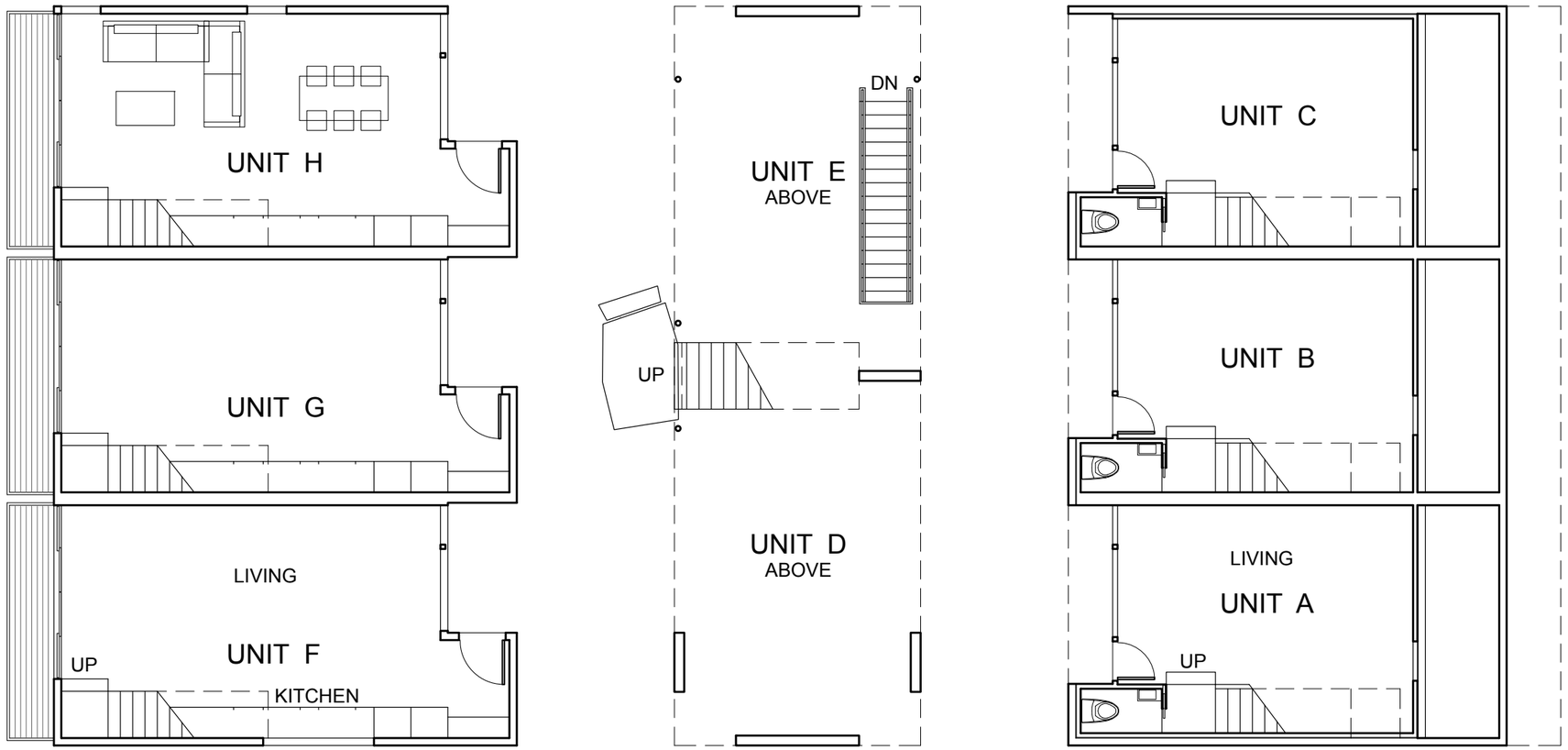


LEVEL 1 GARAGE PLAN - BELMONT scale 1” = 10’-0”

Access to the parking garage is by a new 10 foot wide curb cut to a twelve foot wide garage entry. The code required sight triangle is provided for a safe vehicle to pedestrian interface. Within the 3190 sf garage there is space for eleven medium stalls, trash and recycling for each unit, an allowance for a fire sprinkler and storage room, and space for bicycle parking under the stair ascending to the courtyard plaza level above. Aside from the board form concrete west wall of the garage, which is screened by plantings in bio-retention planters, the parking garage is entirely below grade.



LEVEL 2 PLAN - COURTYARD PLAZA scale 1” = 10’-0”



The courtyard plaza level is the heart of project. From this contiguous ground plane all units are accessed and space is shared as general circulation, communal informal gathering space, and semi private areas along edges.

