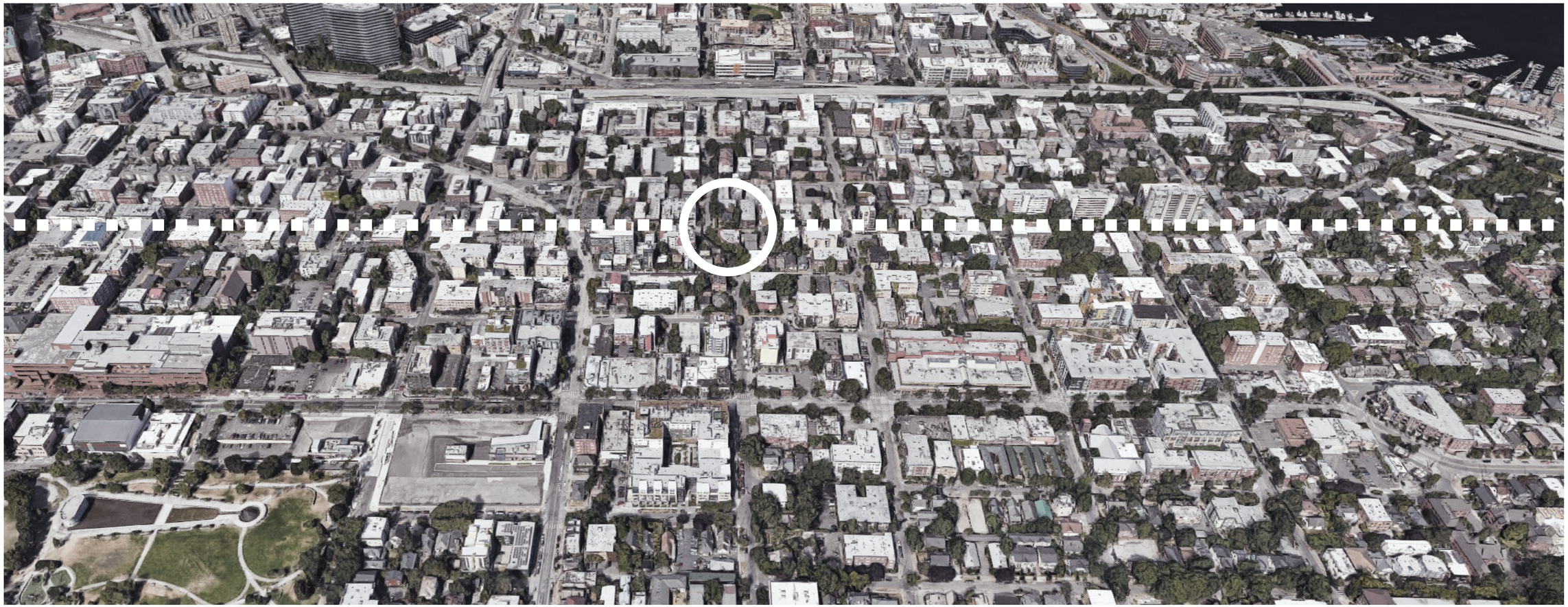
301 BELMONT

3032929 // EARLY DESIGN GUIDANCE
10 APRIL 2019
East Design Review Board



workshop AD
Karen Kiest | Landscape Architects
Belmont LLC

contents

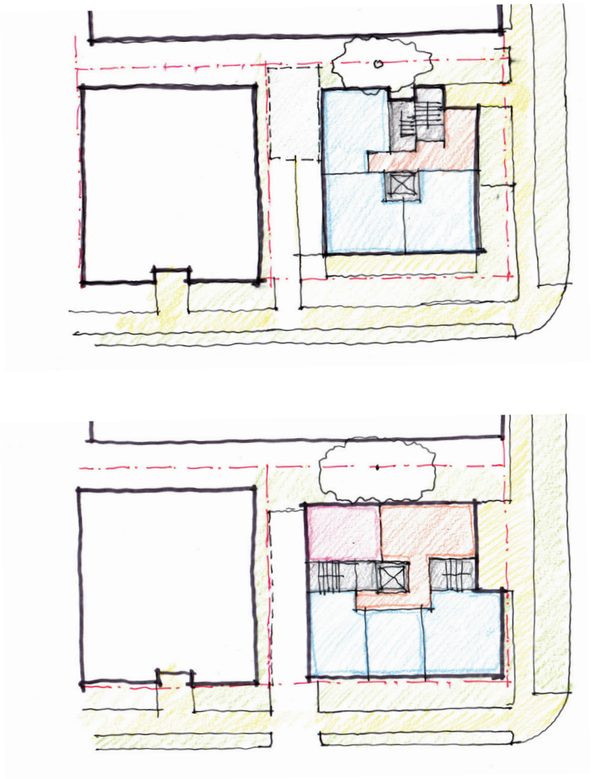
development objectives

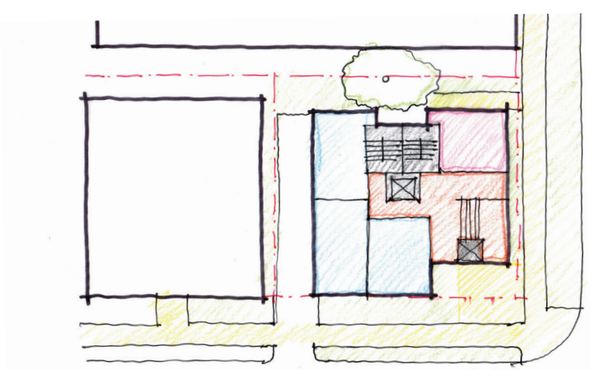
The site, zoned MR and located within the Capitol Hill Urban Center Village, is a corner lot at the northwest intersection of Belmont Avenue East and East Thomas Street. Roughly centered within a twenty-five block area bounded by East Roy Street, Broadway Avenue East, East Denny Way, and Bellevue Ave East, the site sits squarely in an established pedestrian oriented residential neighborhood filled with varied housing scales and typologies that span the last century.

The proposed project is a seven-story, 20,300 square feet condominium building with thirty-four dwelling units. One unit will meet the City's affordable housing incentive criteria which provides for additional GFA and building height. The project includes services, waste storage, bike parking, and five vehicle stalls at a partially below grade level. Street level uses include a corner entry, common amenity space, and four units located three to five feet above adjacent sidewalk grade. An outdoor amenity area is provided at the roof level. An exceptional Horse Chesnut tree will be preserved.

The design proposal responds to five primary considerations:

- **Provide compact and efficient for sale dwellings.**
- **Reinforce the scale and texture of the existing streetscape.**
- **Develop a contextually appropriate midrise typology for small corner sites.**
- **Provide equitably distributed open space between the project and existing neighboring structures.**
- **Enhance the community through direct engagement with the public realm.**





3.0 community outreach

An online questionnaire and a community outreach meeting held at Capitol Hill Library on November 29, 2018 were used to solicit feedback from the community. In addition, the project was presented to the Pike Pine Urban Neighborhood Council (PPUNC) on December 17th.

Through these media, the members of the community / neighborhood expressed that:

- Parking is challenging in the neighborhood
- The trees are an important asset to the neighborhood
- The project is close to many transit options and is not parking dependent
- Build the least amount of parking possible in order to keep costs down so families and can afford units
- Concern for building aesthetics
- Concerns about construction noise and impacts
- Hope the project provides affordable living options to the neighborhood
- Provide solid building materials that produce a natural look to the exterior
- Provide charging stations for scooters and e-bikes

The PPUNC provided the following feedback:

- supported the preferred option for the space it created between both neighbors, entry location, and corner lot presence.
- supported preservation of the Horse Chestnut
- suggested team look at B-side Foods for example of small exterior terrace along Thomas as well as entry of building at 303 Harvard.
- suggested the landscaping be pollinator friendly

4.0 site

301 Belmont Avenue East

Lot size 65.87’ x 60.05’
Lot Area 3,956 square feet

Lot 3 and the West 15 ft. of Lot4, Block 18, Gilman Park, according to The Plat Thereof recorded in Volume 3 of plats page 41, records of King County, WA

The topography slopes upward six and a half feet along East Thomas Street and is generally flat along Belmont. An overhead power line along the Belmont frontage requires a fourteen foot radial clearance. The lots on either side of the site are generally at the same elevation as the project site.

To the north is the three-story Glengarry Apartments and to the west is the three-story 516 East Thomas Condos. An exceptional Horse Chestnut tree is located at the midpoint of the site on the north lot line. Upper levels of the project will have views of downtown to the south and Lake Union, Queen Anne and the Olympic Mountains to the west.

With two street frontages solar access is excellent. Lower levels will be impacted by adjacent buildings to the north and west.

Tree Identification

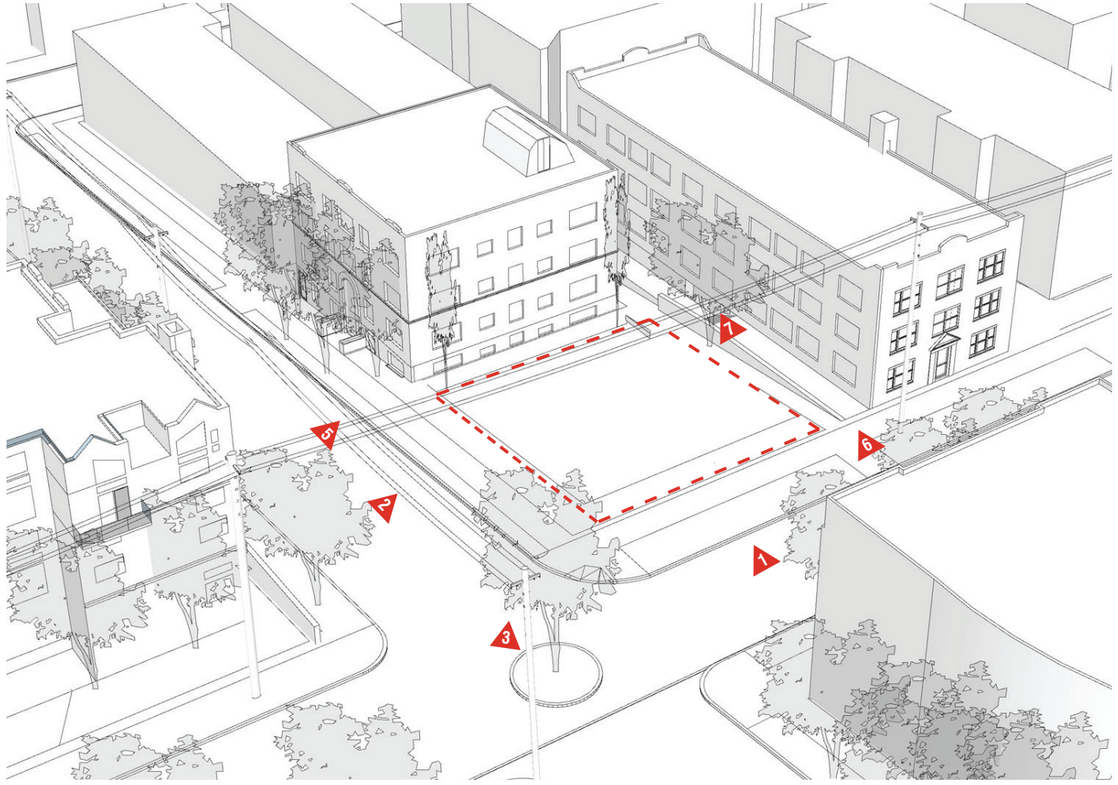
Tree #1: 23” Western white pine (Pinus monticola)

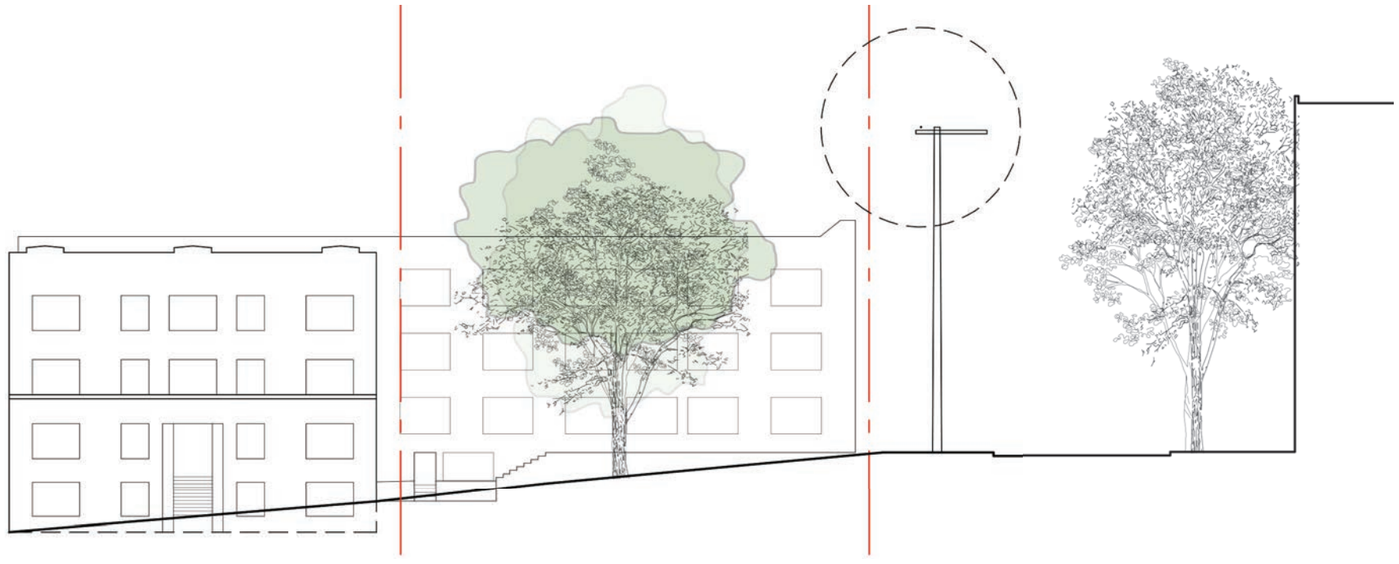
Tree #2: 5” Western red cedar (Thuja plicata)

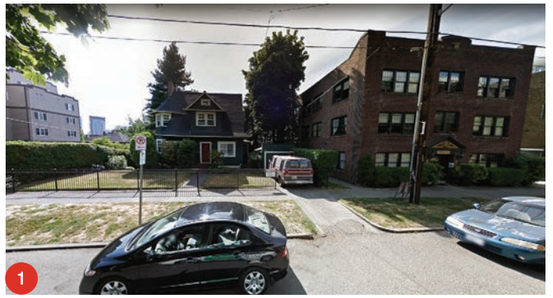
Tree #3: 31” Horse chestnut (Aesculus hippocastanum) Exceptional

0 5 10 25 50

4.0 site







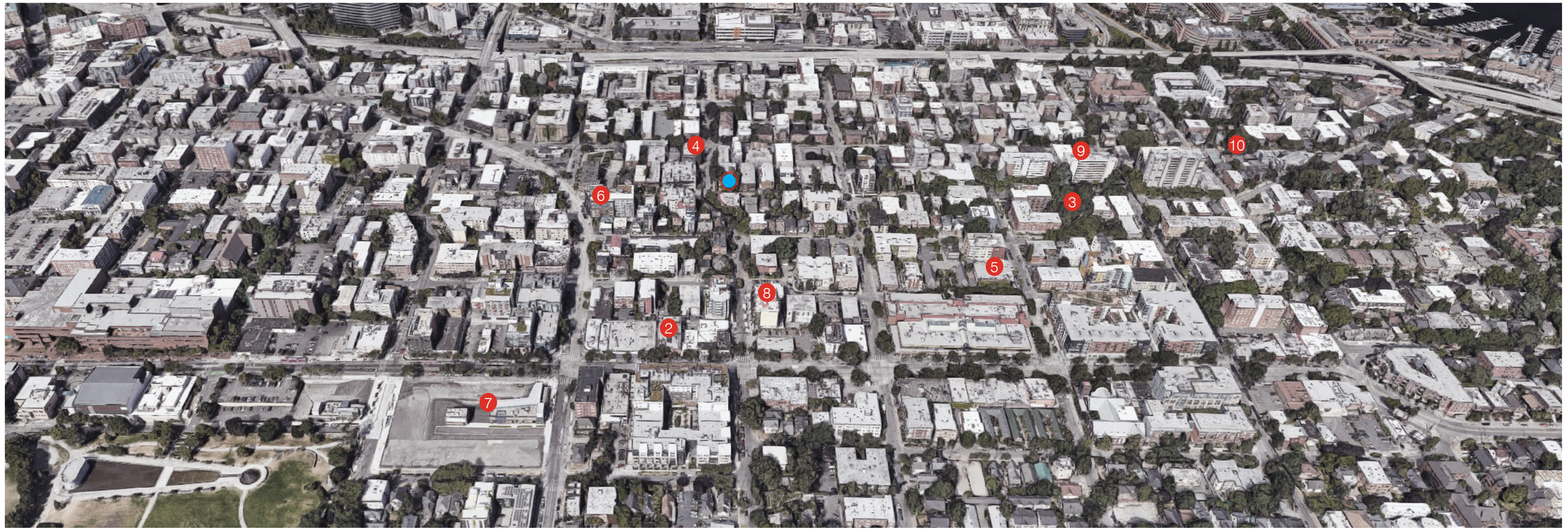
1 View from roof terrace

3 Tashkent Park

5 Capitol Hill Library

7 Capitol Hill Station

10 Top Pop Donuts

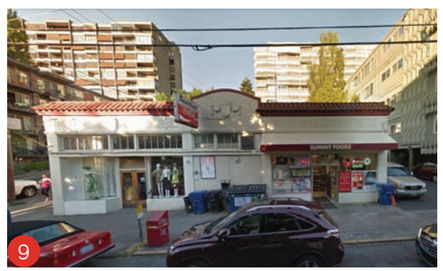


2 Broadway Street

4 Analog Coffee

6 retail and residential

8 808 E Thomas



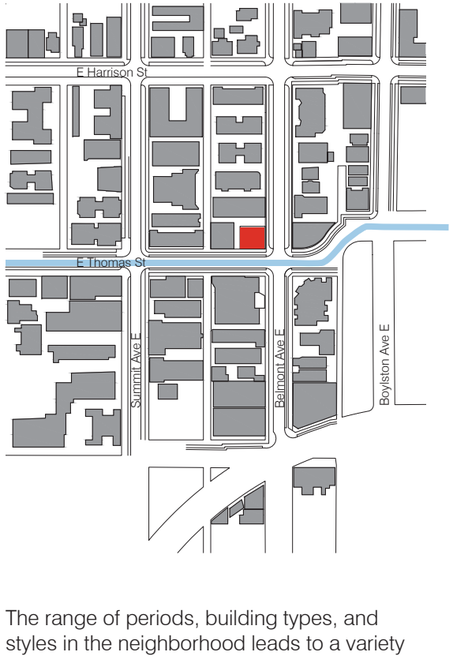
9 Summit Foods

5.0 urban analysis

Situated three blocks west of Broadway and two blocks east of Bellevue, the project sits squarely within the established residential fabric of northwest Capitol Hill; a fabric of three to six story residential structures primarily constructed between 1920 and 1994. Recent development incudes six and seven story residential structures that have maintained a strong urban edge through the use of departures.

The prevailing topography in the neighborhood is flat in a north/south direction and rising uphill to the east. Streets running east/west are generally sloped and any given parcel is negotiating four to eight feet of vertical rise. This leads to retaining walls or partially below grade stories fronting the street. Buildings are generally entered from the north-south running streets, unless a property only fronts an east-west street.

street photos



The range of periods, building types, and styles in the neighborhood leads to a variety of building materials and levels of quality.

Brick masonry is found across all periods; with the extent diminishing with time. Early buildings were predominantly brick. More recent buildings deploy brick primarily as an accent.

Wood is also used across the different periods of buildings in a wide range of scales and quality. Narrow profile painted vertical grain fir bevel or t&g siding has given way to lesser quality cedar that is often stained.

Metals are used in a variety of ways from stock profiles for rails and ornament to typical flashings and copings.

Panel products are most prevalent on very recent and some mid-century buildings. Stronger colors are used on these materials. Color is also used with stucco or other coatings.

