



EARLY DESIGN GUIDANCE

318 Bellevue Avenue East Apartments



SDCI # 3029185

**318 BELLEVUE AVE E
SEATTLE WA 98102**

**SUBMITTAL DATE:
JANUARY 2, 2018**

Context Analysis

- 4 Vicinity and Walkability
- 5 Community Nodes and Landmarks
- 6 Adjacent Uses
- 7 Surrounding Buildings

Site Analysis

- 8 Surrounding Zoning
- 9 Zoning Summary
- 10 Streetscapes
- 12 Existing Site Plan
- 13 Existing Site Images

Architectural Concept

- 14 Inspiration Images
- 15 Design Guidelines
- 16 Design Constraints
- 17 Massing Options
- 25 View Analysis
- 26 Shadow Studies
- 28 Landscape Design
- 30 Departures
- 34 Director's Rule Request

Appendix

- 36 NK Previous Work

Project Information

Address 318 Bellevue Avenue East
Seattle WA 98102

Applicant NK Architects
Peggy Heim
310 First Avenue S, Suite 4s
Seattle WA 98104
206.933.1150

Owner Bellevue Ave Venture
Connor Freeman
206.617.0666

Project Data

Lot Area 4,800 SF

Zoning MR

Preferred Option Area 21,462 SF

Stories 6 Stories + Loft, 1 Level Below Grade

Preferred Option Units 18

Preferred Option Parking 9 Stalls

PROJECT GOALS

Providing a Variety of Urban Housing Options

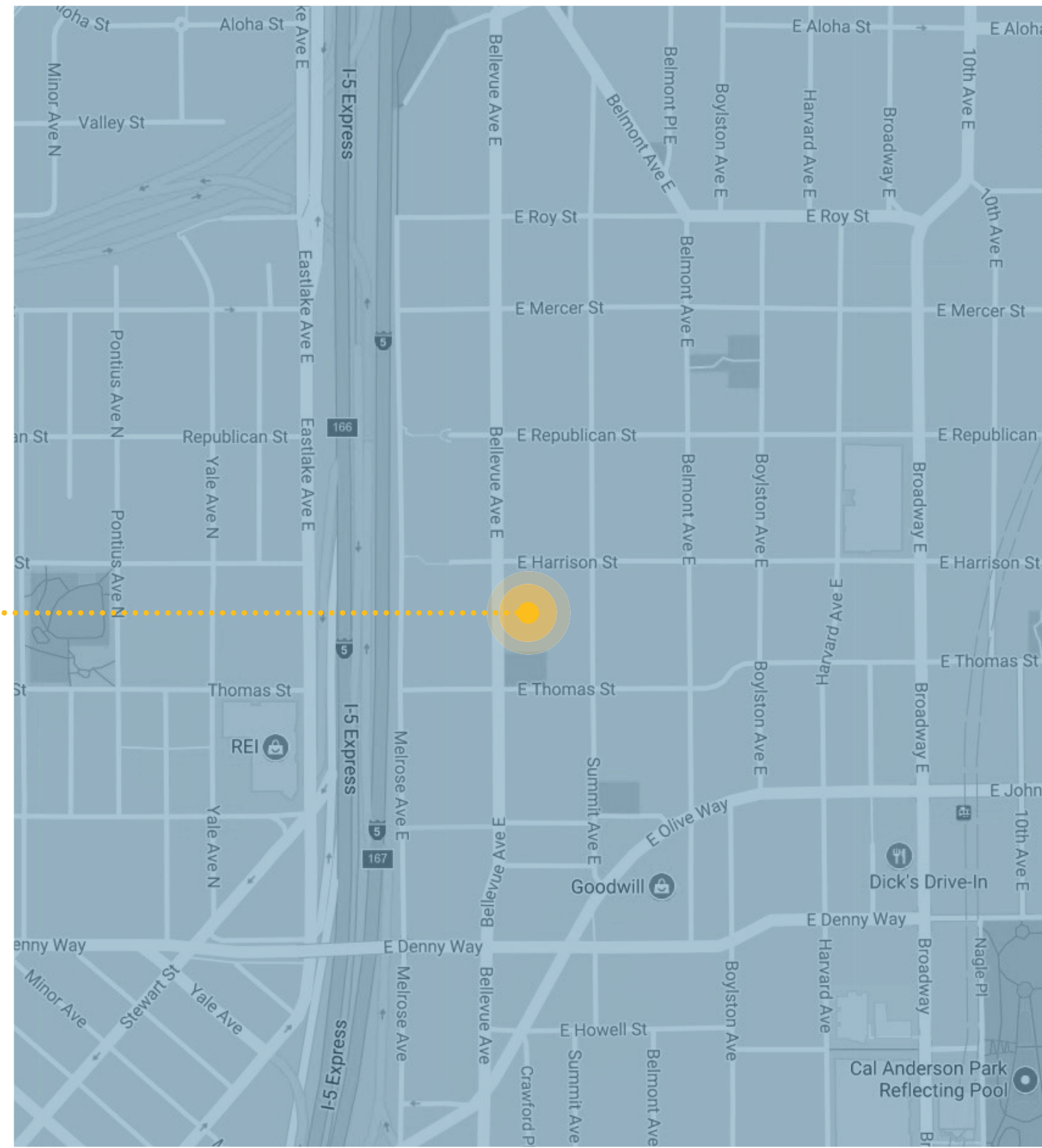
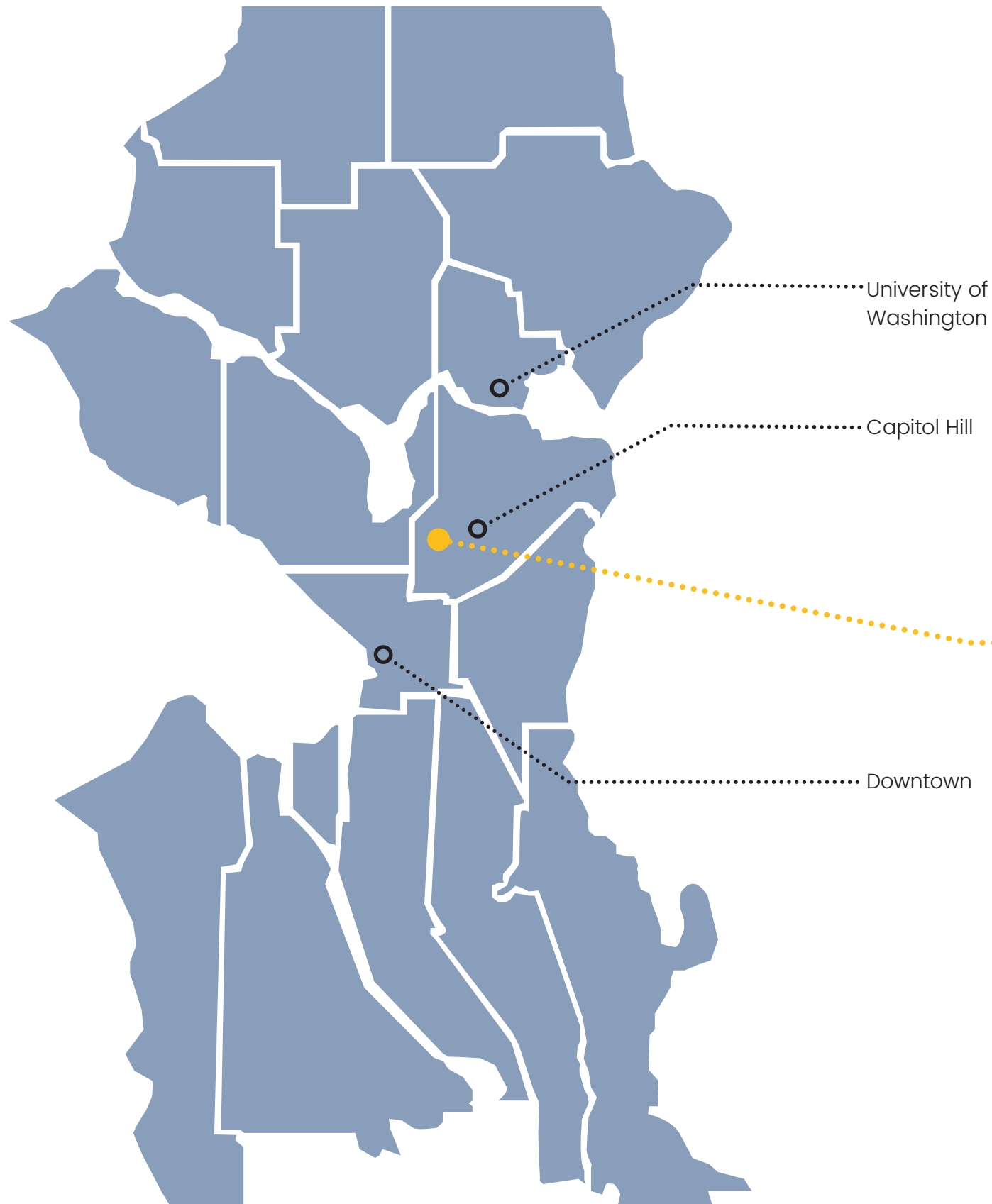
This narrow, steeply sloping project site is currently occupied by an existing 2-story 1960s apartment building that has been owned and managed by the project developer, a local Seattle family, for many years. The property owner would like to redevelop their property into a boutique apartment building with apartment units that will accommodate people at multiple stages of life and income levels.

Unlike many of the recently built apartment buildings in the area that solely provide micro-units and small studio apartments, this project aims to provide one bedroom and two bedroom apartments that will accommodate single adults, couples and families with children. Because the project will provide larger family-sized units, the building will also include parking to help families meet the transportation challenges involved with having active children (e.g., sports and extracurricular activities).

In addition to accommodating a variety of household sizes, the project will provide affordable housing through the multi-family housing tax exemption and incentive zoning programs. Both one and two bedroom apartments available at affordable rents set by the City of Seattle will be generated by the project.

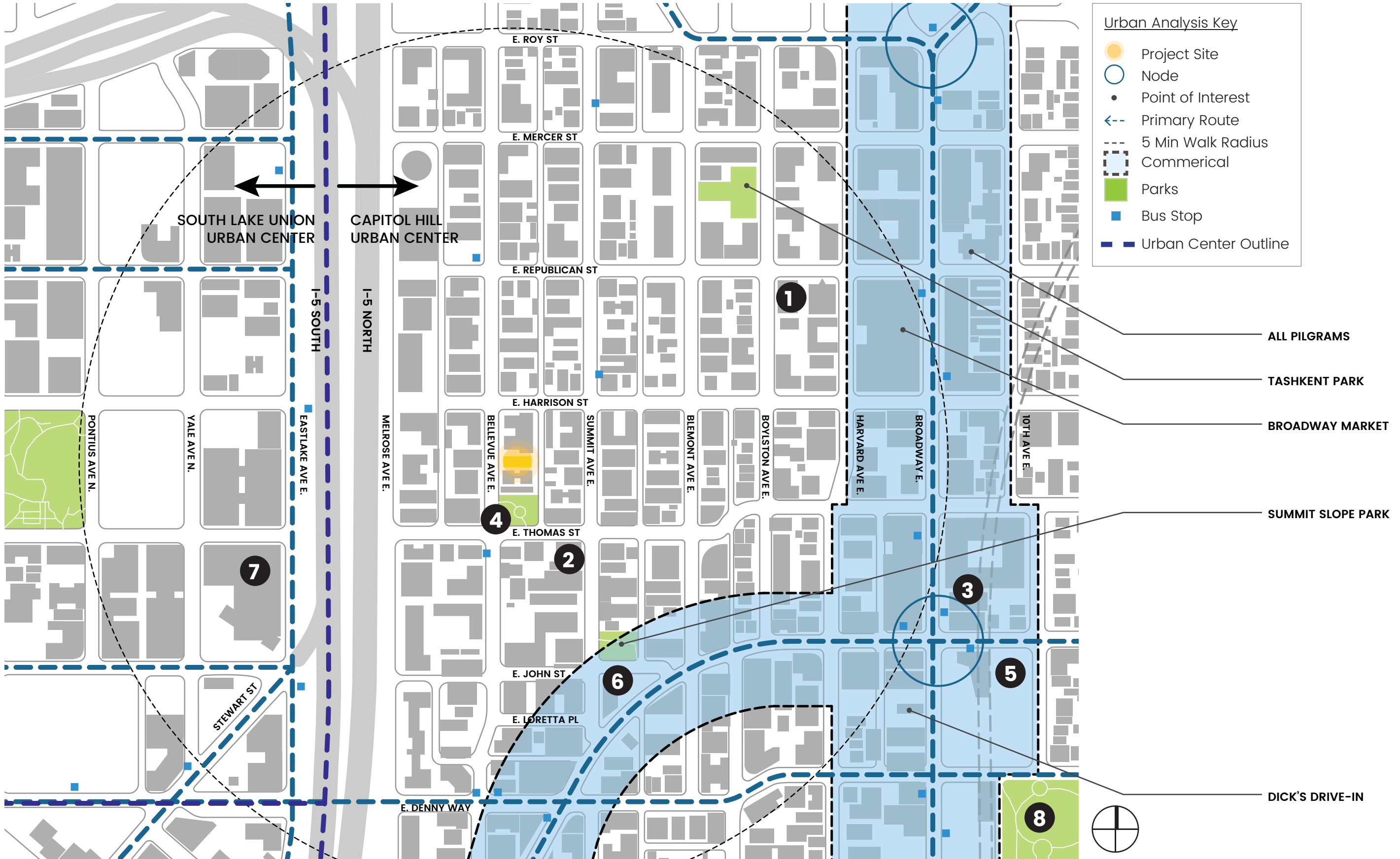
The project will meet the PHIUS+ 2015 certification for passive house and will be part of the incentive zoning program to obtain additional height and floor area ratio.

PROJECT LOCATION



CONTEXT ANALYSIS

VICINITY AND WALKABILITY

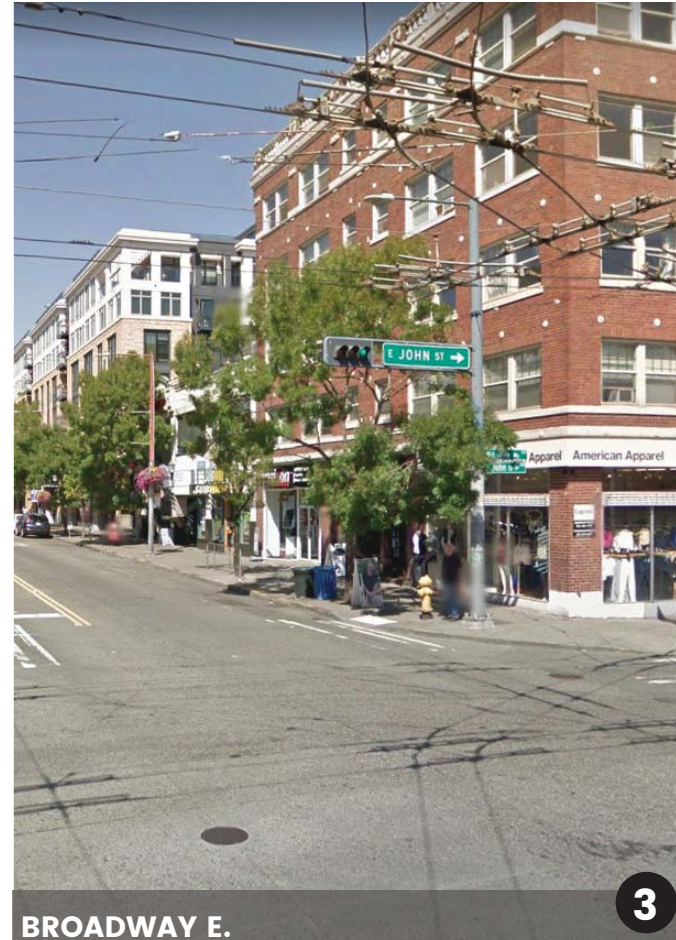


CONTEXT ANALYSIS

WEST SLOPE DISTRICT

Close to Community Nodes & Neighborhood Landmarks

The project site is located in the West Slope District neighborhood of Capitol Hill. This neighborhood is bordered by I-5 to the West and the Broadway commercial street to the East. Within this district are numerous small neighborhood coffee shops, multiple mini-parks for dog walking and sunbathing, and the Capitol Hill Branch Library. Just outside the neighborhood boundaries are the REI headquarters, Cal Anderson Park and the Capitol Hill Link Lightrail Station. The neighborhood is primarily multifamily residential in character and has good walking access to many services throughout the greater Capitol Hill neighborhood.



CONTEXT ANALYSIS

ADJACENT USES

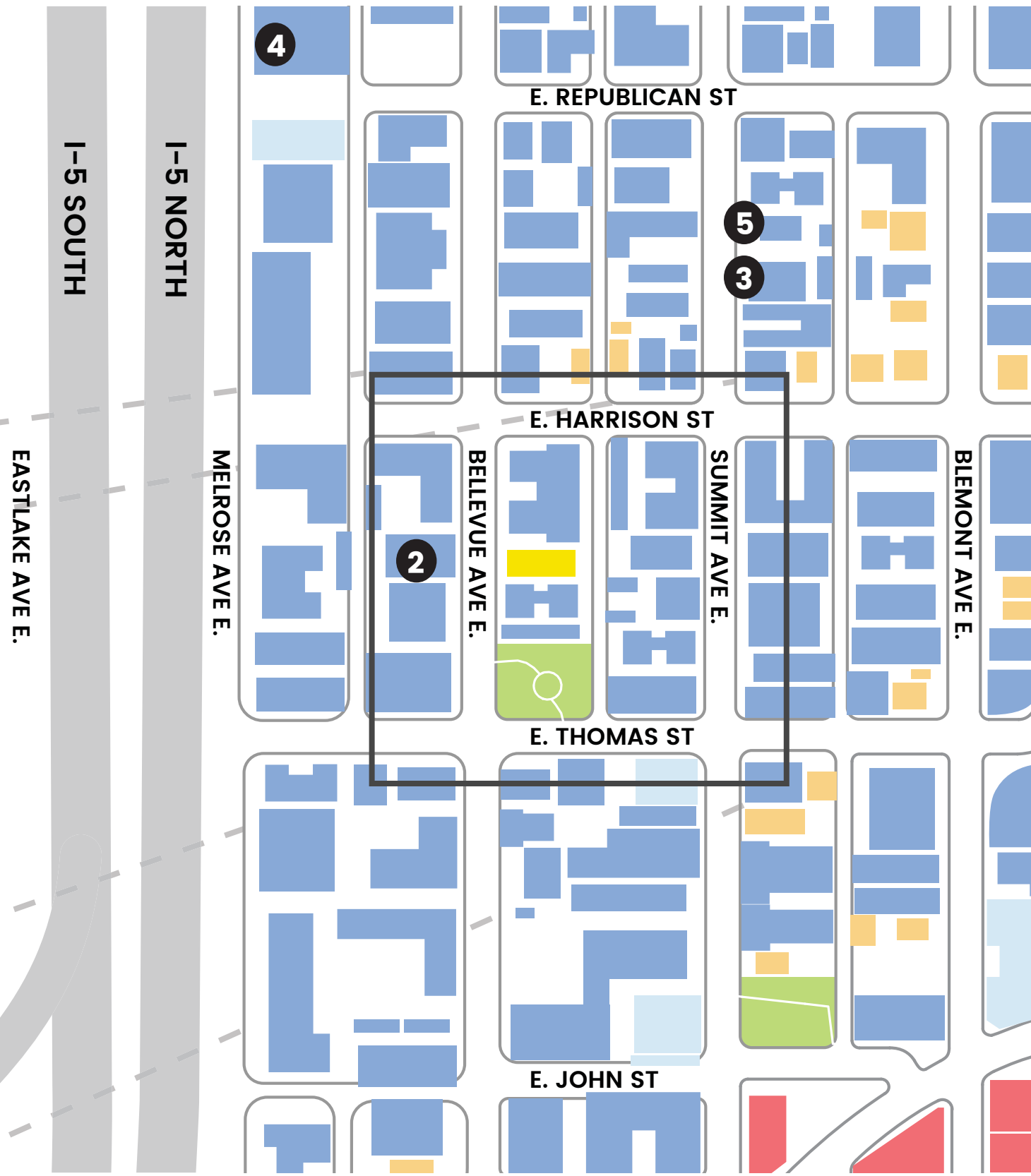
Multi-Family Housing & a Few Single-Family Homes

Once, a single-family neighborhood, the West Slope District is now dominated by multi-family apartment buildings. A few examples of early 1900s single family homes still exist among the larger multi-family buildings. As the City of Seattle continues to grow in population, the Capitol Hill will become more dense with apartments. The neighborhood is an attractive place to live for professionals due to the proximity to job centers in South Lake Union and Downtown Seattle. Many of the new apartment buildings are primarily one bedroom and studio apartments. The unit mix of the proposed project includes more larger units than many of the surrounding buildings.