The main entries to the Belmont facing units F, G, and H enjoy a two-story covered recessed porch-like frontage with large expanses of glazing connecting the interior spaces to the life of the courtyard plaza. Large sliding patio doors connect the open living spaces to western projecting balconies covered with a continuous steel canopy. This allows residents to directly and regularly connect to the Belmont street environment.

To access units D and E a bench height stone slab creates a base for an open suspended stair ascending to protected entries above. By elevating the floor level of units D and E eleven feet, plaza level covered gathering spaces are created protecting users from the elements while maintaining a sense of openness through the project.

Covered secondary entrances to units A, B, and C basement spaces are provided as well. The ground plane of the plaza is conceived as an urban hardscaped space with integrated areas of low plantings. To manage roof water run off the project implements bio-retention planters seamlessly integrated into the ground plane between units A-C and D-E. As a planted screen wall this porous line allows for semi-private terraces adjacent to units A-C interior spaces.

LEVEL 3 PLAN - BOYLSTON scale 1” = 10’-0”

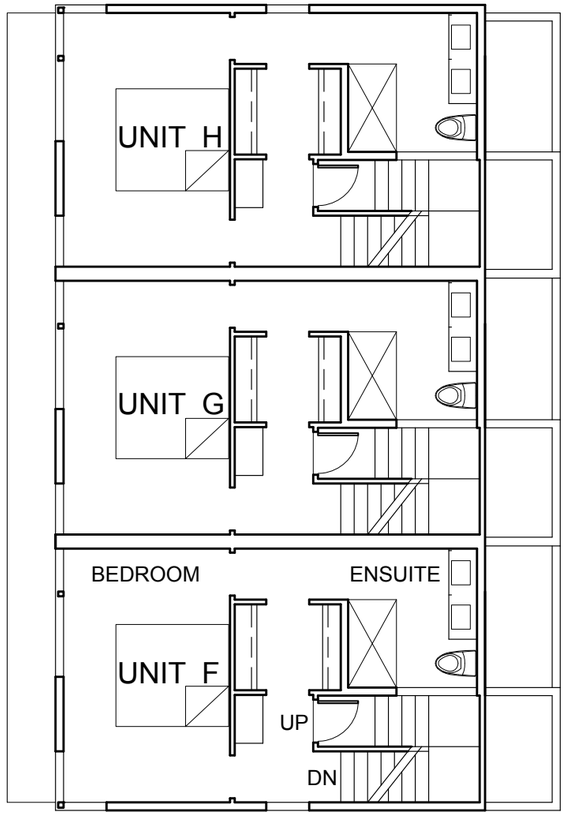
Primary entrances to units A, B, and C front Boylston with on grade patios and steps up to entry stoops. The main living spaces of the units connect to the street through large windows.

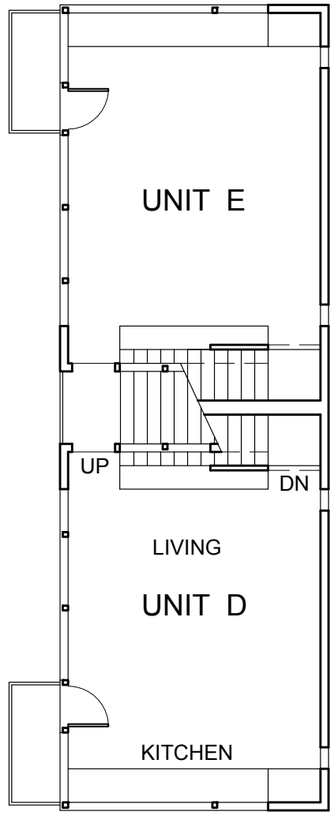
Units D and E, via the shared covered stairway, have dedicated entry hallways adjacent to bedroom and bath spaces.