East Thomas Street
South Side

1926 | Boylston Ave E | 1910 | alley

East Thomas Street
North Side

1956 | alley | 516th E Thomas St // condominium
1917 // 4-story red brick
punched windows | **project site** | Belmont

Across from site

232 Belmont Ave // condominium
1994 // 6-story wood frame
punched window // balconies

Belmont Ave E

PUC // condominium
1989 // 4-story wood frame
punched windows // balconies

alley

1929

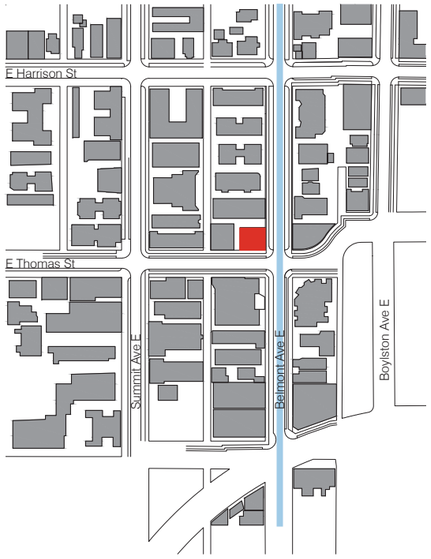
Ave E

Sand Remo // condominium
1906 // 4-story wood frame
punched windows

1927

Boylston Ave E

1924



Belmont Ave E
East side

1924 | 1990 | 1993

Belmont Ave E
West side

1906 | 1910 | 1928

PUC // condominium
1989 // 4-story wood frame
punched windows // balconies

Across from site

1959

Sand Remo // condominium
1906 // 4-story wood frame
punched windows

Thomas Street

232 Belmont Ave // condominium
1994 // 6-story wood frame
punched window // balconies

1994

Thomas Street

project site

The Glengary // apartments
1928 // 3-story masonry
punched windows

1965

1963

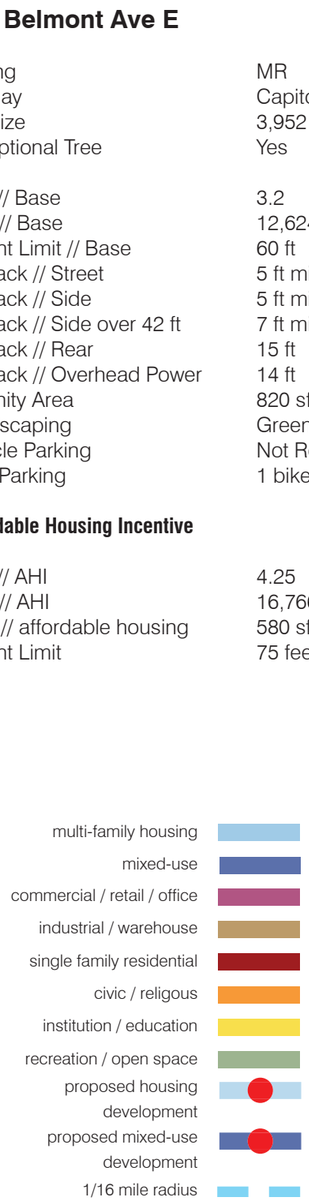
6.0 neighborhood use / zoning data

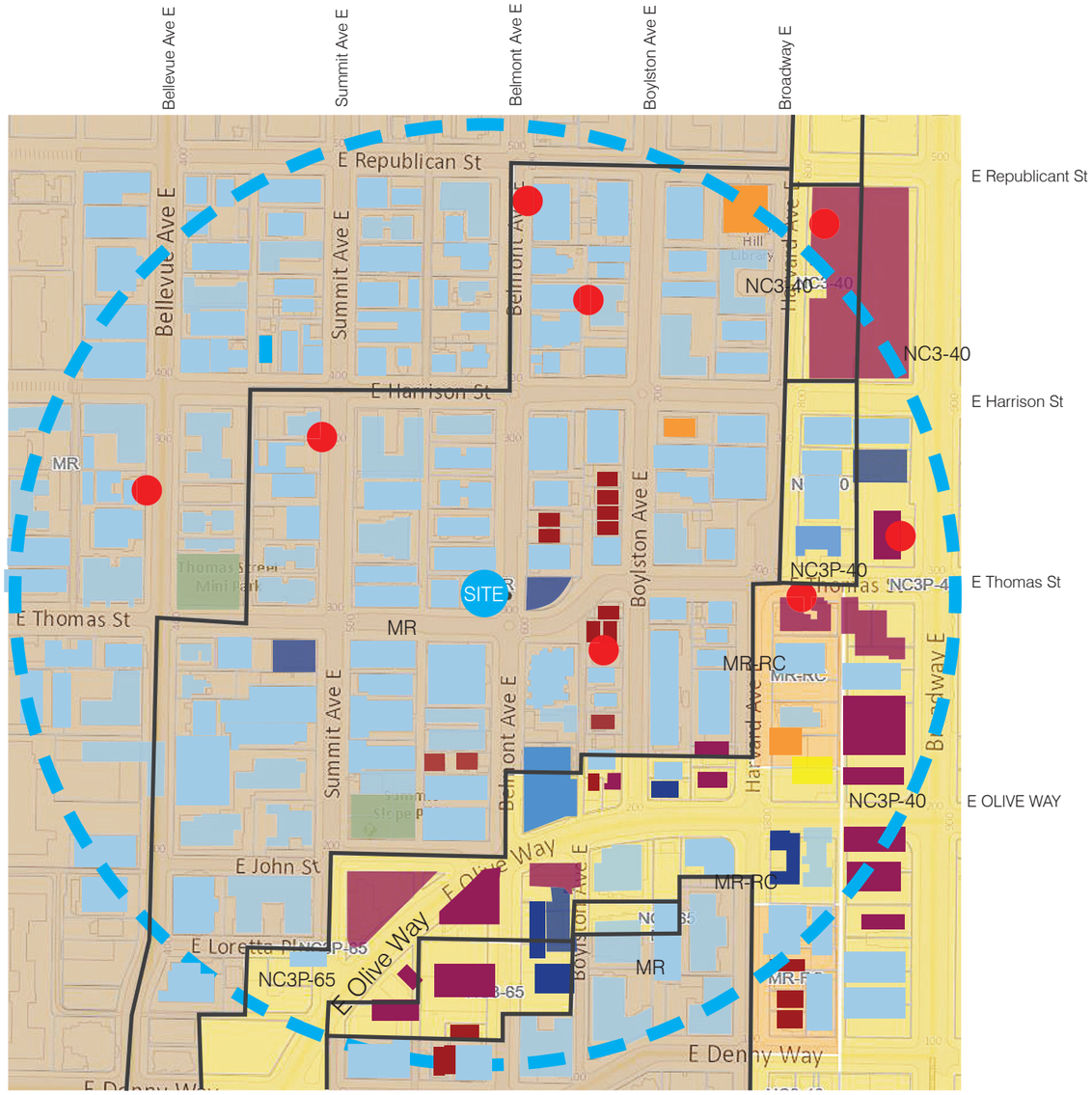
301 Belmont Ave E

Zoning	MR
Overlay	Capitol Hill Urban Center Village
Lot Size	3,952 sf
Exceptional Tree	Yes
FAR // Base	3.2
GFA // Base	12,624 sf
Height Limit // Base	60 ft
Setback // Street	5 ft minimum / 7 ft average
Setback // Side	5 ft minimum / 7 ft average
Setback // Side over 42 ft	7 ft minimum / 10 ft average
Setback // Rear	15 ft
Setback // Overhead Power	14 ft
Amenity Area	820 sf (5% of area of residential use)
Landscaping	Green Factor of 0.6 or greater
Vehicle Parking	Not Required
Bike Parking	1 bike per dwelling unit

Affordable Housing Incentive

FAR // AHI	4.25
GFA // AHI	16,766 sf
Area // affordable housing	580 sf (14% of bonus area)
Height Limit	75 feet





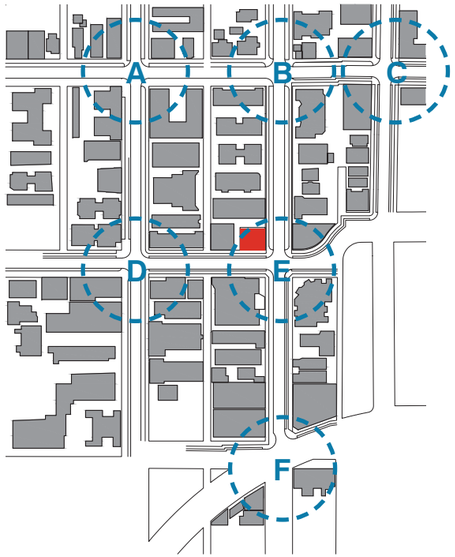
workshop AD

setbacks analysis

The project site is a small corner lot that does not abut an alley. Instead, both interior lot lines abut existing three-story twentieth century walk-up apartment buildings. These interior lot lines are, in effect, side lot lines. The existing seven and a half foot wide side yard to the north is currently used for street to alley through lot access via a paved pathway. The existing three foot wide side yard to the west is used for general access on the project site and is currently landscaped with minimal ground cover.

The separation between structures along interior lot lines is typically ten feet wide with exceptions that are as narrow as three feet when a building abuts a lot line and as wide as twenty-five feet when used for vehicle access and parking.

corner lot analysis



Buildings on corner lots are generally constructed to the lot line. Exceptions are wood frame single family structures built in the early twentieth century and lots that have significant topographical change and utilize retaining walls and rockers that are also located at the lot line. The result is a consistent property line urban edge throughout the immediate context.

Structures on corner lots are typically simple in form and exhibit little or no variation in material, modulation, and secondary architectural features.

1951 // 2-story
no datum // single mass

1952 // 3-story
no datum // single mass

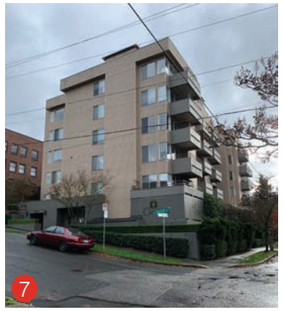
1929 // 3-story
no datum // single mass

1953 // 3-story
base

2017 // 7-story
basement datum

1924 // 2-story
no datum

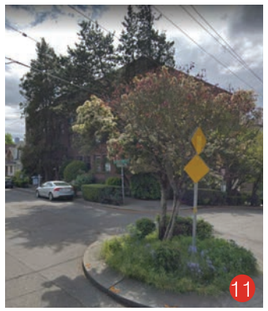
1953 // 3-story
no datum



1956 // 3-story
base +5 // balconies

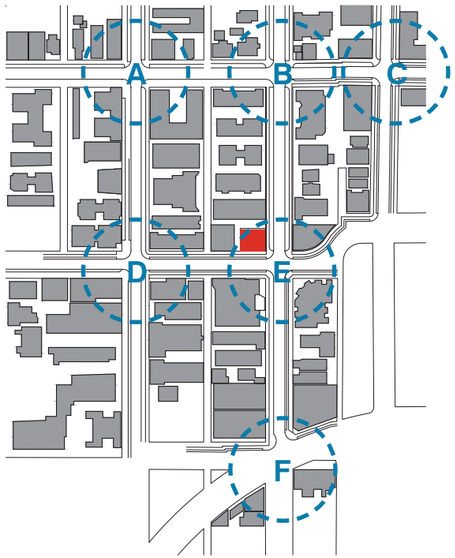
1965 // 3-story
no datum // single mass

1931 // 4-story
no datum // trees

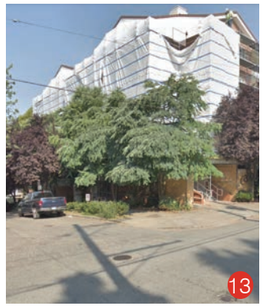


1925 // 3-story
no datum //single mass

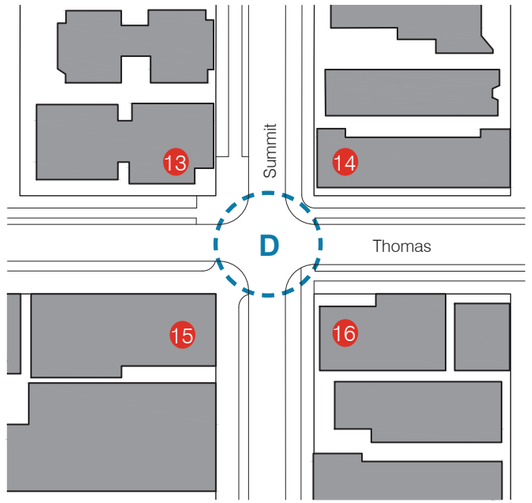
1906 // 2-story
no datum

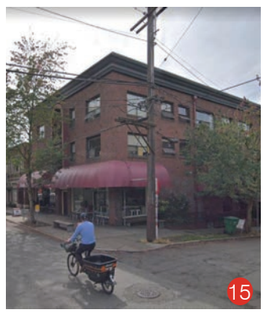


1997 // 5-story
renovation



1956 // 3-story
base + 2

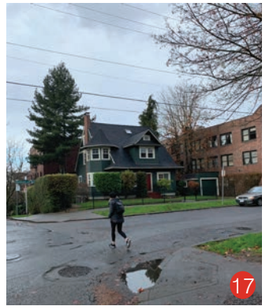




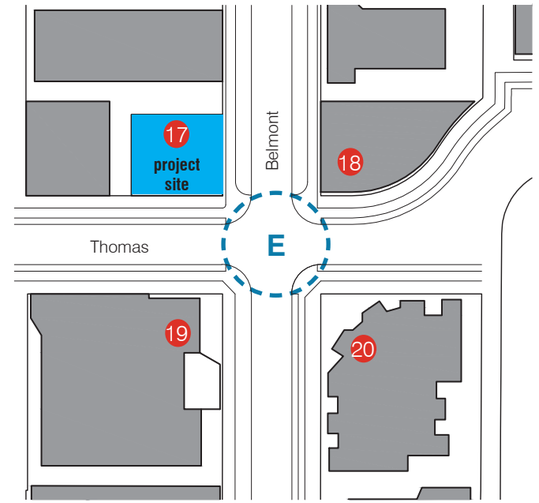
1921 // 3-story
no datum // single mass

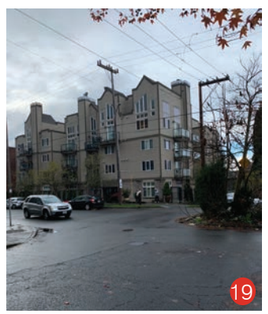
1929 // 4-story
no datum // single mass

project site

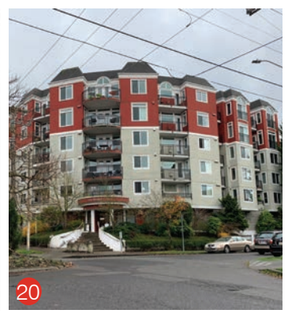


1906 // 4-story
base + 3 with balconies





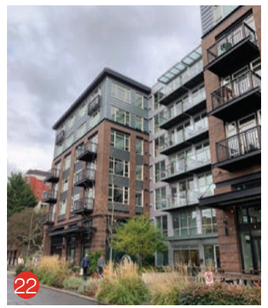
1989 // 4-story
no datum

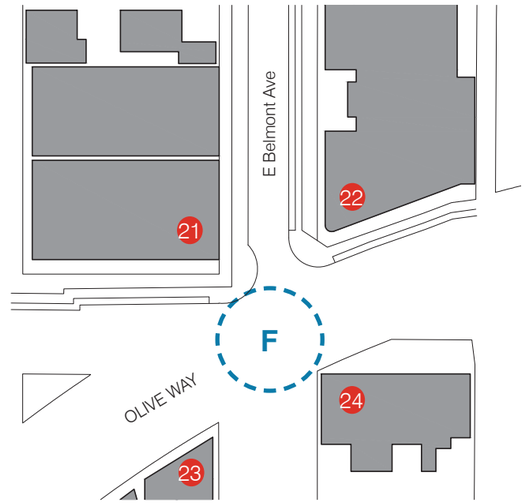


1994 // 6-story
base datum

1923 / 3-story
no datum // single mass

2014 // 7-story
base + 2





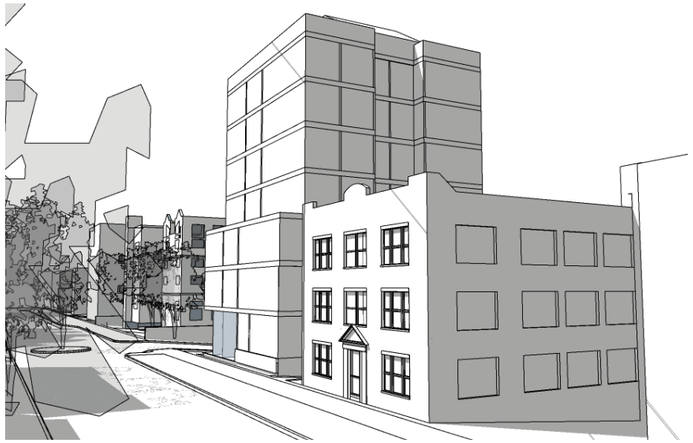
1966 // 3-story
base + 2 story

7.0 design guidelines

EXISTING FABRIC

The existing fabric of residential structures located at or near lot lines creates an opportunity for the project to extend this fabric across two street frontages and strengthen the cohesive pedestrian dominated neighborhood. The preservation of the exceptional tree enhances the environmental heritage of the neighborhood preserving a mature specimen and canopy on a small site.

CS3.A.1/2/3 Fitting Old and New Together / Contemporary Design / Established Neighborhoods
PL1.A.1 Enhancing Open Space
CD2.A.1 Massing / Site Characteristics and Uses
DC2.B.1. Architectural and Façade Composition



DATUMS

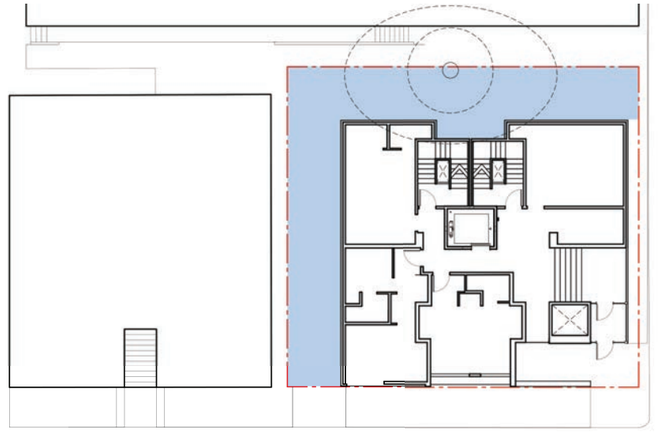
The overhead powerline setback along the east frontage provides an opportunity to define a strong horizontal relationship between the project and the adjacent building to the north. On the south façade, a more subtle datum can be introduced through the scale and rhythm of fenestration to allow the project to hold the street frontage while addressing the three-story scale of the building to the west. A street level datum that locates dwelling units three to five feet above sidewalk grade introduces vertical separation between the public realm and interior living space.

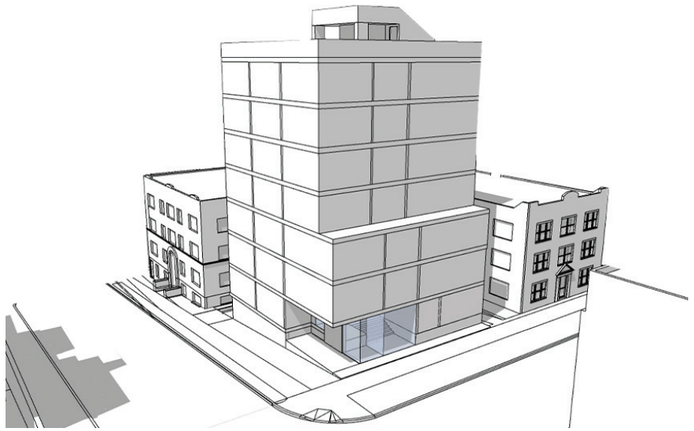
CS2.A.2 Architectural Presence
CS3.A.1/2/3 Fitting Old and New Together / Contemporary Design / Established Neighborhoods
PL2.B.3 Street Level Transparency
CD2.A.1 Massing / Site Characteristics and Uses

EQUITABLE OPEN SPACE

If allowed flexibility in the setback definition and requirement, the building mass can be located to match the open space volume required by code while more equitably distributing open space along the adjacent interior lot lines. This creates an expansion of the west side setback that benefits both neighboring structures and creates a dynamic architectural form. The structure to the west has two times the required setback for its full height. The widening of the west setback creates a narrower proposed massing that allows more daylight through to the north.

CS1.B.2. Daylight and Shading
CS2.C.1 Corner Sites

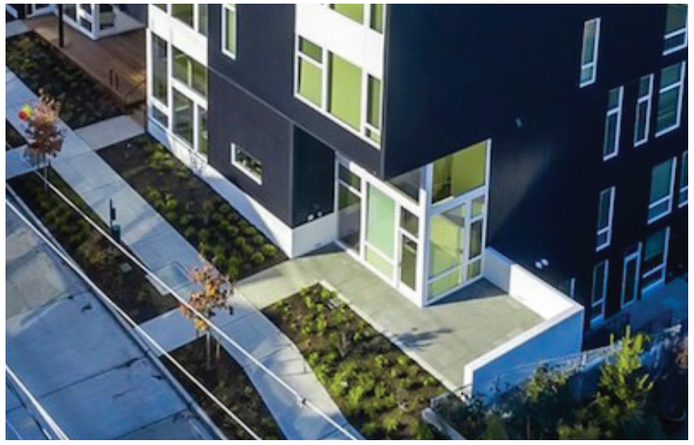




THE CORNER

Given the corner site, the project provides an opportunity to be strongly connected to the public realm on two street frontages. Vertical separation and landscaped buffers between edge of sidewalk and the street frontages creates a comfortable relationship between the public realm and private interior space.

CS2.A.2 Architectural Presence
CS2.C.1 Corner Sites
PL2.B.3 Street Level Transparency
PL3.A.2 Ensemble Elements



PRESENCE

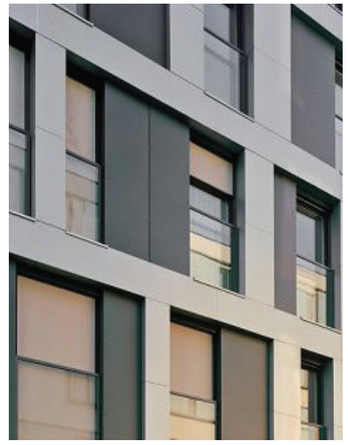
The existing context is strongly residential and presents examples of multifamily structures that are simple in form and rich in material, particularly on corner sites. Recent redevelopment of small parcel-sized midrise sites reveal the emergence of new housing types within this established context. These new housing types provides an opportunity for the project to explore architectural presence through urban and landscape integration, contemporary materials, and modern scaled openings that connect interior living space with views and context.

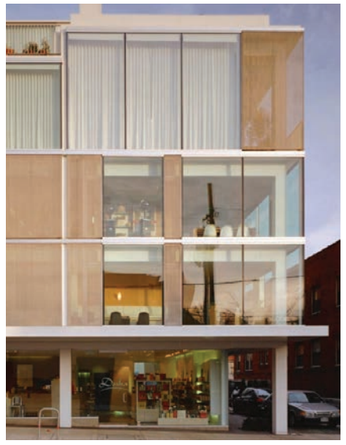
CS2.A.2 Architectural Presence
CS2.D.1 Existing Development and Zoning
CS3.A.1/2/3 Fitting Old and New Together / Contemporary Design / Established Neighborhoods
CD2.A.1 Massing / Site Characteristics and Uses
DC2.B.1. Architectural and Façade Composition

MATERIAL / OPENINGS / CONNECTIONS

The external zoning forces on a very small site leaves little or no room for building modulation and secondary elements. Cladding composition and opening configuration provide an opportunity to create a carefully articulated façade where visual connections between interior space and neighboring buildings, the public realm, and distant views are considered.

