



#3034198-EG
1415 Belmont Avenue
DRAFT Early Design Guidance / Administrative Design Review
DRAFT Date 07/23/19
Belmont 0119, LLC + SHW

ADDRESS

1415 Belmont Avenue, Seattle WA 98122
SDCI #3034198-EG

PROJECT TEAM

Owner	Belmont 0119, LLC
Architect	SHW
Landscape	Root of Design
Surveyor	Terrane

PROJECT INFO

Zoning	MR(M)
Overlays	Pike/Pine Urban Center Village Parking Flexibility Area
Lot Area	5,014 SF
Proposed Units	57
Vehicle Parking	None
Bicycle Parking	60

PROJECT BRIEF

The proposed project involves the demolition of an existing triplex and the construction of a new multifamily structure containing 57 Small Efficiency Dwelling Units (SEDU). No commercial uses or parking are proposed.

PRIORITY GUIDELINES

INDEX

Project Info / Proposal	II
Zoning Summary	2
Urban Design Analysis	3
Site Vicinity	4-6
Survey & Site Conditions	8-9
Scheme A - Code Compliant	10-13
Scheme B - Alternate	14-17
Scheme C - Preferred	18-21
Scheme Summary	22
Scheme Comparison	23-24
Concept Development	25-27
Departure Summary	28
Recent Work	30-31

ZONING SUMMARY

Zone: MR (M)
 Overlays: Pike/Pine Urban Center Village
 Parking Flexibility

23.41.004.A Design Review Threshold
 23.45.517.B.2 FAR limits w/ MHA suffix
 23.45.510.E Area Exempt from FAR
 Administrative Design Review = 8,000 GFA but less than 35,000 GFA
 4.50 FAR
 All underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, which ever is lower
 Bicycle parking located inside the building for SEDUs

23.54.015.E.9 Area Exempt from FAR
 23.45.517.D.2 Structure Base Height
 23.45.530 Green Building Standard
 23.45.514.J.2 Parapet Bonus
 23.45.514.J.5 Rooftop Features
 23.45.514.J.5 Rooftop Coverage
 20% coverage, 25% with screened mechanical equipment.

23.45.518 Setbacks
 East: Front Setback @ street lot line = 5' min / 7' avg.
 South: Side Setback from interior lot line = 5' min / 7' avg. < 42'
 7' min / 10' avg. > 42'
 West: Rear Setback = 15' min. without alley
 North: Side Setback from interior lot line = 5' min / 7' avg. < 42'
 7' min / 10' avg. > 42'

23.45.522 Amenity Area
 23.45.524.2.b Landscape Requirement
 23.45.524.B Street Trees
 23.54.015.A Required Parking
 23.54.015.D.2 Bicycle parking
 23.54.040 Waste & Recycling Storage
 5% of residential gross floor area
 Green factor of 0.50 min.
 Required for any new development
 residential use in Urban Center Village = no parking required
 SEDU: long-term = 1 per unit / short-term = 1 per 20 units
 Residential: 375 sf + 4 sf per unit above 50



Figure - Ground



Zoning

The site is zoned MR(M) with NC3P-75 (M) to the north and HR(M) to the south. There is a small section of M10-160-HR to the southwest of the property. MHA zoning applies.



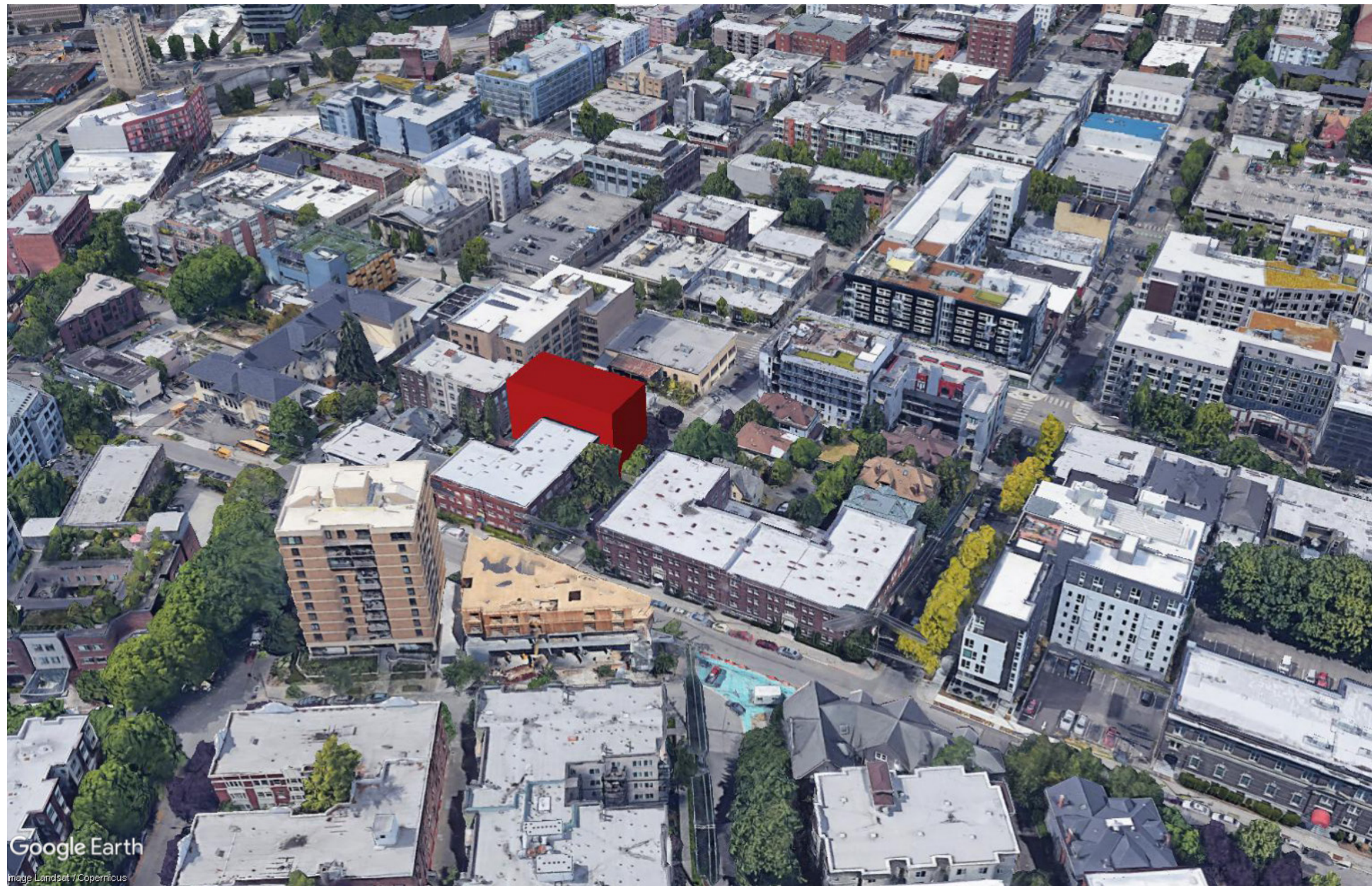
- Single Family
- Mixed-Use
- Educational
- Institutional
- Site
- Commercial
- Multi-Family
- Office
- New Development
- - - Bike Route

Adjacencies & Circulation

The site is at the edge of the Pike-Pine Urban Village, with a high density of mixed-use buildings intermingled with commercial and multi-family residences. The Northwest School is one block away from the site and The Summit, a community meeting space, is just across East Pike Street.