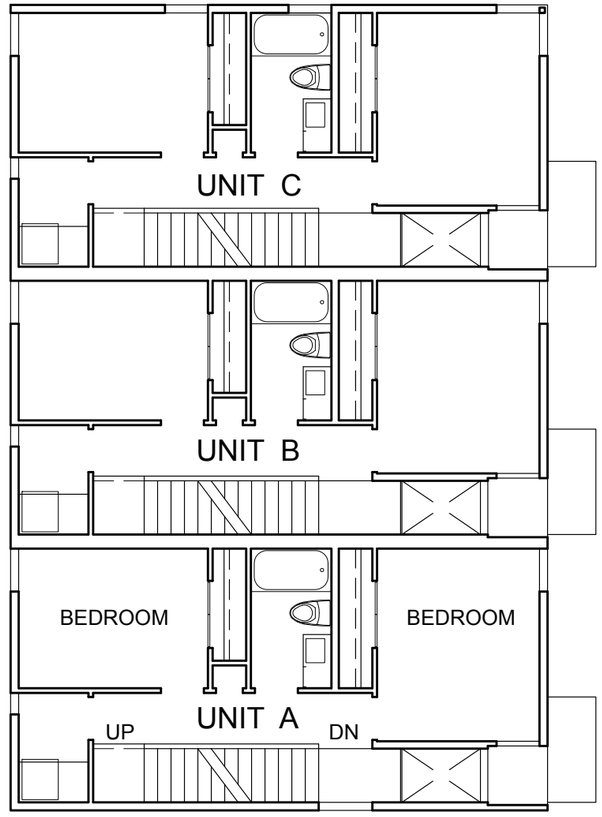
Units F, G, and H enjoy a stairway organization that opens each unit full depth from the west edge through to the courtyard. Bedrooms front the west side overlooking Belmont and a smaller flex space, ideal for home office or nursery, opens east towards the courtyard.

In general, window openings are strategically placed with respect to neighboring structures and privacy between units.

LEVEL 4 PLAN scale 1” = 10’-0”







At this level units A, B, and C each have 2 bedrooms, a bathroom, and a laundry room. There is an open to below volume from the stair landing down to the entry.

Loft like open living spaces at units D and E link to a shared central stair up to roof top decks.

Main bedroom space at units F, G, and H are primarily focused west toward the views. Bathroom ensuites are private from the units D and E living space across the gap between structures which widens to 14’-8”. The ensuites have high south facing windows adjacent to the exterior stairwells that access each roof top deck.

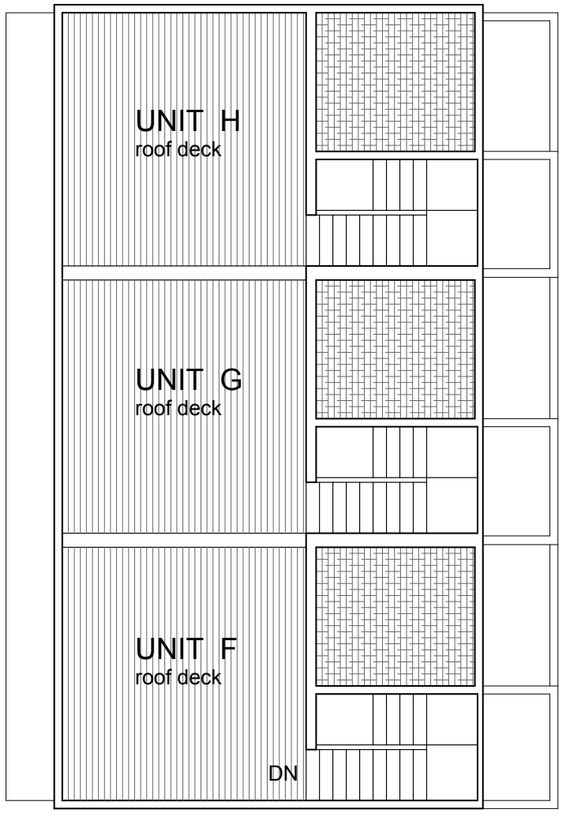
As with level 3, the level 4 window openings and wall planes are strategically placed with respect to neighboring structures and privacy between units.

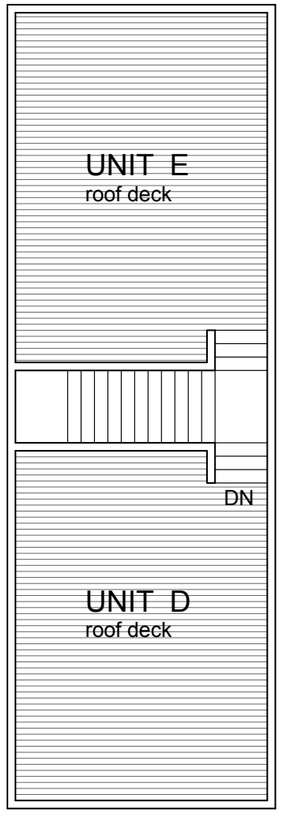
LEVEL 5 PLAN scale 1” = 10’-0”