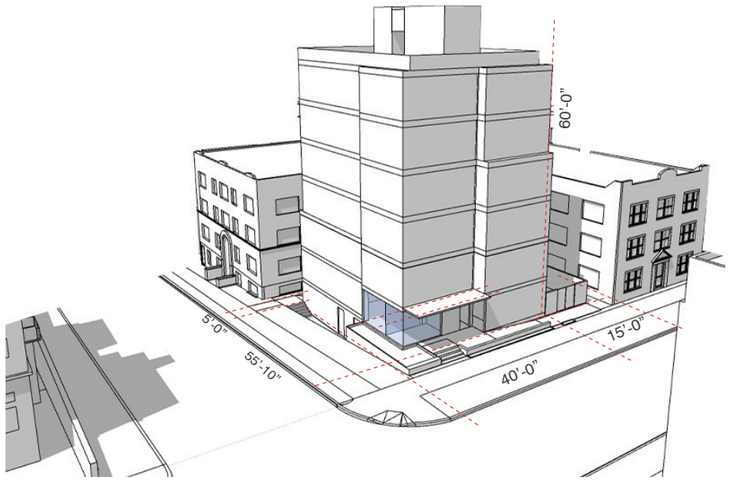
CS1.B.2. Daylight and Shading
PL2.B.3. Street Level Transparency
DC2.B.1. Architectural and Façade Composition





8.0 design alternatives

straight up // alternate A // conforming

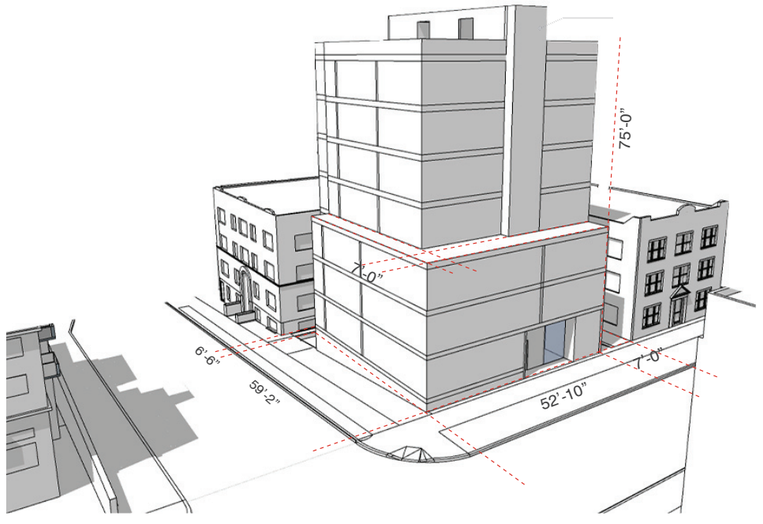


Alternative A provides required street, side, and rear setbacks and preserves the exceptional Horse Chestnut. The preservation of the tree requires the rear setback to be located along the north lot line. If limited to six stories, a single exit stair can be used as long as certain additional life-safety provisions are provided and each floor is limited to four dwelling units. Providing a second exit stair to add an additional story results in an overall loss in dwelling units and residential area to the point the project is not feasible.

Advantages
-Maintains exceptional tree
-No departure required
-High amount of interior lot open space at upper levels

Challenges
-No affordable unit
-Low unit count
-Larger and therefore expensive units
-Zoning defined form
-Street setbacks break from urban context
-Limited relationship to datums of context
-Limited west side setback (5 feet)
-Fenced waste and recycling in rear setback
-Area well in south street setback
-Least amount at interior lot open space at grade

stepped tower // alternate B

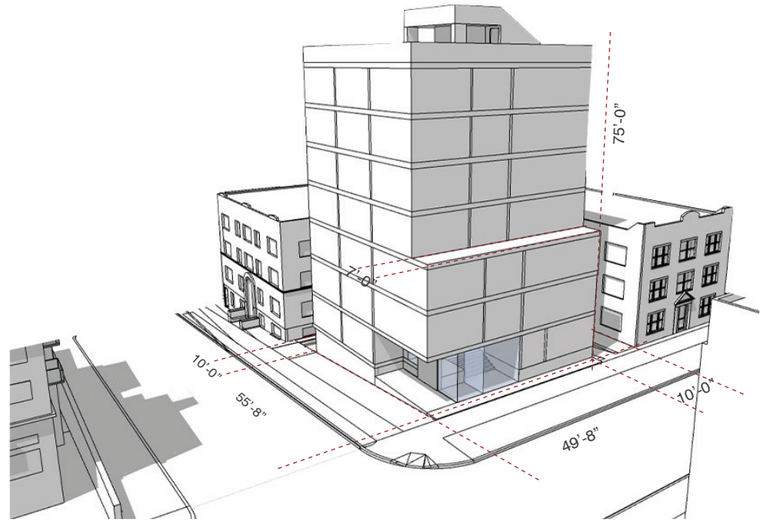


Alternative B preserves the exceptional Horse Chestnut and requires departures for street and rear setbacks. The rear setback (north lot line) is treated like a side setback and meets the requirements for minimum and average side setbacks. Up to the third story, the project provides limited street setbacks to reinforce the strong urban edge of the block. Above the third story, the south facade is setback to meet the required street setback and the east facade is setback to meet the required overhead power and street setback.

Advantages
-Maintains exceptional tree
-Provides an affordable unit
-Provides off street parking
-Provides waste and recycling storage within the structure
-Maintains urban edge of context
-Maintains scale of typical side setbacks

Challenges
-Zoning defined form
-Irregular and inefficient unit plans
-Limited west side setback (5 feet)
-Footprint impacts exceptional tree
-Expansive stair penthouse obstructs views and impacts solar exposure for neighbors
-Unit exposure to east street frontage and west views limited by stair locations
-Low amount of interior lot open space at grade and least amount at upper levels
-Upper level setback on two frontages complicated to construct
-Departure required for street setbacks

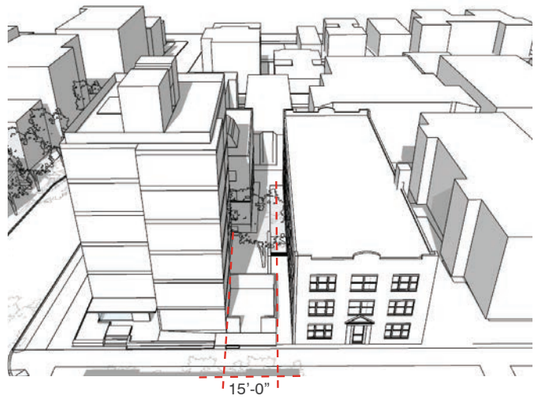
corner up // alternate C // preferred



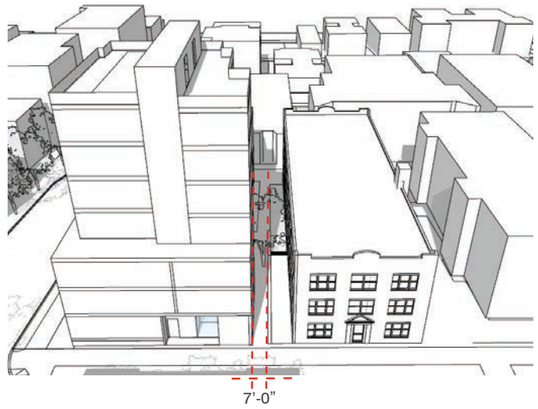
Alternative C preserves the exceptional Horse Chestnut and requires departures for street and rear setbacks. The rear setback (north lot line) is treated like a side setback and exceeds the requirements for minimum and average side setbacks. Up to the third story, the project provides limited street setbacks to reinforce the strong urban edge of the block. Above the third story, the south façade maintains no street setback and the east facade is setback to meet the required overhead power and street setback.

Advantages
-Maintains exceptional tree
-Provides an affordable unit
-Provides off street parking
-Provides waste and recycling storage within the structure
-Maintains urban edge of context
-High amount of interior lot open space and greatest amount at grade.
-Provides separation from building to the west
-Exceeds side setback requirements
-Provides the narrowest east-west profile
-Provides best unit configuration of the alternates
-Allows for units to be combined to create larger unit types

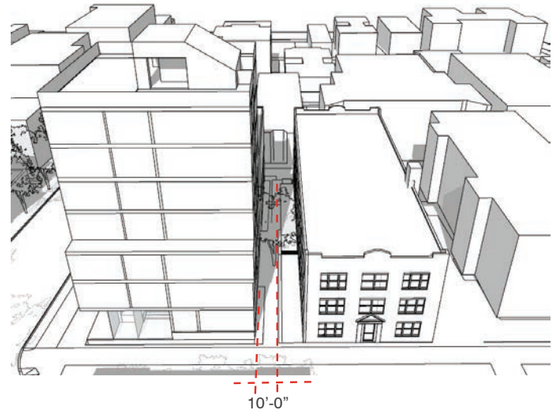
Challenges
-Departures required for street and rear setbacks



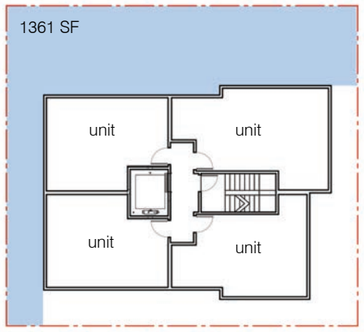
Belmont side



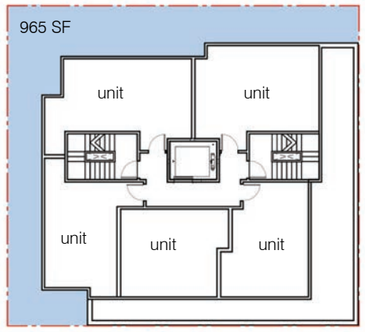
Belmont side



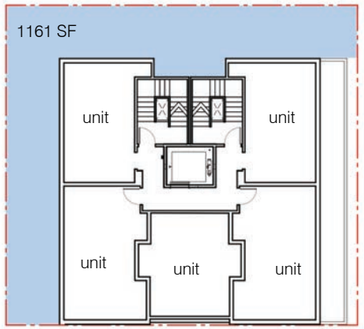
Belmont side



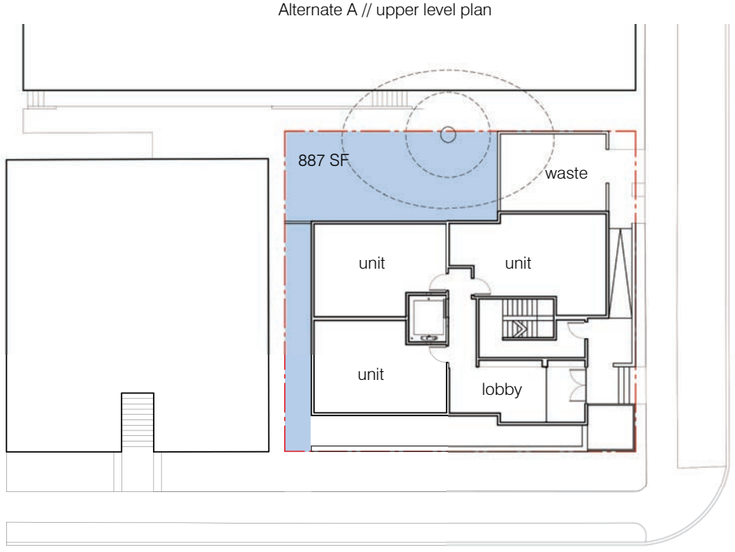
Alternate A // upper level plan



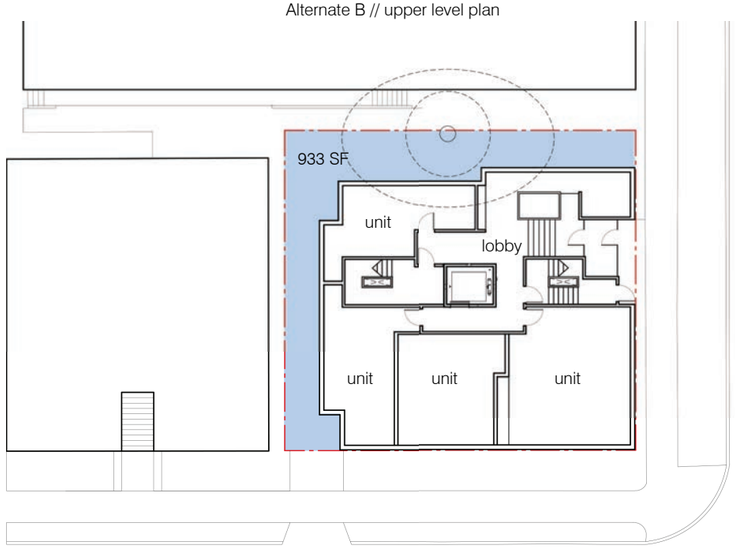
Alternate B // upper level plan



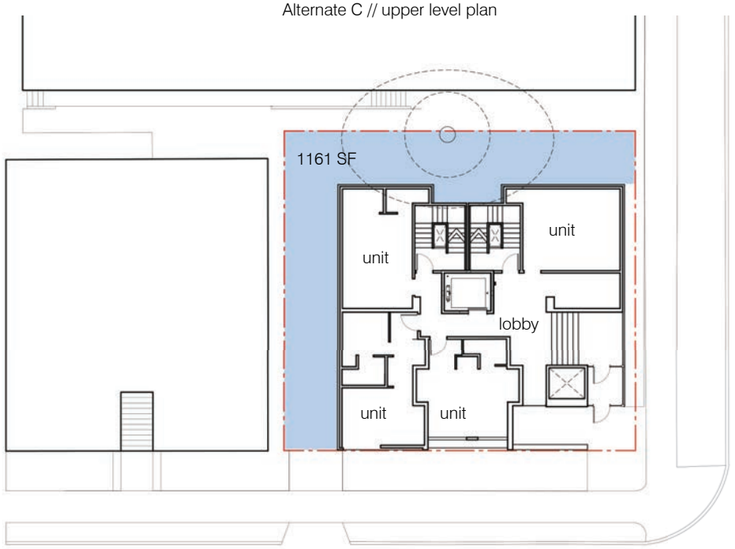
Alternate C // upper level plan



Alternate A // street level plan



Alternate B // street level plan /



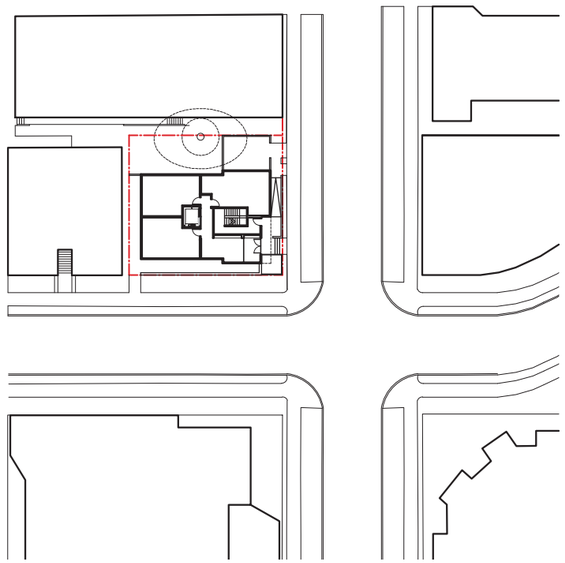
Alternate C // street level plan

straight up // alternate A // conforming

Number of Stories	6
Number of Units	25 units
Total Building Area	13,550 sf
Residential Unit Area	10,430 sf
Building Efficiency	77%
GFA Total	11,527.9 sf
Bicycle Parking	25 bikes
Average Unit Size	420 sf

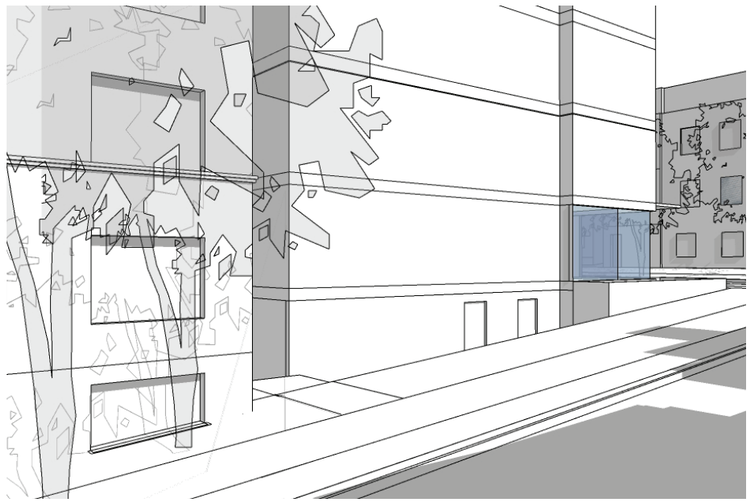
Alternative A provides required street, side, and rear setbacks and preserves the exceptional Horse Chestnut. The preservation of the tree requires the rear setback to be located along the north lot line. If limited to six stories, a single exit stair can be used as long as certain additional life-safety provisions are providevd and each floor is limited to four dwelling units. Providing a second exit stair to add an additional story results in an overall loss in dwelling units and residential area to the point the project is not feasible.

The first story is located 15 inches above the Belmont sidewalk with exterior stairs and a ramp providing access to the building entry at the corner. Waste and recycling storage are enclosed in an at grade fenced area at the northwest corner of the site. A partially below grade story includes two dwelling units accessed from the western edge of the site through an area well. Building services and bike parking are also located at this level. The building mass is modulated to meet the minimum and average setbacks that are required in a midrise zone. A roof deck, limited to 150 square feet because of the single stair, is provided on the south side of the stair and elevator penthouse.