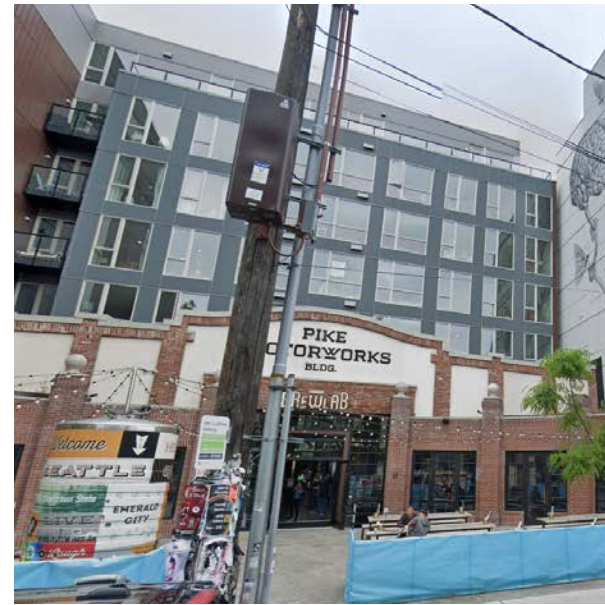
To the south of the project is First Hill, made up of many high-rise residential buildings as well as medical office buildings and the Virginia Mason Medical Center.

NINE BLOCK 3D VIEW





601 East Pike Street



714 East Pike Street



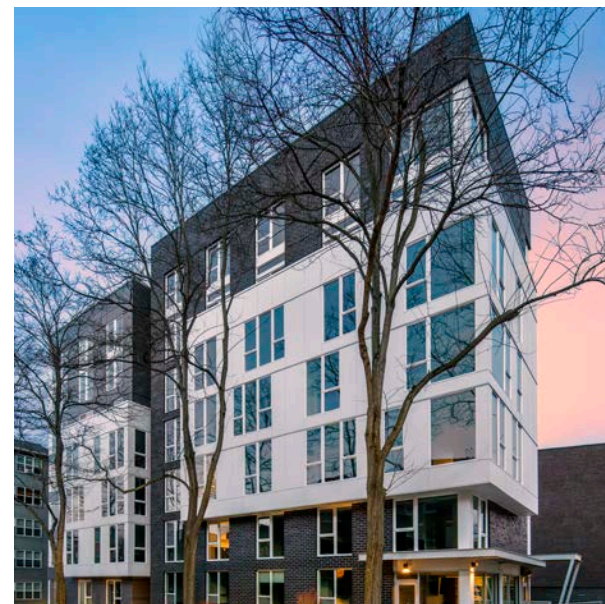
722 East Union Street (Runberg Architecture Group)



1320 University Street (Group Architect)



1100 Boylston Avenue (Encore Architects)



1404 Boylston Avenue



1430 Summit Avenue



1530 Belmont Avenue

STREETSCAPE

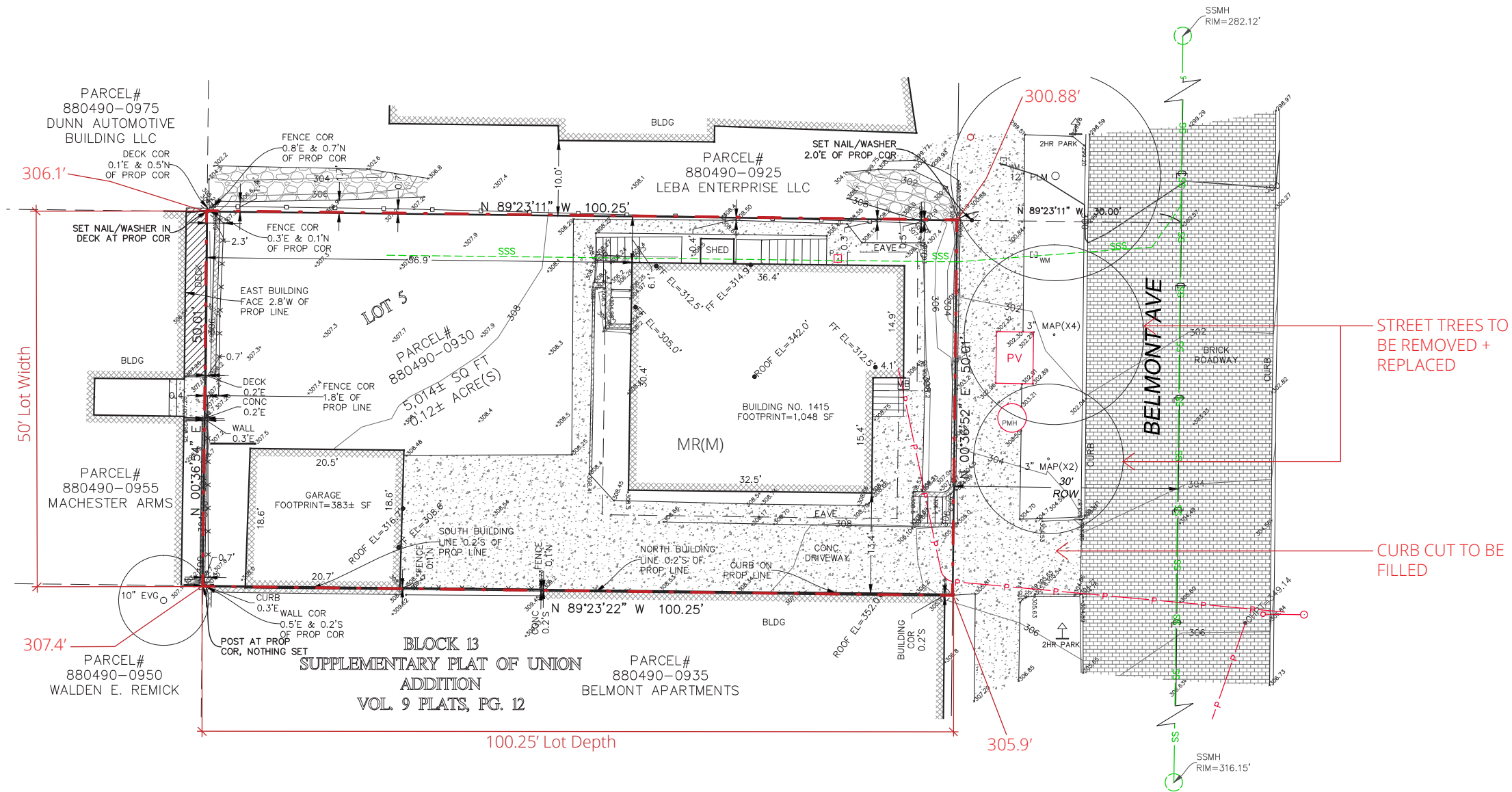
1. Belmont Avenue Looking West



2. Belmont Avenue Looking East



EXISTING CONDITIONS - SURVEY



Tax Parcel No. 880490-0930
 Legal Description:
 Lot 5, Block 13, supplementary plat of Union
 Addition, according to the plat thereof recorded
 in Volume 9 of Plats, Records of King County,
 Washington.

Surveyor: Terrane
 Date: 01/09/2019

No exceptional trees on site.
 Arborist report to be provided at MUP.