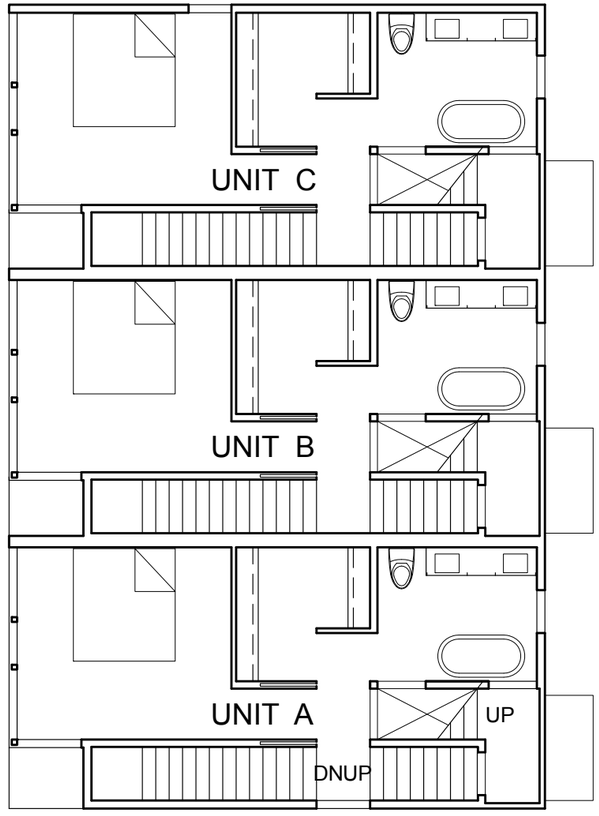
Units A, B, and C place bedrooms at the west side looking over and past the rooftops of the adjacent units to the western views beyond. The ensuites are located on the east side with tall narrow windows to mitigate privacy from the neighboring apartment building and townhouses across the street which are elevated several feet above this development site. A stairwell with doors to the exterior at the half landing leads up to individual roof top decks.

Large roof top decks at units D and E contribute to outdoor living opportunties for these smaller townhomes.

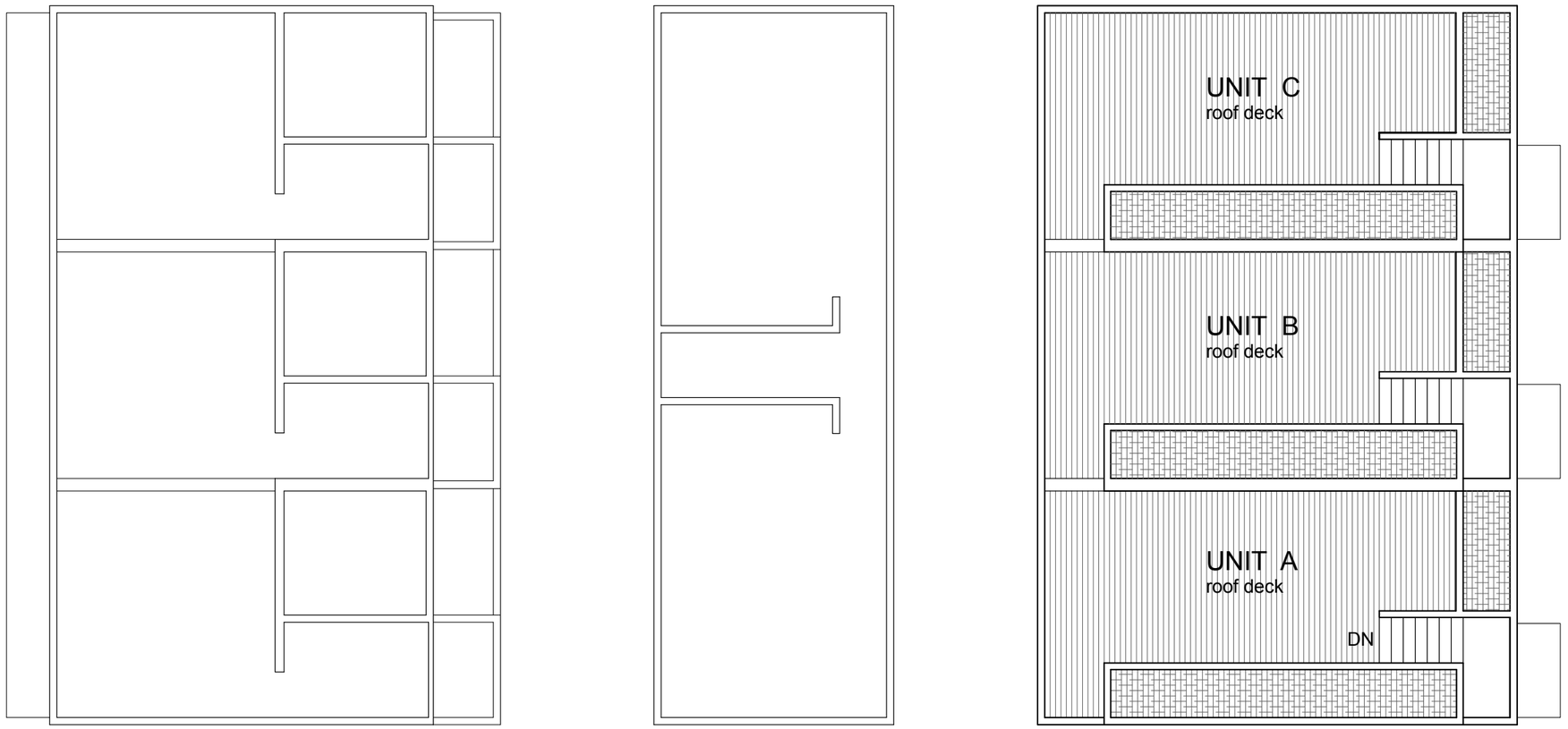
Roof top deck areas at units F, G, and H are pushed to the western side of the massing. Green roof areas between stairwells establish a visual landscape and help mitigate roof runoff.