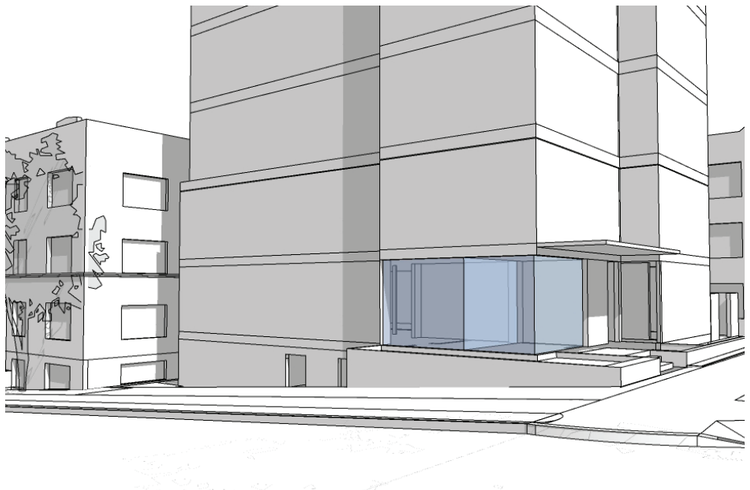


Site Plan

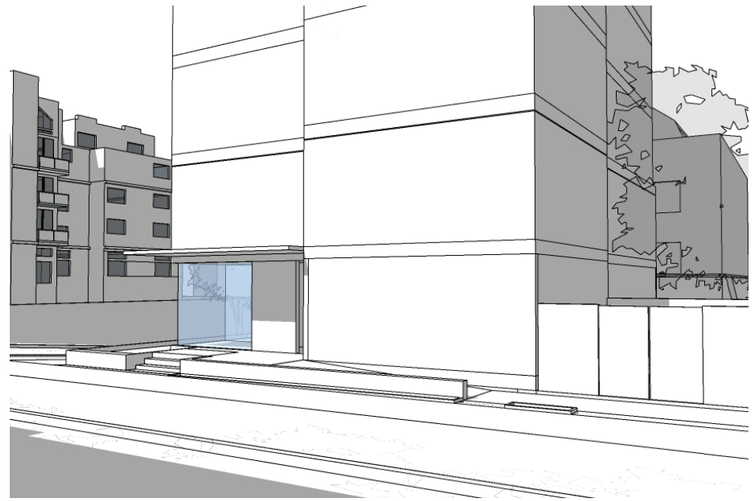
Thomas / Belmont Corner



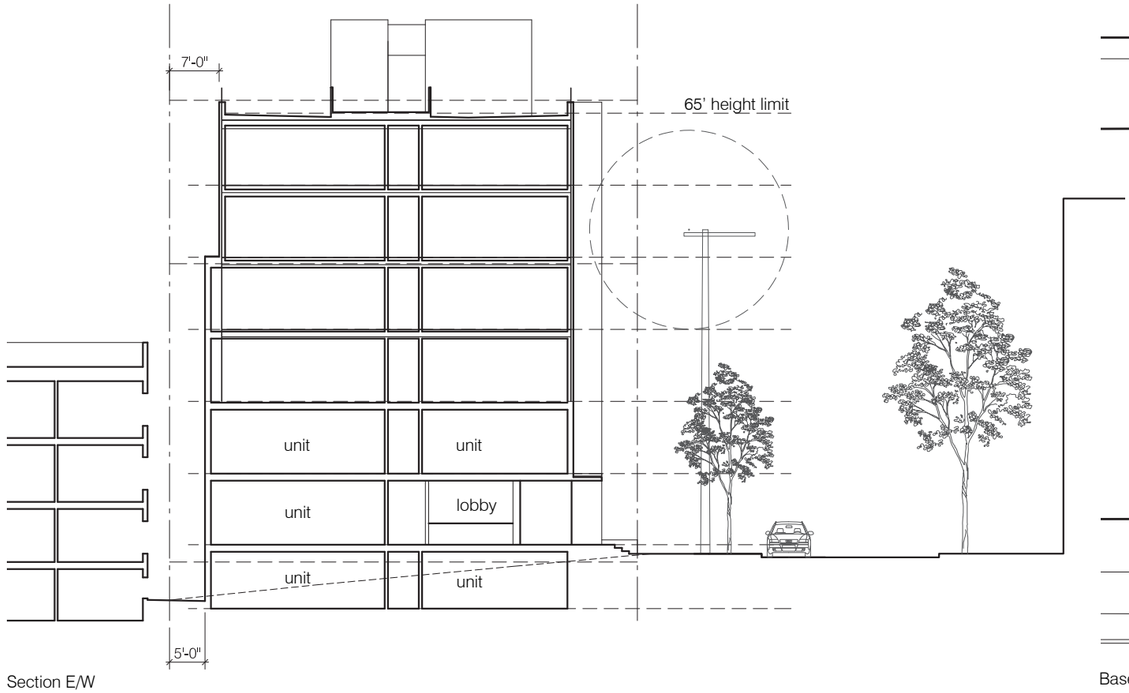
East Thomas



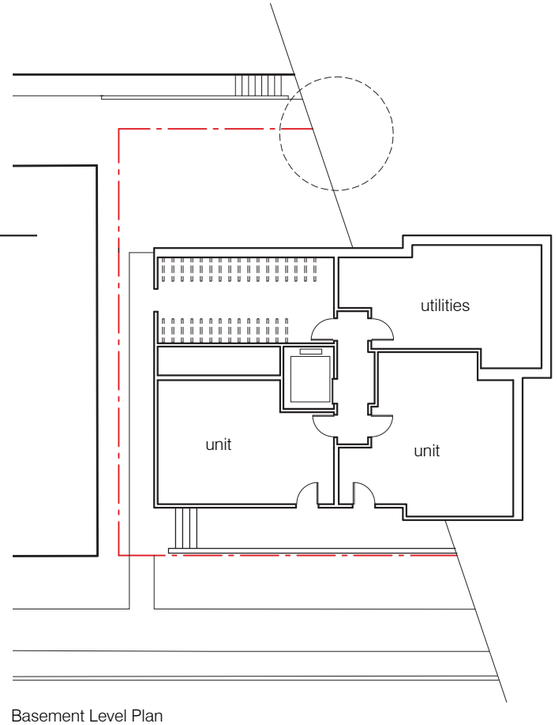
Intersection/Entry



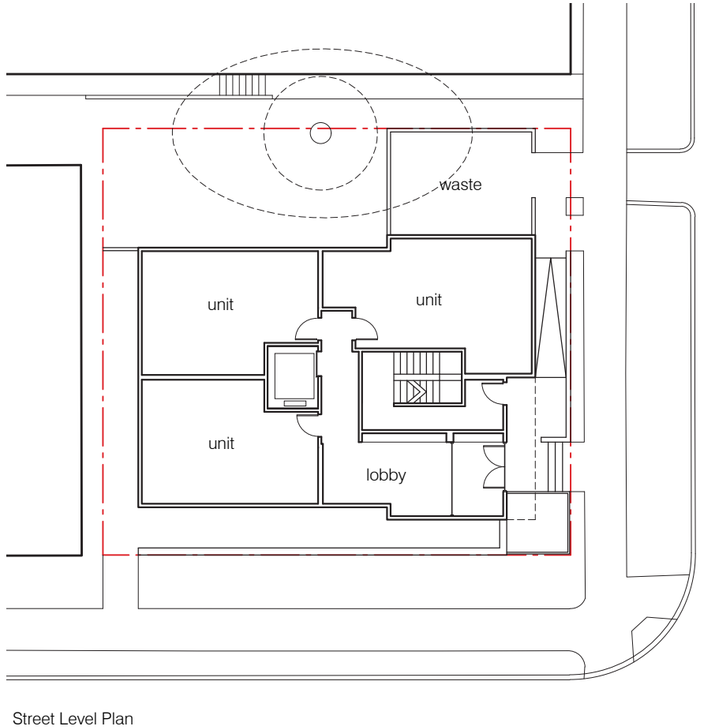
Belmont Ave East / Entry



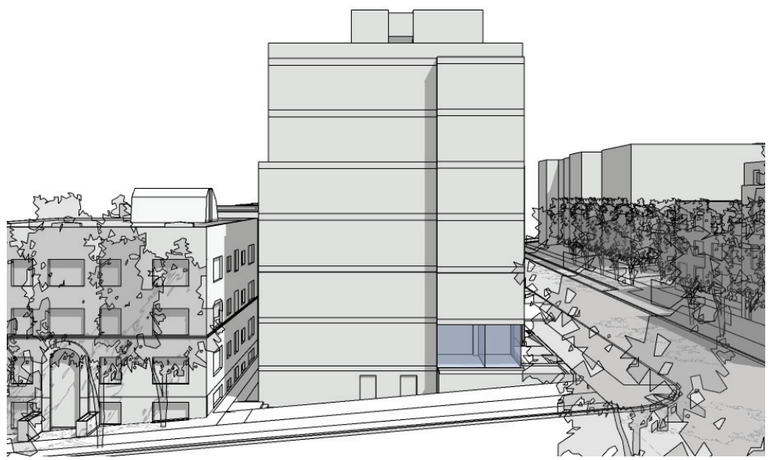
Section E/W



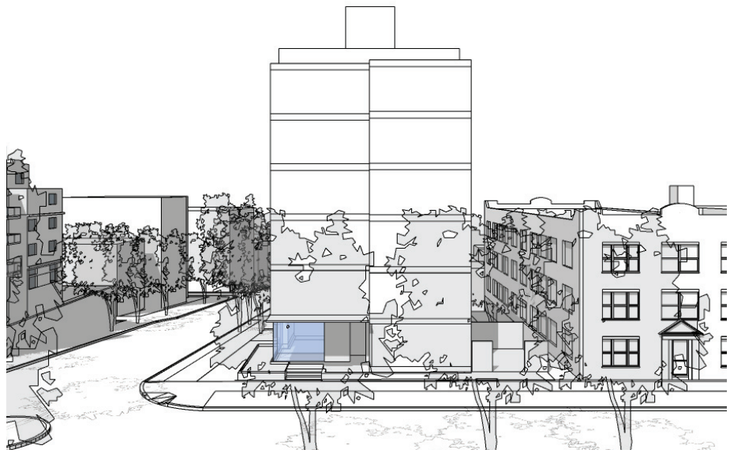
Basement Level Plan



Street Level Plan

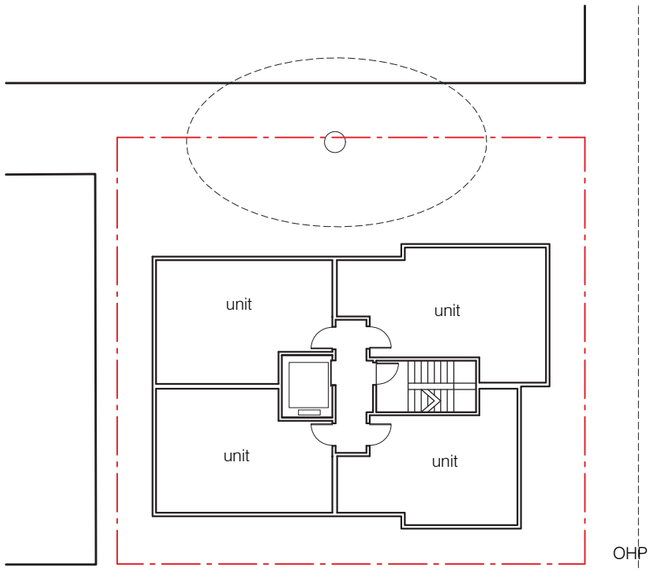


Thomas Street View



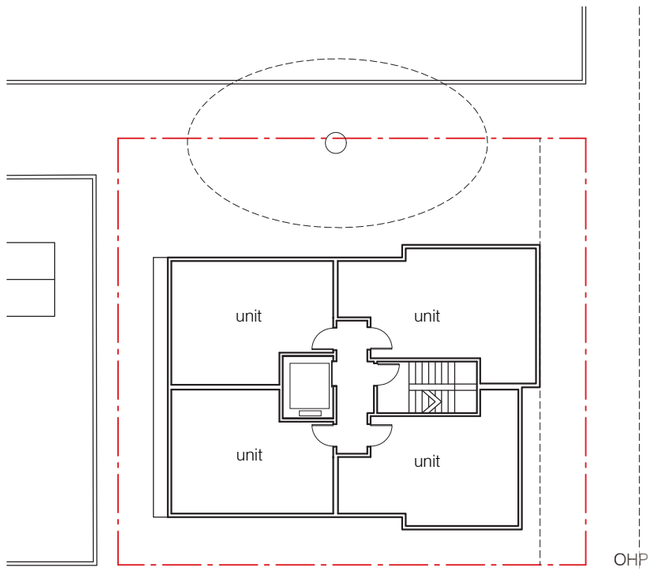
Belmont Street View

Belmont North Setback



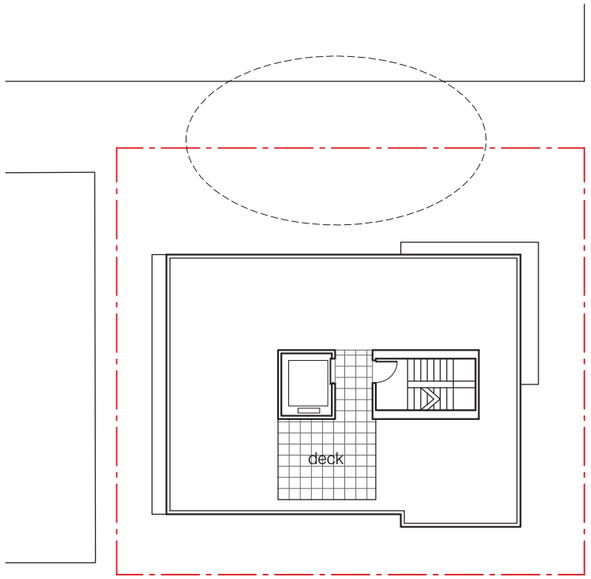
OHP

Plan Levels 2-4



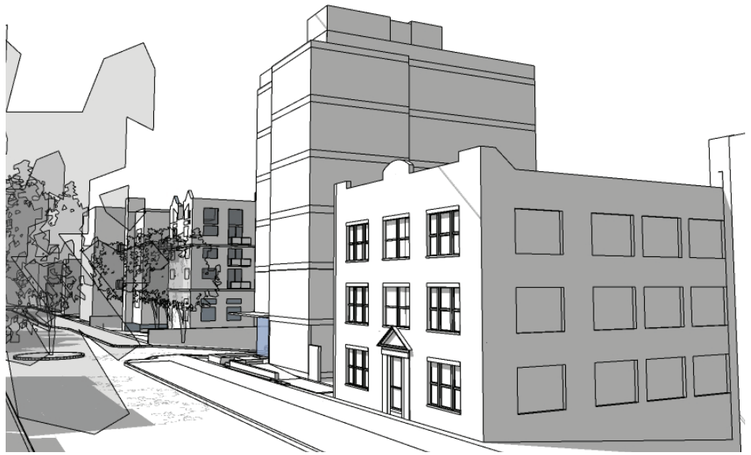
OHP

Plan Levels 4-7

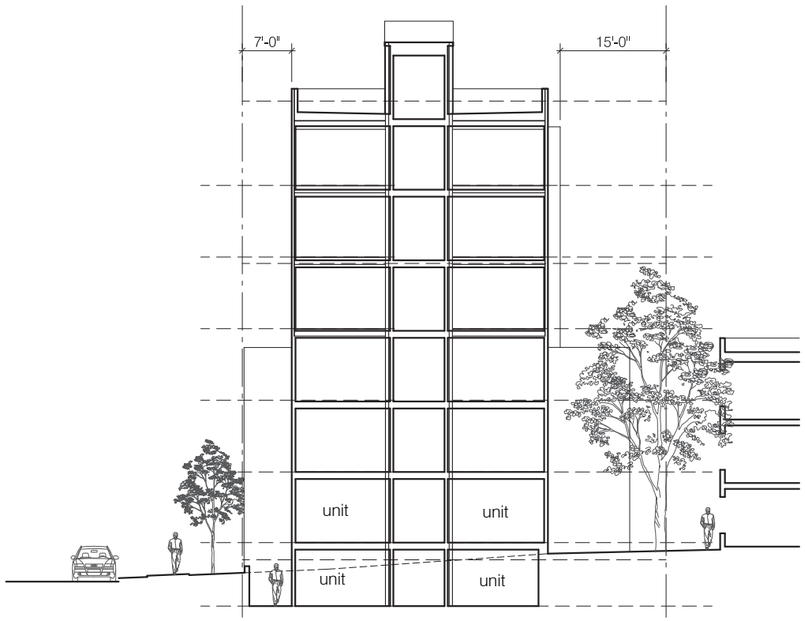


Roof Level Plan

0 5 10 25 50



Belmont Ave E



Section N/W

shadow study

Spring / Fall Equinox

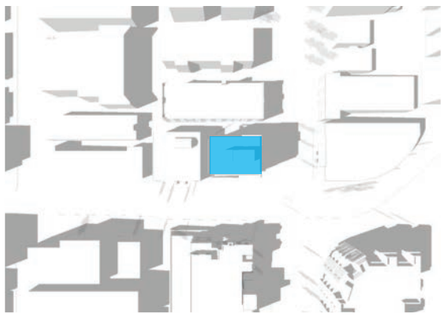
Summer Solstice

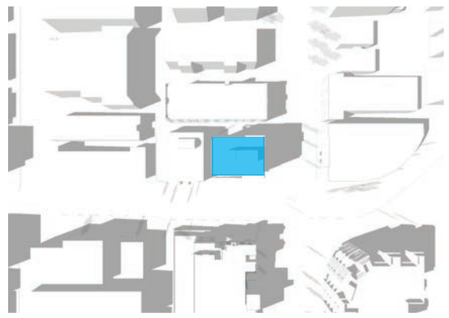
Winter Solstice

9am

12pm

3pm



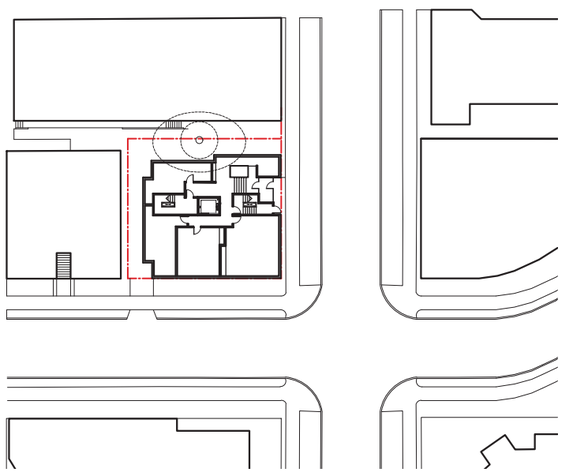


stepped tower // alternate B

Number of Stories	7
Number of Units	34 units
Total Building Area	20,330 sf
Residential Unit Area	13,770 sf
Building Efficiency	78%
GFA Total	16,688 sf
Bicycle Parking	34 bikes
Average Unit Size	400 sf

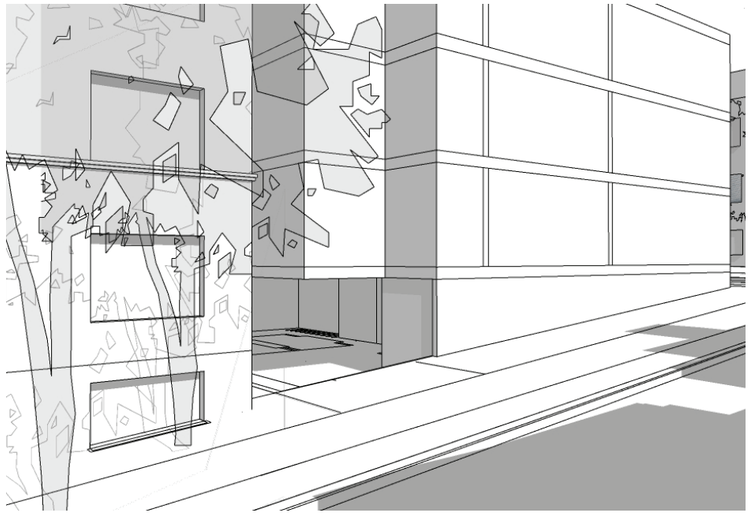
Alternative B preserves the exceptional Horse Chestnut and requires departures for street and rear setbacks. The rear setback (north lot line) is treated like a side setback and meets the requirements for minimum and average side setbacks. Up to the third story, the project provides limited street setbacks to reinforce the strong urban edge of the block. Above the third story, the south facade is setback to meet the required street setback and the east facade is setback to meet the required overhead power and street setback.

The first story is located 2'-10" above the Belmont sidewalk. This allows for vehicle access from the low point of Thomas where four parking stalls are provided at a partially below grade story. Building services, waste and recycling storage, and bike parking are provided within the structure at this level. The entry is on Belmont, located at grade away from the intersection. A small lift and stairs within the building provide access to a modest lobby, mail, and parcel area. Three dwelling units face south to front Thomas at this level and there are typically 5 dwelling units per story on floors two through seven; three units fronting Thomas, one fronting Belmont, and one fronting the interior lot lines. The stair cores are split and located on the east and west sides of the central elevator. This creates a stair and elevator penthouse that spans the width of the structure. Except for the first three stories, the building mass is modulated to meet the minimum and average street and side setbacks that are required in a midrise zone. A roof deck is provided on the south side of the stair and elevator penthouse.