DETAIL AT PROJECT BLOCK

ADJACENT BUILDING USES



1 Two Blocks North of Map

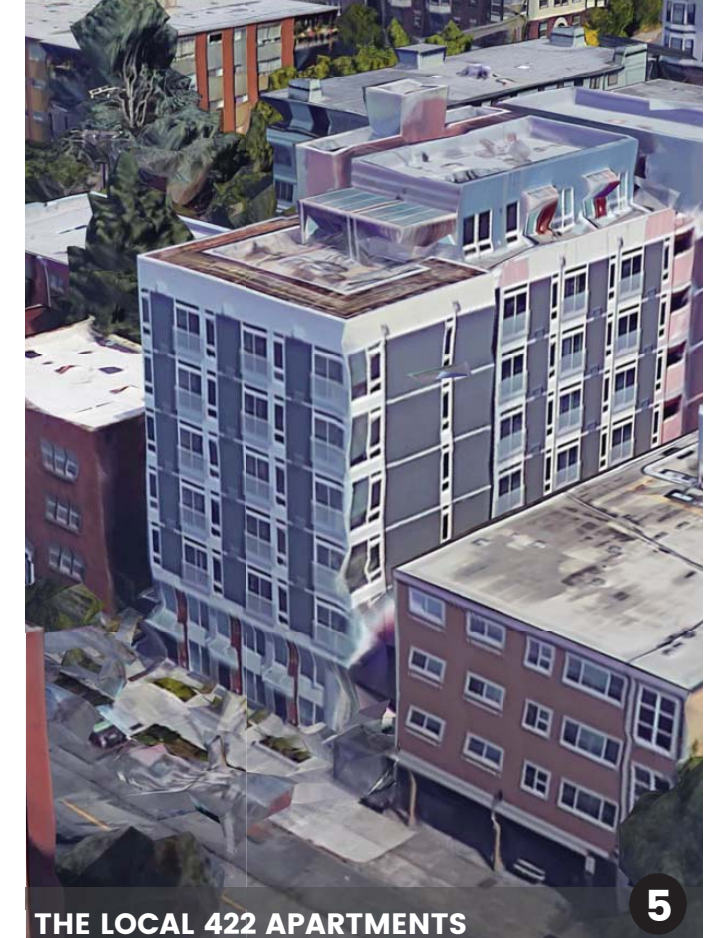
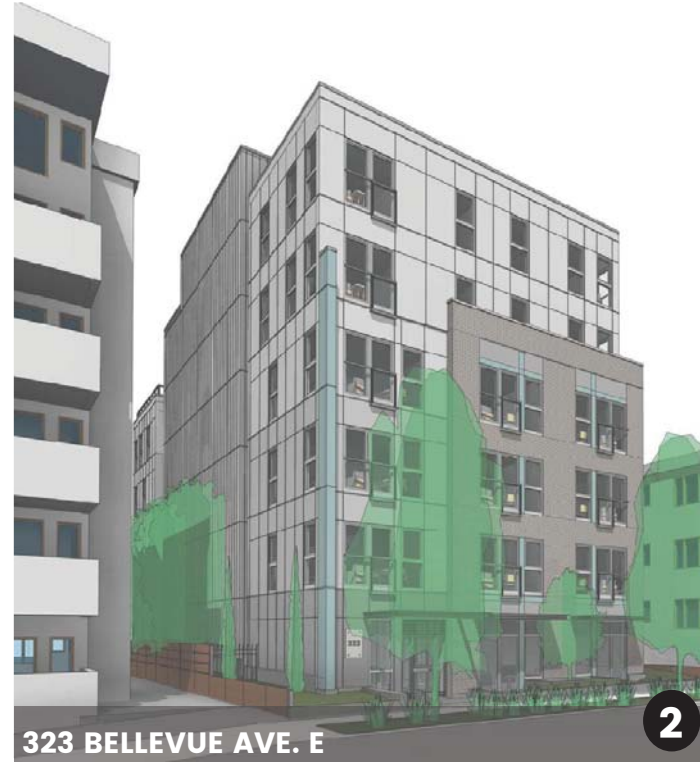
Key	
■	Single-Family
■	Commercial
■	Mixed-Use
■	Residential
■	Project Site

CONTEXT ANALYSIS

SURROUNDING BUILDINGS

A Mix of Historic, Mid-Century & Modern Apartments

The West Slope District primary character comes from the variety of multi-family apartment buildings from various time periods in Seattle's History. There are numerous examples of 1920s and 30s 3-story brick apartments buildings that dot the area. The 1960s brought new development of larger-rise apartments, many of them condominiums, that are built into their sloping sites. More recently, many 6 and 7-story infill apartment buildings has been constructed, reflecting the character of both the small-scale brick buildings and the taller high-rise mid-century modern buildings.



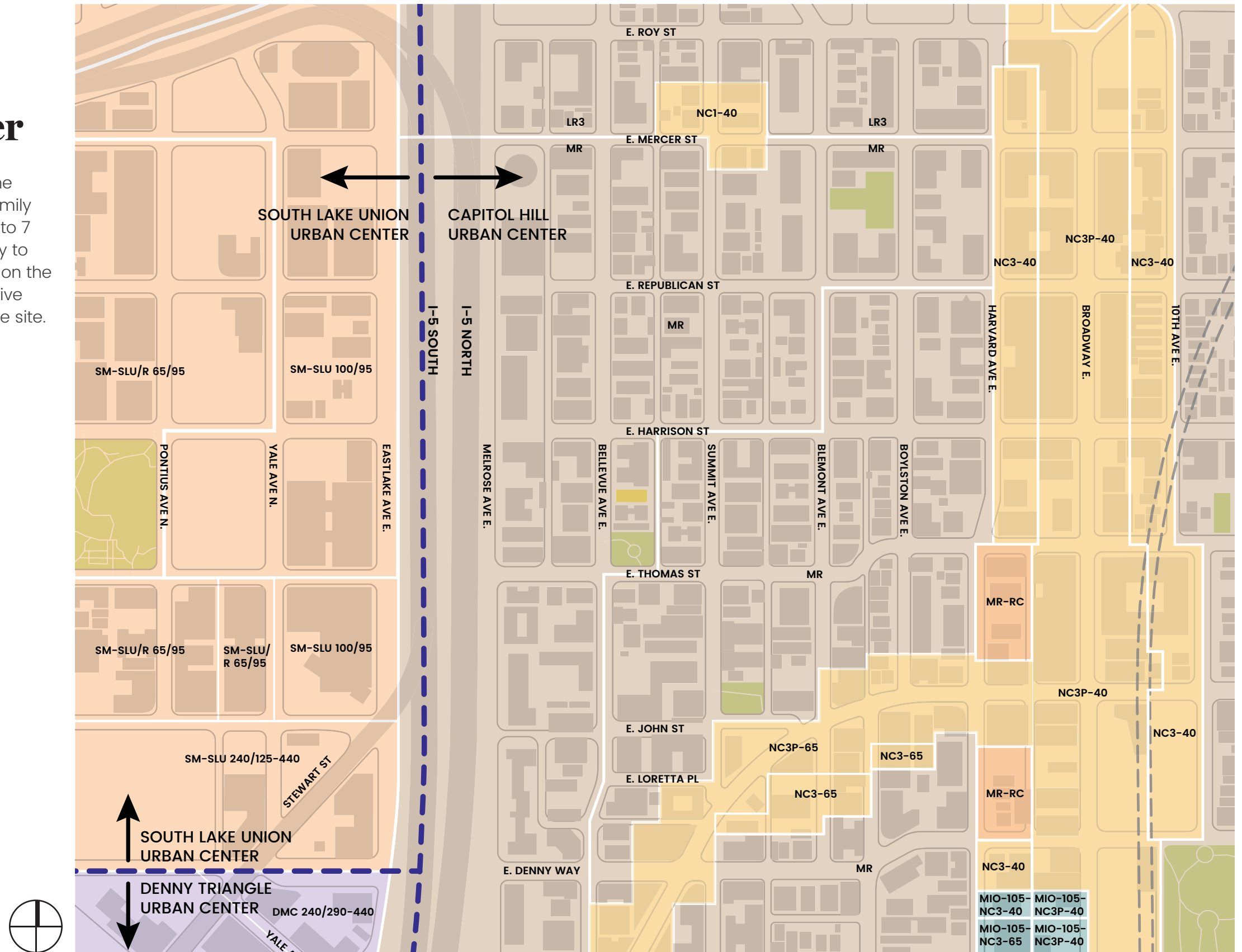
SURROUNDING ZONING

Mid-Rise Zoning in the Capitol Hill Urban Center

The site is zoned MR and is surrounded on all sides by the MR multi-family zone. The site is surrounded by multi-family buildings ranging from 3 stories on the North and South to 7 stories across the street to the West and across the alley to the East. The Thomas Street park is just south of the site on the southwest corner of the block. Broadway Avenue and Olive Way retail streets are within close walking distance to the site.

Key

- LR3
- MR
- NC
- MR-RC
- SM-SLU
- MIO-NC3
- DMC
- Project Site
- Urban Center Outline



SITE ANALYSIS

ZONING SUMMARY

CODE REFERENCE	REQUIREMENT	PROPOSAL
23.45.504 Permitted Uses	Permitted Outright: Residential	Residential - Multi-family Apartments
23.45.510 Floor Area Ratio	Base FAR: 3.20 Maximum FAR w/ Incentives: 4.25	4.0 FAR with Incentives
23.45.514 Structure Height	Base Height Limit: 60'-0" Maximum Height Limit w/ Incentives: 75'-0"	75'-0" with Incentives
23.45.518 Setback Requirements	Front: 5' Minimum, 7' Average Sides: ≤ 42' in height: 5' Minimum, 7' Average ≥ 42' in height: 5' Minimum, 10' Average Rear: 10' abutting an alley	Front: 8'-0" Basement - Level 2, 16'-0" Level 3-6 Sides: Below 42'-0" in Height: 5'-0" Minimum, 6'-0" Average (North Property Line), 5'-4" Average (South Property Line) Above 42'-0" in Height: 5'-0" Minimum, 6'-0" Average (North Property Line), 5'-4" Average (South Property Line) Rear: 10'-0" Level 1-5, 18'-0" Level 6
23.45.522 Amenity Area	Required: 5% of the total gross floor area in residential use	14% gross residential floor area
23.45.524 Landscaping	Required Green Factor: 0.5	0.5
23.54.015 Table B Required Parking	Residential Uses within Urban Centers: No parking required	9 parking spaces proposed
23.54.015 Table D Bicycle Parking	Required Long Term: 1 per 4 dwelling units 18 Units X 1/4 = 5 spaces	Minimum of 5 bike parking spaces proposed
23.58A.014 Bonus Residential Floor Area for Affordable Housing	Performance Option: The greater amount of 14% of the gross bonus residential floor area obtained through the performance option or 8% at 50% AMI, or 300 SF	One unit of affordable housing will be provided to meet the requirements of the incentive provisions.

STREETSCAPES

Bellevue Avenue East



BELLEVUE AVENUE LOOKING EAST

Site

Thomas Street Mini Park



BELLEVUE AVENUE LOOKING WEST

Proposed 6-Story Apt. Building

SITE ANALYSIS

STREETSCAPES

Alley



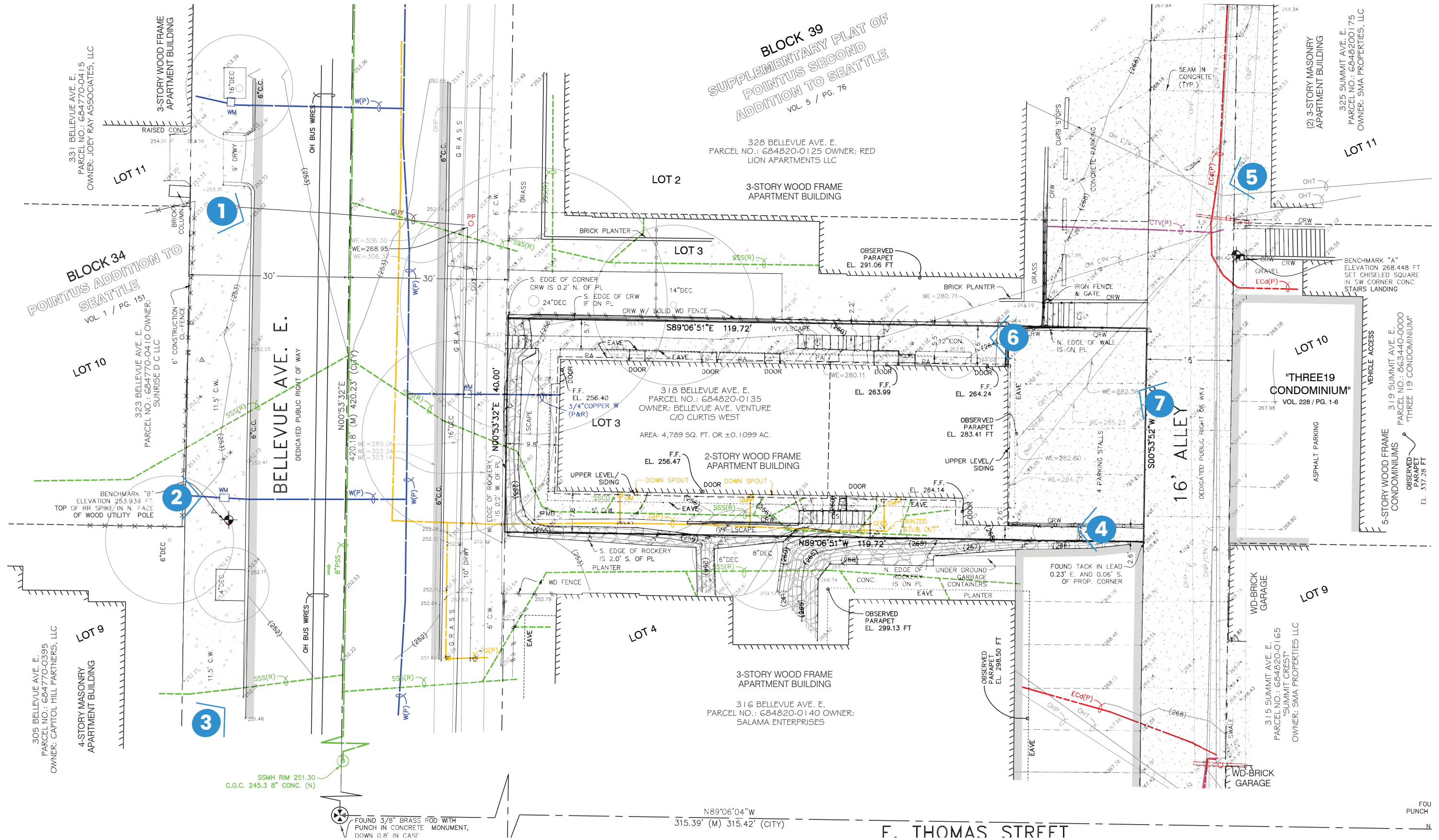
ALLEY LOOKING EAST



Thomas Street Mini Park

Site

ALLEY LOOKING WEST



**BLOCK 39
SUPPLEMENTARY PLAT OF
POINTUS SECOND
ADDITION TO SEATTLE**
VOL. 5 / PG. 76

328 BELLEVUE AVE. E.
PARCEL NO.: 684820-0125 OWNER: RED
LION APARTMENTS LLC

3-STOREY WOOD FRAME
APARTMENT BUILDING

**BLOCK 34
POINTUS ADDITION TO
SEATTLE**
VOL. 1 / PG. 151

323 BELLEVUE AVE. E.
PARCEL NO.: 684770-0410 OWNER:
SUNRISE D C LLC

BENCHMARK "B"
ELEVATION 253.939 = 1'
TOP OF RR SPIKE IN N. FACE
OF WOOD UTILITY POLE

305 BELLEVUE AVE. E.
PARCEL NO.: 684770-0395
OWNER: CAPITOL HILL PARTNERS, LLC

4-STOREY MASONRY
APARTMENT BUILDING

(2) 3-STOREY MASONRY
APARTMENT BUILDING
325 SUMMIT AVE. E.
PARCEL NO.: 6848200175
OWNER: SMA PROPERTIES, LLC

LOT 10
"THREE19
CONDOMINIUM"
VOL. 228 / PG. 1-6

5-STOREY WOOD FRAME
CONDOMINIUMS
319 SUMMIT AVE. E.
PARCEL NO.: 863440-0000
"THREE 19 CONDOMINIUM"
OBSERVED
PARAPET
EL. 337.28 FT

LOT 9
WD-BRICK
GARAGE

315 SUMMIT AVE. E.
PARCEL NO.: 684820-0165
"SUMMIT CREST"
OWNER: SMA PROPERTIES LLC

WD-BRICK
GARAGE

FOUND 3/8" BRASS ROD WITH
PUNCH IN CONCRETE
MONUMENT,
DOWN 0.8' IN CASE

N89°06'04"W
315.39' (M) 315.42' (CITY)

F. THOMAS STREET

FOU
PUNCH

SITE ANALYSIS

EXISTING SITE IMAGES



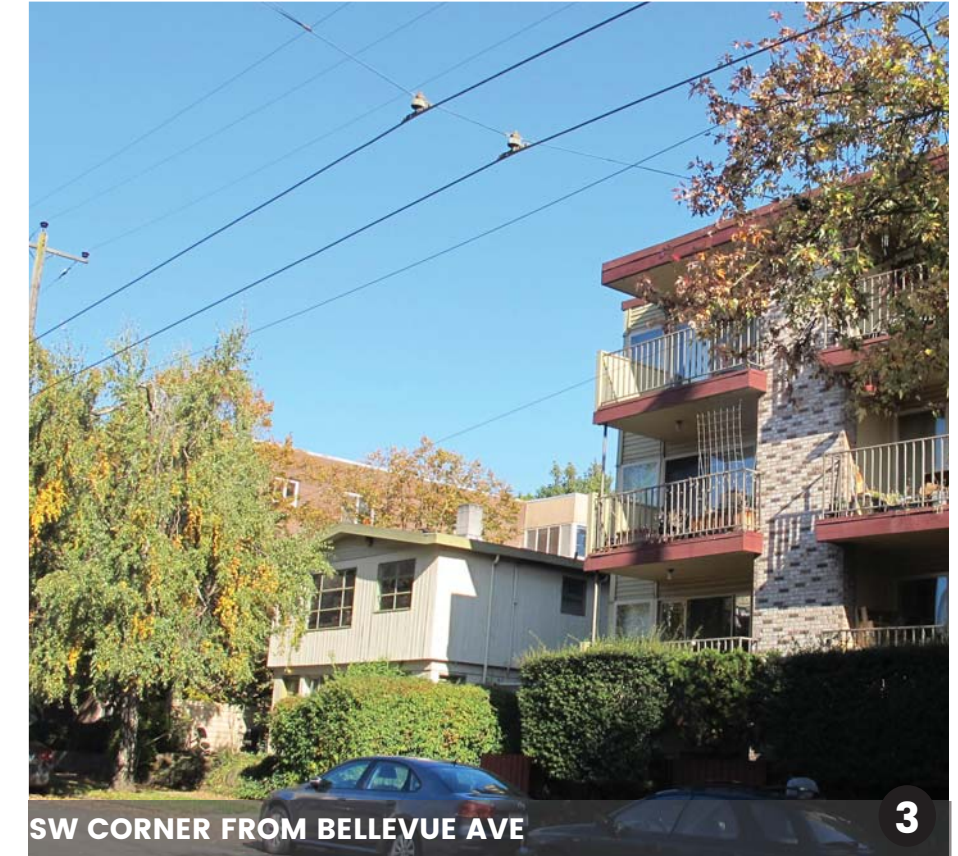
NW CORNER FROM BELLEVUE AVE

1



FRONT FROM BELLEVUE AVE

2



SW CORNER FROM BELLEVUE AVE

3



SOUTH SIDE OF SITE FROM ALLEY

4



REAR OF SITE FROM ALLEY

5



NORTH SIDE OF SITE FROM ALLEY

6



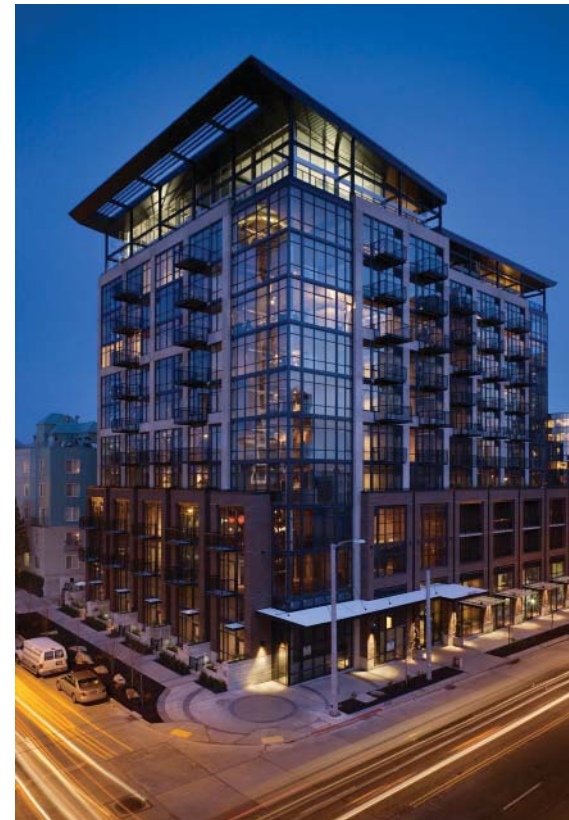
NE CORNER FROM ALLEY

7

INSPIRATION

Taking Cues from the Neighborhood & Beyond

The proposed project aims to fit into the existing neighborhood context starting with the 3-story base clad in brick, that has a similar massing to the 1920s and 30s apartment buildings along Bellevue Ave E. The more modern upper levels, clad in wood siding and cement board, set back from the brick base to provide light and view access to the surrounding properties. Windows will be the prominent feature at the upper level building corners to allow for expansive views of Lake Union to the Northwest and Downtown Seattle to the Southwest.