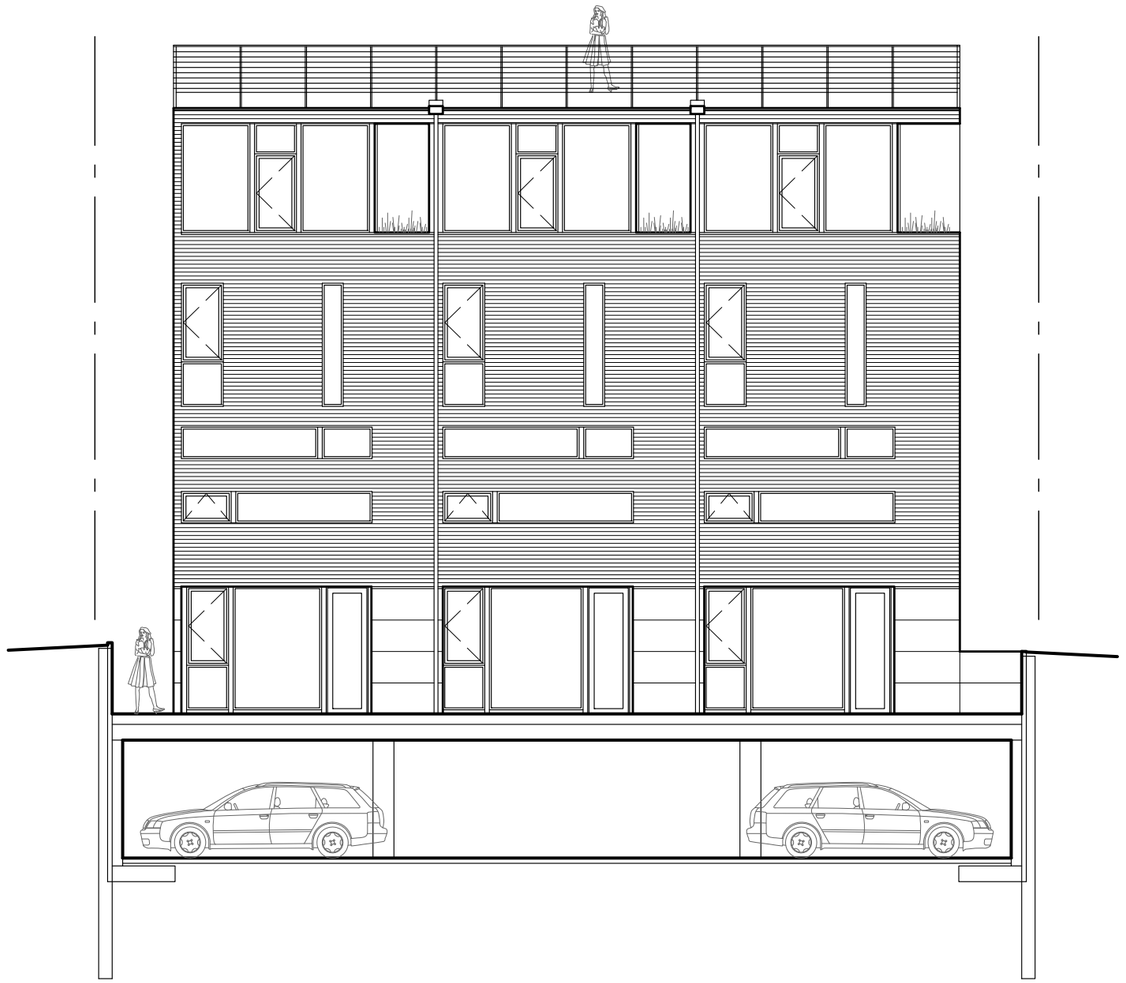


ROOF PLAN scale 1” = 10’-0”



Units A, B, and C roof top deck areas are separated by long stair penthouses flush with top of guardrail. These penthouse roofs and small portions of roof along the eastern edge are planted with green roofs. Open metal guardrail, typical at all unit roof tops, allows for clear views in all directions and reduces the overall scale of the building massings.