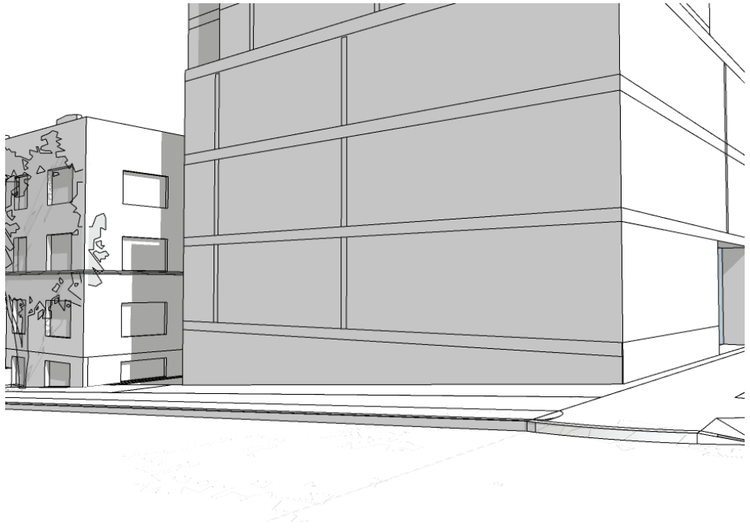


Site Plan

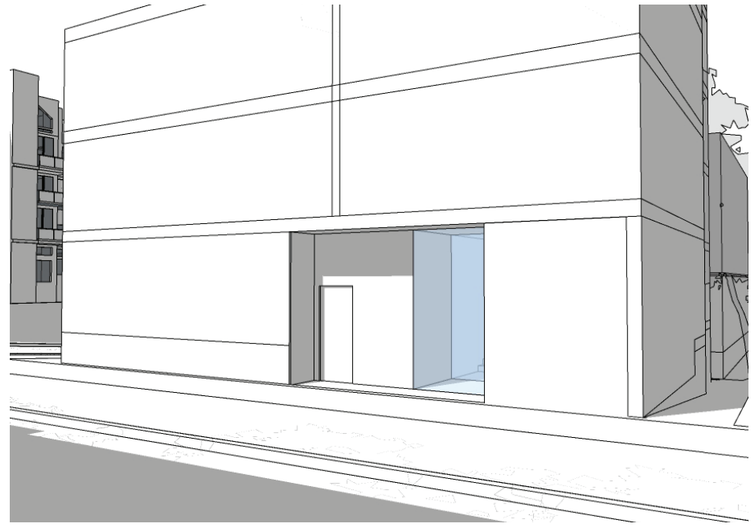
Thomas / Belmont Corner



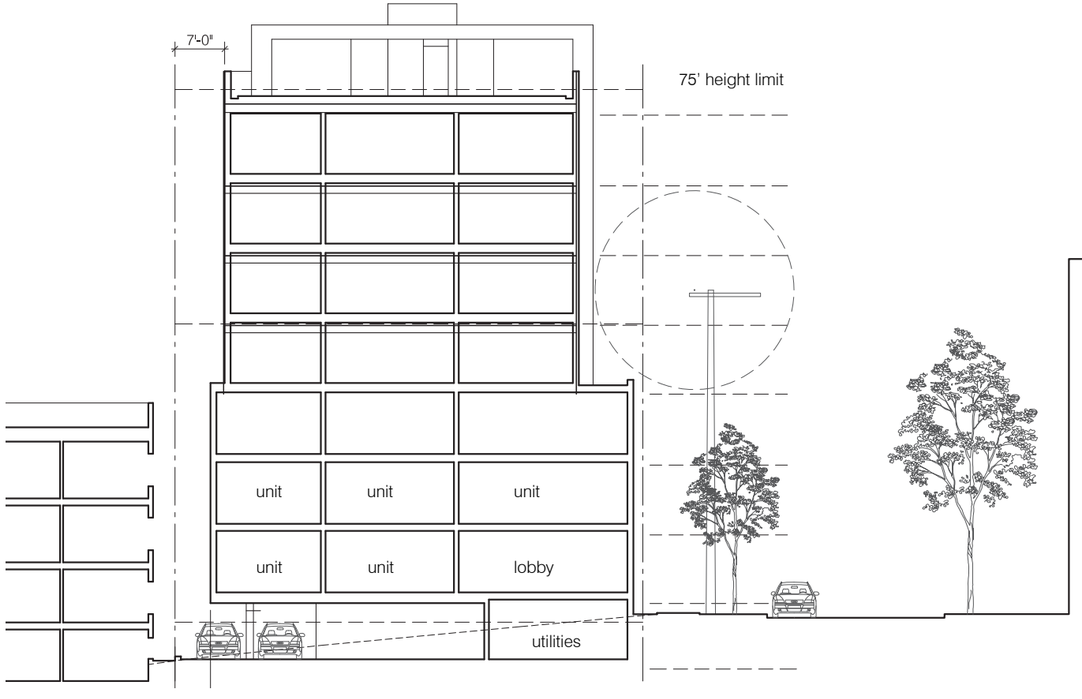
East Thomas



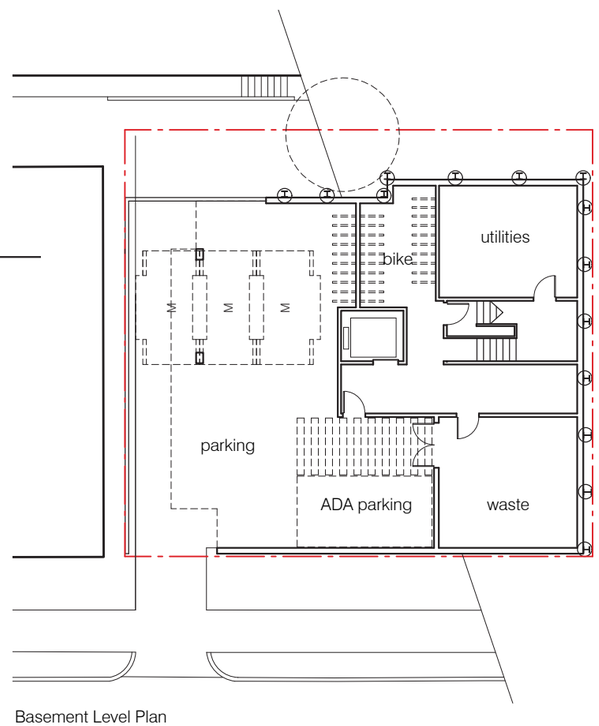
Intersection/Entry



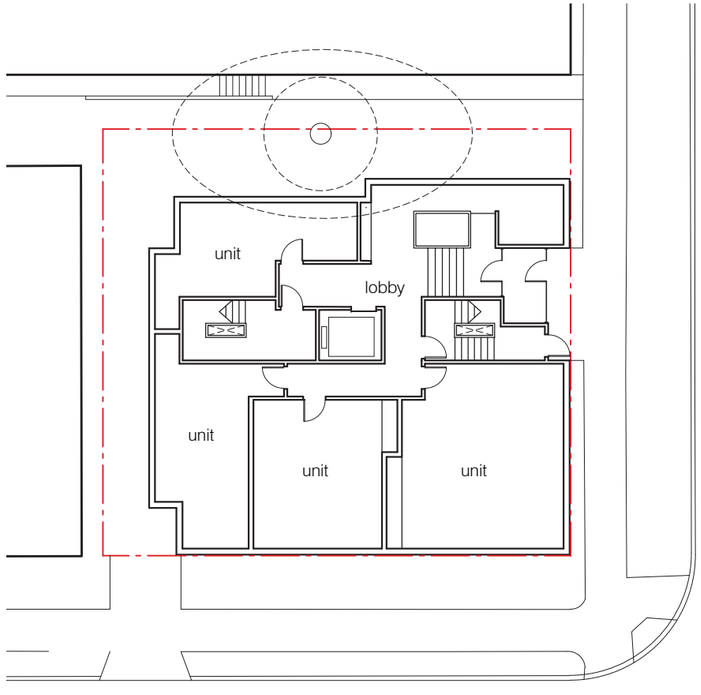
Belmont Ave East / Entry



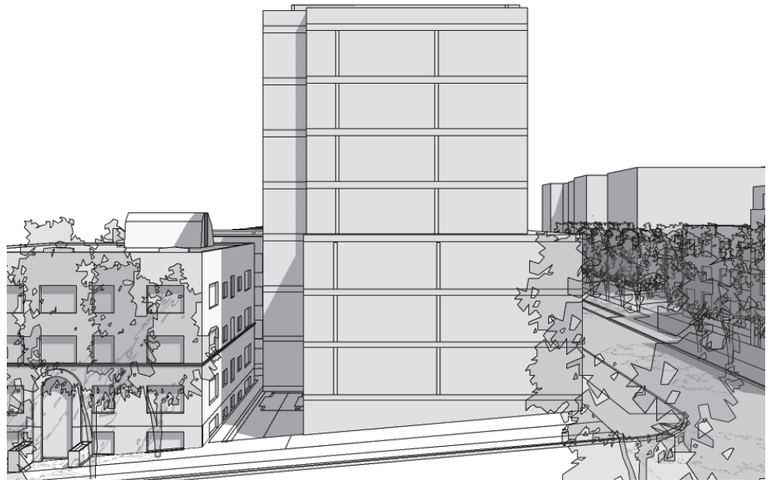
Section E/W



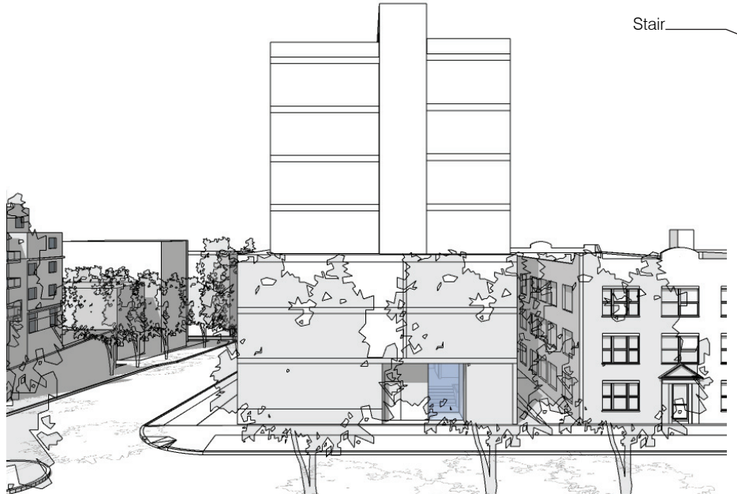
Basement Level Plan



Street Level Plan

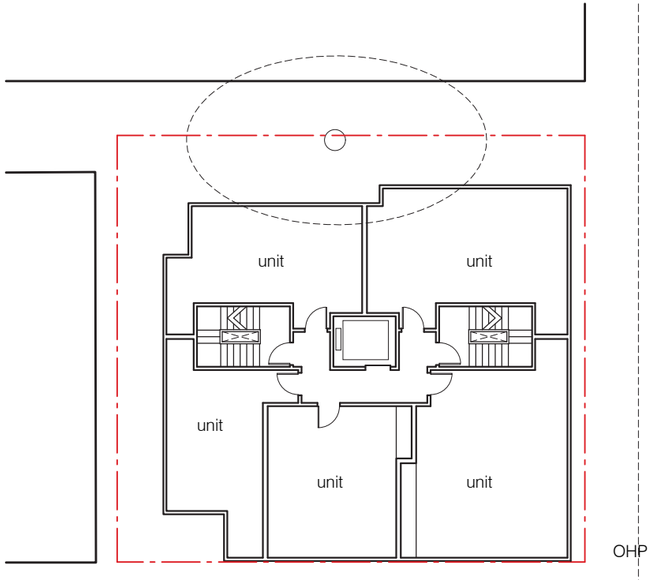


Thomas Street View



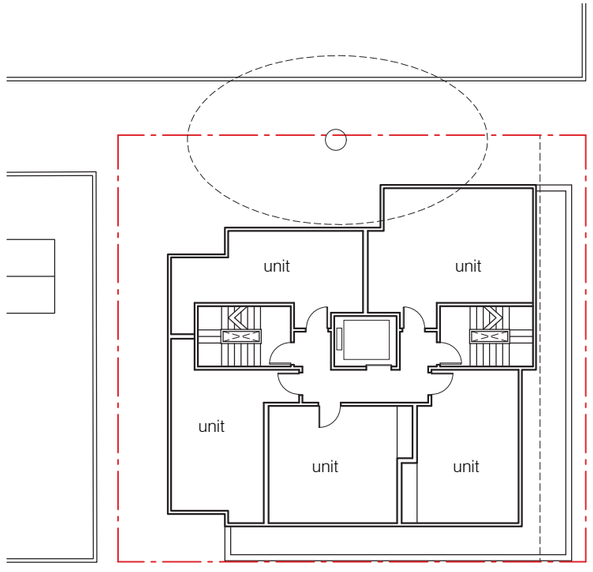
Belmont Street View

Belmont North Setback



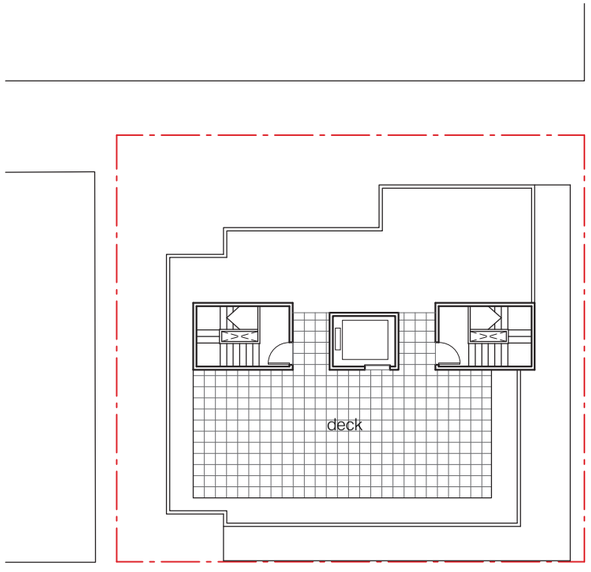
Plan Levels 2-4

OHP



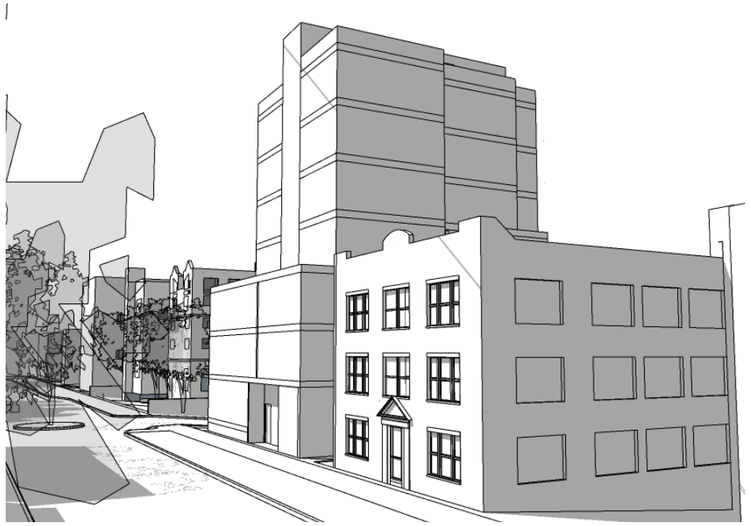
Plan Levels 4-7

OHP

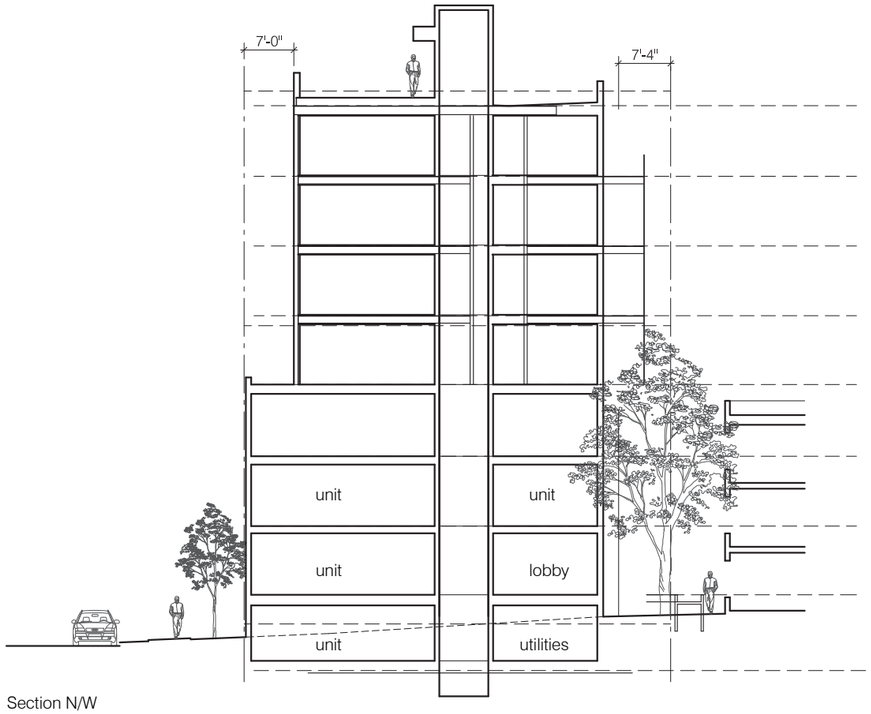


Roof Level Plan

0 5 10 25 50



Belmont Ave E



Section N/W

shadow study

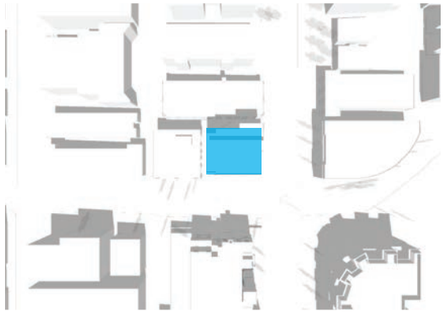
Spring / Fall Equinox

Summer Solstice

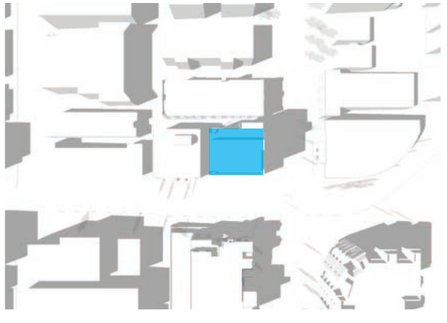
Winter Solstice

9am

12pm



3pm

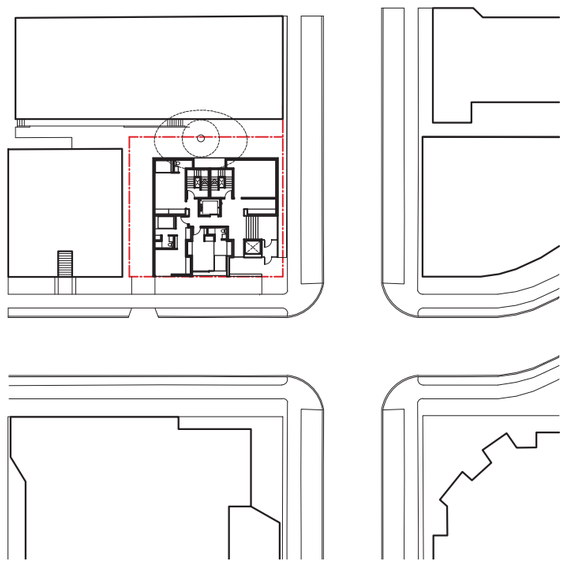


Corner Up // Alternate C // preferred

Number of Stories	7
Number of Units	34 units
Total Building Area	20,330 sf
Residential Unit Area	13,770 sf
Building Efficiency	73%
GFA Total	16,380 sf
Bicycle Parking	30 bikes

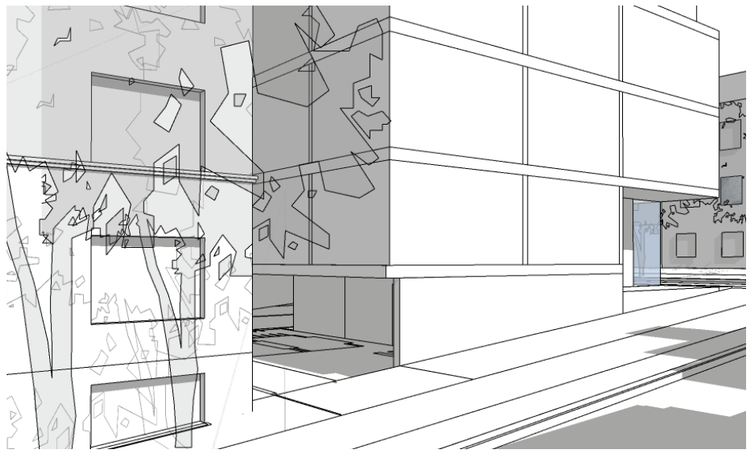
Alternative 3 preserves the exceptional Horse Chestnut and requires departures for street and rear setbacks. The rear setback (north lot line) is treated like a side setback and exceeds the requirements for minimum and average side setbacks. Up to the third story, the project provides limited street setbacks to reinforce the strong urban edge of the block. Above the third story, the south façade maintains no street setback and the east facade is setback to meet the required overhead power and street setback.

The first story is located 3'-0" above the Belmont sidewalk. This allows for vehicle access from the low point of Thomas where four parking stalls are provided at a partially below grade story. Building services, waste and recycling, and bike parking are provided within the structure at this level. The entry is located at the corner intersection and is at grade. A small lift and stairs within the building provides access to a modest lobby, mail, and parcel area. Two dwelling units and the lobby face south to front Thomas at this level. There are typically five dwelling units per story on floors two through seven; three units fronting Thomas, one fronting Belmont, and one fronting the interior lot lines. The stair cores are adjacent and with the elevator core create a compact penthouse at the interior of the structure. This results in the smallest cross section width at the roof level and produces unit frontage along the entire length of the street facades. The building is a simple massing to reflect the typical neighborhood forms. A roof deck is provided on the south side of the stair and elevator penthouse.