DESIGN GUIDELINES

Enhancing the Character of the Existing Neighborhood

CS2 Urban Pattern & Form

I. Streetscape Compatibility

- Retain or increase the width of sidewalks. **Re: Existing width of sidewalk will be maintained.**
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest. **Re: Existing street tree will be maintained.**
- Vehicle entrances to buildings should not dominate the streetscape. **Re: Proposed vehicle entrance is 10 feet wide and set back from the street.**
- Orient townhouse structures to provide pedestrian entrances to the sidewalk. **Re: Two 2-story townhome units are proposed with entrances facing the sidewalk.**

III. Height, Bulk, & Scale

- Break up building mass by incorporating difference façade treatments to give the impression of multiple small-scale buildings, in keeping with the established development pattern. **Re: The street facing facade is composed of two masses – the 3-story base and the 4-story upper levels that are setback from the base. At the longer facades facing the internal property lines, the building modulates to express the vertical circulation for the stairs and elevator.**
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way. **Re: Proposed upper level setbacks preserve views from neighboring properties. Windows provide access to views from residential units within the project.**
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year. **Re: Proposed upper level setbacks allow for more sunshine on the sidewalk.**

CS3 Architectural Context & Character

I. Architectural Concept & Consistency

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood. **Re: Signage will be minimal and of a residential scale.**
- Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character. **Re: Proposed primary base material is brick, similar to the adjacent existing building.**

PL2 Walkability

I. Human Scale

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture. **Re: All street level entry doors will have overhead protection.**

II. Pedestrian Open Spaces & Entrances

- Provide entryways that link the building to the surrounding landscape. **Re: A metal entry gate will connect the entry courtyard with the street.**
- Create open spaces at street level that link to the open space of the sidewalk. **Re: Private landscaped patios are proposed along the street facing facade and will connect to the sidewalk.**
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles. **Re: The main facade of the building will emphasize pedestrian entrances.**

III. Personal Safety & Security

- Pedestrian-scale lighting, but prevent light spillover onto adjacent properties. **Re: Pedestrian paths will be well light with shielded light fixtures that prevent light pollution.**
- Architectural lighting to complement the architecture of the structure. **Re: Architectural lighting will highlight the brick at the base.**
- Transparent windows allowing views into and out of the structure – thus incorporating the “eyes on the street” design approach. **Re: Glazing will be transparent and at ground level along the street facing facade.**

DC1 Project Uses & Activities

I. Parking & Vehicle Access

- Preserve and enhance the pedestrian environment in residential areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access. **Re: Proposed vehicle access from street is limited to 10 feet in width for minimal sidewalk disruption.**

II. Screening of Dumpsters, Utilities, & Service Areas

- Consolidate and screen dumpsters to preserve and enhance the pedestrian environment. **Re: Dumpsters will be located in solid waste storage room with access to the alley for pickup.**

DC3 Open Space Concept

I. Residential Open Space

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries. **Re: Proposed main building entrance is adjacent to an outdoor entry courtyard.**
- Create substantial courtyard-style open space that is visually accessible to the public view. **Re: The project site is very narrow, but efforts will be made to have interior landscaping visible from the sidewalk.**
- Set back development where appropriate to preserve a view corridor. **Re: The upper levels have generous setbacks on both street and alley facades to preserve views.**
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties. **Re: The upper levels have generous setbacks on both street and alley facades to preserve solar access to the sidewalk and adjacent buildings.**
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged. **Re: Existing street tree will be maintained.**
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer. **Re: Proposed landscaping will be drought tolerant. Irrigation will be provided.**

II. Landscape Design to Address Special Site Conditions

- Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor. **Re: Proposed brick and street related units are consistent with new and old existing buildings along Bellevue Ave E.**
- Supplement and complement existing mature street trees where feasible.
- Incorporate street trees in residential environments in addition to trees on site. **Re: Trees and taller plants on unit decks will be visible from the street.**

DC4 External Elements & Finishes

I. Height, Bulk, & Scale

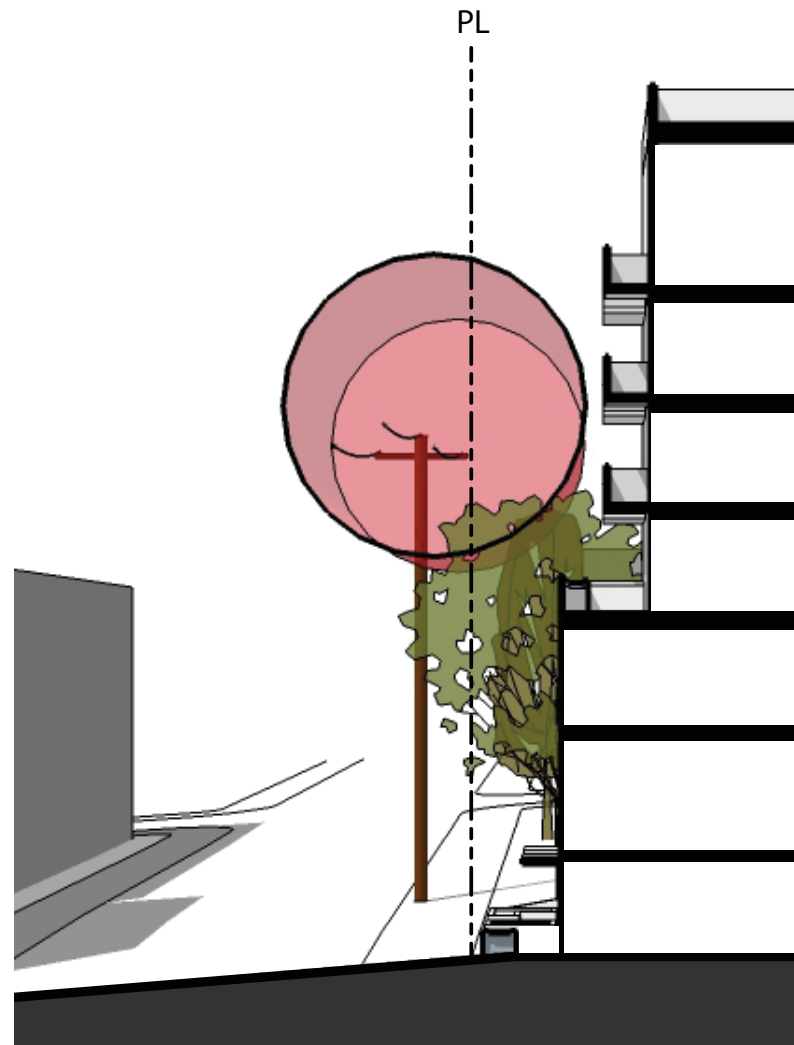
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. **Re: Masonry is proposed for the 3-story massing facing Bellevue Ave E.**

II. Exterior Finish Materials

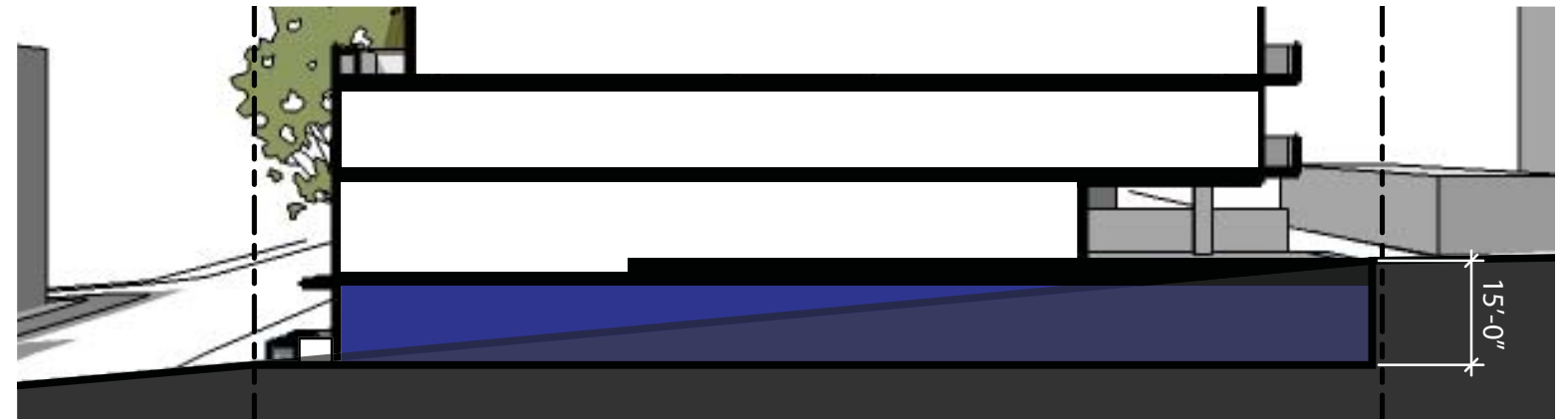
- Use wood shingles or board and batten siding on residential structures. **Re: Proposed upper level finishes are wood siding and painted cement board panels.**
- Provide operable windows. **Re: Operable windows will be provided for each living space.**
- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color. **Re: Brick is proposed for the 3-story massing facing Bellevue Ave E.**
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood. **Re: This project will be a long-term hold and designed with high-quality, low-maintenance materials.**

DESIGN CONSTRAINTS

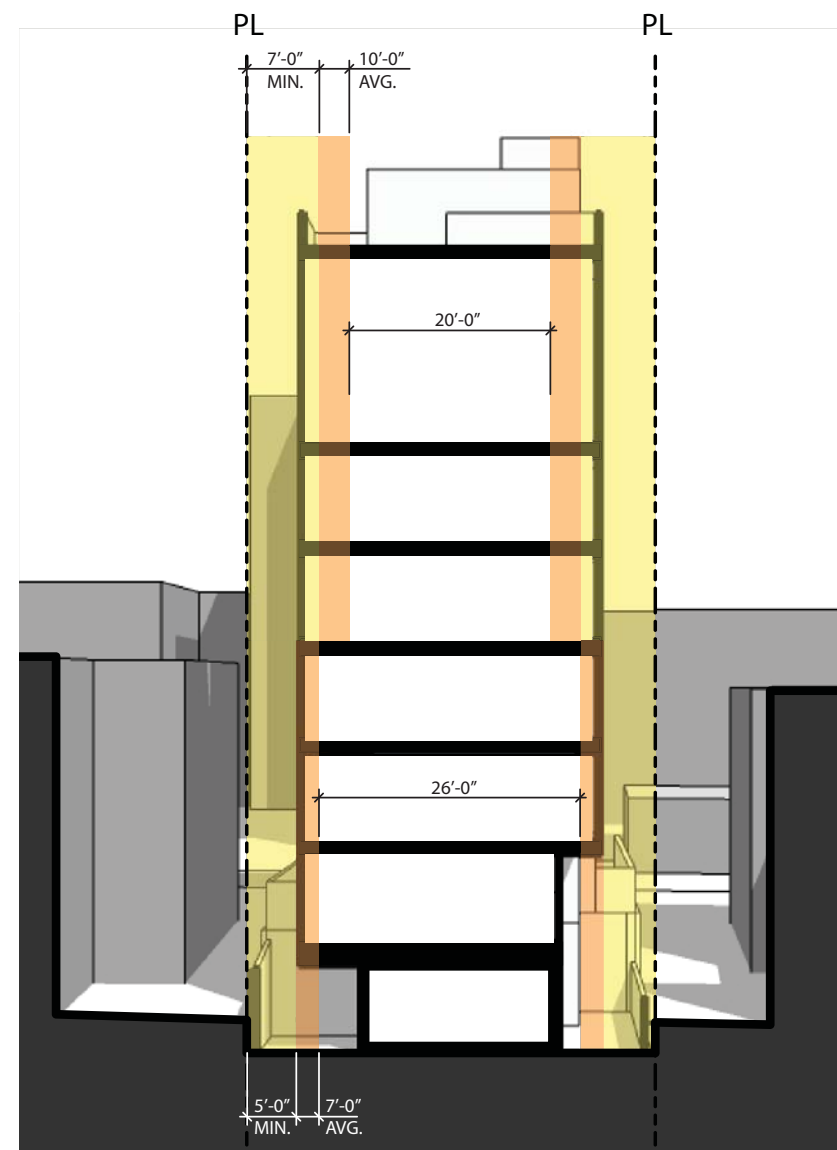
Narrow Building, Powerline Setbacks, Sloped Site



There is a 14 foot setback required from the existing powerlines along Bellevue Avenue East. The upper levels of the building must be setback from the powerlines, which results in loss of Floor Area Ratio (FAR). The upper level setback will reduce shadows cast on the sidewalk and neighboring property to the north.



The site slopes upward 15 feet from Bellevue Avenue East to the alley. Underground parking access is not feasible from the alley due to the narrow and steeply sloping site. A 15% driveway ramp from the alley to the underground parking would need to be over 100 feet long and would take up the 2/3 of the site, leaving no area for actual parking spaces.



Due to narrowness of the 40 foot wide site, it is not possible to achieve the maximum Floor Area Ratio (FAR) with the required MR side and rear setbacks. The narrow building will allow for all units to be corner units and have windows on at least two exterior walls.

DESIGN PROPOSAL



OPT
1

ZONING COMPLIANT

GSF: 15,576 SF
FAR: 2.95

Public Amenity Area: 650 SF
Private Amenity Area: 1,187 SF
Residential Units: 17
Parking Stalls: 4

Pros

- Design Review not required.
- Mandatory housing affordability not required for additional FAR

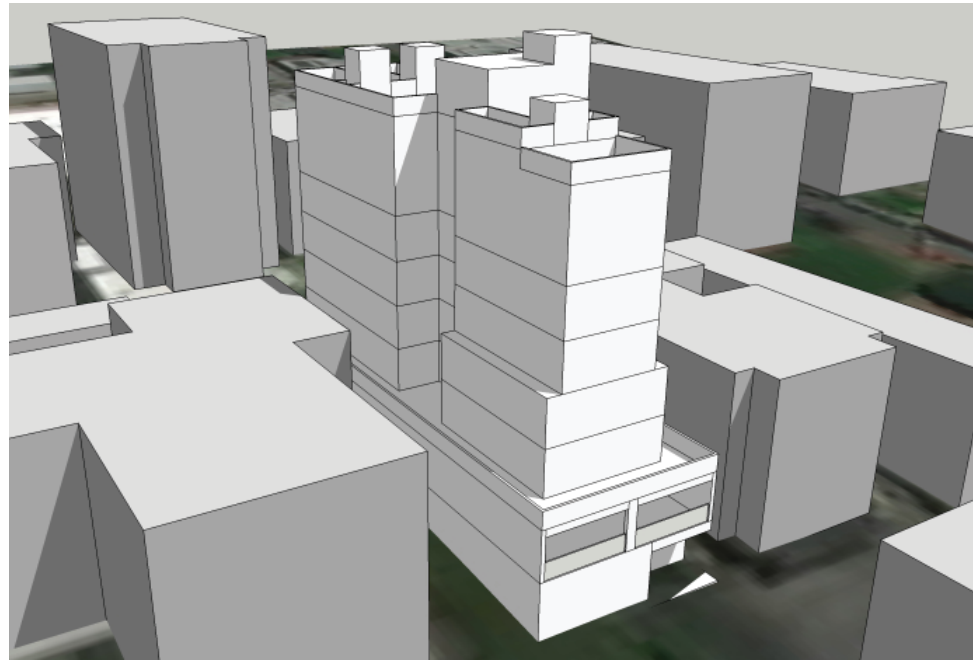
Cons

- Narrow building massing does not relate to surrounding buildings.
- Residential units are very narrow.
- No upper level setback at alley.
- Reduced upper level setback at street.
- No unit balconies facing street due to proximity to powerline.
- One less residential unit.
- Five fewer parking stalls provided.

Departures

- None.

DESIGN OPTIONS



OPT
2

OPTION 2

GSF: 19,559 SF
FAR: 3.75

Public Amenity Area: 423 SF
Private Amenity Area: 1,630 SF
Residential Units: 16
Parking Stalls: 9

Pros

- More parking spaces provided.

Cons

- Setbacks for levels 1 and 2 reduced to 1'-0"
- No front setback at street level for landscaping between building and sidewalk.
- Least dense option with fewest number of 2+ bedroom units.
- Second floor parking garage is visible from street.
- Private amenity space is not spread evenly among units.
- No upper level setback at alley.
- Reduced upper level setback at street.

Departures

- Front Setback, Side Setbacks, Ground Level Amenity Area



OPT
3

PREFERRED OPTION

GSF: 21,462 SF
FAR: 4.00

Public Amenity Area: 772 SF
Private Amenity Area: 1,490 SF
Residential Units: 18
Parking Stalls: 9

Pros

- Lower level massing related to scale of nearby existing 3-story buildings.
- Upper level setback at street allows for sunlight, views.
- Upper level setback at alley allows for sunlight, views.
- Most Dense Option with highest number of 2+ bedroom units.

Cons

- Street access for parking Director's rule request required.

Departures

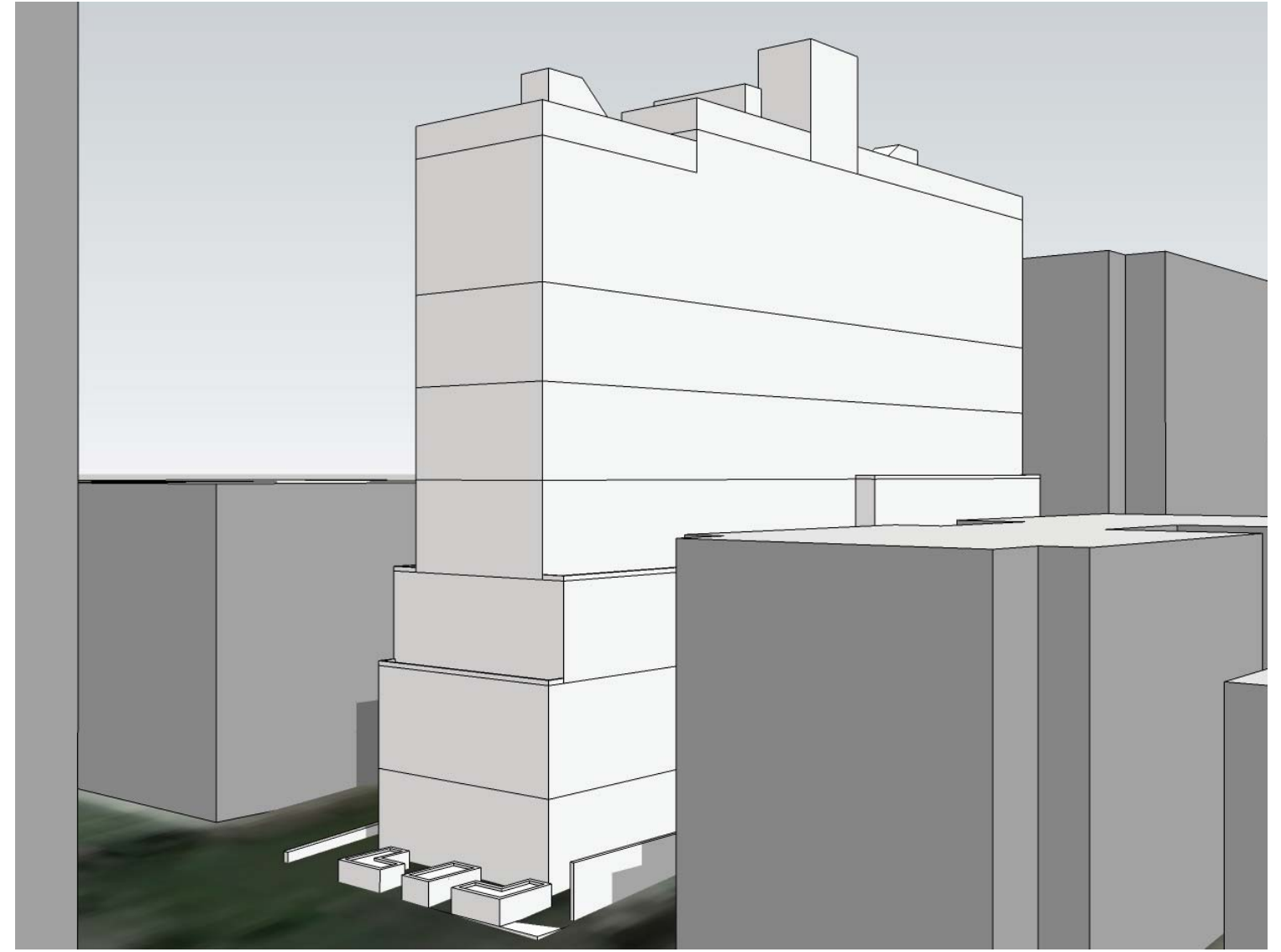
- Side Setbacks, Ground Level Amenity Area, Site Triangle