BOYLSTON UNITS: EAST & WEST ELEVATIONS scale 1” = 10’-0”



BOYLSTON ELEVATION DETAIL

- white metal guardrail
- white metal cap flashing
- recessed white windows & narrow trim
- dark grey stained horizontal wood siding
- 3 ft metal canopy projection, paint white
- white stained vertical wood siding
- (e) planting strip & sidewalk
- entry steps and stoop
- paver patio
- address marker
- foundation wall set back 4 ft from front facade
- ground cover per landscape
- preserve exceptional japanese maple
- +66" hedge
- concrete pedestrian walkway

BELMONT UNITS: WEST & EAST ELEVATIONS scale 1” = 10’-0”

BELMONT ELEVATION DETAIL

white metal guardrail

white metal cap flashing

recessed white windows & narrow trim

dark grey stained horizontal wood siding

white metal scupper & downspout

3 ft metal canopy projection, paint white

white stained vertical wood siding

alter existing concrete retaining wall w/ shoring

concrete pedestrian walkway and steps

address marker

(2) new street trees per urban forestry

bio-ret planter per civil & landscape

garage entry sliding metal gate

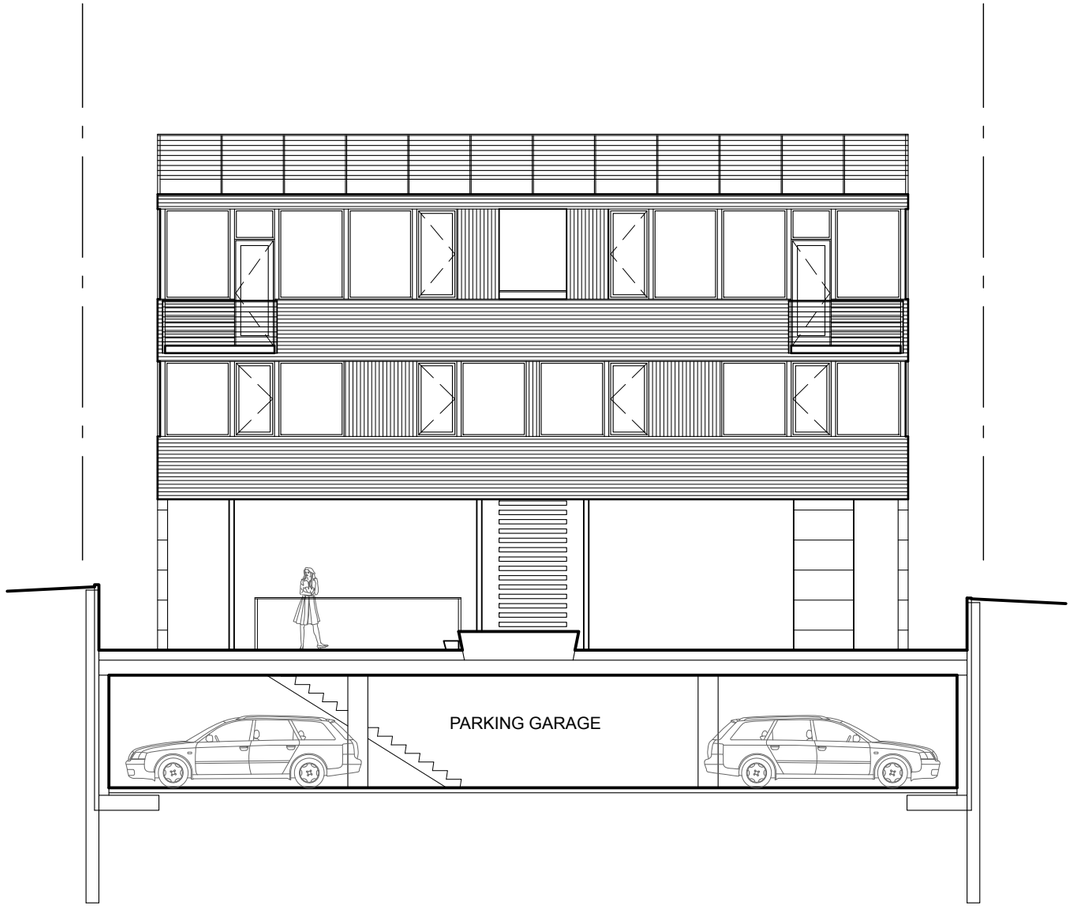
3 ft projecting balcony white metal guardrail