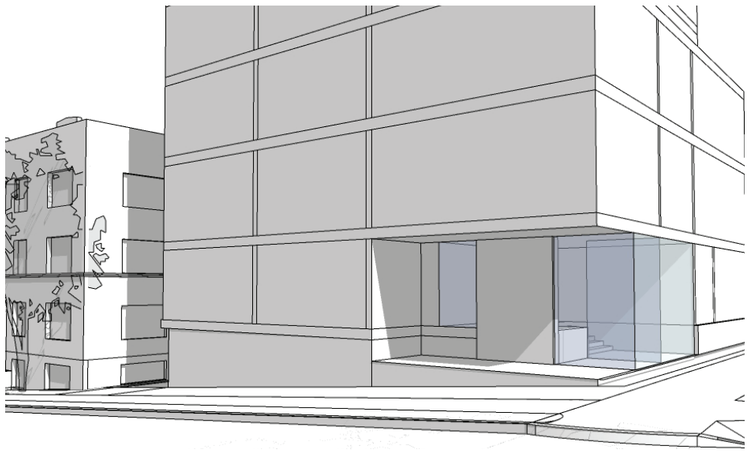


Site Plan

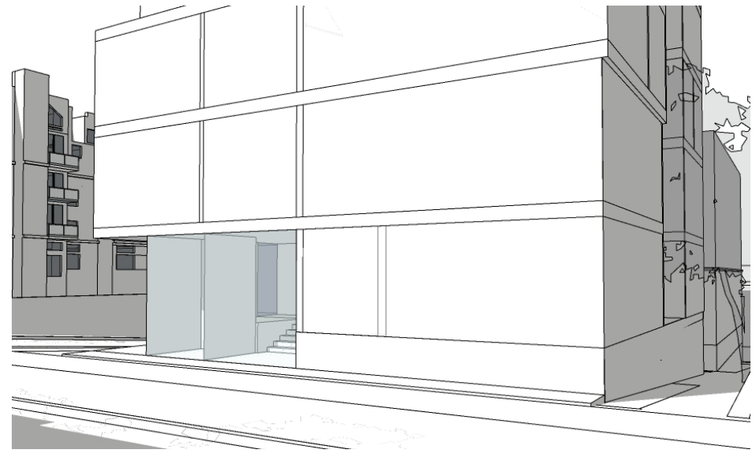
Thomas / Belmont Corner



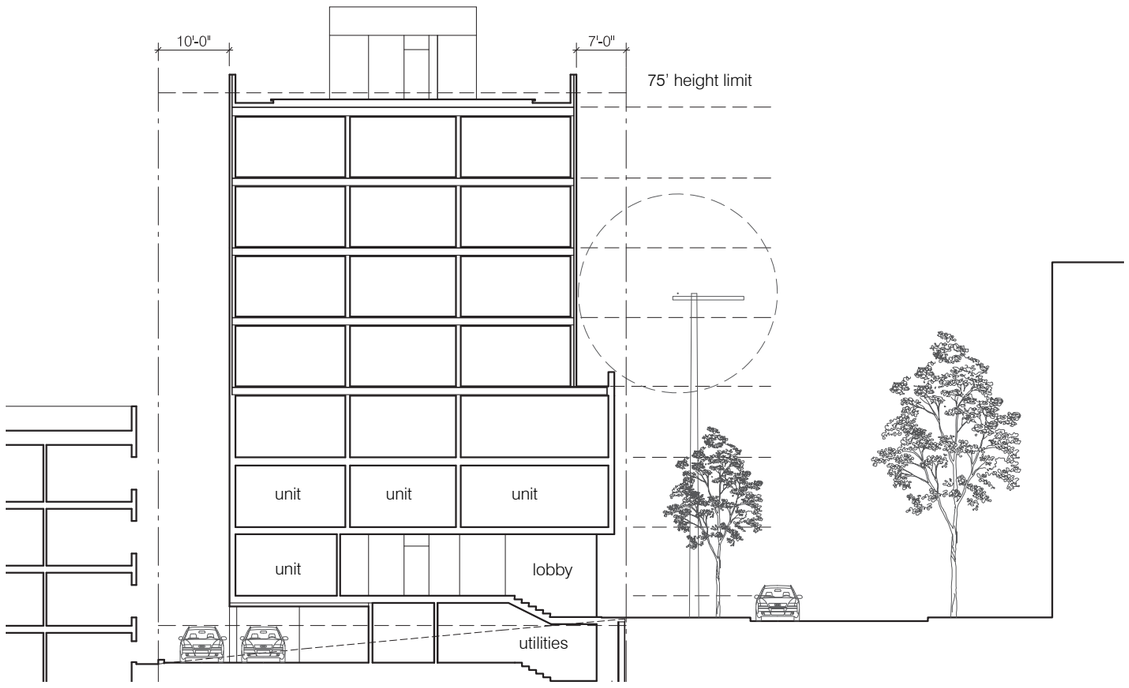
East Thomas



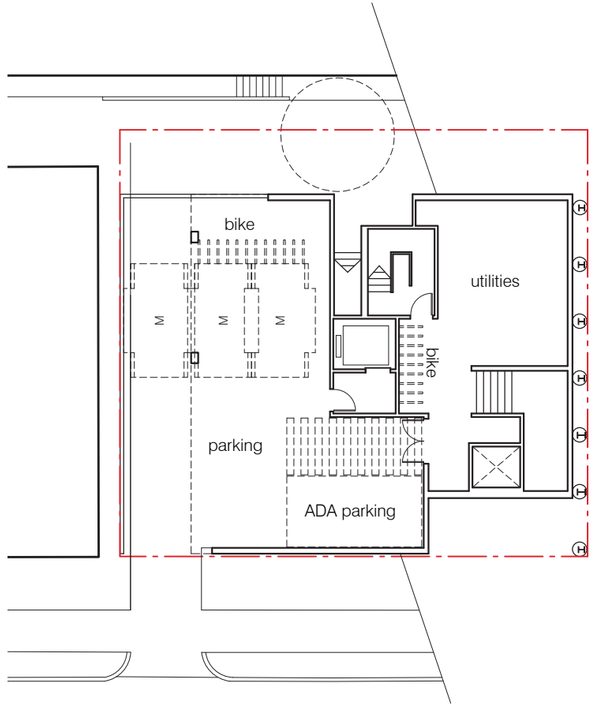
Intersection/Entry



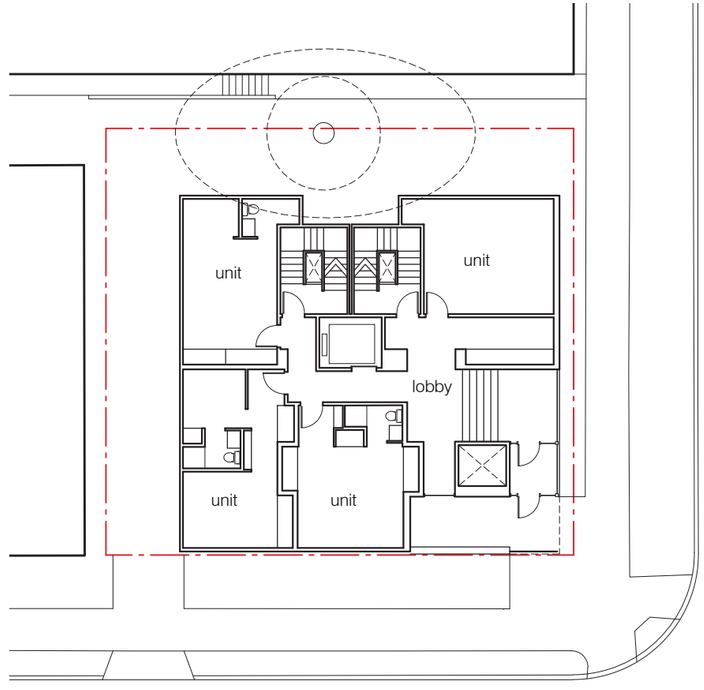
Belmont Ave East / Entry



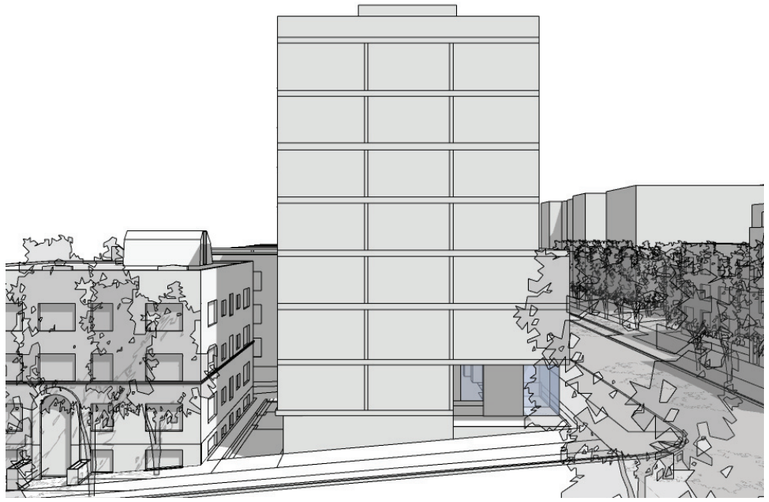
Section E/W



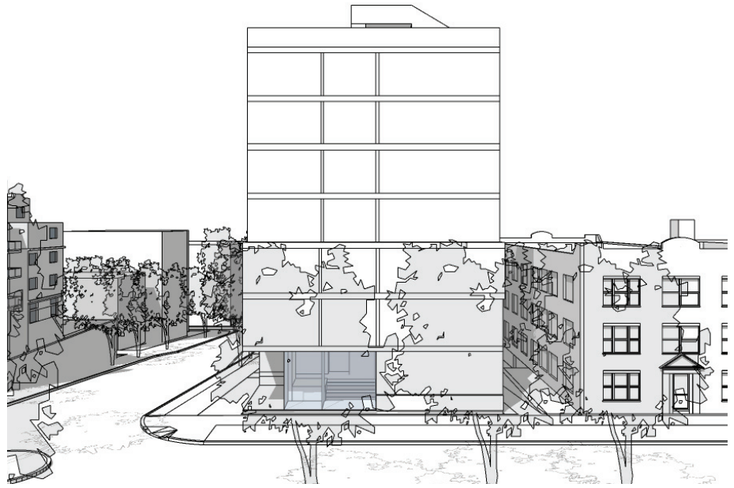
Basement Level Plan



Street Level Plan

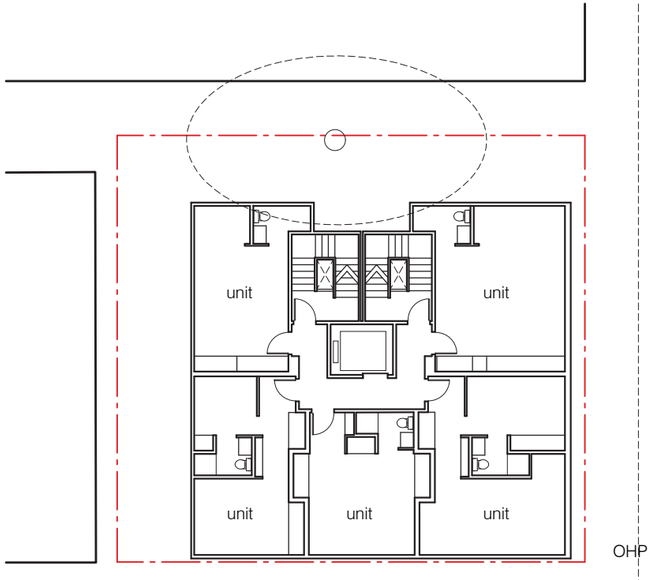


Thomas Street View

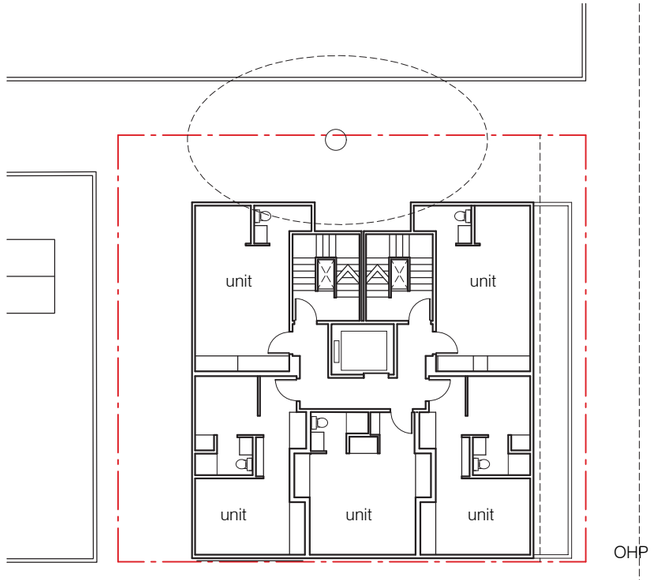


Belmont Street View

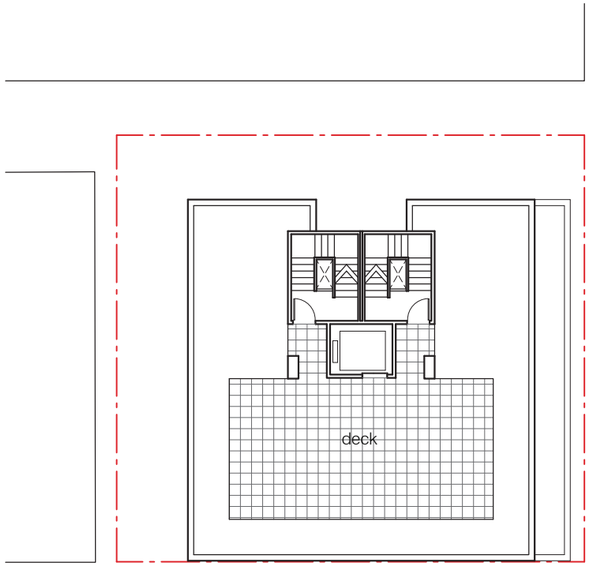
Belmont North Setback



Plan Levels 2-3



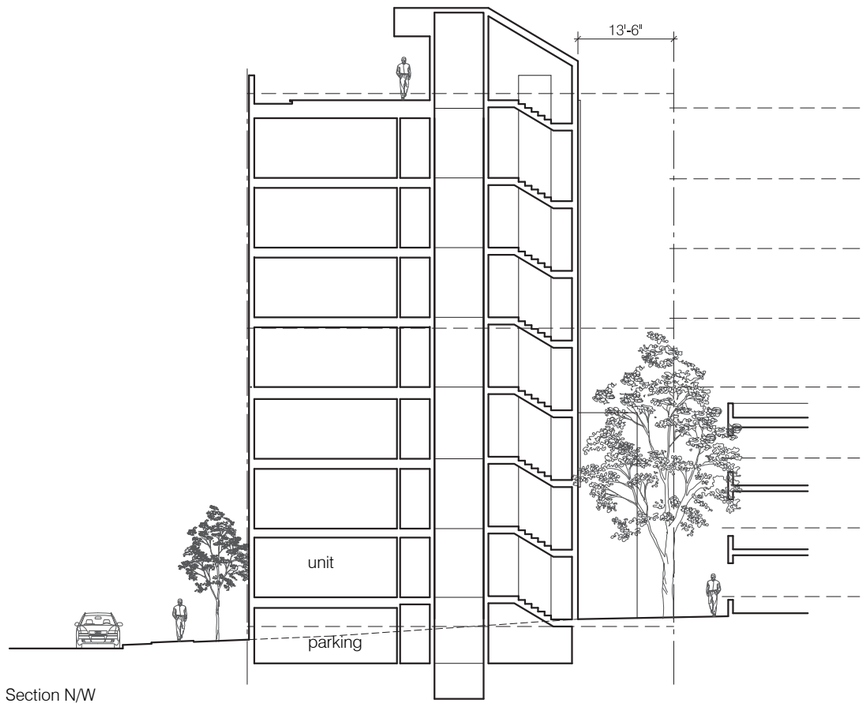
Plan Levels 4-7



Roof Level Plan

0 5 10 25 50

Belmont Ave E



Section N/W

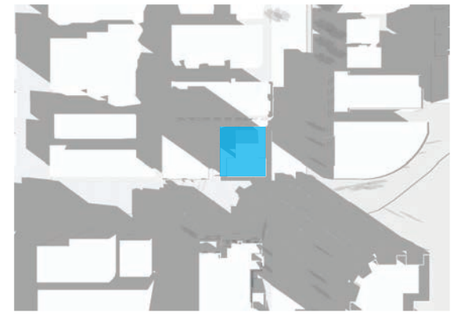
shadow study

Spring / Fall Equinox

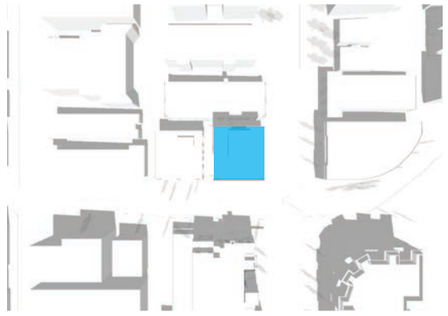
Summer Solstice

Winter Solstice

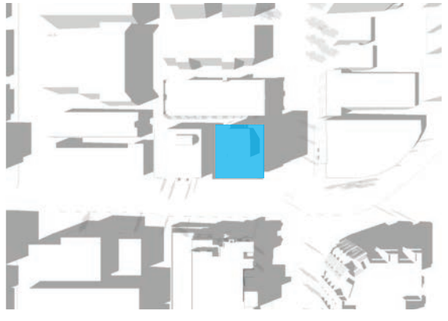
9am



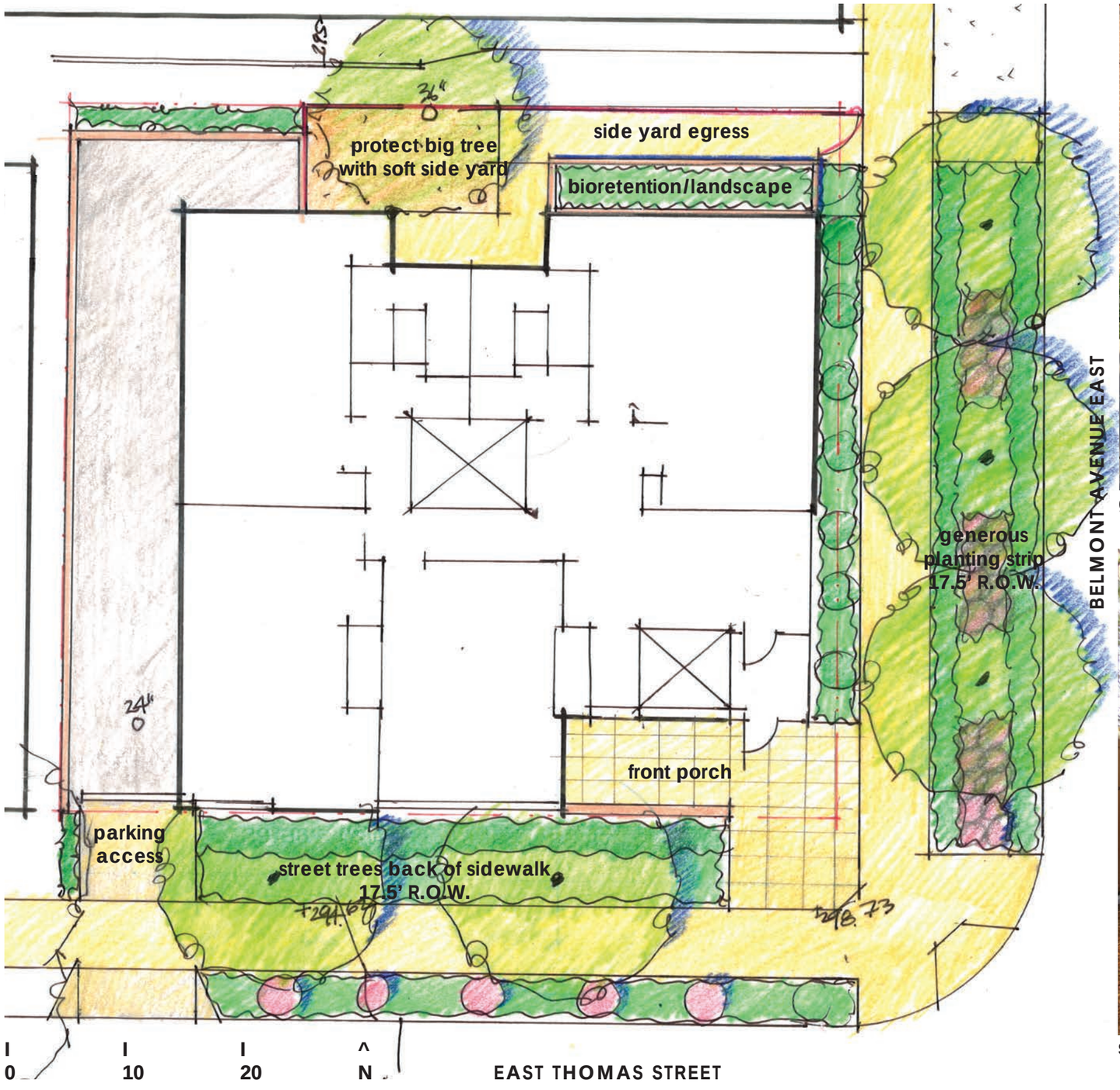
12pm

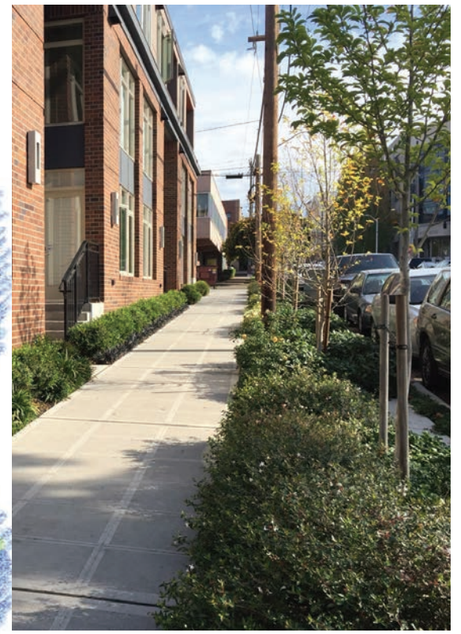


3pm

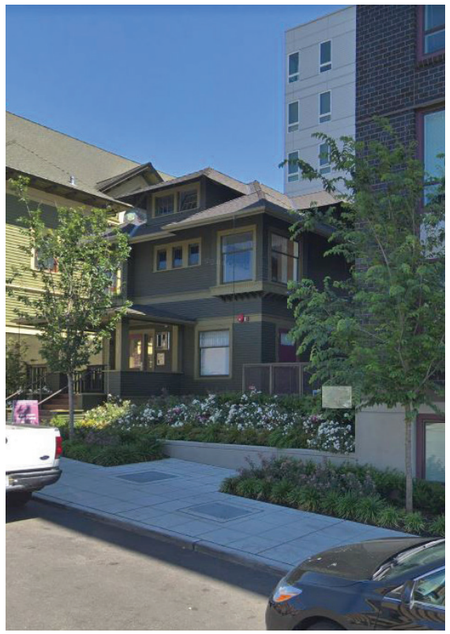


STREETSCAPE





generous planting strip

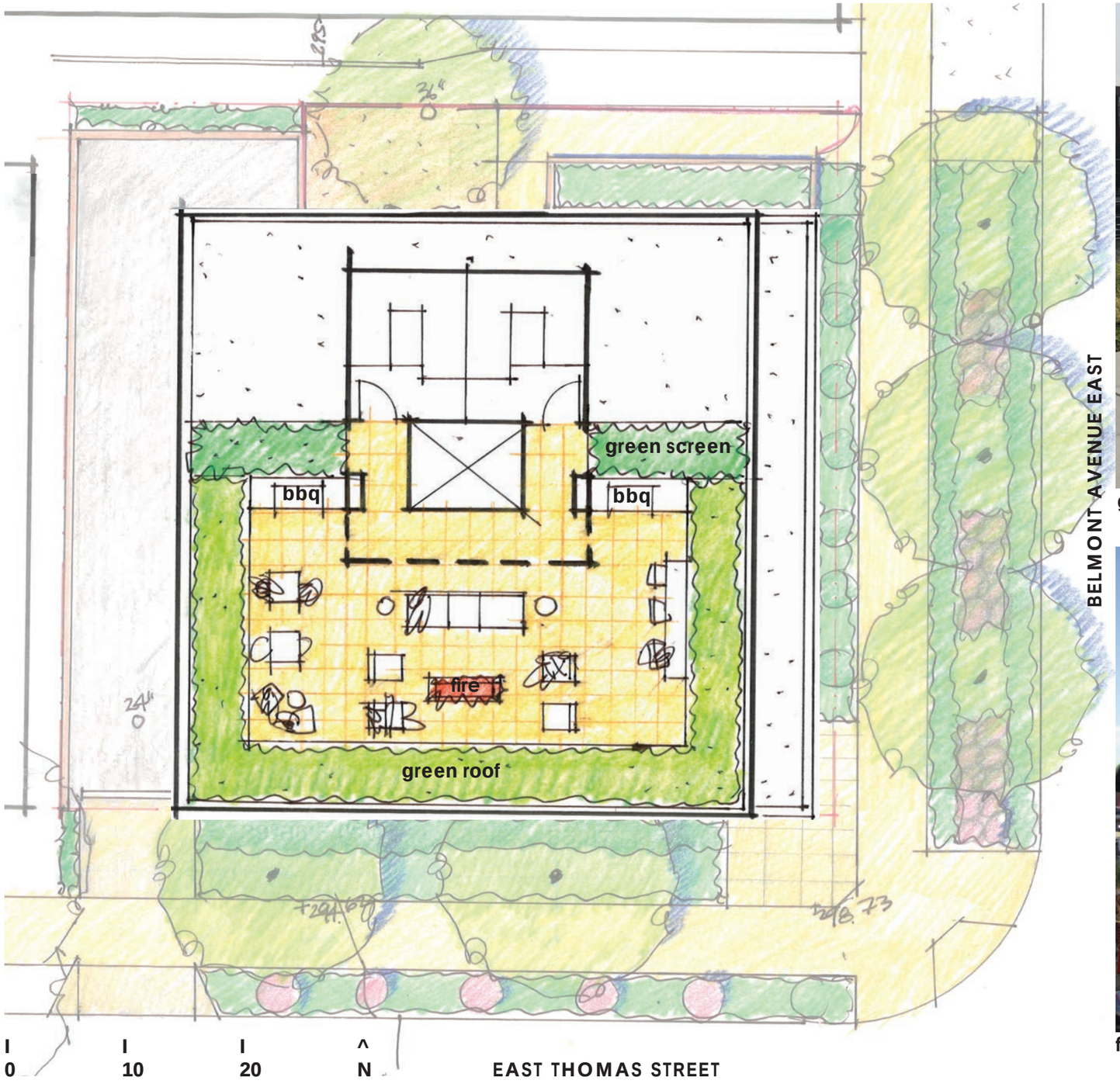


street trees back of sidewalk (The Parsonage, U District)