MASSING OPTION 1

Zoning Compliant



NW CORNER PERSPECTIVE

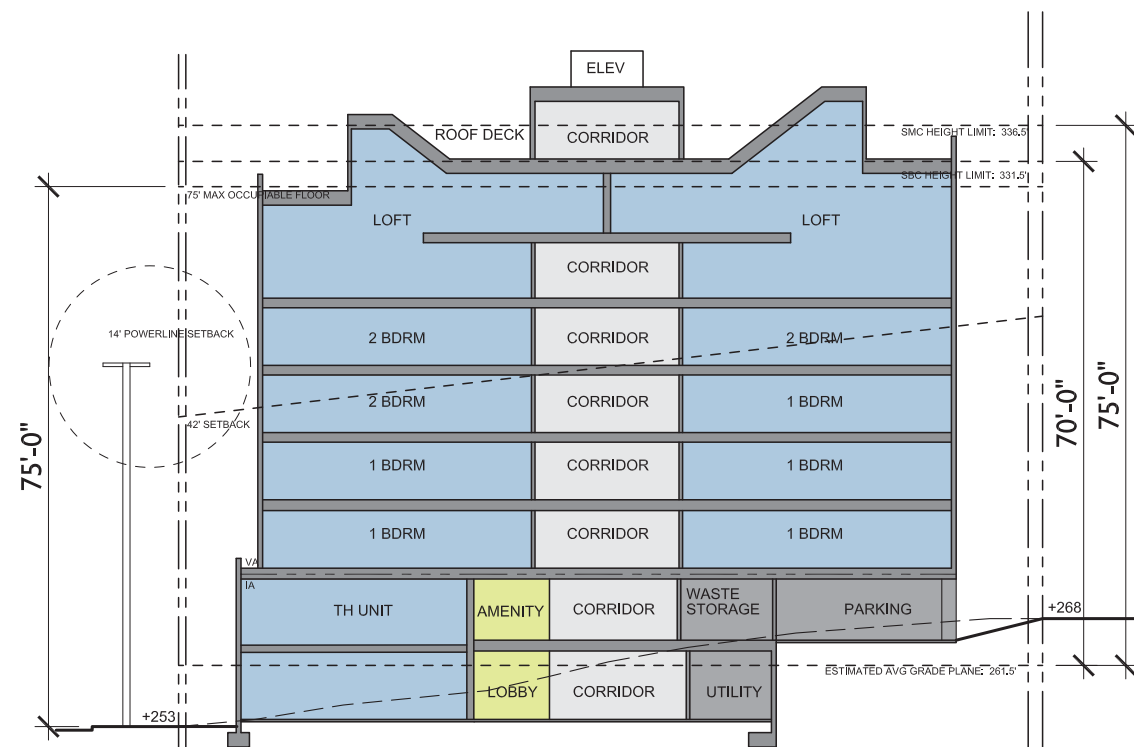


SW CORNER PERSPECTIVE

MASSING OPTION 1

Zoning Compliant

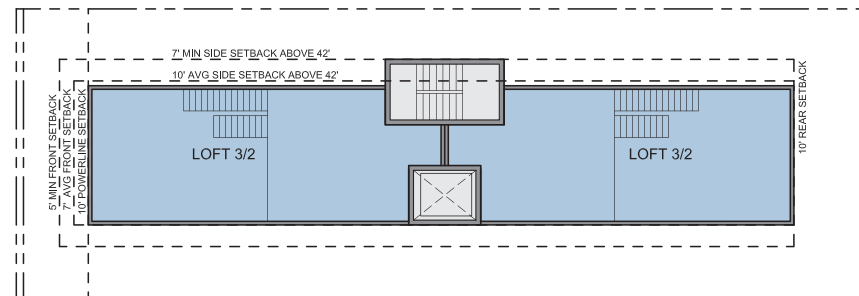
Option 1 represents a building that does not require any departures or Director's rule request for parking access from the street. The resulting building is very slender with narrow, rectangular apartment units. The amount of parking provided is not adequate to meet the goals of the project.



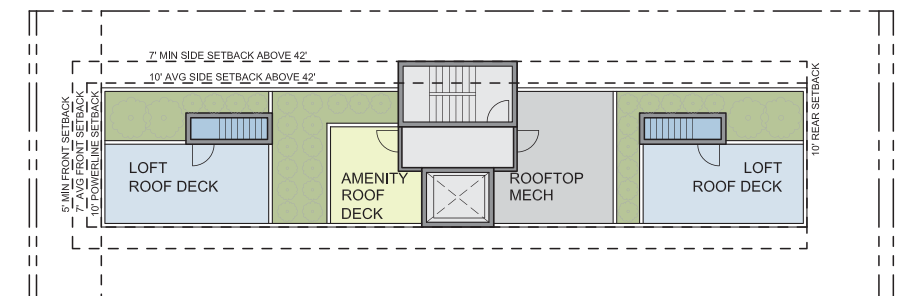
E-W SECTION

Key

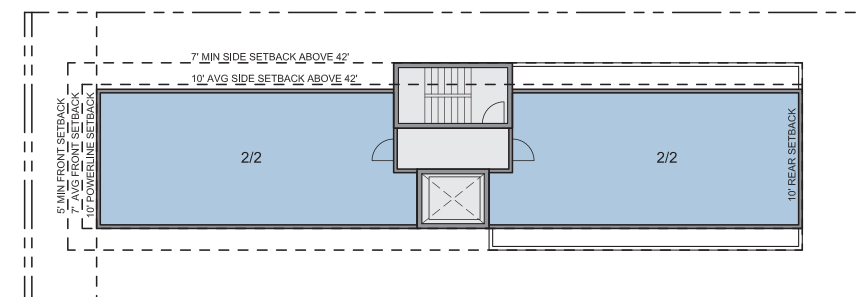
- Unit
- Amenity
- Landscaping
- Circulation
- Utility



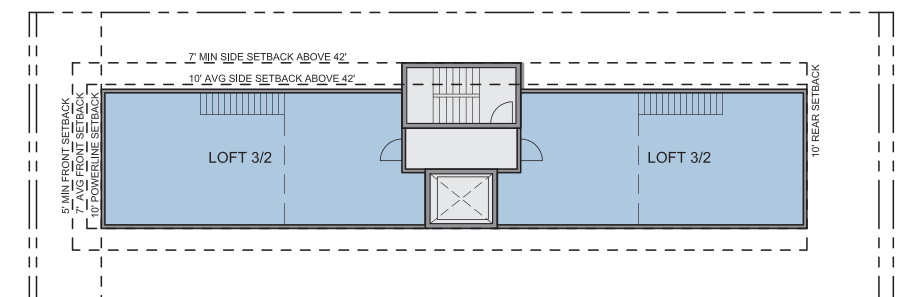
Level 6 Mezzanine



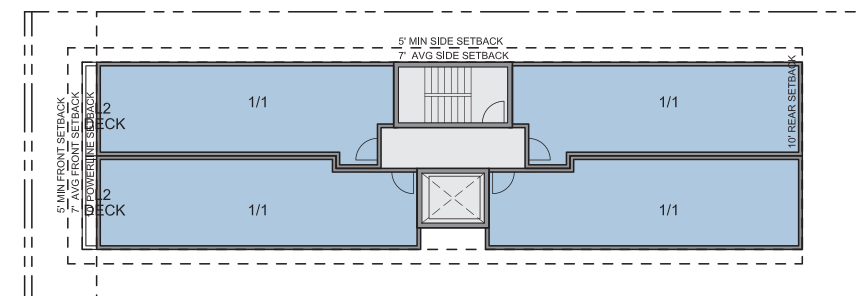
Roof Deck



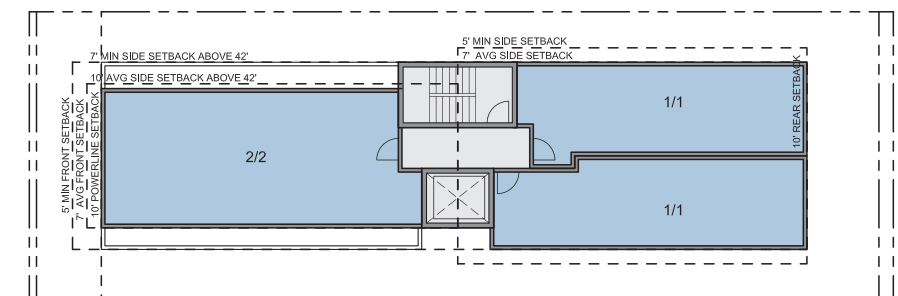
Level 5



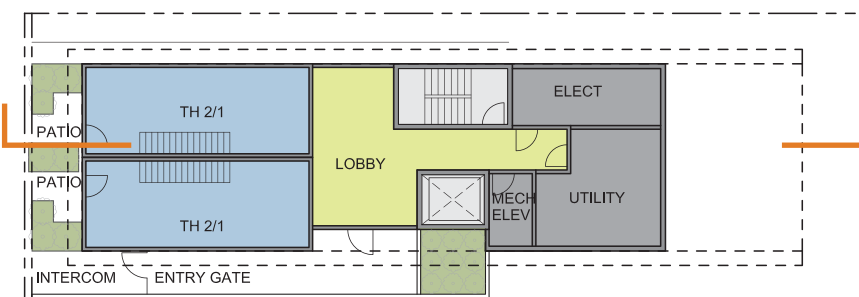
Level 6



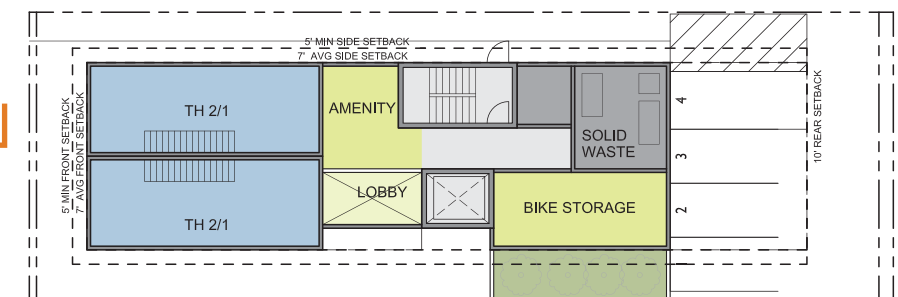
Level 2-3



Level 4



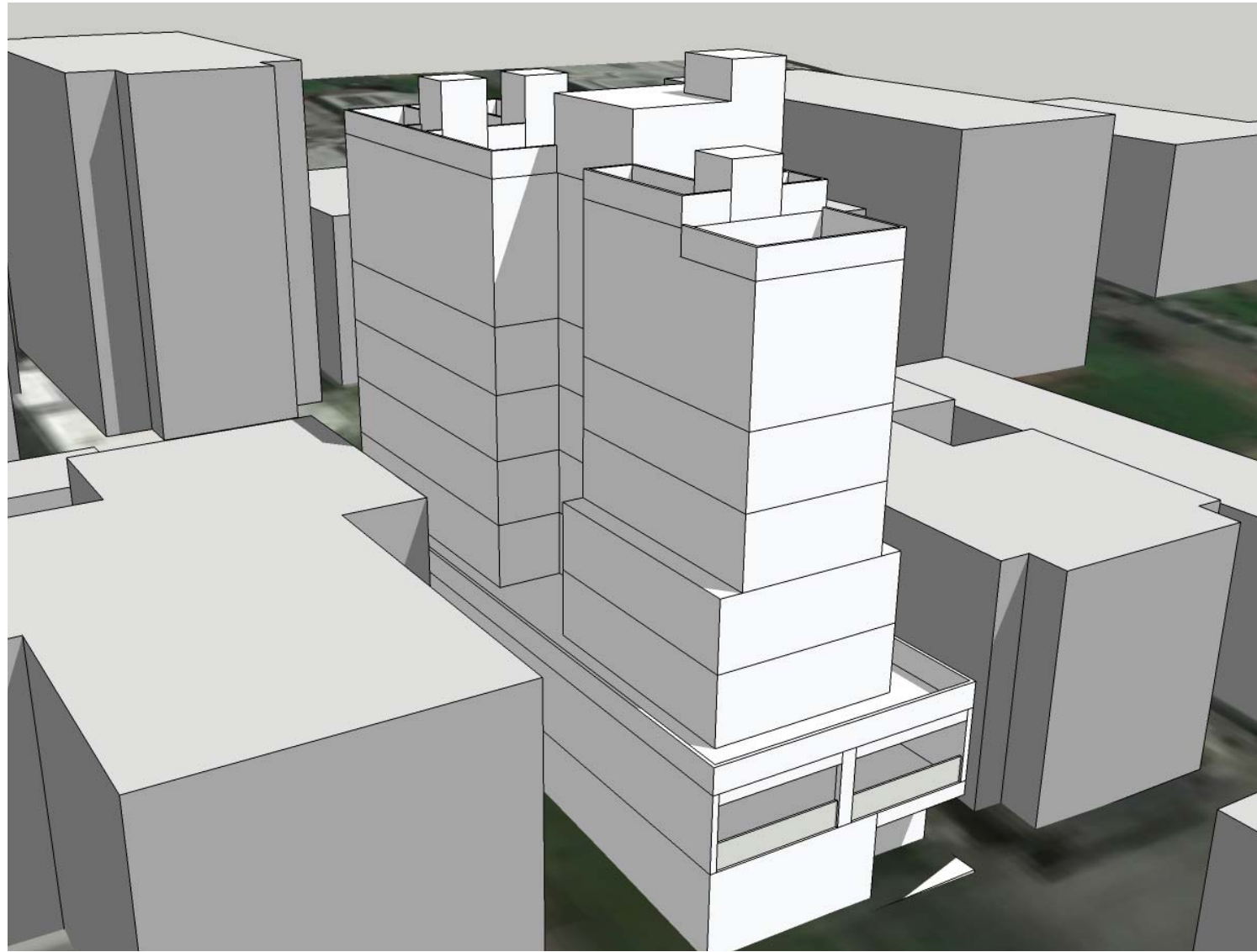
Basement



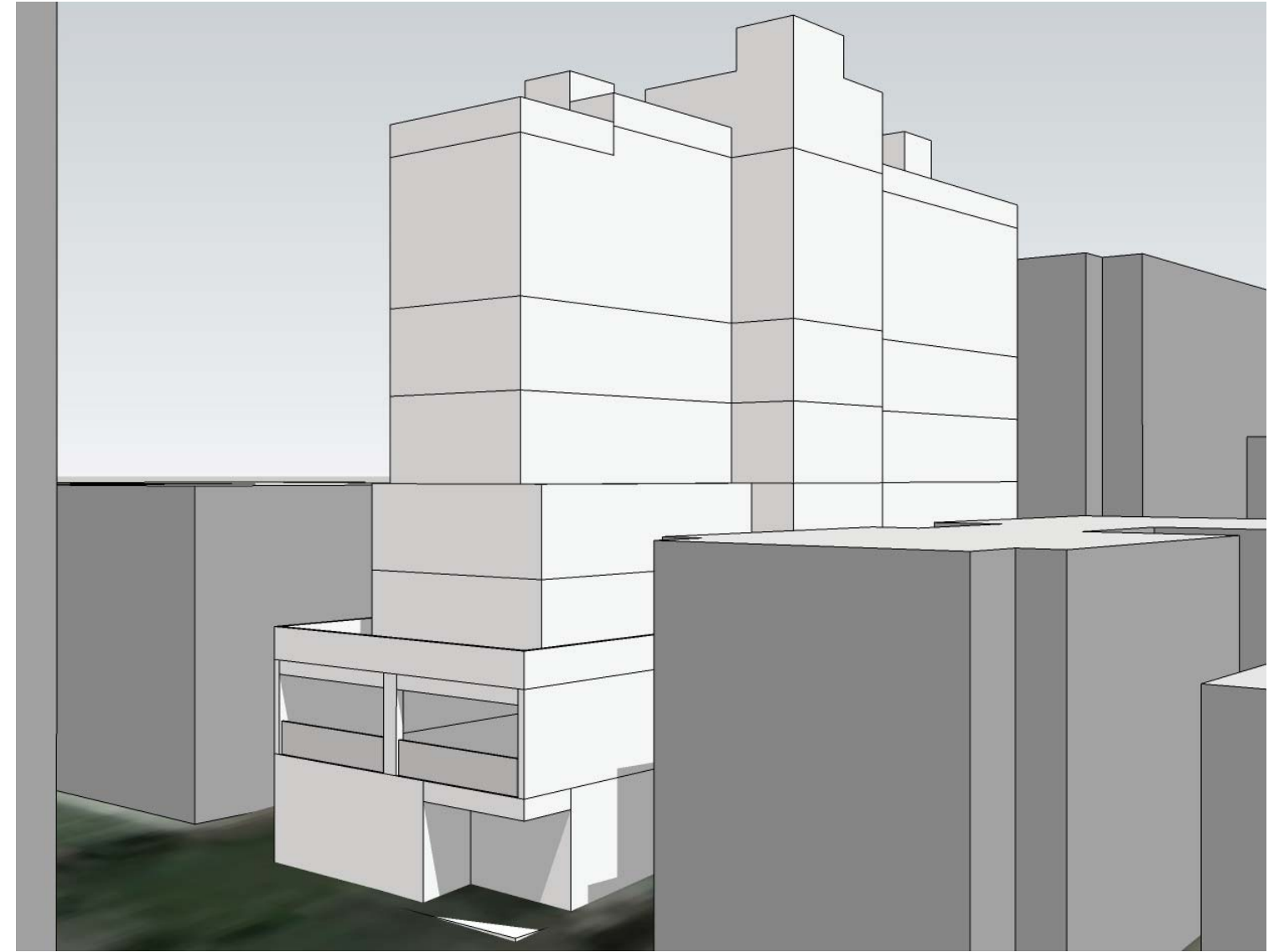
Level 1

MASSING OPTION 2

Level 1 Parking Garage



NW CORNER PERSPECTIVE

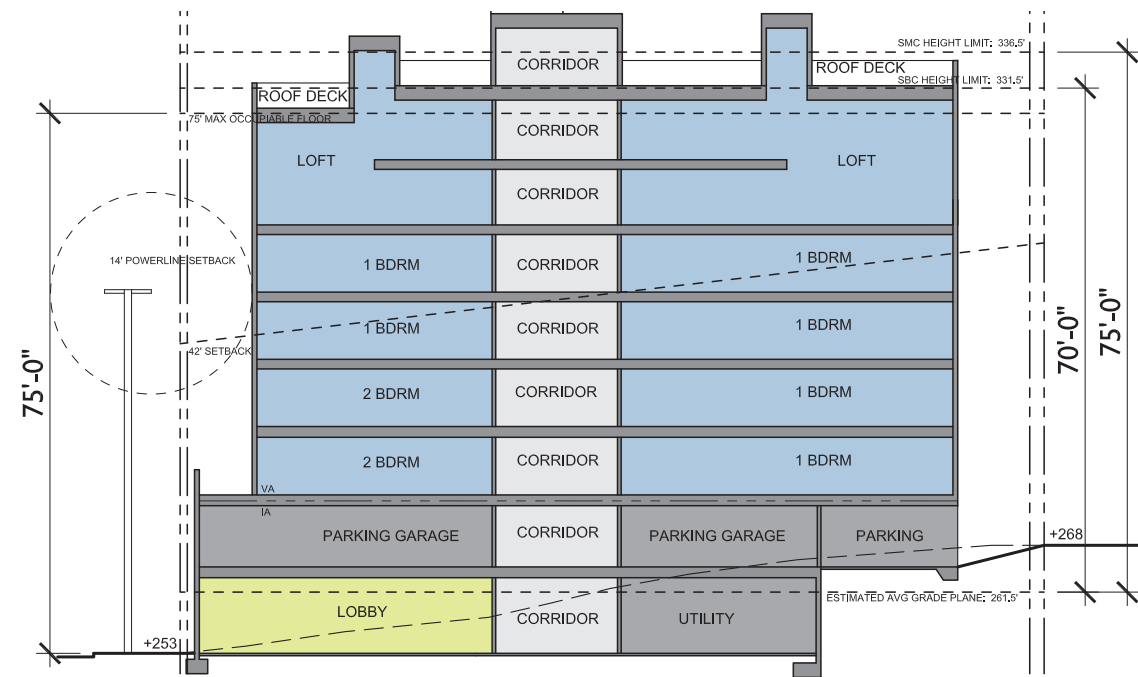


SW CORNER PERSPECTIVE

MASSING OPTION 2

Level 1 Parking Garage

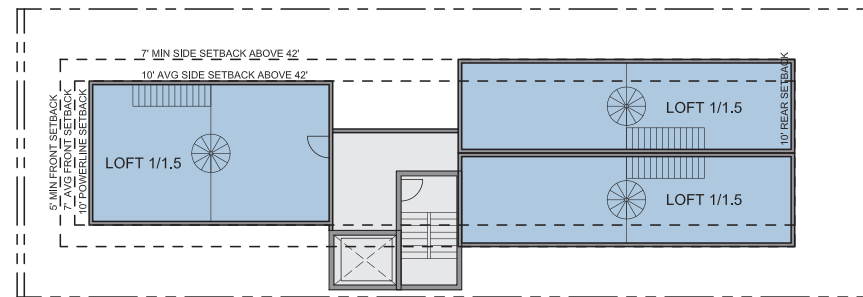
Option 2 represents a building that does not require a Director's rule requests from the Seattle Municipal Code for parking access from the street. It does require significant setback departures in order to get enough parking to meet the project goals. The resulting building has a level 1 parking garage that takes up the majority of the site area and is visible from the street.