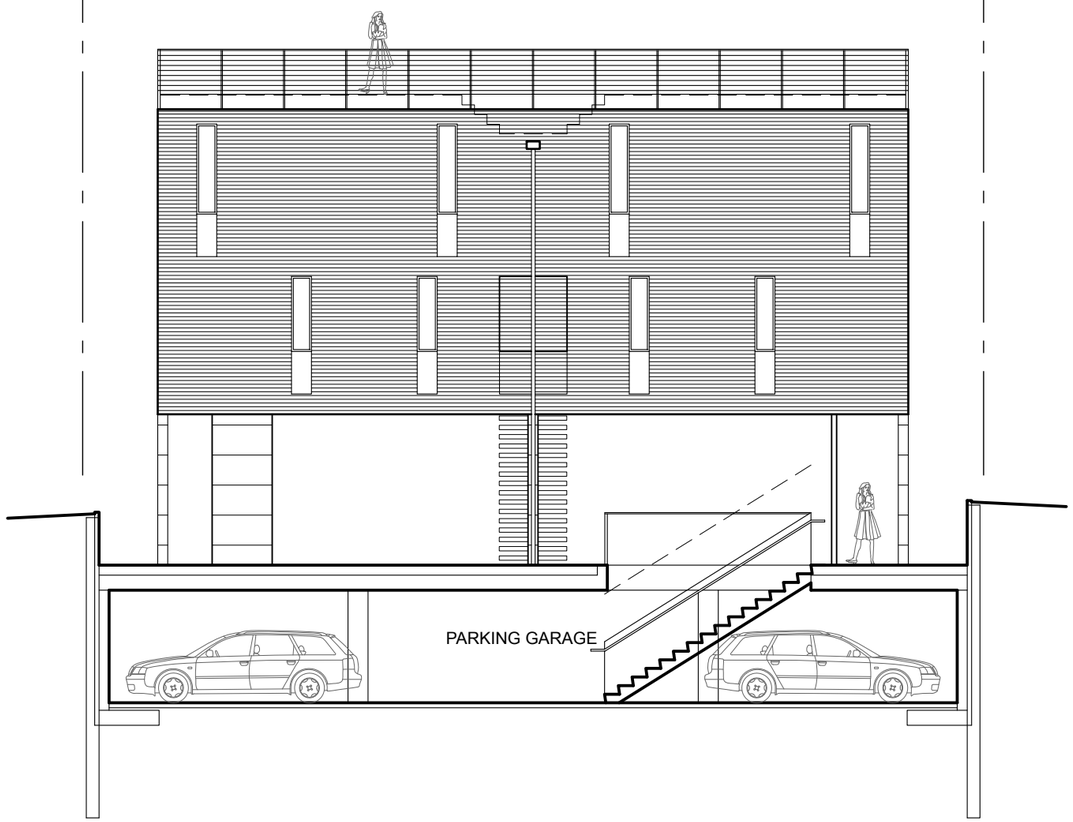
large sliding patio doors & glazing at each unit