soft side yard with egress

perimeter bioretention, landscape

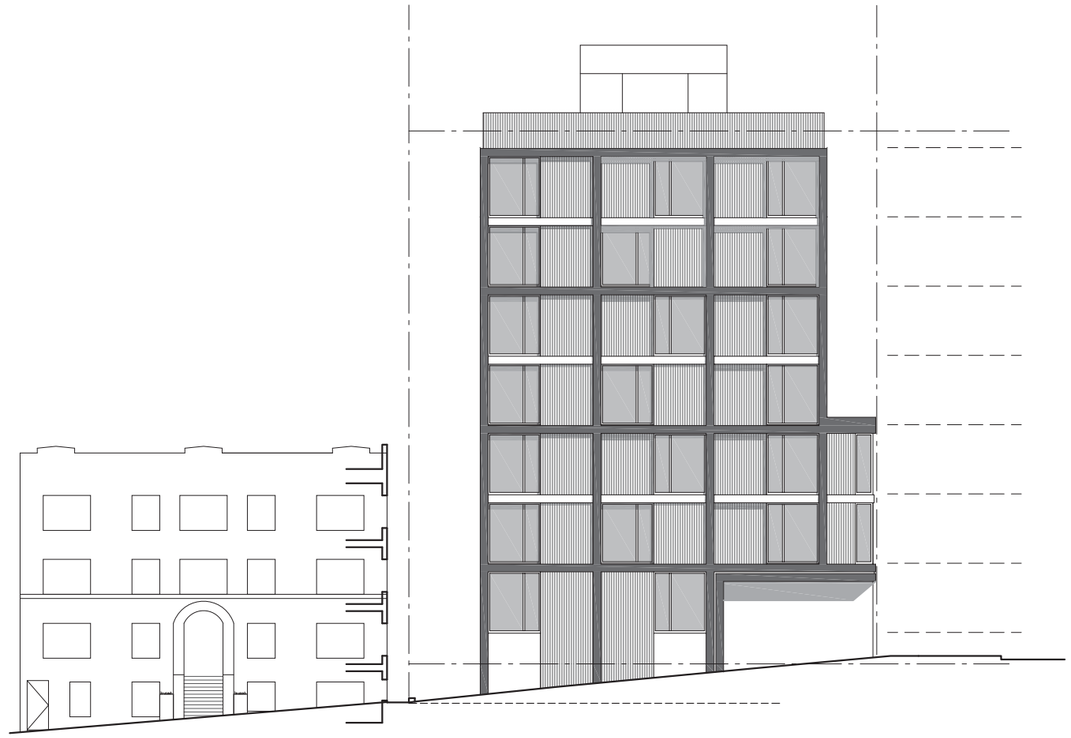
ROOF



green roof edge

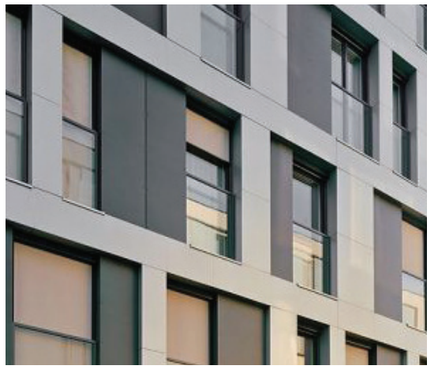
fire and fun

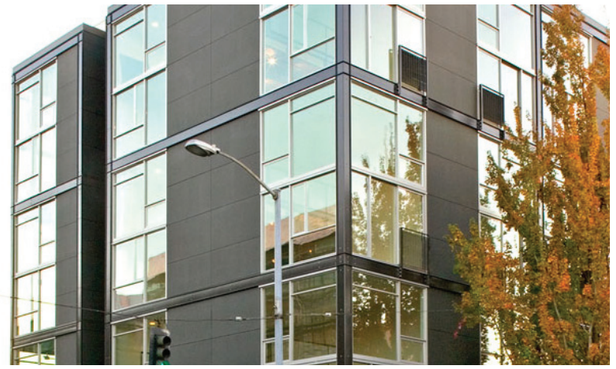
architectural and facade composition studies



South Elevation

FRAME // Alternate 1
The expression of the two-story frame creates an overall reference of a structure that is three units tall. The datum between the base and the upper portion of the structure relates to the height of the adjacent buildings while maintaining a singular form expression. Secondary floor expression, panel infill and variation in single large punched windows creates a layered façade.





South Elevation

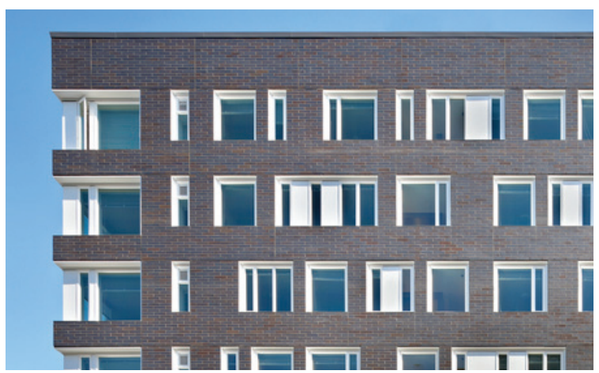
STACKED OPENINGS // Alternate 2
Stacked openings that shift at the 4th floor create a datum that responds to the scale of the adjacent buildings. In the southwest unit, primary openings front the street for the first three stories to orient the units away from the adjacent side wall. Above the third floor, the orientation shifts to the west wall and view. The façade presents an overall expression of cladding as uniform surface with vertically grouped openings.

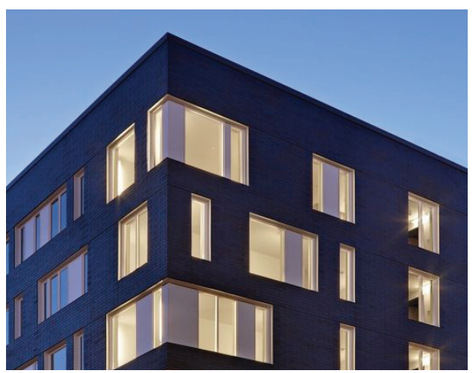
0 5 10 25 50

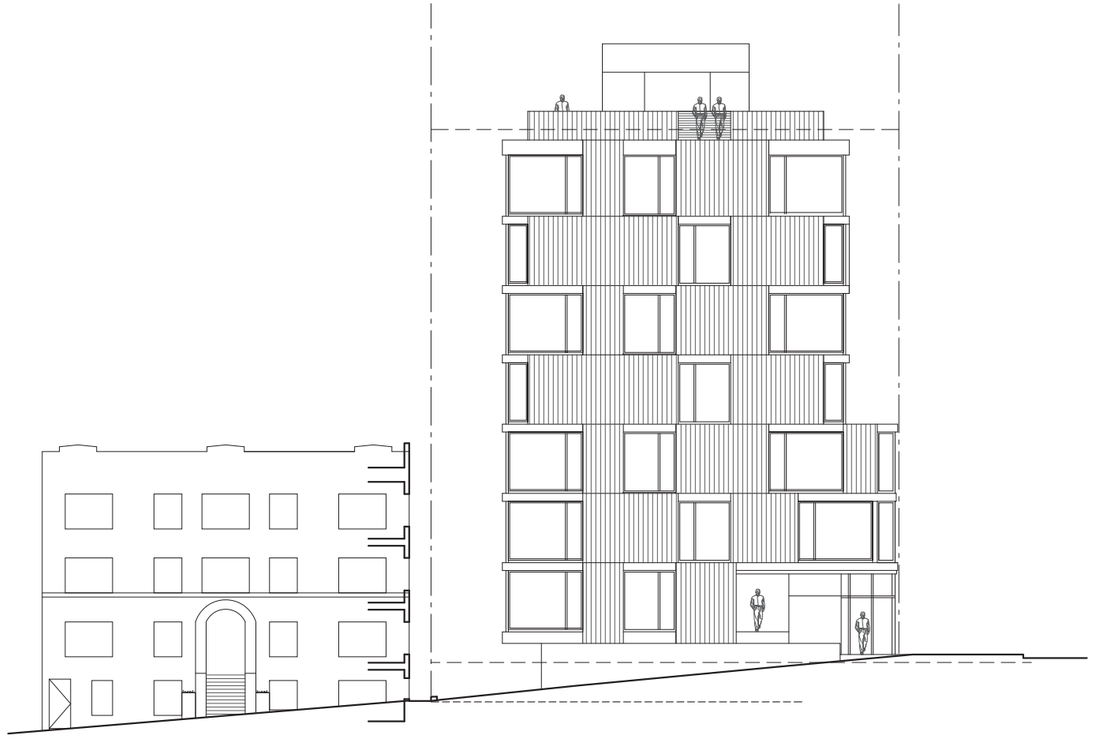
South Elevation

DOVETAIL ONE // Alternate 3

Windows that shift orientation on alternating floors creates a form of dovetailed variation in unit orientation. In the southwest units the first three floors are stacked and orient to the street to respect the neighboring building as well as introduce a subtle datum that responds to the scale of the neighbor. The facade presents an overall expression of clear building form, cladding as a uniform surface with punched openings.



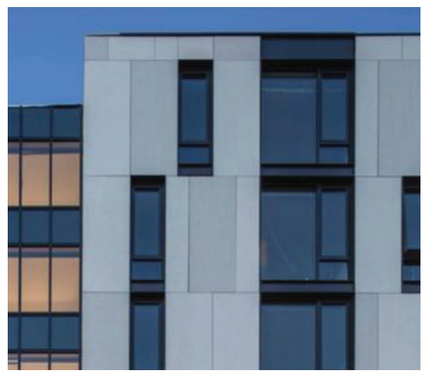




South Elevation

DOVETAIL TWO // Alternate 4

Windows that shift orientation on alternating floors creates a form of dovetailed variation in unit orientation. In the southwest units the first three floors are stacked and orient to the street to respect the neighboring building. This scheme introduces window groupings in the southwest unit as well as floor line expression within the window opening to add additional horizontal elements that provide a stronger definition of datums. The facade presents an overall expression of clear building form using cladding that is a hybrid of a uniform surface layered with story expression at window openings.



renderings

9.0 departures

Departure Request 01

Standard // SMC23.45.518.B Minimum setbacks for MR zone.
In MR zones structures shall be setback 15 feet from a rear lot line that does not abut an alley.

Proposition
To locate the structure ten feet from the rear (north) lot line in order to:

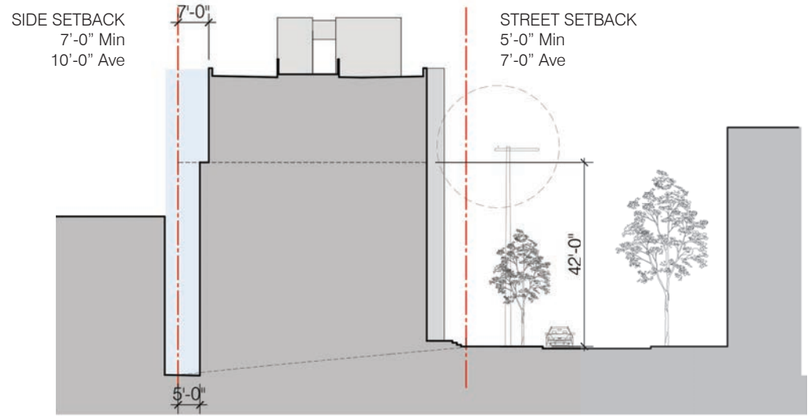
- extend the prevailing side lot line building separation pattern in the neighborhood to this site
- provide open space in proportion to surrounding open spaces
- provide an equitable distribution of open space along both interior lot lines (west and north) benefitting both neighboring properties

Guidelines
CS2-B.3 Character of Open Space
DC3-C.1 Open Space Design
Provides an open space in proportion to the surrounding open spaces between buildings and preserves the exceptional tree.

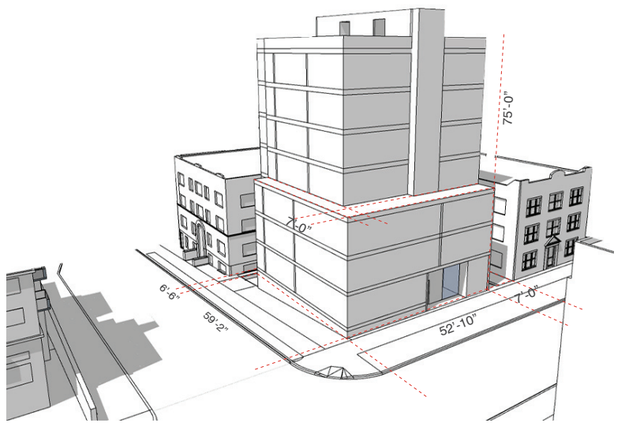
CS2-D2 Existing Site Features
Preserves the exceptional tree to buffer building height from the shorter neighboring building.

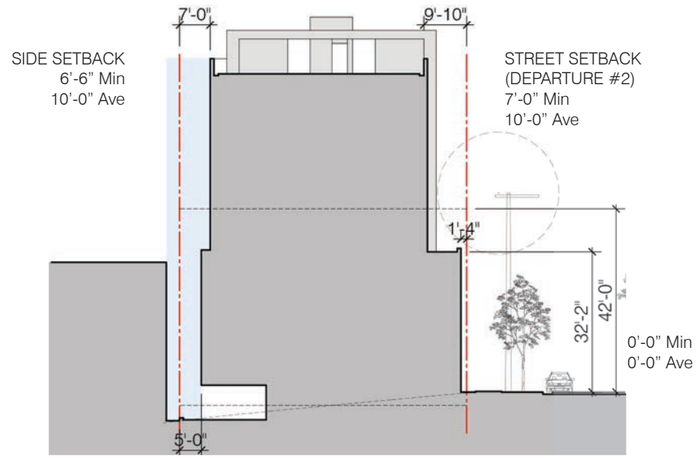
DC1-C1 and C4 Below grade parking and Service Uses
DC3-C Reinforce existing open space and support natural areas
DC4-D.4 Place Making
Rear setback flexibility allows for a building footprint that supports incorporating waste and recycling into the building structure instead of in a screened exterior space located in the rear yard. This emphasizes the importance of the exceptional tree and allows for an at grade amenity space that is connected to the public realm.

DC2-A Massing
DC2-C3 Fit with Neighboring Buildings
Allows the massing of the building to be arranged on a very small corner lot in a manner that is more contextually responsive.

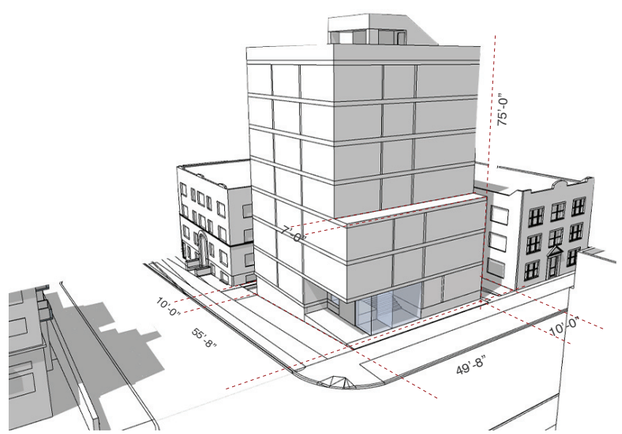


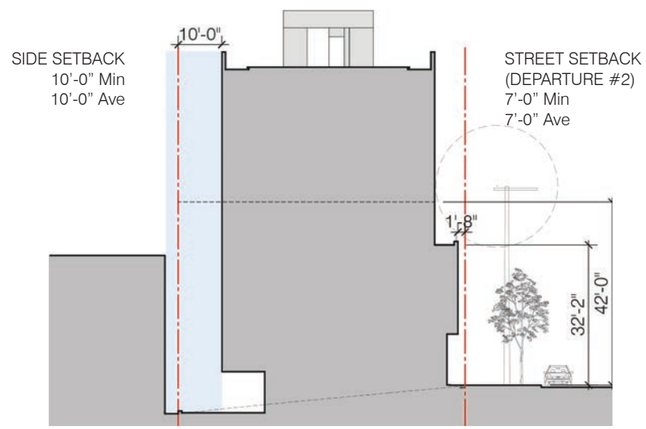
Belmont Ave **Alternate A // Conforming | Section A**





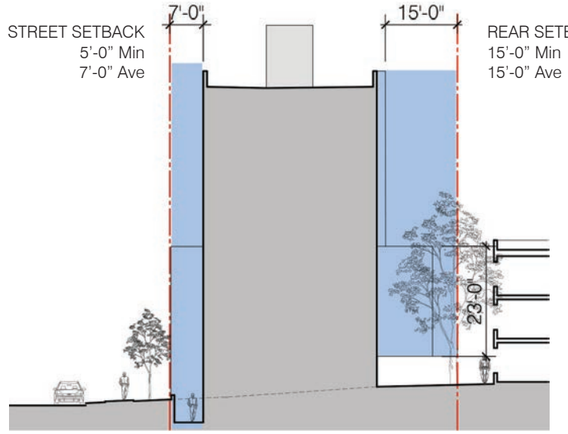
Belmont Ave **Alternate B | Section A**



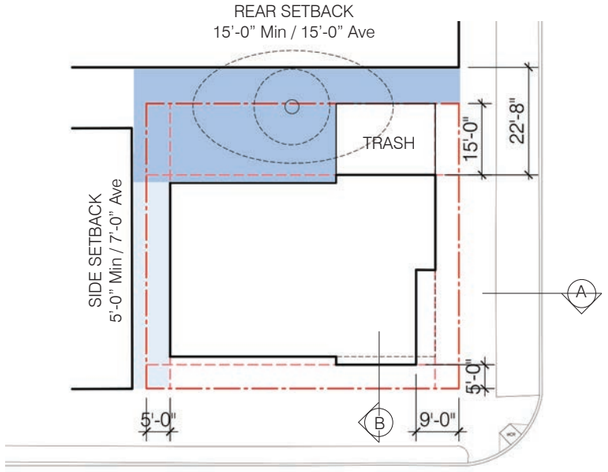


Belmont Ave **Alternate C // preferred | Section A**

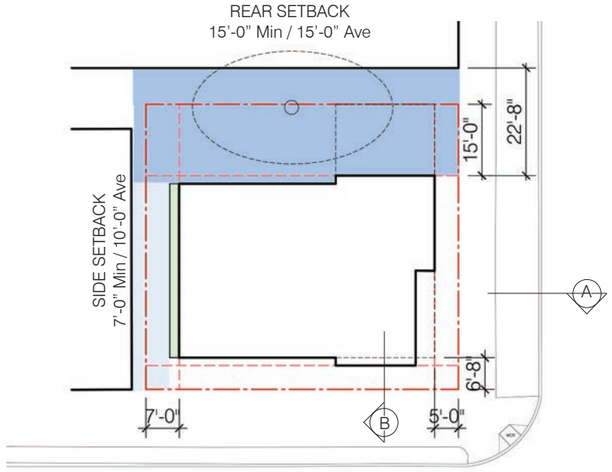
0 5 10 25 50



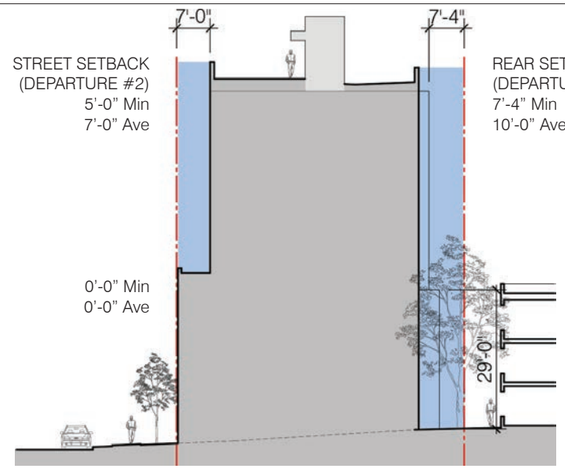
Thomas Street **Alternate A // Conforming | Section B**



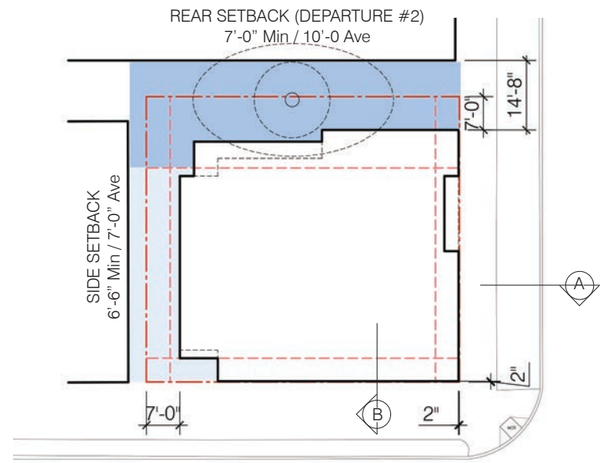
Total open space = 1599 sf | Street Level Plan