--- Property Line

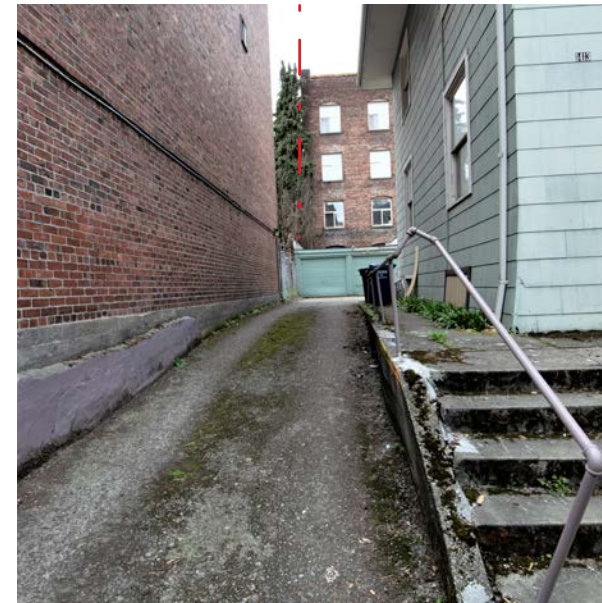




Frontage on Belmont Avenue



Northeast property corner at sidewalk



South property line at neighboring building



Looking at northwest property corner



Looking at north neighbor



North property line looking east

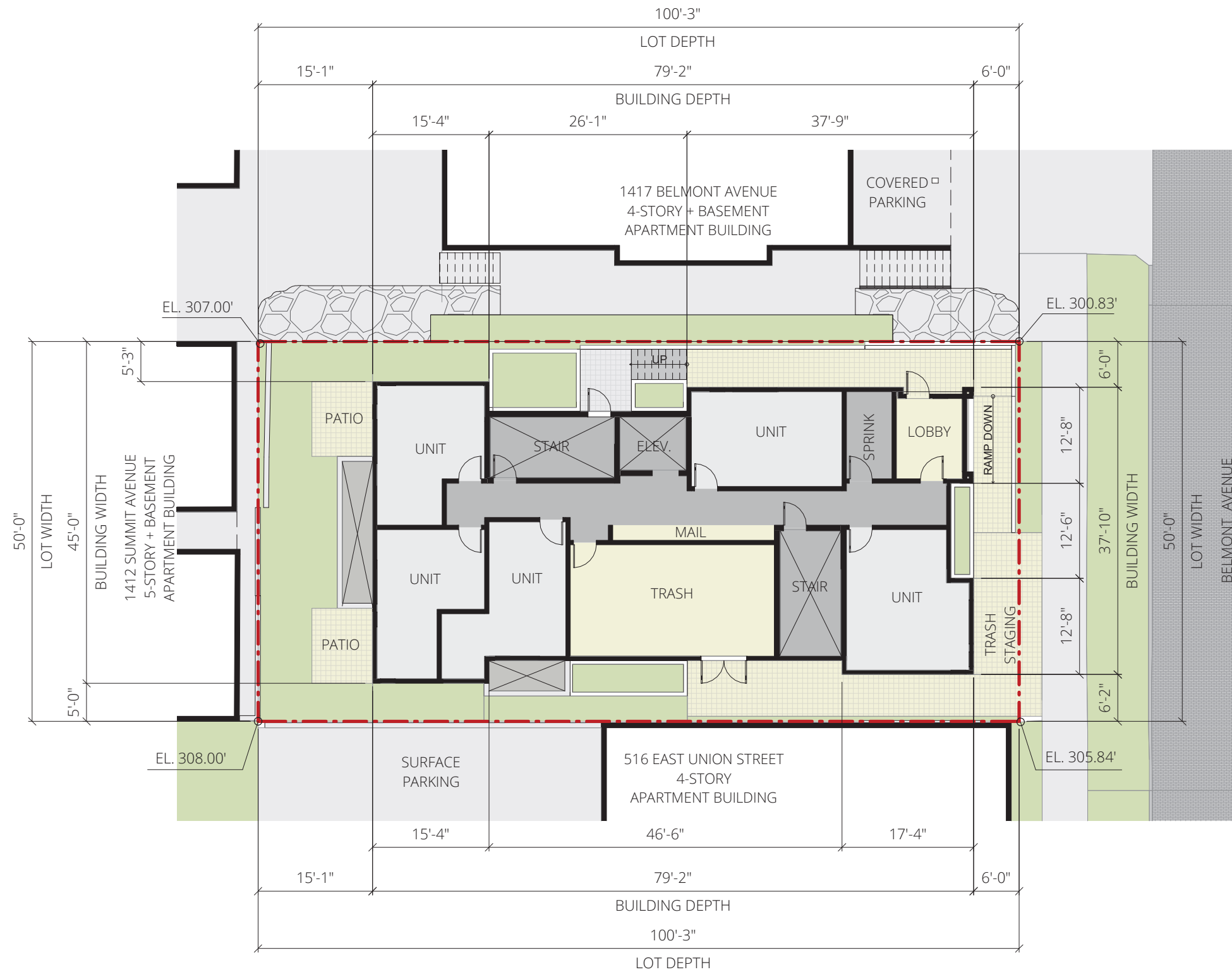


Looking at south neighbor



Looking at southwest property corner

SITE PLAN - SCHEME A - CODE COMPLIANT



Units: 50
 FAR: 3.5
 GFA: 17,580 SF
 GSF: 21,521 SF

Pros:

- No departures
- Entry level is lifted to be more visible from Pike Street approach
- Stepped massing offers private amenity decks at level 5
- Private amenity patios and landscape opportunities at rear yard