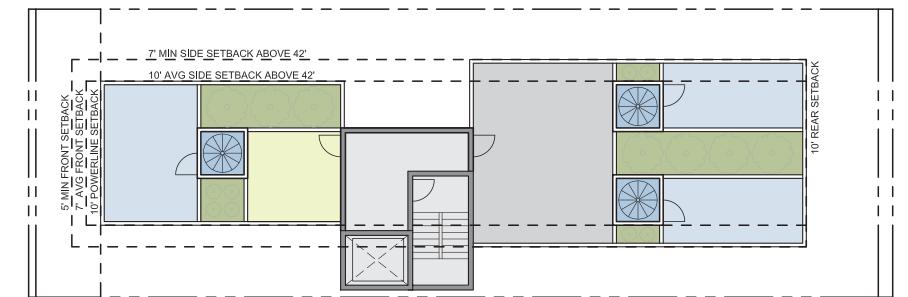
E-W SECTION

Key

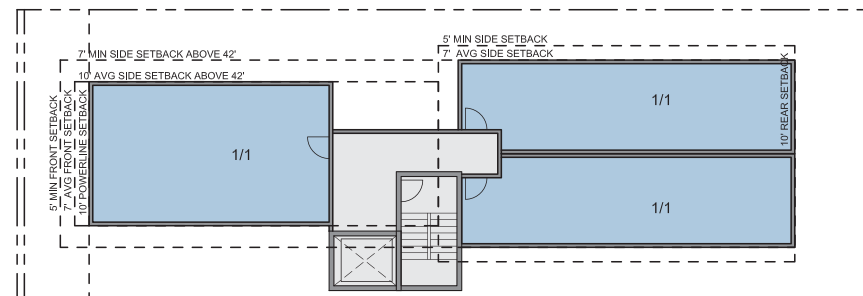
- Unit
- Amenity
- Landscaping
- Circulation
- Utility



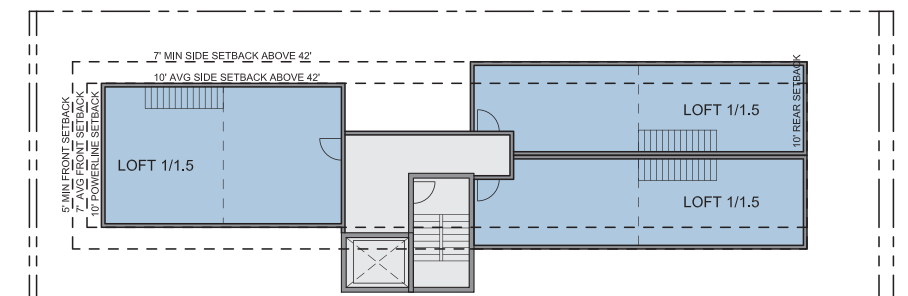
Level 6 Mezzanine



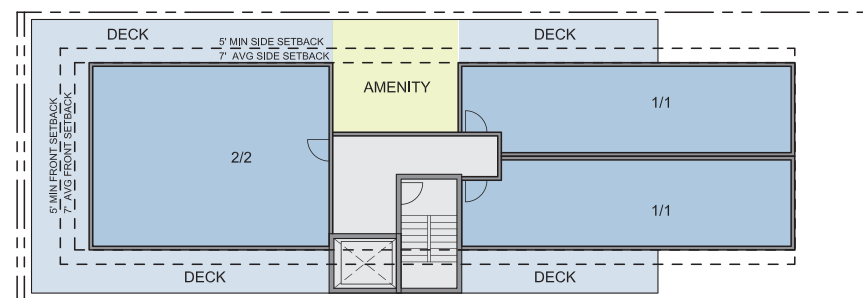
Roof Deck



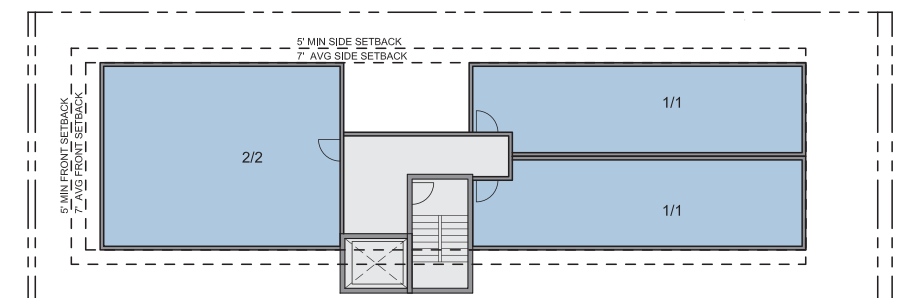
Level 4-5



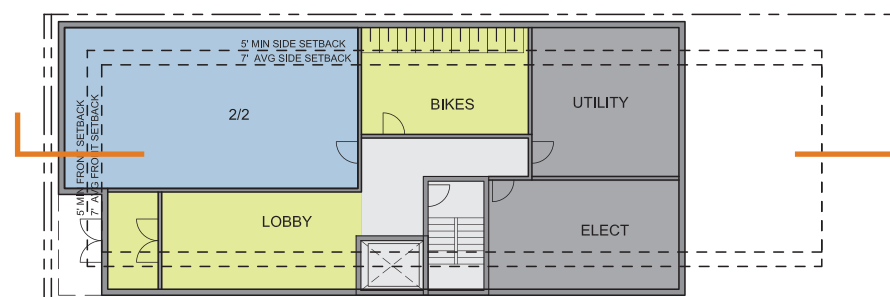
Level 6



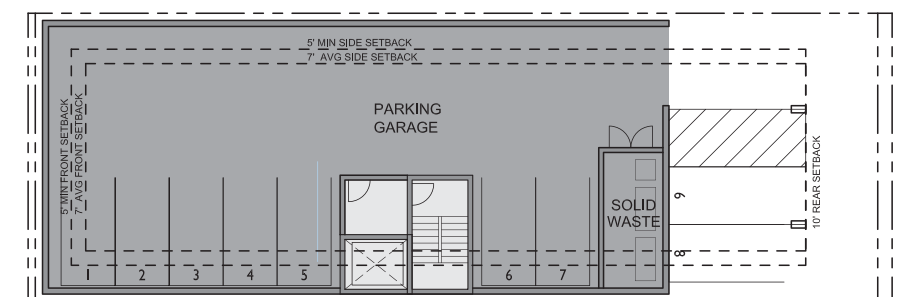
Level 2



Level 3



Basement



Level 1

MASSING OPTION 3

Preferred Option



NW CORNER PERSPECTIVE

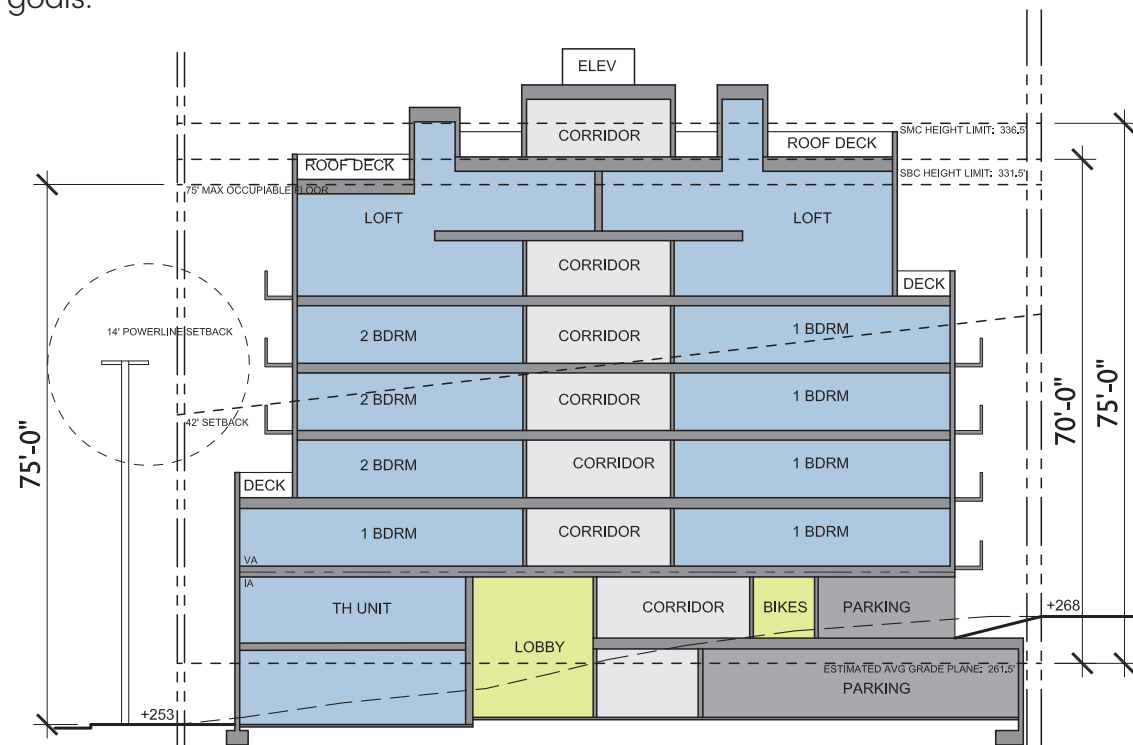


SW CORNER PERSPECTIVE

MASSING OPTION 3

Preferred Option

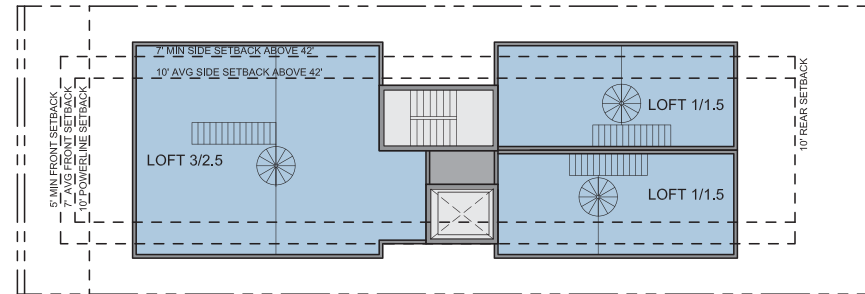
Option 3 requires departures and a Director's rule request for parking access from the street. The resulting building is most consistent with the neighborhood design guidelines providing upper level setbacks from the street and alley, ground related 2-story units, and amenity space spread throughout the building. This option provides enough parking, residential units and 2+ bedroom units to meet the project goals.



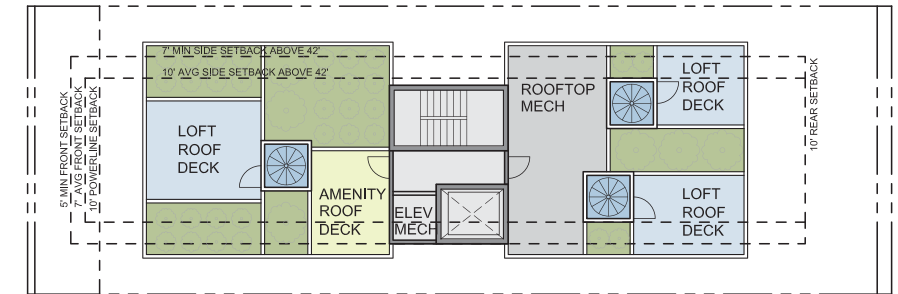
E-W SECTION

Key

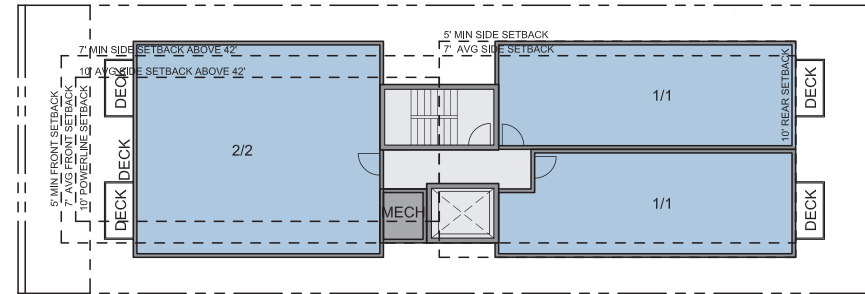
- Unit
- Amenity
- Landscaping
- Circulation
- Utility



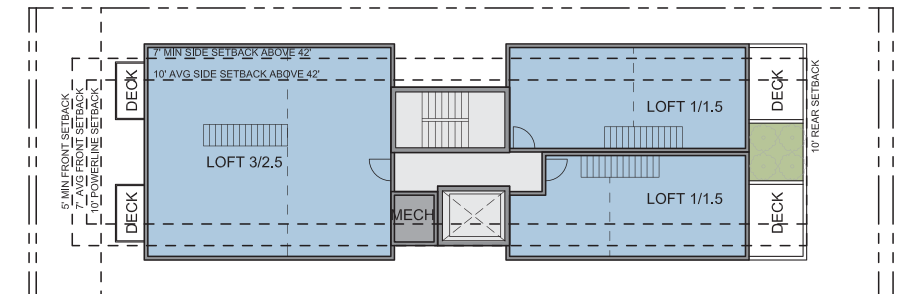
Level 6 Mezzanine



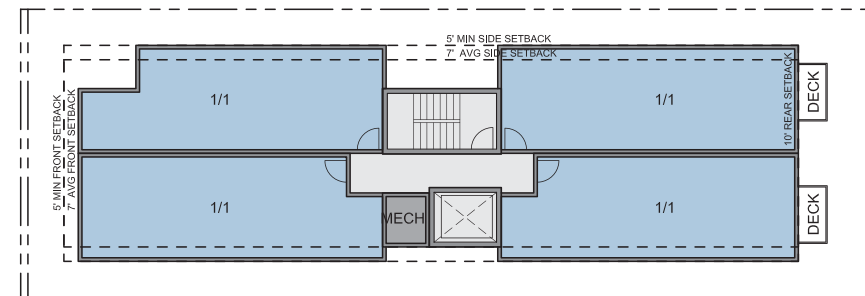
Roof Deck



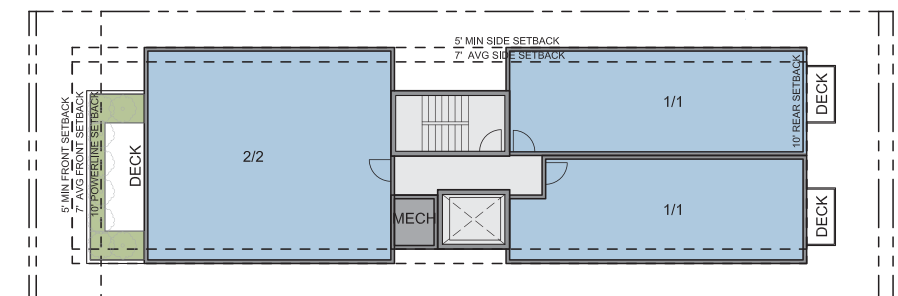
Level 4-5



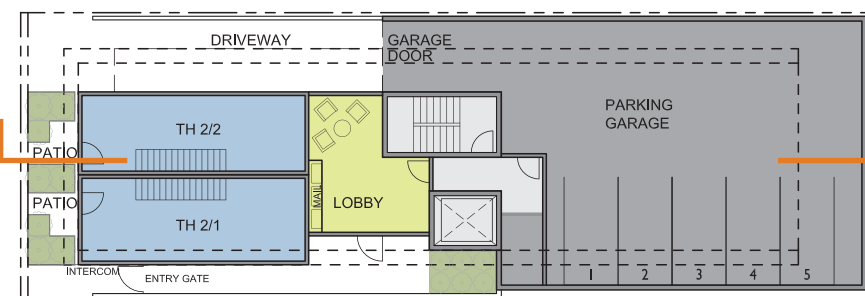
Level 6



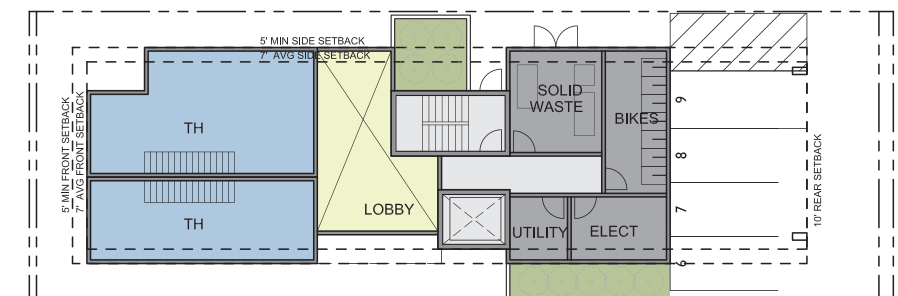
Level 2



Level 3



Basement



Level 1

MASSING OPTION 3

Preferred Option

The windows and sliding doors are proposed to be concentrated at the building corners to maximize views to the Northwest and Southwest. The windows on the North and South facades facing the adjacent properties will be mostly small and above eye level to maximize privacy from the surrounding neighbors.

Decks at Levels 2, 6 and the roof add landscaping at multiple levels of the building

Building massing accentuates units facing street and alley in contrast to the elevator and stair shafts

Larger windows and/or doors at the building corners

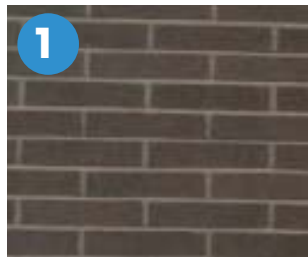
Smaller windows placed higher above the finish floor at North & South elevations