board form concrete

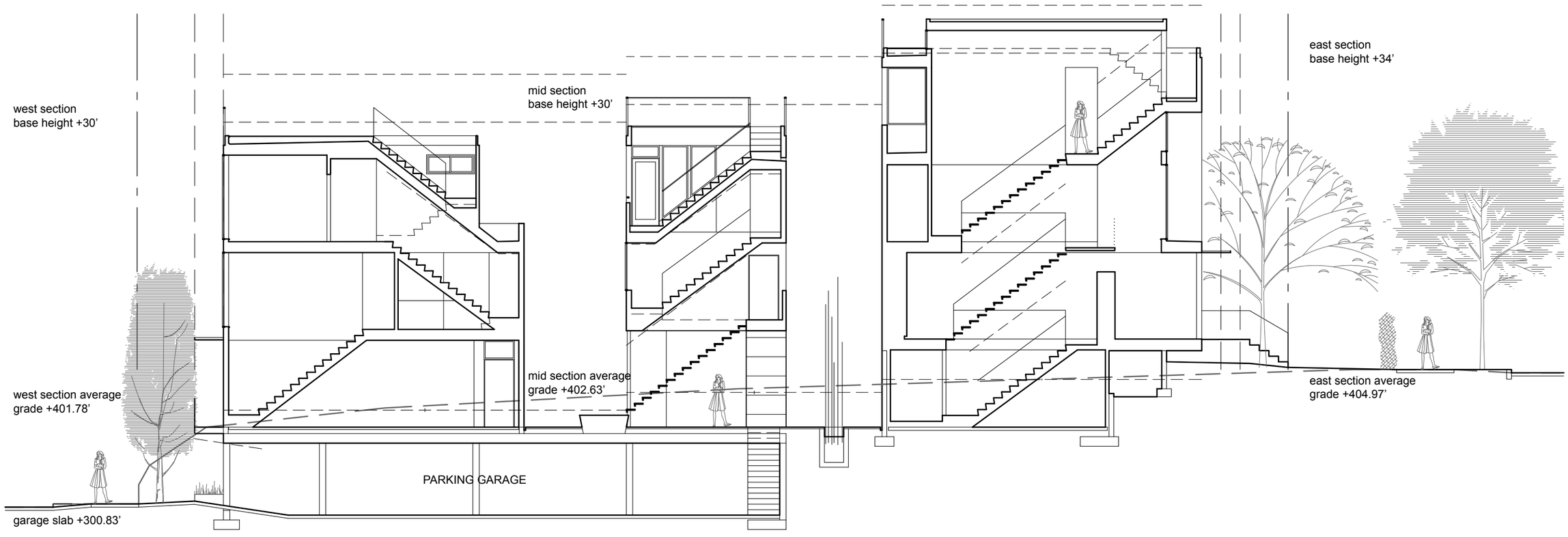
(e) street tree

BELMONT UNITS: WEST & EAST ELEVATIONS scale 1” = 10’-0”



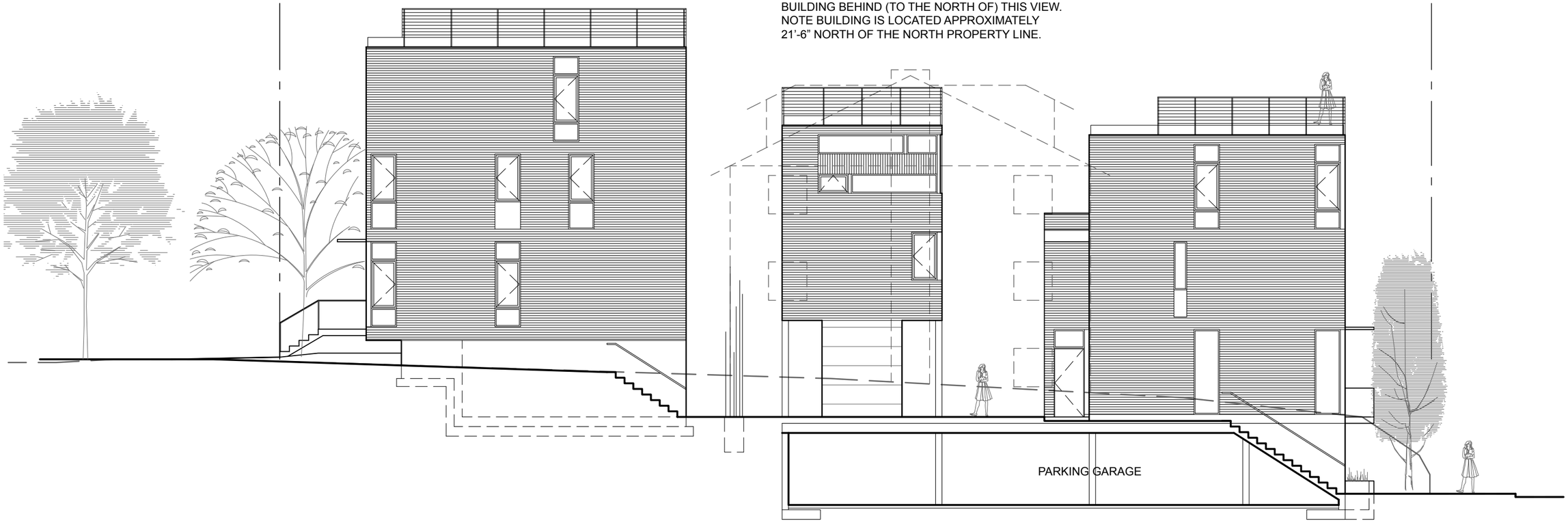


BUILDING SECTION scale 1” = 10’-0”



NORTH ELEVATION scale 1” = 10’-0”

DASHED LINES INDICATE OUTLINE OF THE
BUILDING BEHIND (TO THE NORTH OF) THIS VIEW.
NOTE BUILDING IS LOCATED APPROXIMATELY
21’-6” NORTH OF THE NORTH PROPERTY LINE.



SOUTH ELEVATION scale 1” = 10’-0”

DASHED LINES INDICATE OUTLINE OF THE BUILDING BEHIND (TO THE SOUTH OF) THIS VIEW. NOTE BUILDING IS LOCATED APPROXIMATELY 5’-0” SOUTH OF THE SOUTH PROPERTY LINE.