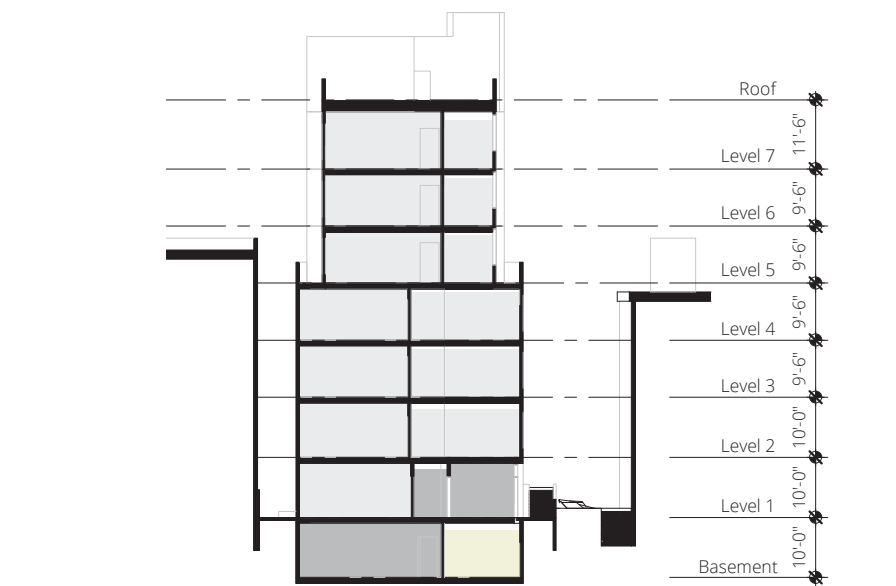
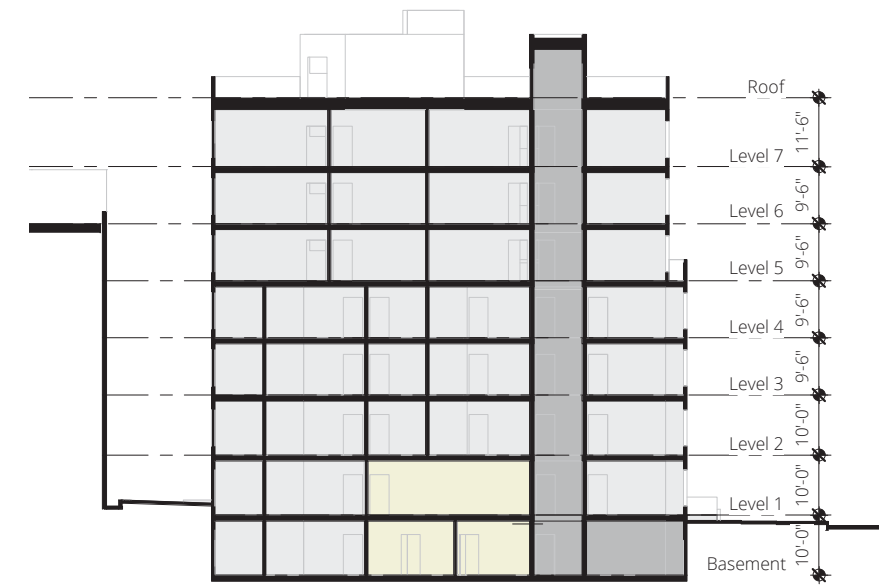
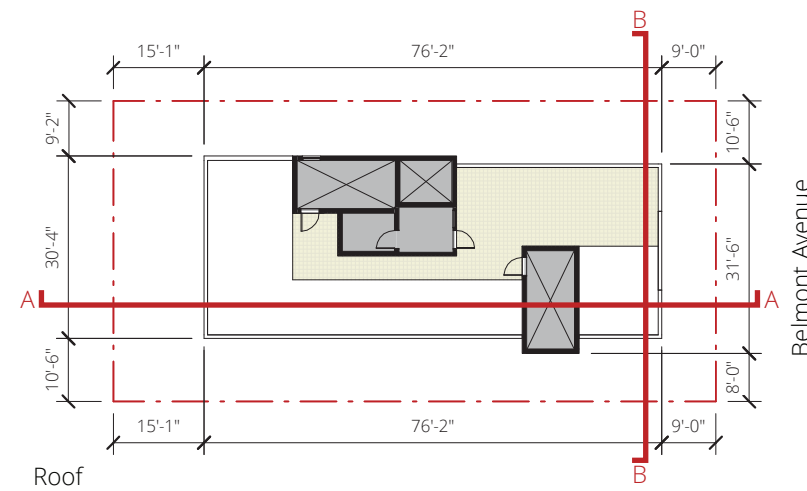
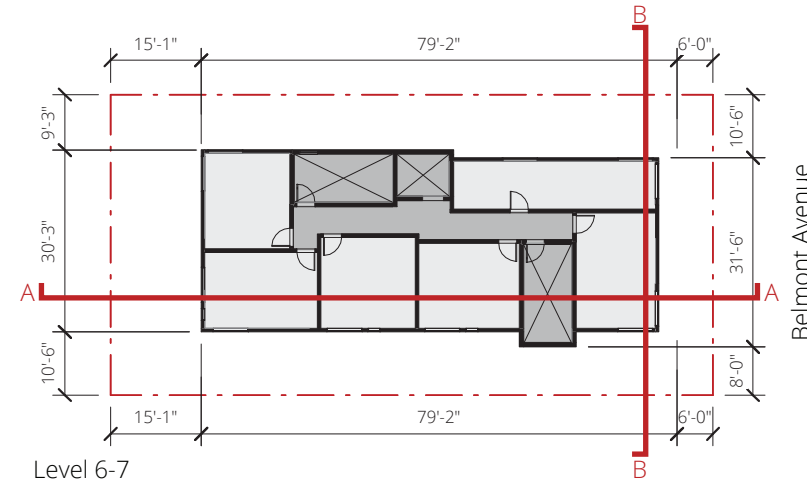
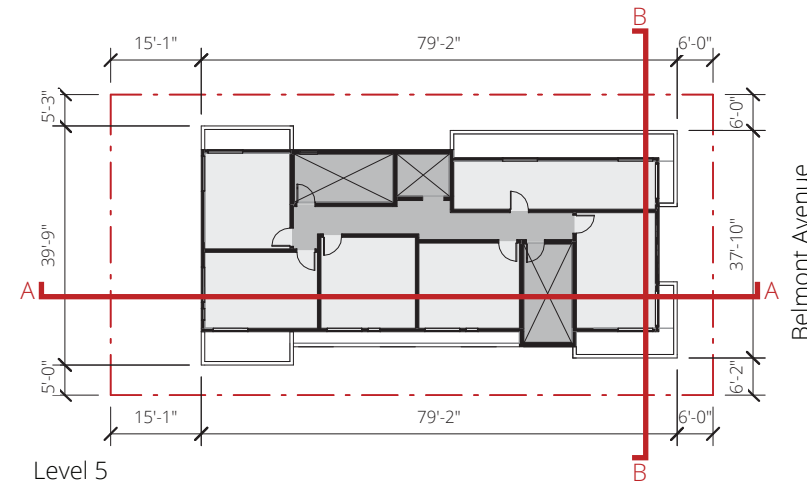
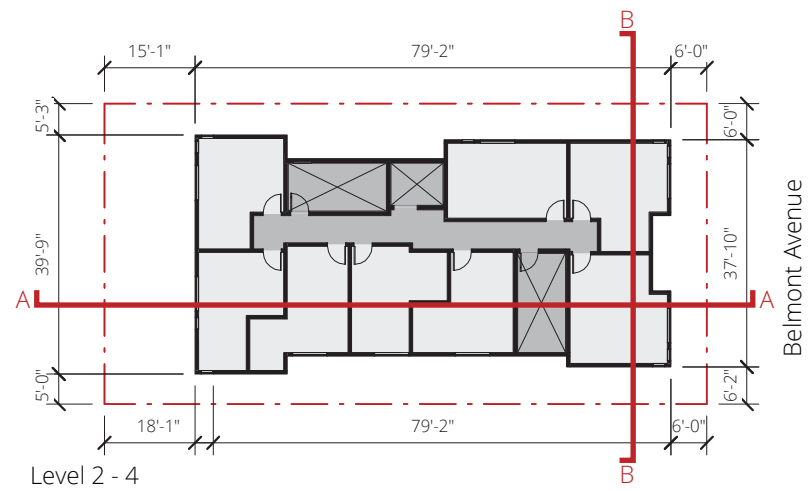
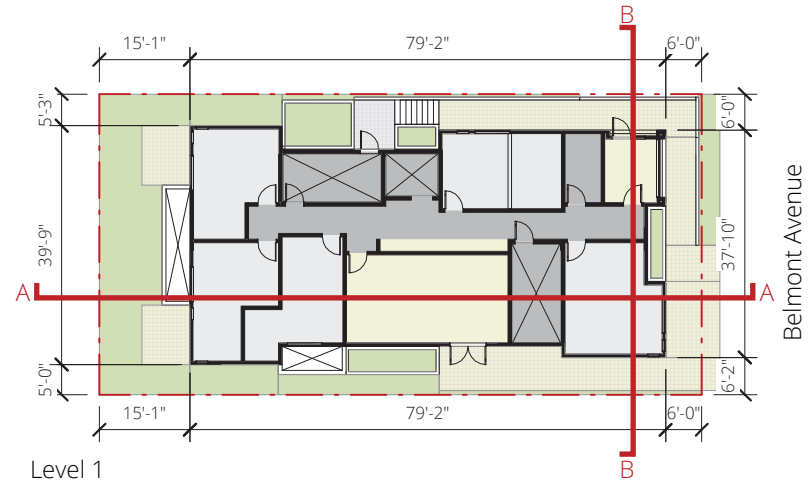
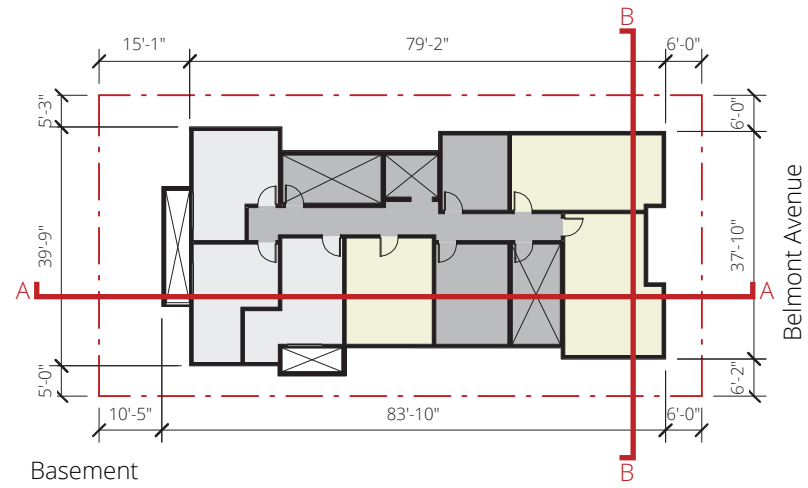
Cons:

- Typical mid-rise setbacks create stepped "wedding cake" massing that does not relate to neighbors
- More units facing south neighbor's blank wall condition
- Core expression overwhelms visible north façade
- Minimal landscape opportunity at street frontage, trash staging area faces the street
- Entry door does not face the street
- Amenity roof deck faces active Pike/Pine corridor but core configuration blocks southwesterly sun and view potential