Bolt-on balconies

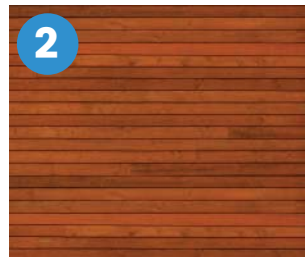
Bolt-on Juliet balconies

2-story townhomes address the sidewalk

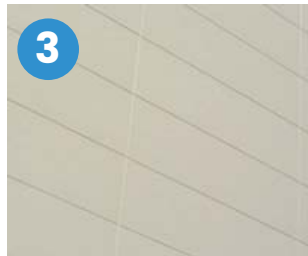
CONCEPTUAL MATERIAL PALETTE



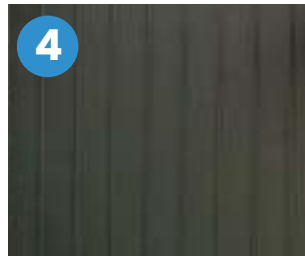
Brick at 3-Story Base



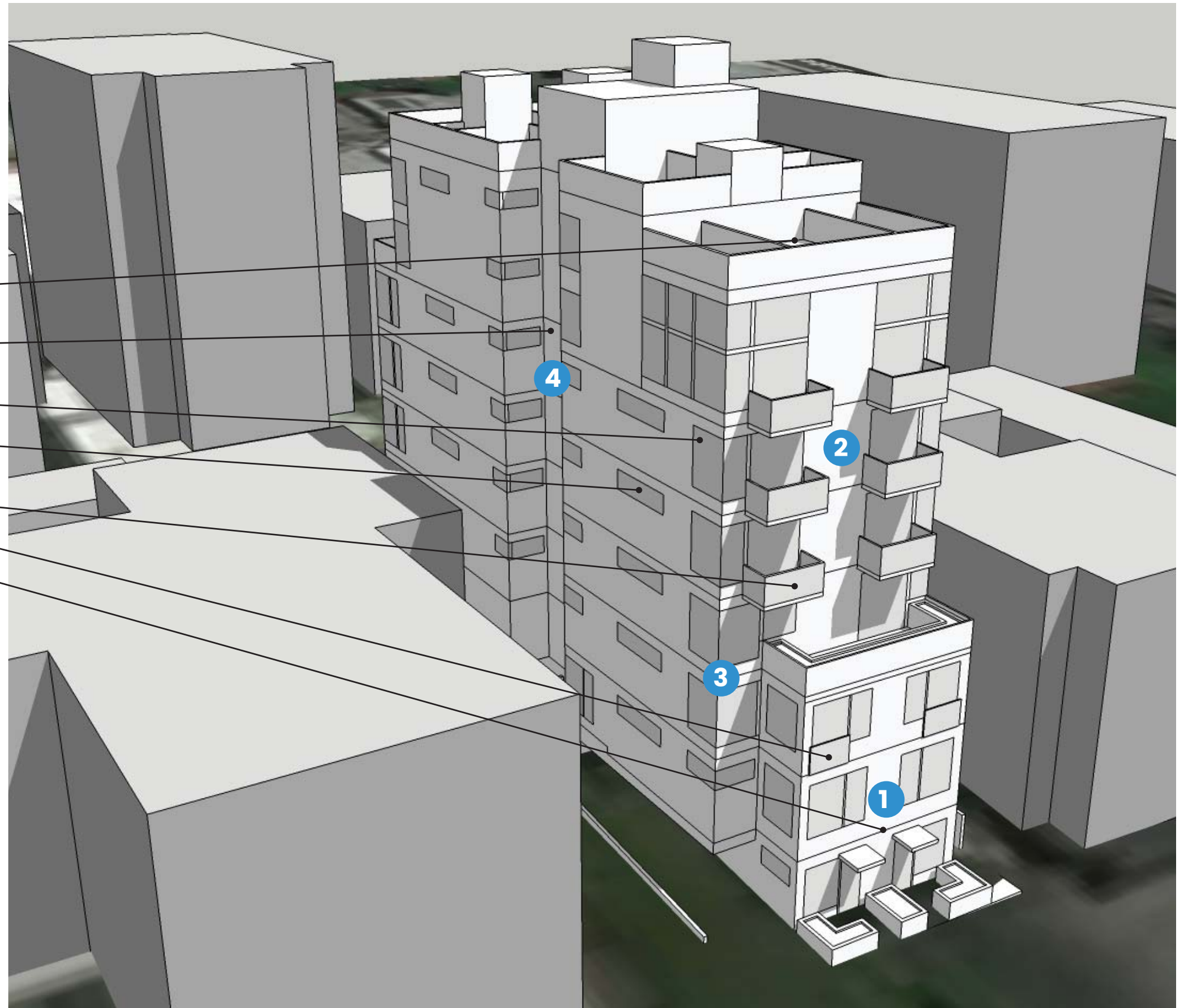
Wood Accents



Fiber Cement Panel between Windows at Floor Levels



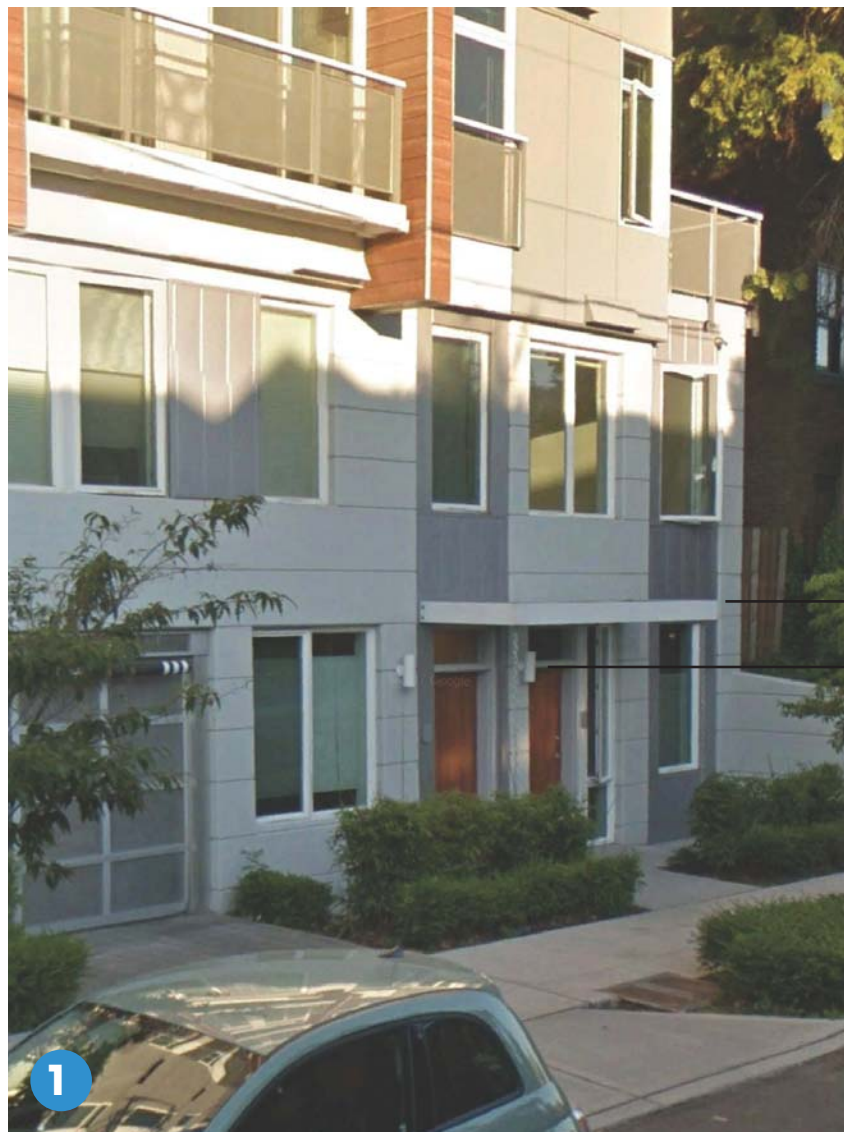
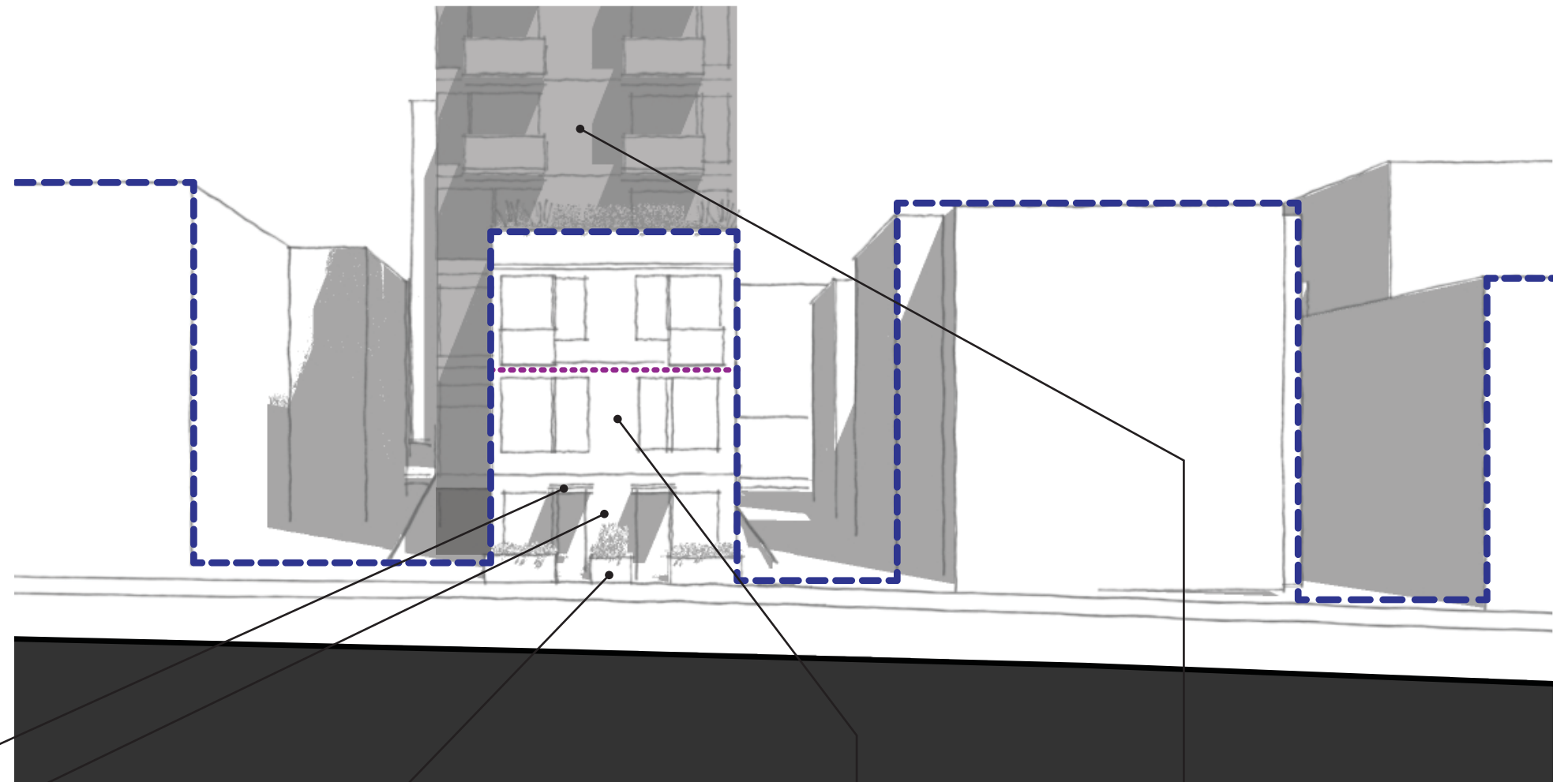
Metal Panel at Shafts and N+S Elevations



MASSING OPTION 3

Street Level Massing

The lower level massing on the street facing facade has a similar scale to the surrounding 3-story existing apartment buildings. The lower level massing will further be defined with brick and a progression of entry elements at the townhome units.



Brick at 3-Story Base

Wood Siding Accents

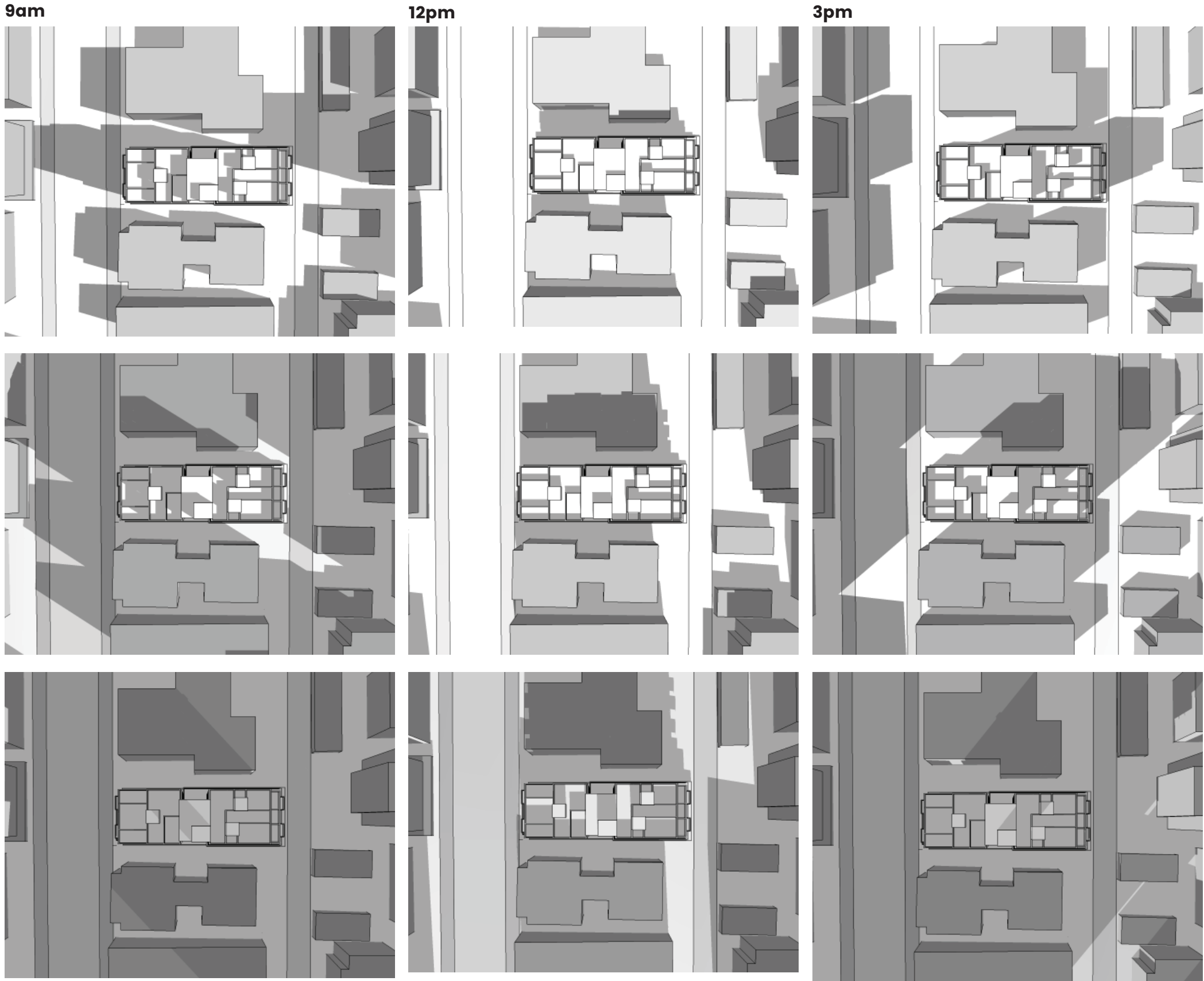
1 & 2

- Canopies at townhome entries provide weather protection
- Lighting fixture adjacent to front door
- Planters separate the sidewalk from the townhome patios

SHADOW STUDIES

Preferred Option

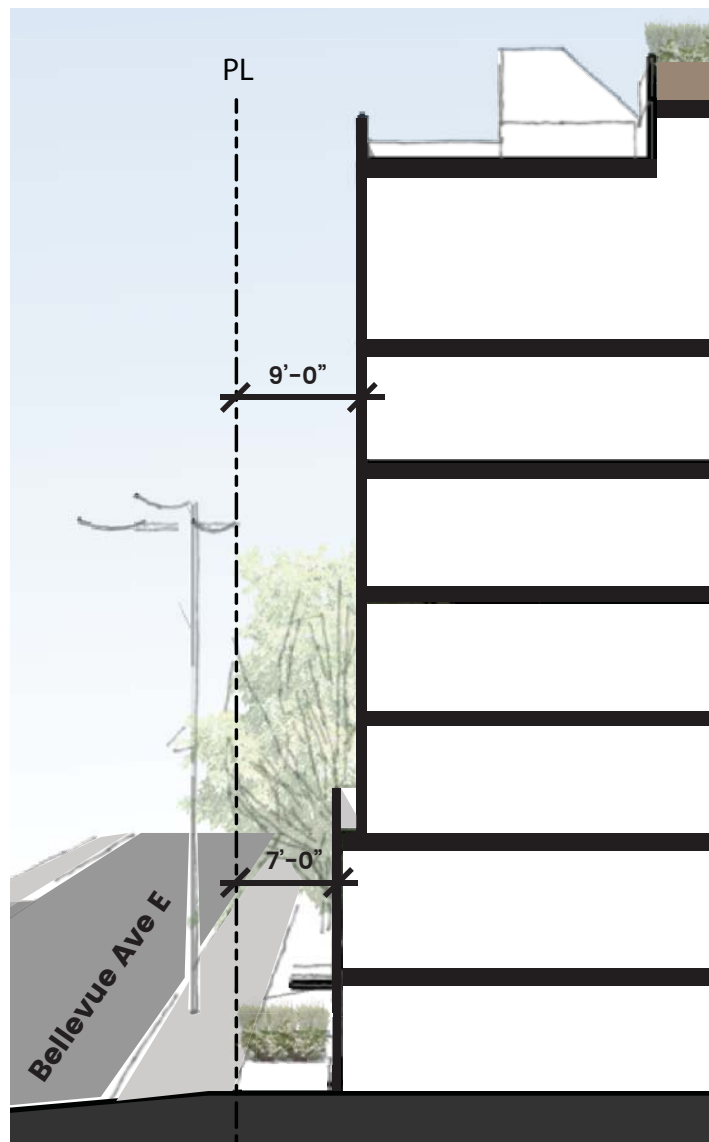
The shadow studies are shown here for the preferred option at various times throughout the day on the spring/fall equinox and summer and winter solstices. During summer solstice, there are reduced shadows cast on the neighboring building to the North due to upper level setbacks.



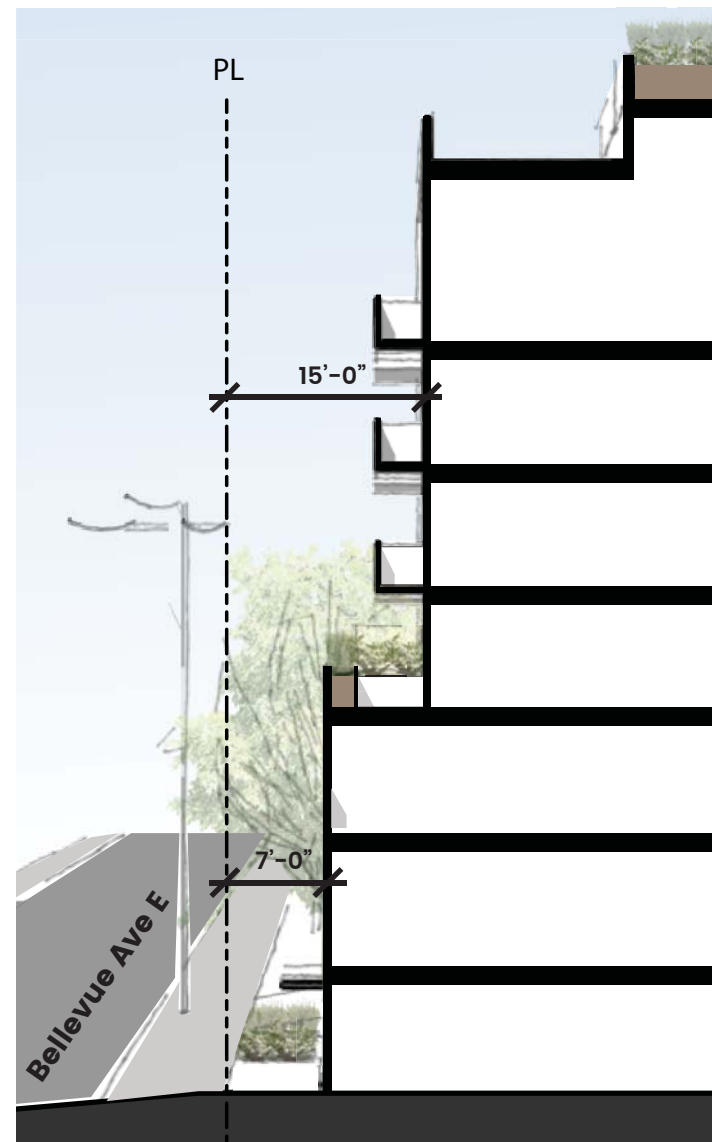
SUN PATH DIAGRAM

Upper Level Setback

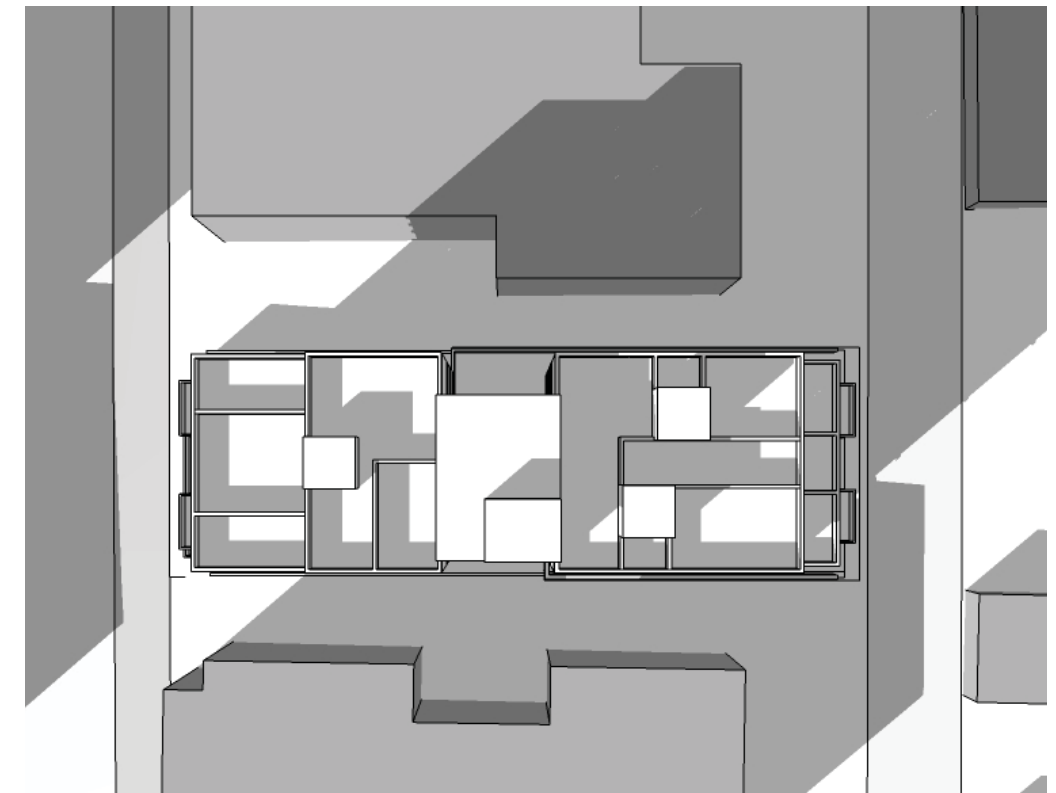
The sunlight studies shown compare the code compliant option and the preferred option with upper level setbacks facing the street and alley. The upper level setback proposed in the preferred option casts less shadow than the code compliant option.