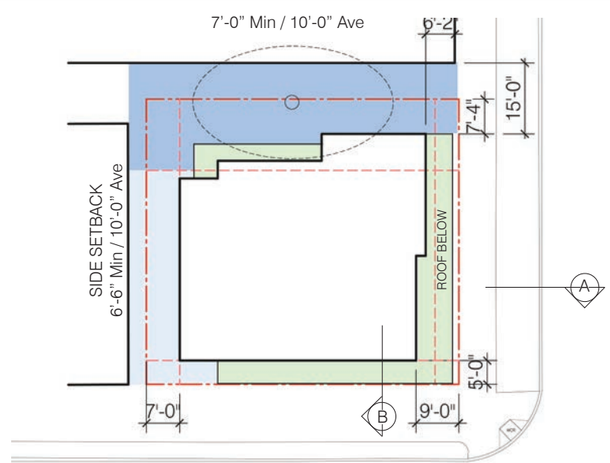
Total open space = 1987 sf | Upper Level Plan



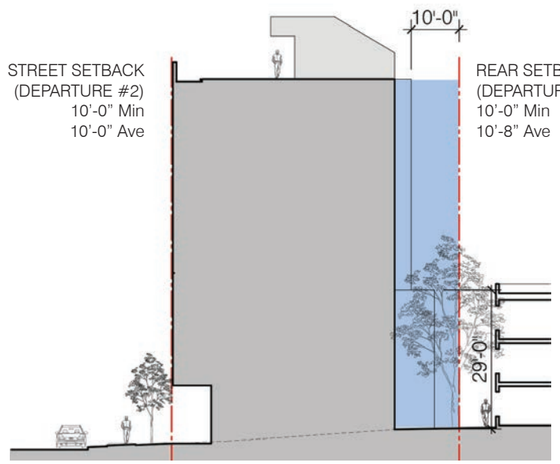
Thomas Street **Alternate B | Section B**



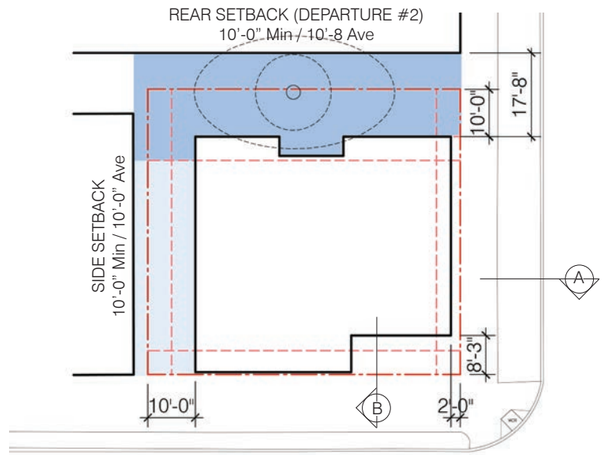
Total open space = 1691 sf | Street Level Plan



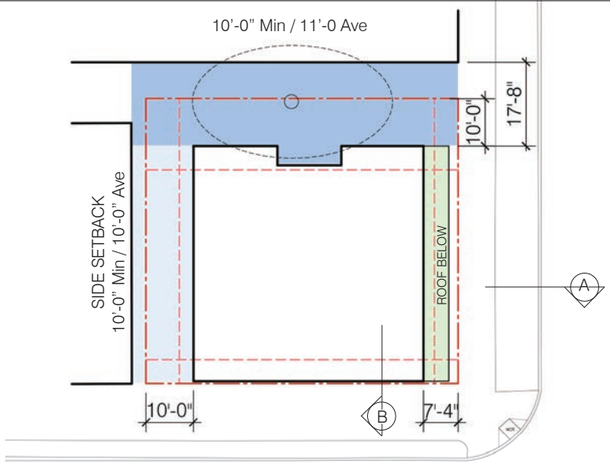
Total open space = 1804 sf | Upper Level Plan



Thomas Street **Alternate C // preferred | Section B**



Total open space = 1923 sf | Street Level Plan



Total open space = 1923 sf | Upper Level Plan

9.0 departures

Departure Request 02

Standard // SMC23.45.518.B Minimum setbacks for MR zone.
In MR zones structures shall be setback 7 feet average and 5 feet minimum from street lot lines.

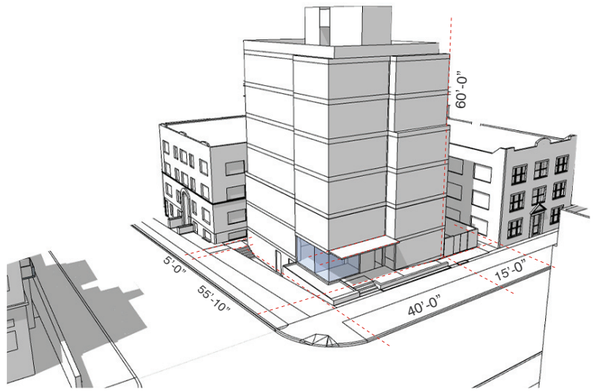
Proposition
To locate the structure at the street lot lines in order to:
- extend the prevailing urban edge condition of the neighborhood
- equally distribute open space to both interior lot lines
- provide a greater than required side setback in order to transfer building mass from the west side of building to the south side
- expand the separation between structures and to reduce the east/west bulk of the project.

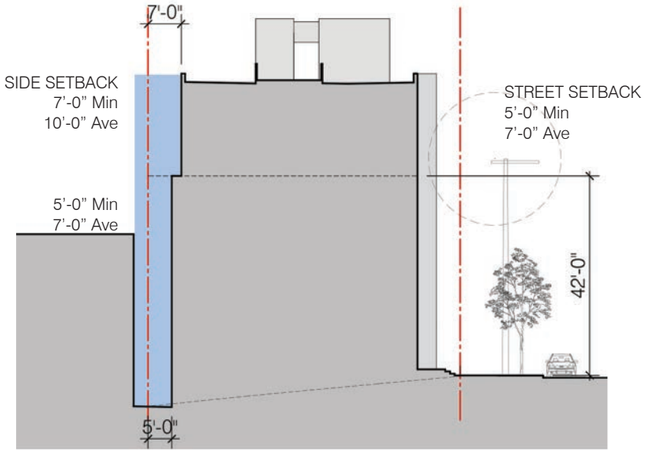
Guidelines
CS1-B.2 Daylight and Shading
Presents a narrower south facing frontage resulting in the greatest amount of open space and solar exposure to the existing residential buildings to the north and west.

CS2-A.1 Sense of Place
CS2-B.2 Connection to the street
CS2-C.1 Corner Sites
Extends the urban edge condition prevalent throughout the neighborhood on corner sites.

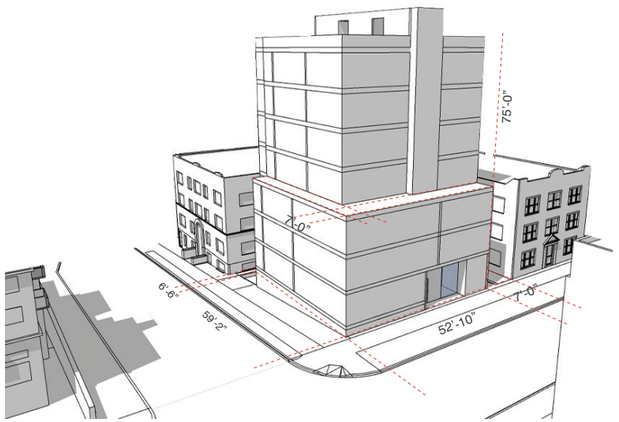
CS2-A.2 Architectural Presence
CS2-D.1 Height, Bulk, and Scale of Existing Development and Zoning
CS3-A Emphasizing Positive Neighborhood Attributes
Provides a street level façade that extends the pattern of existing development and allows for building articulation that responds to the height of adjacent structures. Provides development allowed by current codes that compliments the simple forms and materials of neighboring buildings.

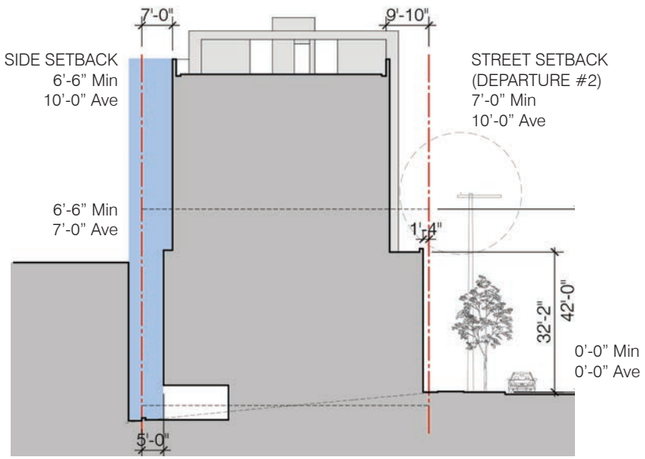
DC2-A Massing
DC2-C3 Fit with Neighboring Buildings
Allows the massing of the building to be arranged on a very small corner lot in a manner that is more contextually responsive.



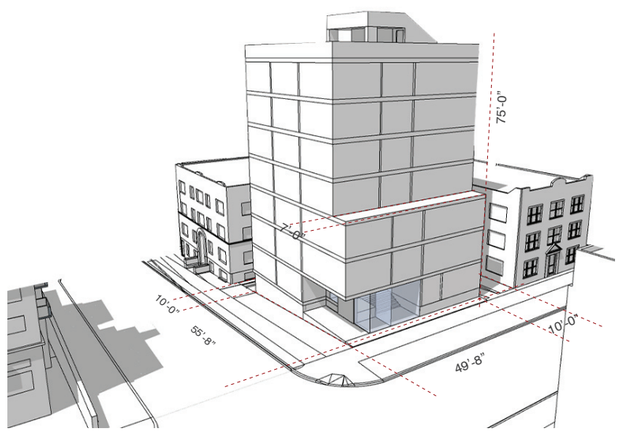


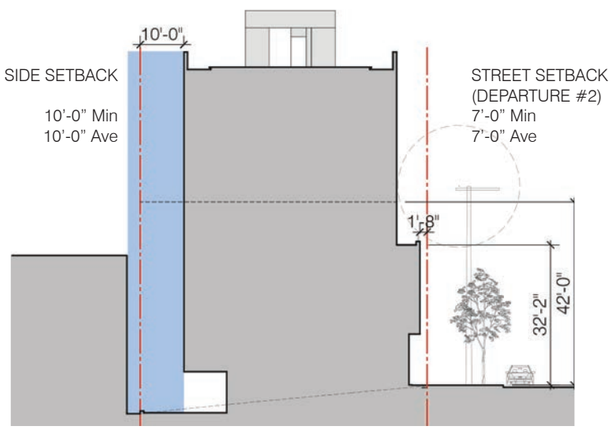
Belmont Ave **Alternate A // Conforming | Section A**





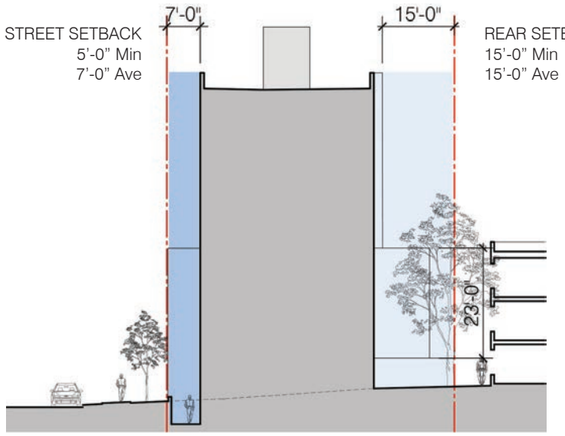
Belmont Ave **Alternate B | Section A**



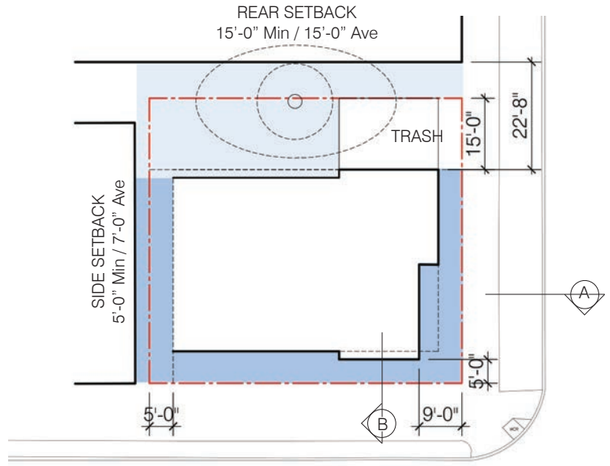


Belmont Ave **Alternate C // preferred | Section A**

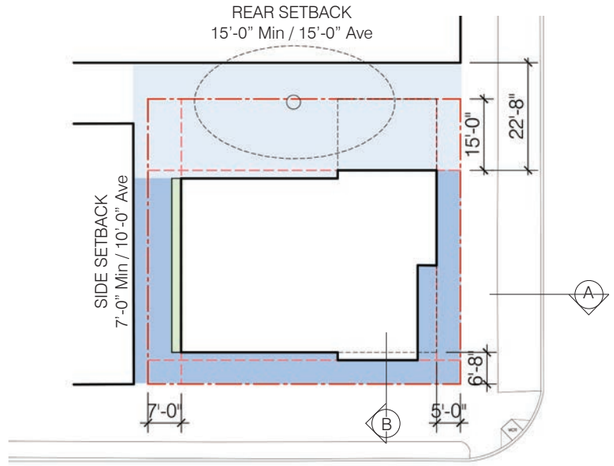
0 5 10 25 50



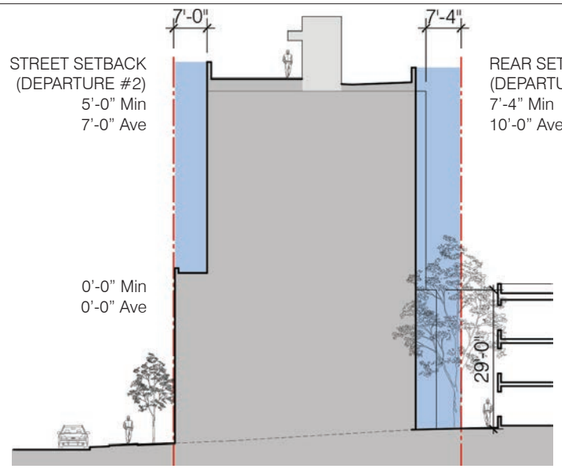
Thomas Street **Alternate A // Conforming | Section B**



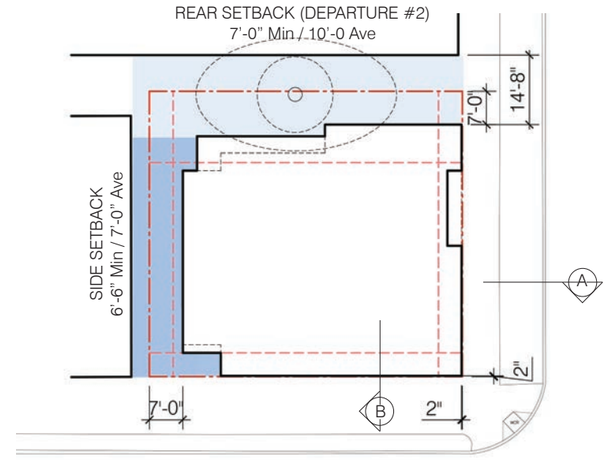
Total open space = 1599 sf | Street Level Plan



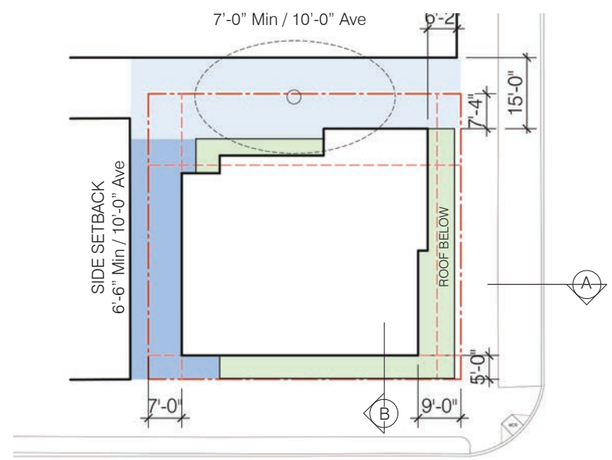
Total open space = 1987 sf | Upper Level Plan



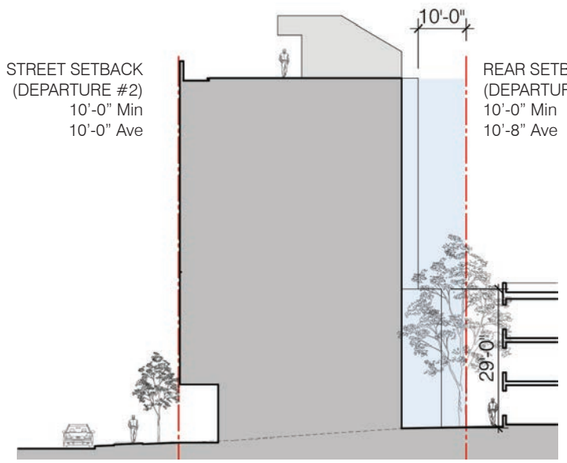
Thomas Street **Alternate B | Section B**



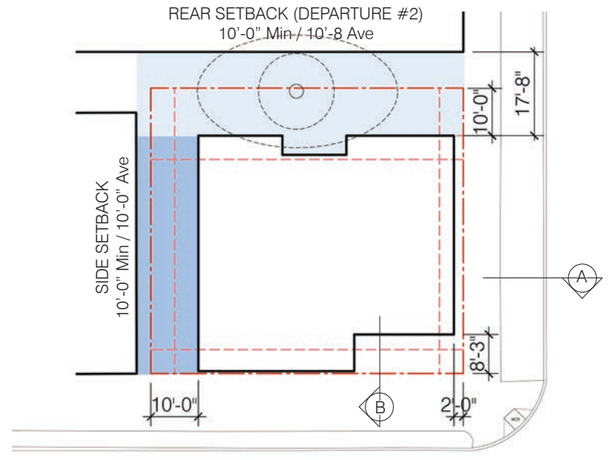
Total open space = 1691 sf | Street Level Plan



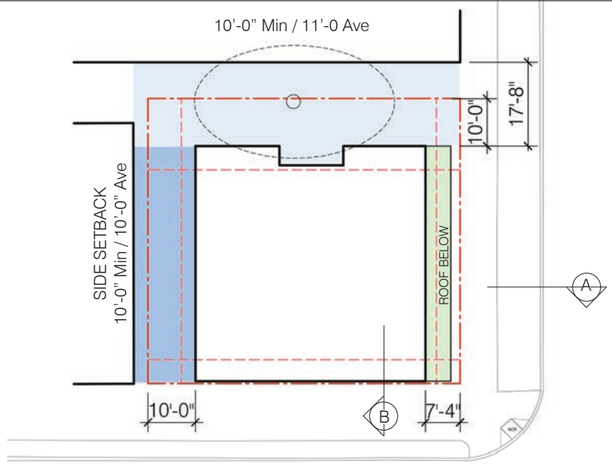
Total open space = 1804 sf | Upper Level Plan



Thomas Street **Alternate C // Preferred | Section B**



Total open space = 1923 sf | Street Level Plan



Total open space = 1923 sf | Upper Level Plan

Corinne R. Hollister

ISA CERTIFICATE ARBORIST — *PN-6981A*
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services

To: Ofer Avnery

Reference: Tree inspection and arborist report

Date: May 15, 2018

Site Address: 301 Belmont Ave. E. Seattle

Parcel: 6848200536

Dear Mr. Ofer

You contacted me and subsequently contracted my services to develop a tree inventory for the property referenced above, and to identify any significant trees. I visited the site on Tuesday, May 15, 2018.

Summary:

I visually inspected the trees on site and identified two significant trees on the property, and one exceptional tree at the property line to the north. They are listed in the table on the following page, along with ratings for both health and structure. The trees consist of one deciduous and two evergreen species – one Western red cedar, one Western white pine and one Horse chesnut. All the trees have been limbed up and trimmed away from the house but are in fair to good condition.

Significant trees are defined by the city of Seattle as those over six inches in diameter, measured 4.5 feet from the ground. Exceptional trees are those that have significant value due to size and species, having unique historical, ecological or aesthetic value.

Tree Inspection:

This inspection identifies both the health and the structure of each tree. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure. No invasive procedures were performed on any tree during inspection. The results of this inspection are based on what was visible at the time of my site visit.

The following table reflects the results of my inspection, including the following for each tree:

- Number – as shown on the aerial photo attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground, unless otherwise noted.
- Dripline – average branch extension from the trunk measured as radius in feet.
- Category – significant or exceptional, as defined by Seattle Tip 242 and Director's rule 16-2008.
- Ratings – from 1 to 3 (where 1 indicates no visible defects, in structure or health; 2 indicates minor problems that may require action; 3 indicates significant problems or defects and tree removal is recommended.).

- Visible defects – Visible structural defects or diseases:
  Included bark – bark embedded between two stems, may decrease strength of attachment;
  Double leaders – multiple stem attachments which may lead to tree failure, requiring maintenance and monitoring;

Tree #	Species	DBH	Dripline	Health	Structure	Category	Notes
1	Western white pine Pinus monticola	23 in.	17 ft.	1	2	Significant	Co-dominant stems. Included bark. Limbed up.
2	Western red cedar Thuja plicata	15 in.	10 ft.	1	1	Significant	
3	Horse chestnut Aesculus hippocastanum	31 in.	16 ft.	1	2	Exceptional	35.5 inch diameter measured at 2 ft. just below three main stems. 23, 16, 12.5 inches = 30.7 in. calculated by quadratic mean. Located at north property line behind the detached garage.

Thank you. Please let me know if you have any questions.

Sincerely, Corinne Hollister

Corinne Hollister, ISA Certified Arborist PNW 6981A, Tree Risk Assessment Qualified, ASCA Member

Attachment 1: Assumptions and Limiting Conditions

1. A field examination of the site was made on May 15, 2018. My observations and conclusions are as of that date.

2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.

3. I am not a qualified land surveyor, and this tree survey is based on aerial maps obtained from free online resources. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey. Furthermore, property lines are indicated from King County iMap database.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.

6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.

7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.

8. Construction activities can impact trees in unpredictable ways. All retained trees should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

Attachment 2: Aerial photo of site