- BUILDING SERVICES / COMMON
- CORE / MECH
- RESIDENTIAL

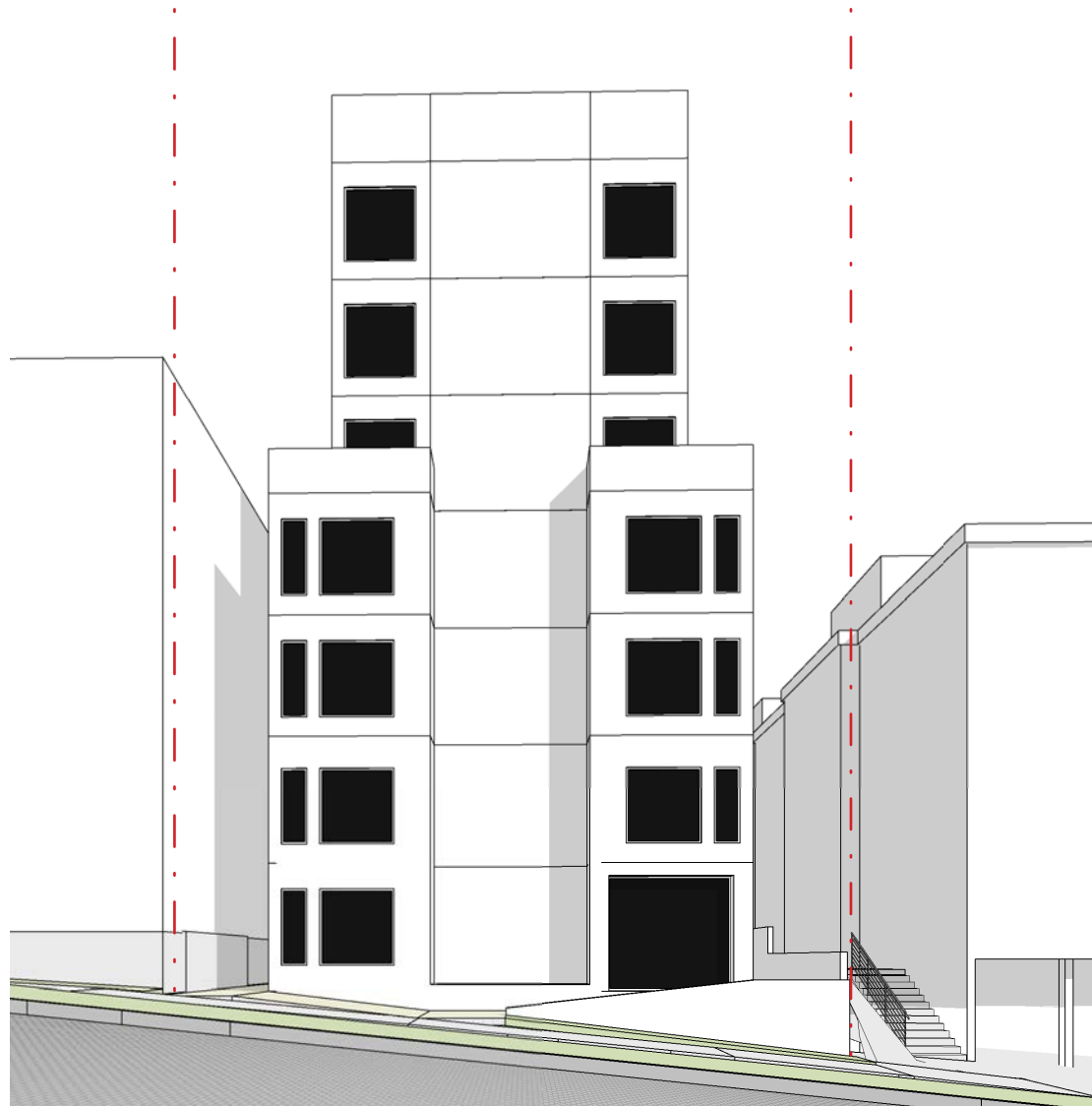


SCALE: 1/16" = 1'-0"

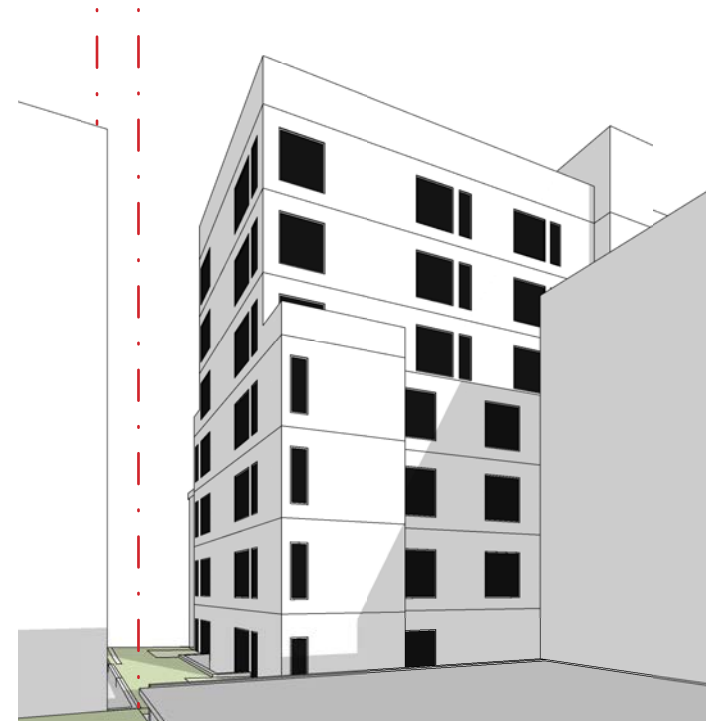


SCALE: 1/32" = 1'-0"