CODE COMPLIANT OPTION



PREFERRED OPTION



PREFERRED OPTION March 21 @ 3pm



CODE COMPLIANT OPTION March 21 @ 3pm

LANDSCAPE PLAN

Street Level

The street and alley levels provide for multiple opportunities for landscaping and amenity spaces. An existing birch tree will be retained in a generous planter strip between the street and the sidewalk. The townhouse entries at the basement level will each have a private entry patio surrounded by landscaping. A bioretention planter will be provided on the north side of the building. The south side of the building will have landscaping areas that will be visible from the sidewalk.



private entries



Generous Planter Strip



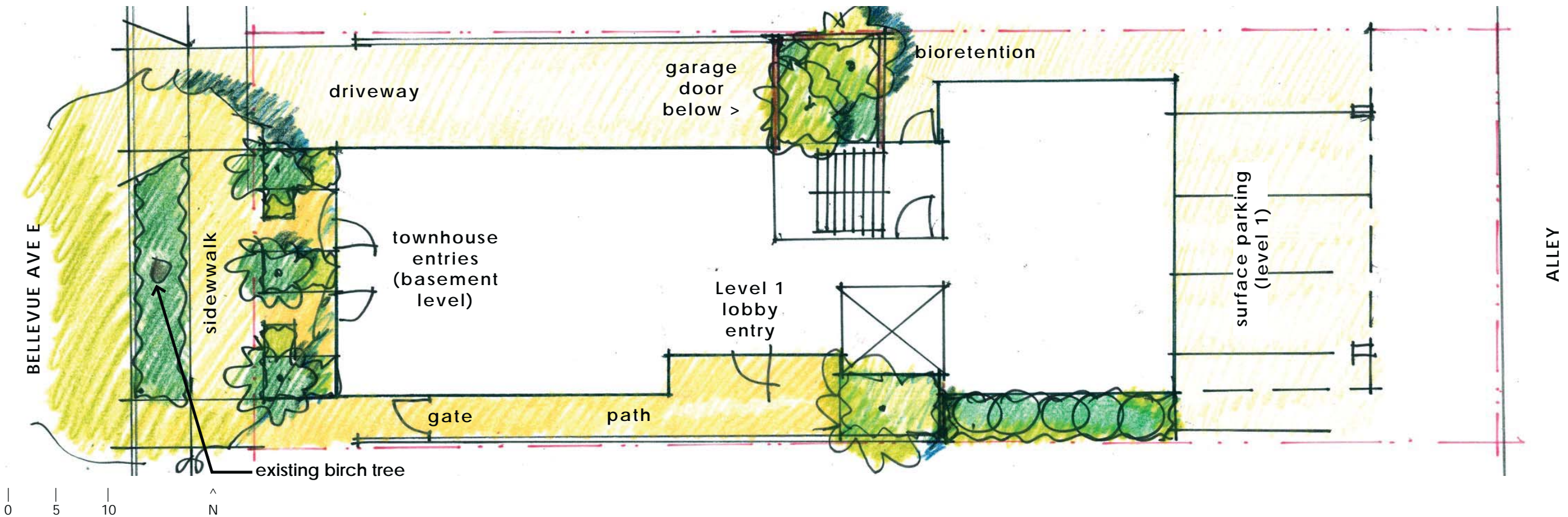
Bioretention Planter



concrete with sawcut joints



small trees at entry



LANDSCAPE PLAN

Roof Level

The roof will have extensive landscaping surrounding private roof decks and a common amenity roof deck. Treelets, bamboo, and raised beds will provide privacy between the various roof decks. Street and alley setbacks at levels 3 and 6 also provide for private decks with landscaping.



Narrow but Generous Terrace



bbq



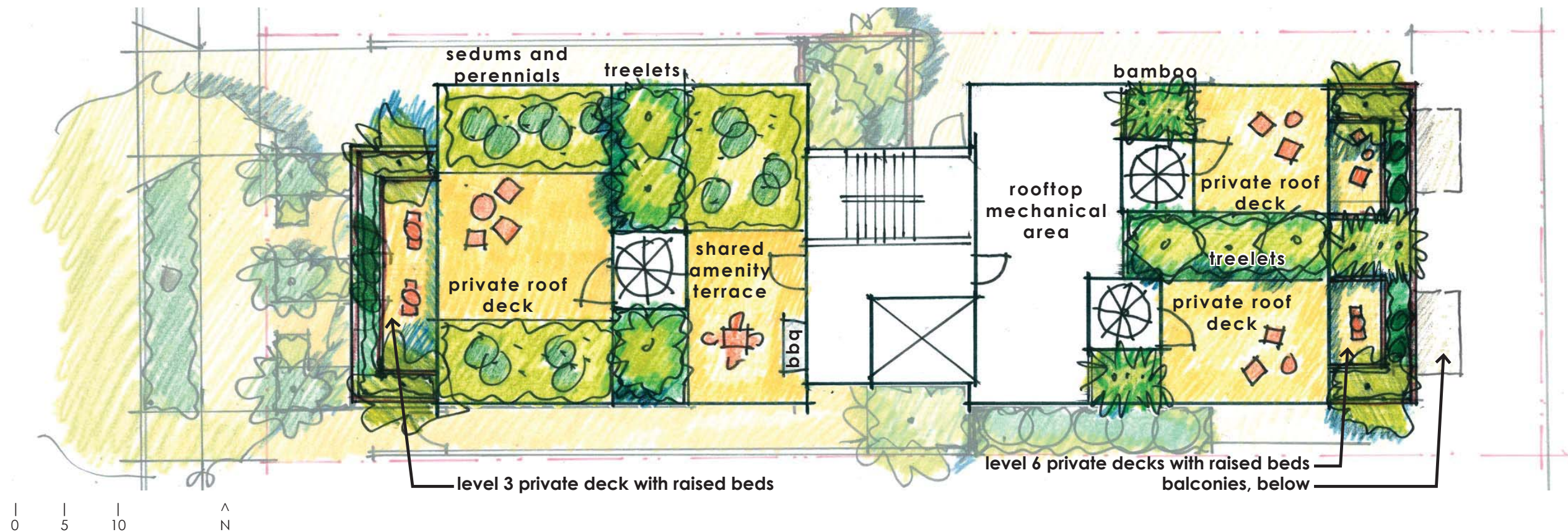
Sedums with Grasses



treelets



bamboo



DEPARTURE MATRIX

SMC REFERENCE	REQUIREMENT	DEPARTURE AMOUNT	JUSTIFICATION	DESIGN REVIEW GUIDELINES
23.42.522 Common Amenity Area	All units shall have access to a common or private amenity area. No common area shall be less than 250 SF and shall have a minimum horizontal dimension of 10'-0".	Reduction of 60 sf of area and reduction of 2 feet in minimum horizontal dimension of outdoor common amenity area at ground level.	The required amenity area for this project is 789 square feet. The project proposes 2,262 square feet of private and public amenity space that is code compliant and an additional 510 square feet that does not meet the 250 square foot minimum or the 10 foot minimum horizontal dimension. Every apartment unit has at least one private amenity area except for the 2 apartment units above the 2-story loft units. There are additional common amenity spaces proposed that do not meet the 250 square foot minimum, such as the 150 square foot common roof deck, and the landscaped areas provided at the ground level that are 190 square feet and 170 square feet. Additionally, the lobby is 262 square feet and is code compliant.	PL2 Walkability – Pedestrian Open Spaces and Entrances DC2 Open Space Concept – Residential Open Space
23.45.518 Side Setback	≤ 42' in height: 5' Minimum, 7' Average ≥ 42' in height: 5' Minimum, 10' Average	42 feet or less in height: 1'-0" reduction of average setback from north property line, 1'-8" reduction of average setback from south property line. Above 42 feet in height: 4'-0" reduction of average setback from north property line, 4'-8" reduction of average setback from south property line, 2'-0" reduction in minimum setback.	The proposed building reduces north and south setbacks in order to increase east and west setbacks. A 16' setback from the west property line is proposed, which is 9' greater than the required 7' average front setback. An 18' setback from the east property line is proposed, which is 8' greater than the required 10' rear setback. Having greater east and west setbacks allow for decreased shadows on the adjacent property to the north and to the sidewalk along Bellevue Ave E. It also allows for increased views up and down Bellevue Ave E from the adjacent properties.	CS2 Urban Pattern and Form – Height, Bulk, and Scale DC3 Open Space Concept – Residential Open Space
23.54.030 Sight Triangle	For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway and sidewalk.	Reduction of 1'-8" of site triangle on the south side. Reduction of 10'-0" of site triangle on the North side, as site triangle is entirely on neighboring property.	The proposed driveway provides access to five parking spaces. There will be very limited use of the parking garage and driveway. A mirror will be provided to alert drivers of pedestrians on the adjacent sidewalk.	PL2 Walkability – Pedestrian Open Spaces and Entrances DC1 Project Uses and Activities – Parking and Vehicle Access

DEPARTURE DIAGRAMS




Departure #1 Common Amenity Area

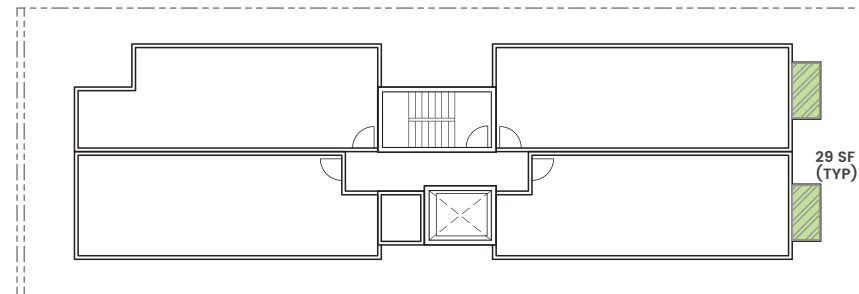
These diagrams show the proposed private and common amenity areas located throughout the building. The amenity areas proposed are as follows:

Basement	Common: 262 sf (enclosed)	Private: 176 sf
Basement	190 sf	
Level 1	Common: 170 sf	Private: 0
Level 2	Common: 0	Private: 58 sf
Level 3	Common: 0	Private: 230 sf
Level 4	Common: 0	Private: 116 sf
Level 5	Common: 0	Private: 116 sf
Level 6	Common: 0	Private: 275 sf
Roof	Common: 150 sf	Private: 519 sf
Total	Common: 772 sf	Private: 1,490 sf

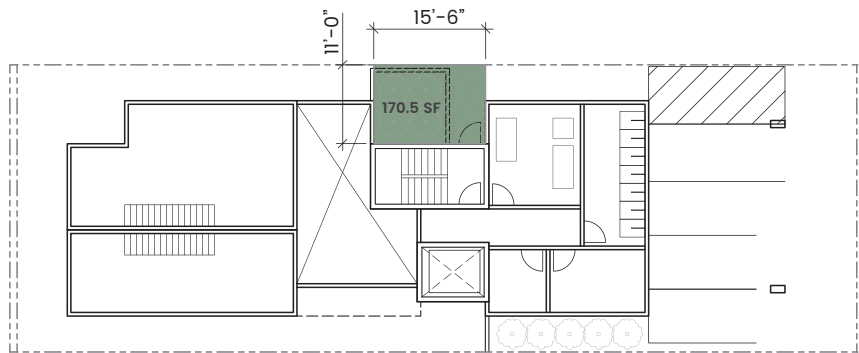
Required: 807 sf total amenity area, 404 sf max enclosed common amenity area.

Key

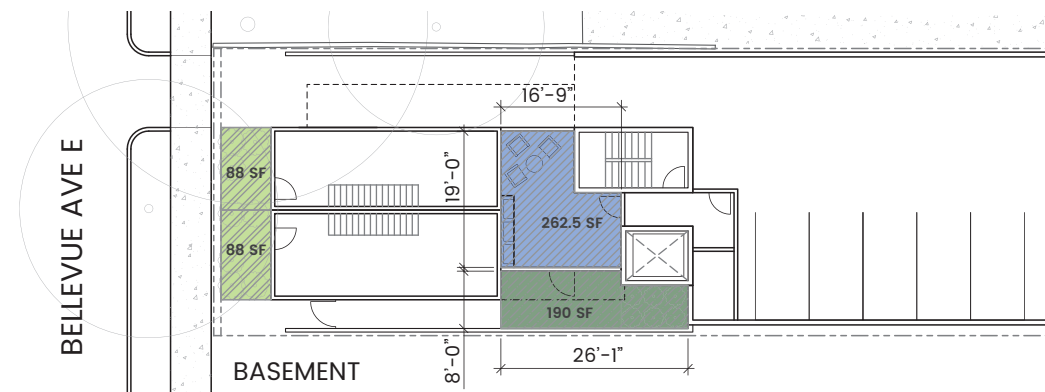
-  Private Outdoor Amenity Area
-  Common Outdoor Amenity Area
-  Common Indoor Amenity Area



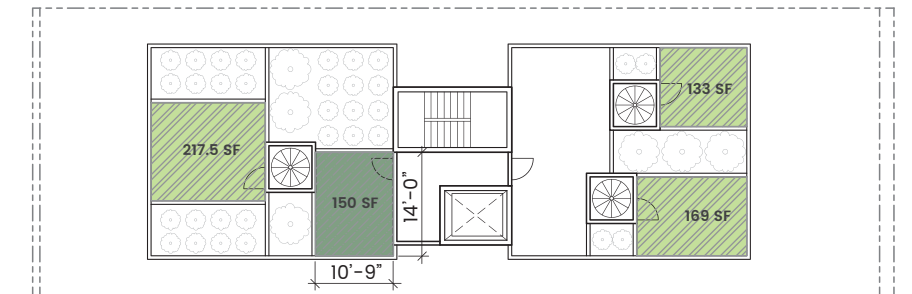
LEVEL 2



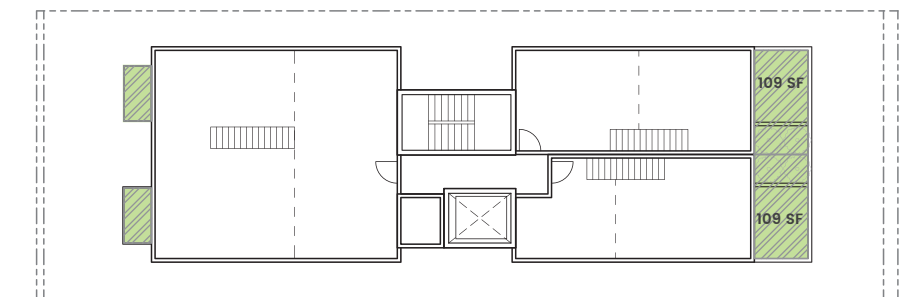
LEVEL 1



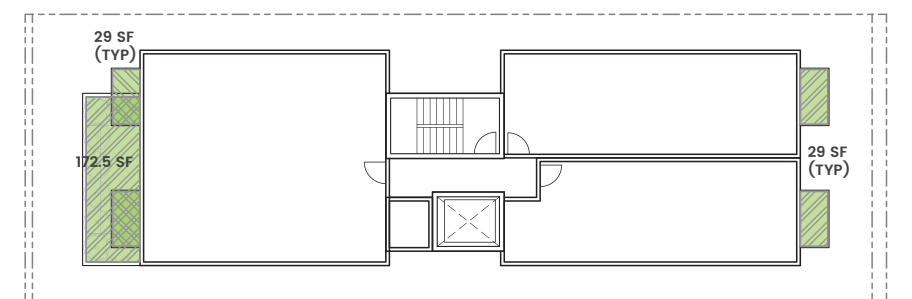
BASEMENT



ROOF



LEVEL 6



LEVEL 3-5

DEPARTURE DIAGRAMS



Departure #2 Setbacks

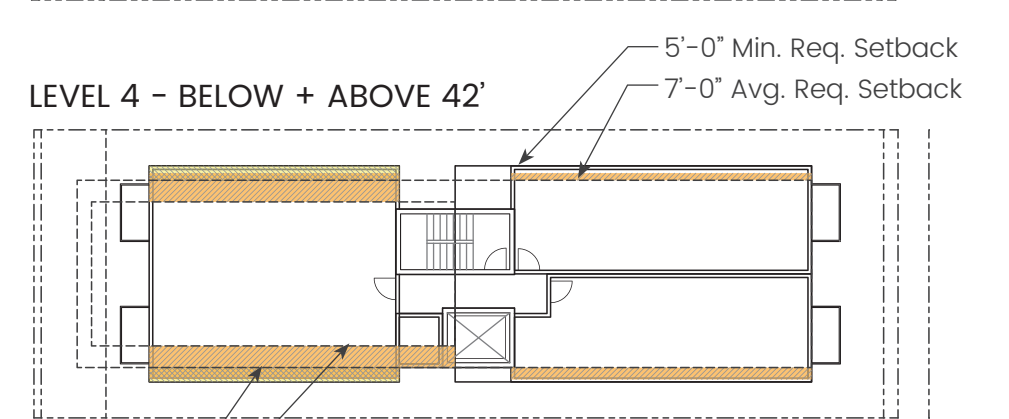
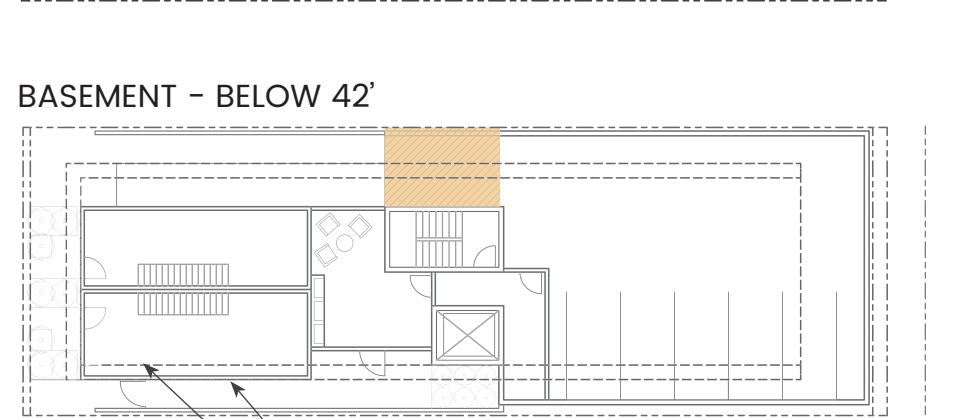
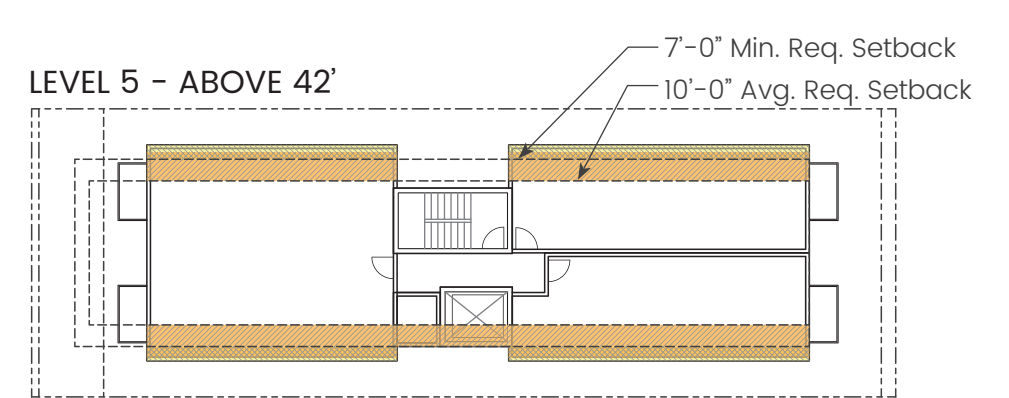
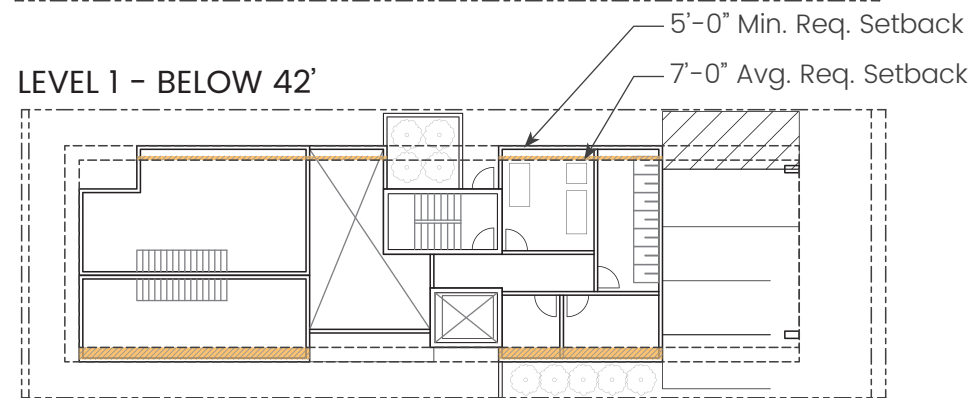
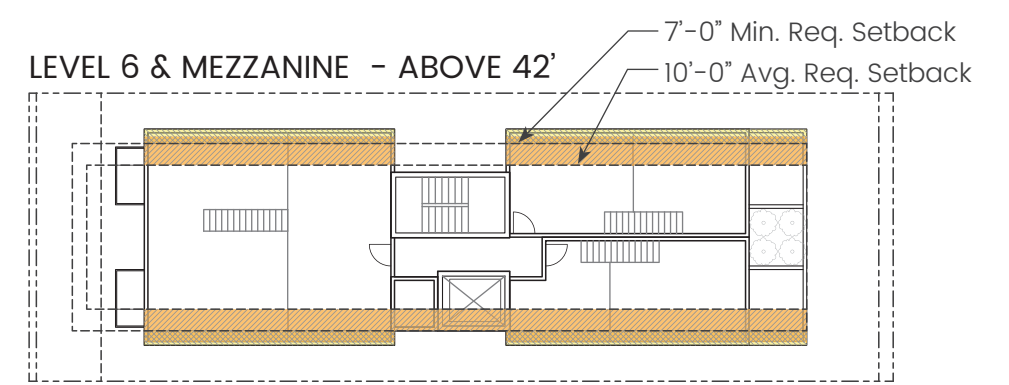
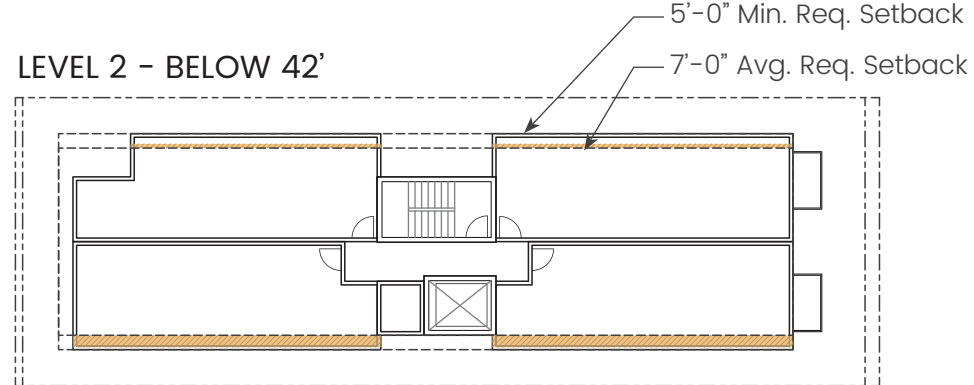
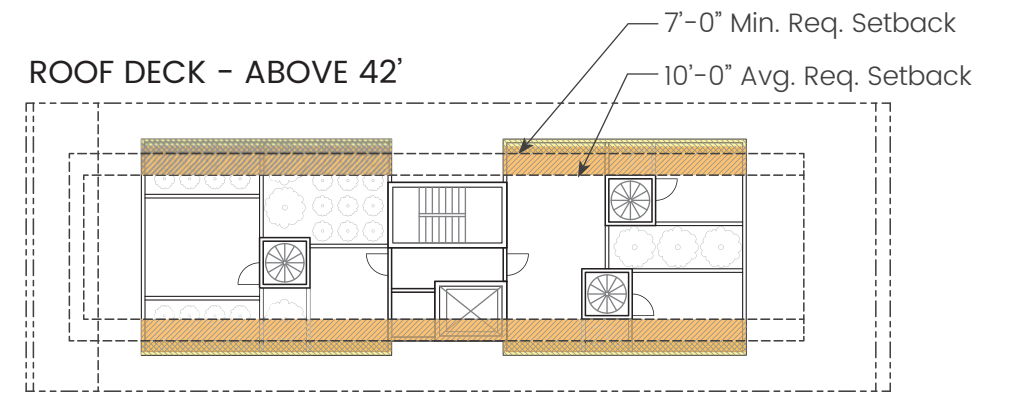
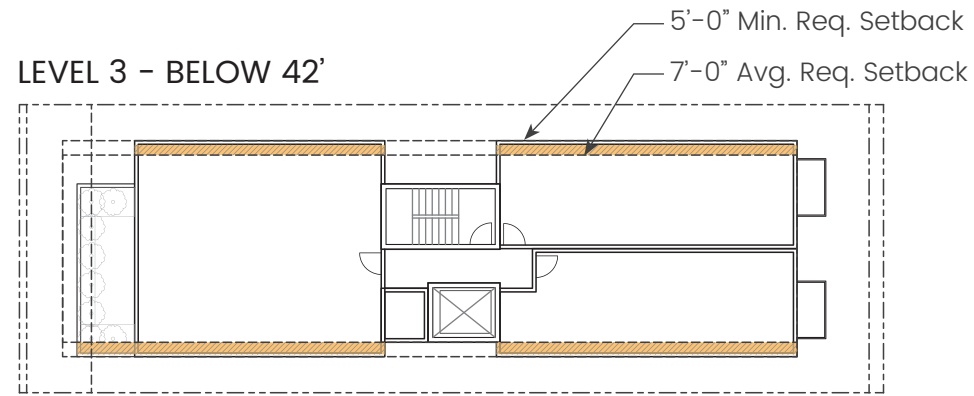
These diagrams show the proposed setback departures. The proposed setbacks are as follows:

Below 42'-0" in Height, Levels 1-3, The East half of Level 4
 Required: 5'-0" Minimum, 7'-0" Average
 Proposed: 5'-0" Minimum, 6'-0" Average (North Property Line)
 5'-4" Average (South Property Line)

Above 42'-0" in Height, The West half of Level 4, Levels 5-6
 Required: 7'-0" Minimum, 10'-0" Average
 Proposed: 5'-0" Minimum, 6'-0" Average (North Property Line)
 5'-4" Average (South Property Line)

Key

-  Proposed Minimum Setback
-  Proposed Average Setback

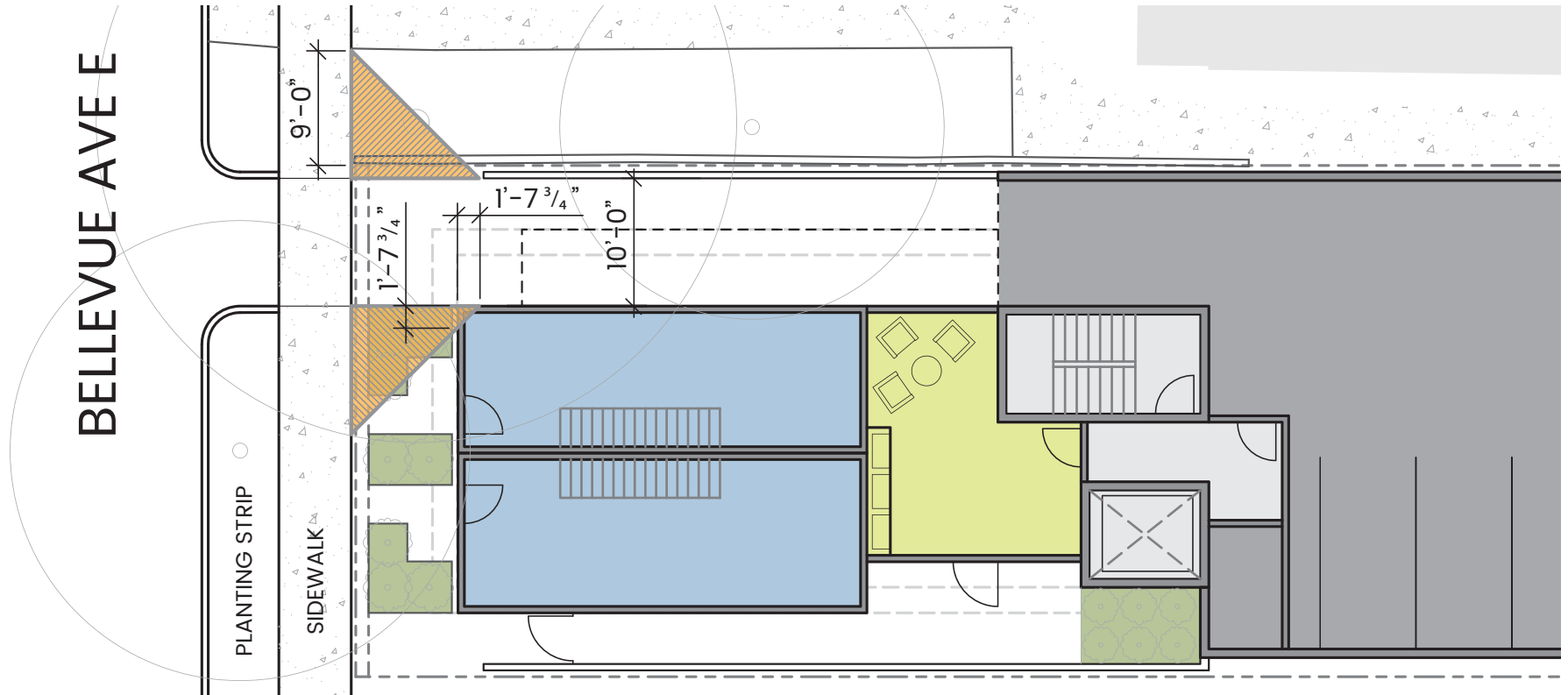


7'-0" Min. Req. Setback
10'-0" Avg. Req. Setback

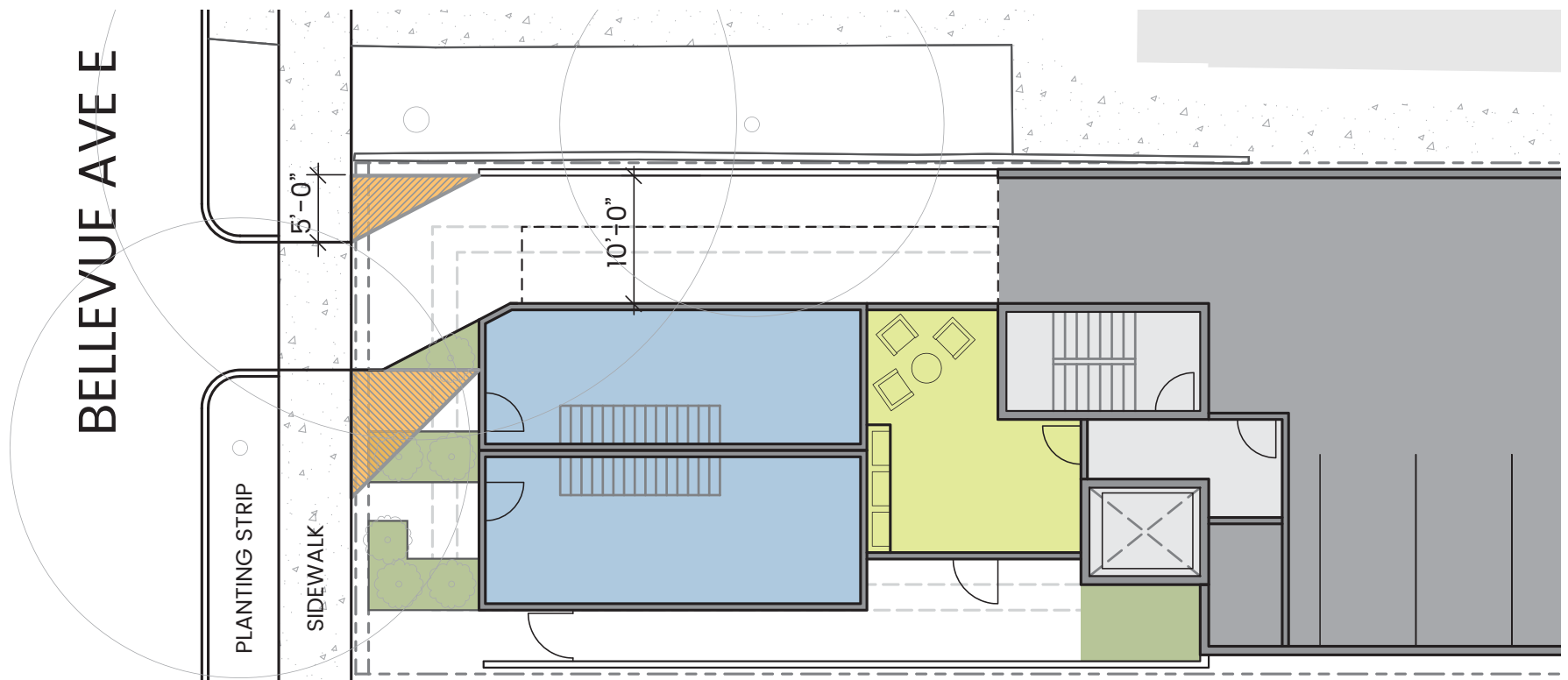
DEPARTURE DIAGRAMS

Departure #3 Sight Triangle

These diagrams show the proposed and code compliant vehicle access. The code compliant vehicle access required a chamfer in the lower level of the building as well as a redesign to the patio and landscaping adjacent to the street level two-story townhome unit. The requested departure for the proposed vehicle access allows for a more regular building massing and more street-level landscaping surrounding the unit patio.



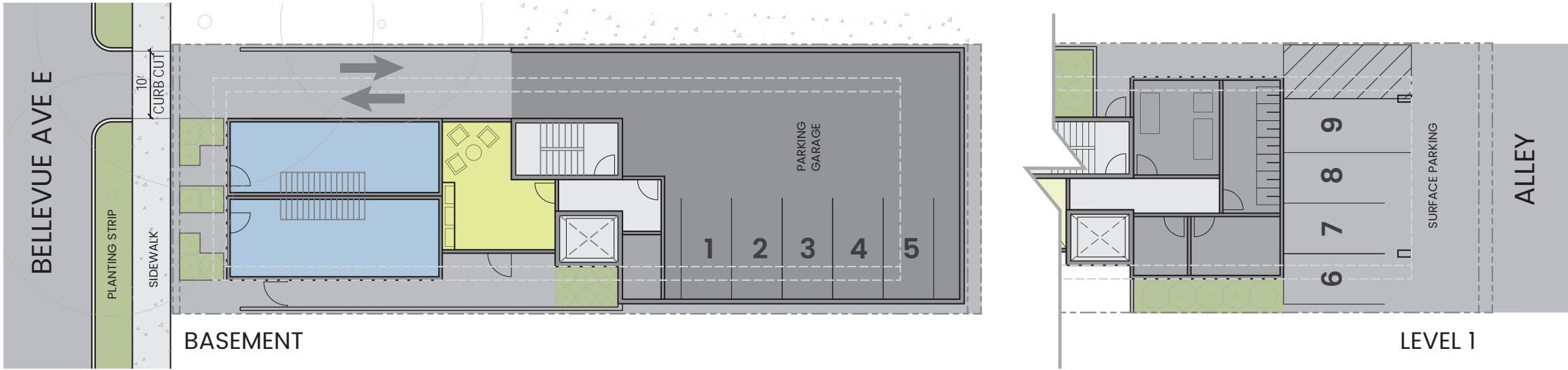
Proposed Vehicle Access



Code Compliant Vehicle Access

DIRECTOR'S DECISION REQUEST MATRIX

SMC REFERENCE	REQUIREMENT	JUSTIFICATION	DESIGN REVIEW GUIDELINES
23.45.536 Parking Access	<p>On steeply sloping lots the Director may permit the use of both an alley and a street for access, provided the following conditions are met:</p> <p>a. Access from the street is to a common parking garage in or under the structure, that extended no more than 4 feet above grade.</p> <p>b. The siting of development results in an increased Green Factor score, larger ground-level amenity areas, and/or reduced surface parking area than if alley access alone is used.</p>	<p>The site slopes upward 15 feet from Bellevue Avenue East to the alley. Underground parking access is not feasible from the alley due to the narrow and steeply sloping site. A 15% driveway ramp from the alley to the underground parking would need to be over 100 feet long and would take up the 2/3 of the site, leaving no area for actual parking spaces.</p> <p>Additional green factor can be achieved through pervious paving at the driveway, and providing a bioretention planter above the parking garage entrance.</p> <p>This project proposes larger residential units than current market standard for new apartment construction. The goal of the project is to provide multi-family housing that would accommodate urban couples and families. There are 7 proposed larger units that could be occupied by families with children. Although the site has great access to bus and lightrail, families with children often require cars for overnight weekend trips and longer errands. Parking is necessary to accommodate the needs of the larger residential units.</p>	<p>Neighborhood Priority Design Issues - In residential areas, providing varied types of new housing is important to encouraging long-term residency in the neighborhood.</p> <p>CS2 Urban Pattern and Form - Streetscape Compatibility</p> <p>DC1 Project Uses and Activities - Parking and Vehicle Access</p>



Proposed Vehicle Access from Street and Alley

DIRECTOR'S DECISION REQUEST

Parking Access from Street

Two recently built projects within one block of the project site, shown in the photos to the right, have been allowed street access for below grade parking due to similar site constraints as this project. These buildings are on parcels that are wider than the subject property.

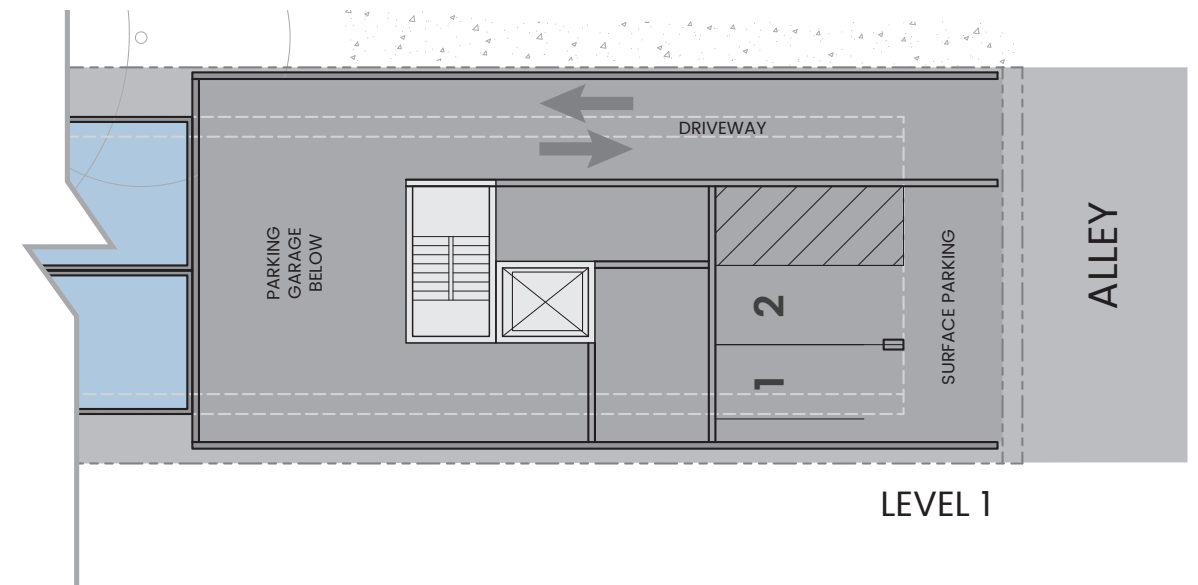
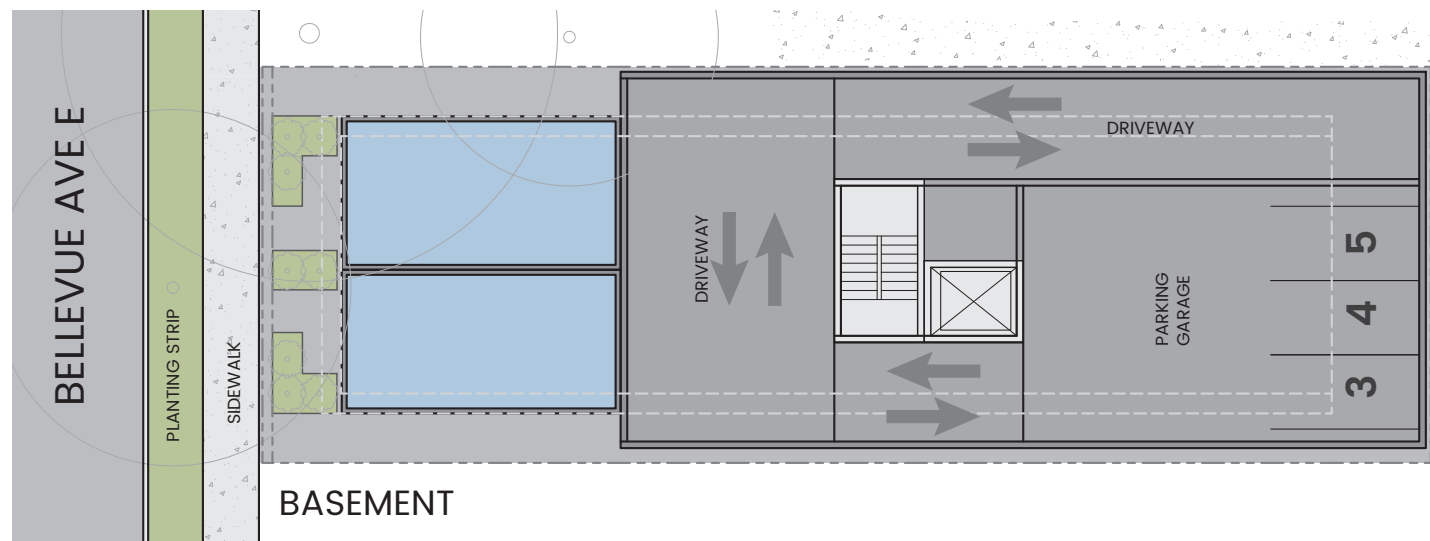
The diagrams below show the proposed and code compliant parking access. The code compliant parking access from the alley would require over 80 feet of driveway ramp to reach 15 feet below the alley grade. The ramping would take up considerable area and would require the building lobby to be accessed from the alley due to the location of the stair and elevator. Providing parking access from the street allows for a much more efficient parking garage separate from the residential entrance. Additionally, there will be more ground level landscaping and opportunities for pervious paving with street accessed parking instead of an underground garage accessed from the alley.



10' wide driveway accessed from Summit Avenue at the Local 422 apartments



10' wide driveway accessed from Bellevue Avenue at the Local 418 apartments



Code Compliant Vehicle Access from Alley



CAPITOL HILL LOFTS



CAPITOL CORE



ZEPHYR



STREAM HARRISON



WALLS BELLEVUE



STREAM BELMONT