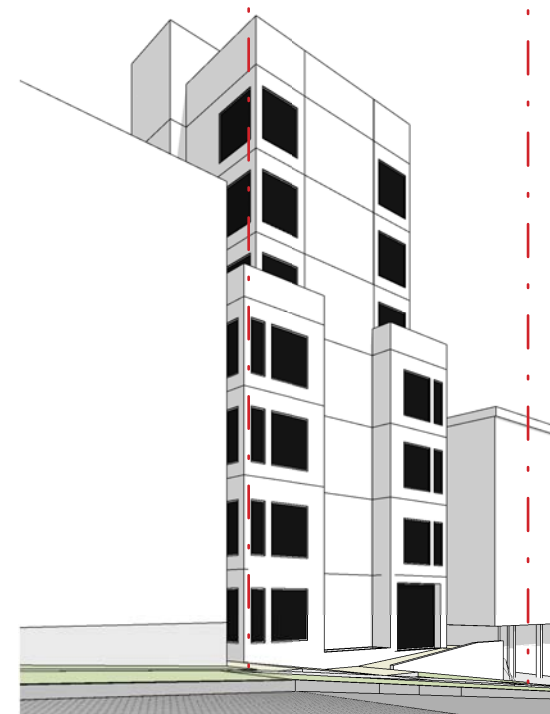
Looking west from Belmont Avenue



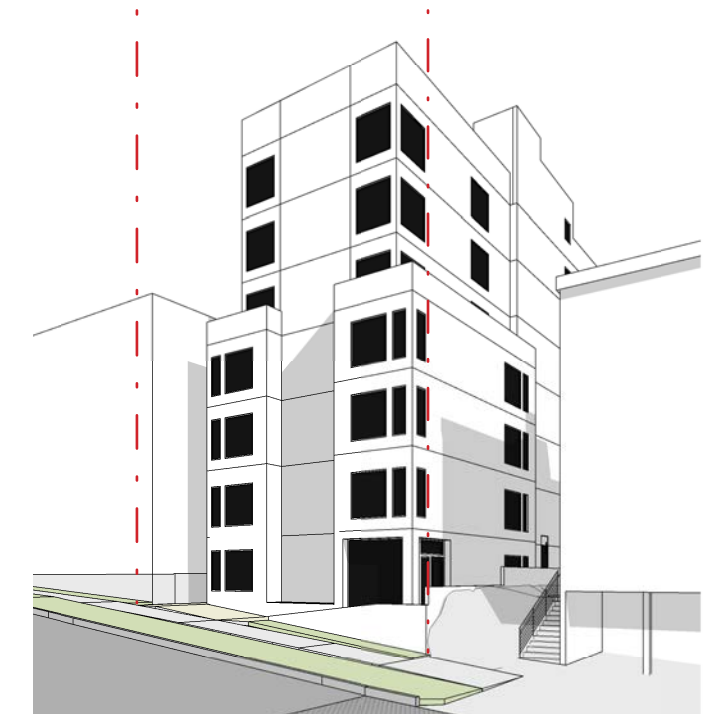
Looking southeast



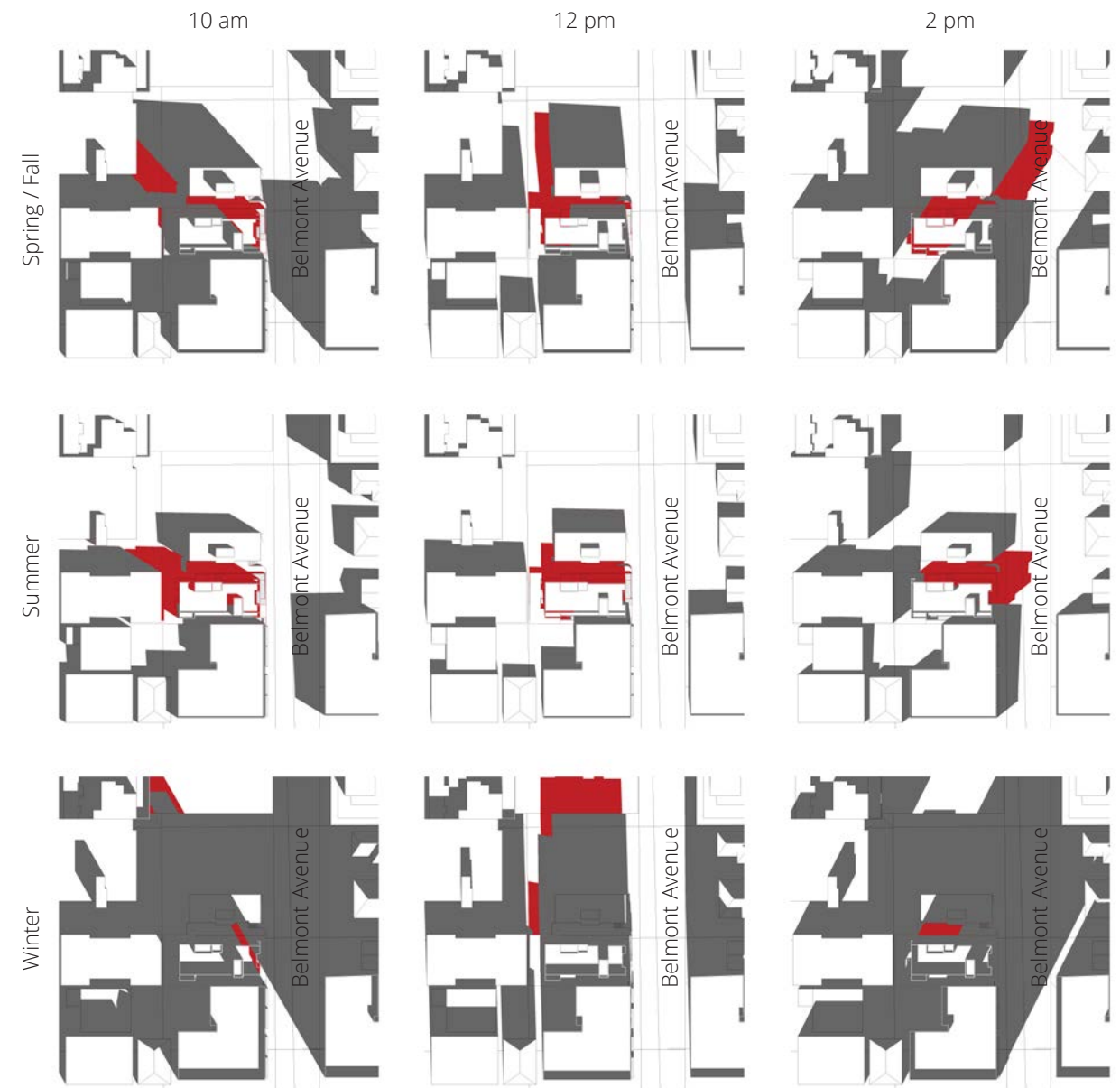
Aerial



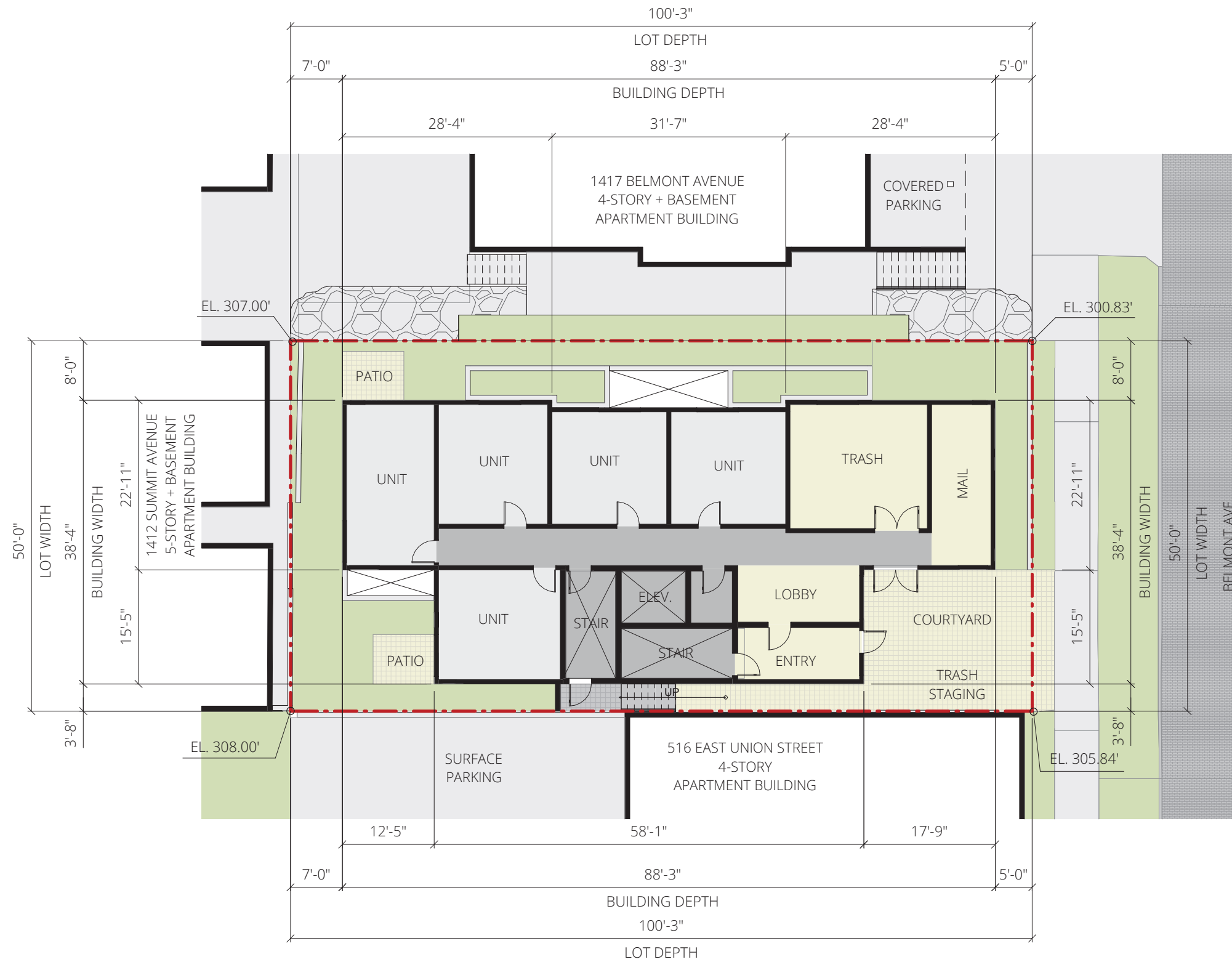
Looking northwest from Belmont Avenue



Looking southwest from Belmont Avenue



SITE PLAN - SCHEME B - ALTERNATE



Units: 56
 FAR: 3.9
 GFA: 19,665 SF
 GSF: 23,645 SF

Pros:

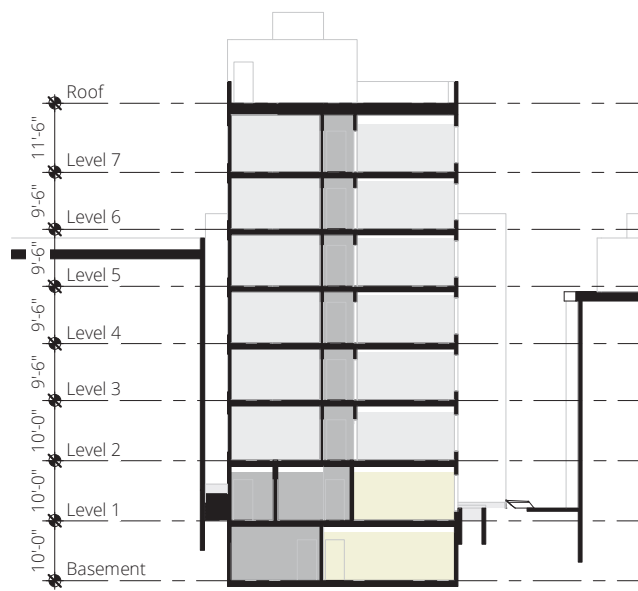
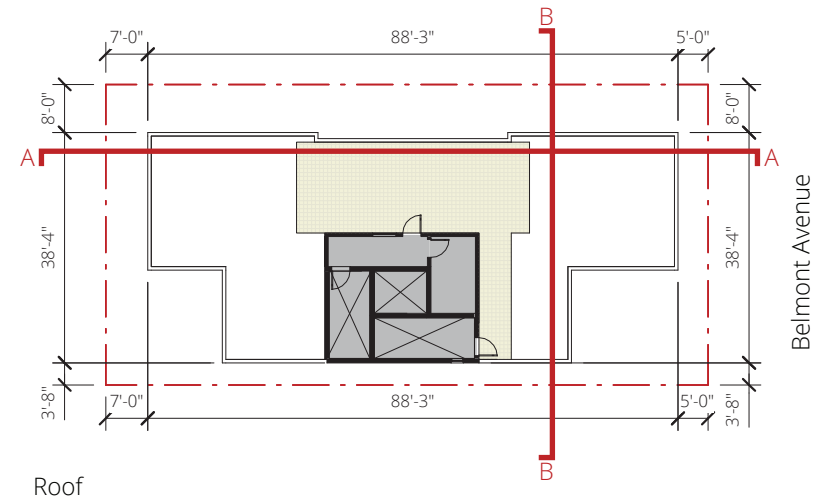
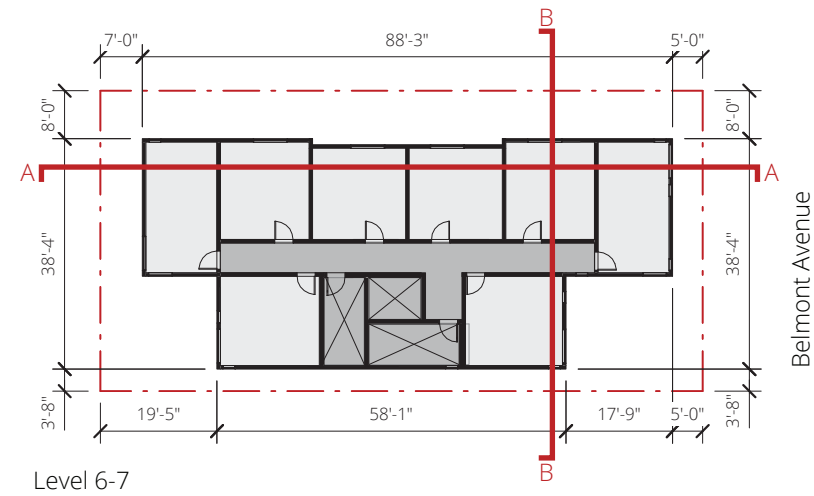
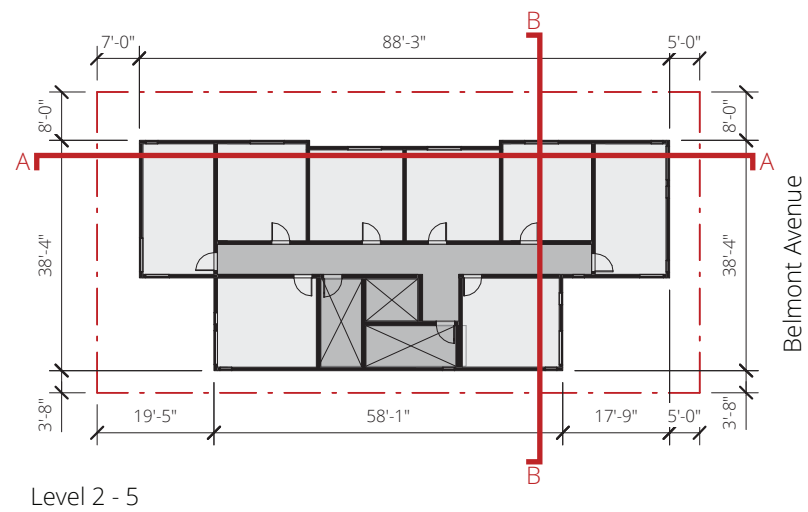
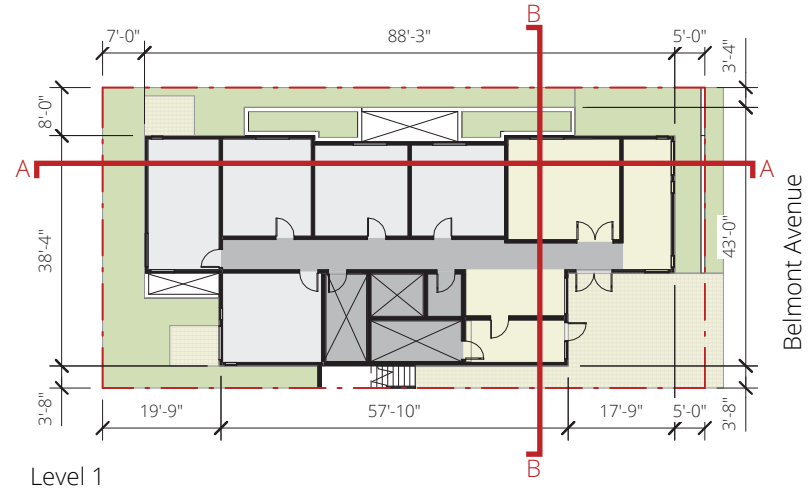
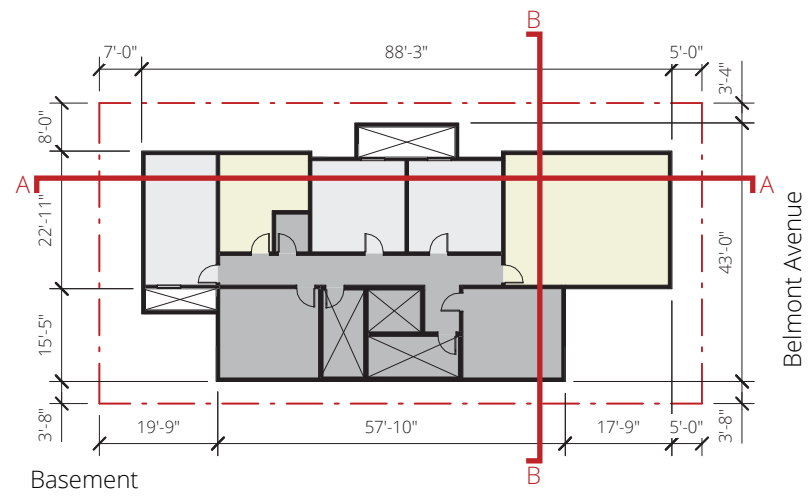
- Courtyard-style massing, generous entry condition extends the public realm
- Consolidated service and entry sequence
- Consolidated core, reduced bulk
- High level of transparency provided at common uses facing the street
- Potential for continuous landscape buffer at north edge


Cons:

- Departures required
- Courtyard disrupts street wall adjacent to character structure
- Security and visibility challenges. Entry door is not visible from northerly or southerly approach on Belmont Avenue
- Trash staging shares courtyard, trash bins must cross through common areas for staging

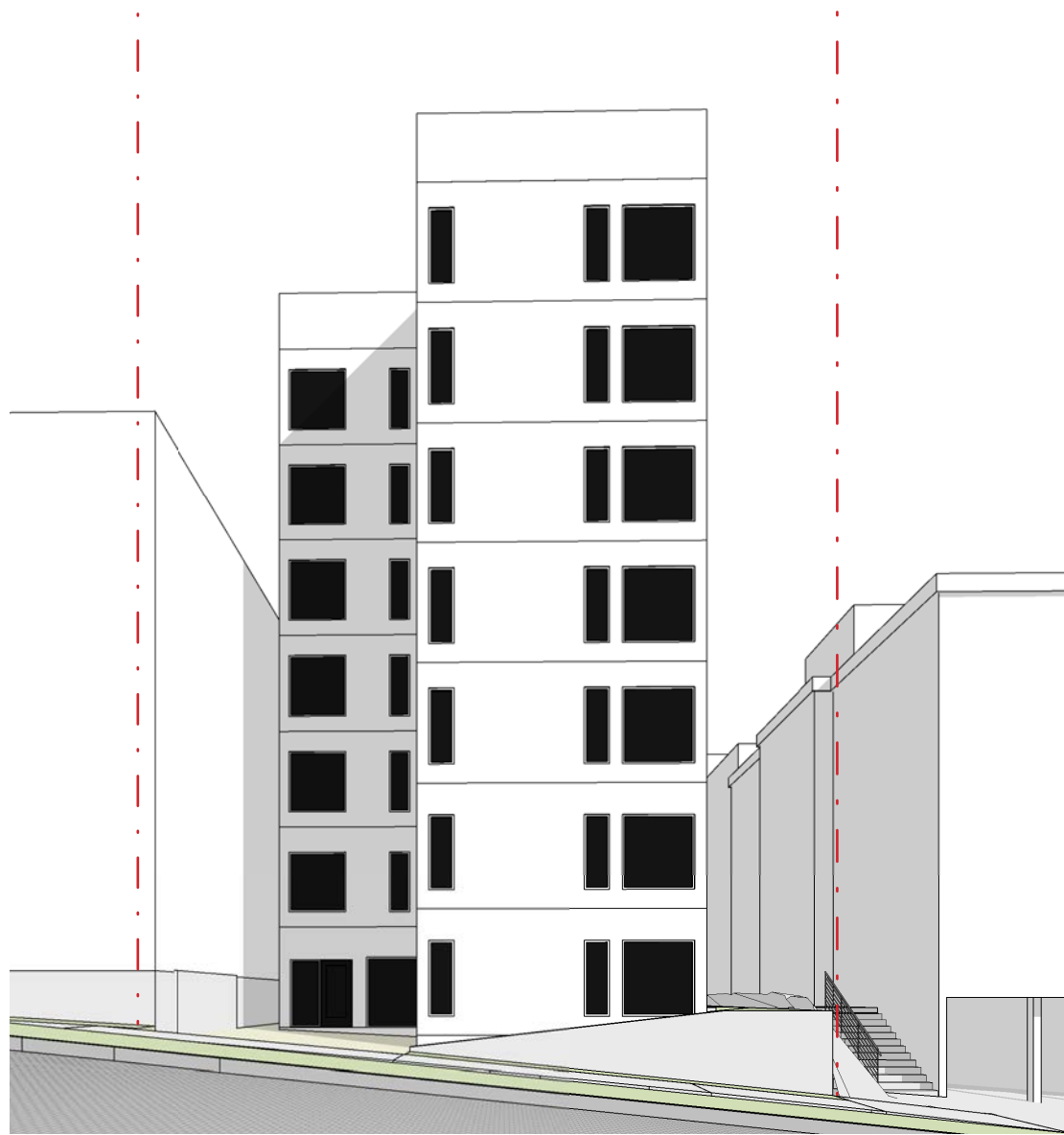
- BUILDING SERVICES / COMMON
- CORE / MECH
- RESIDENTIAL

SCALE: 1/16" = 1'-0"

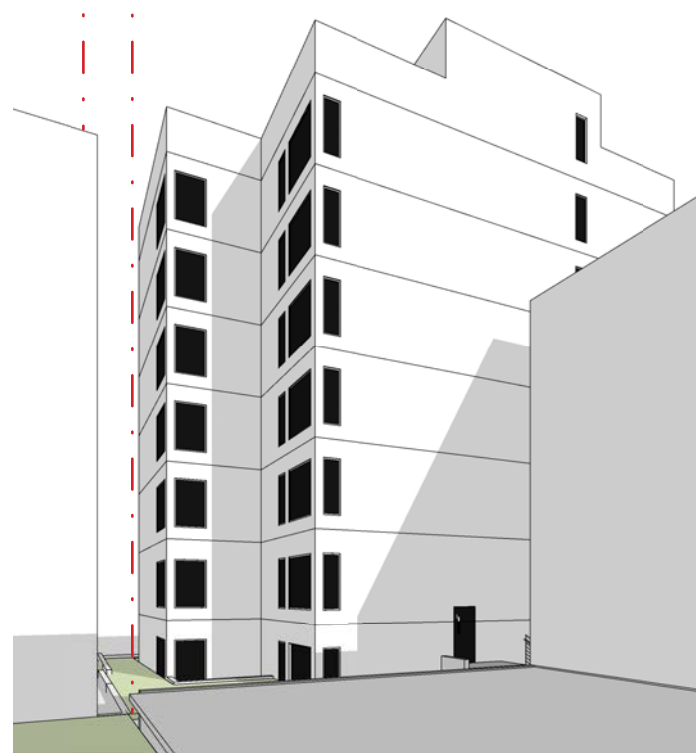


SCALE: 1/32" = 1'-0" 

PERSPECTIVES - SCHEME B



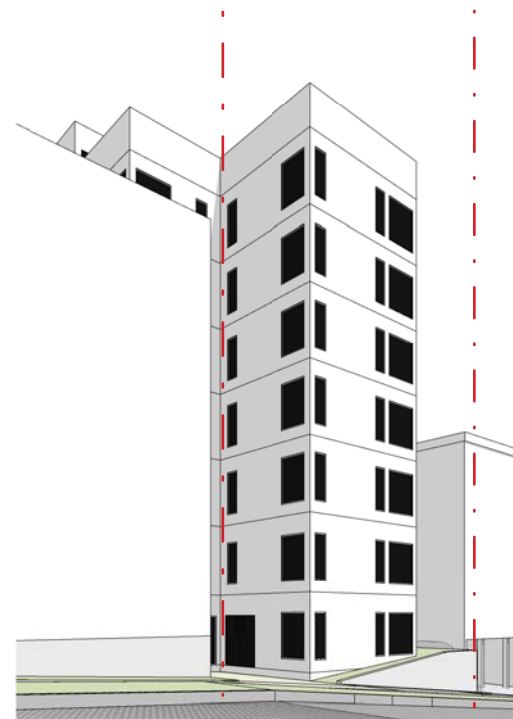
Looking west from Belmont Avenue



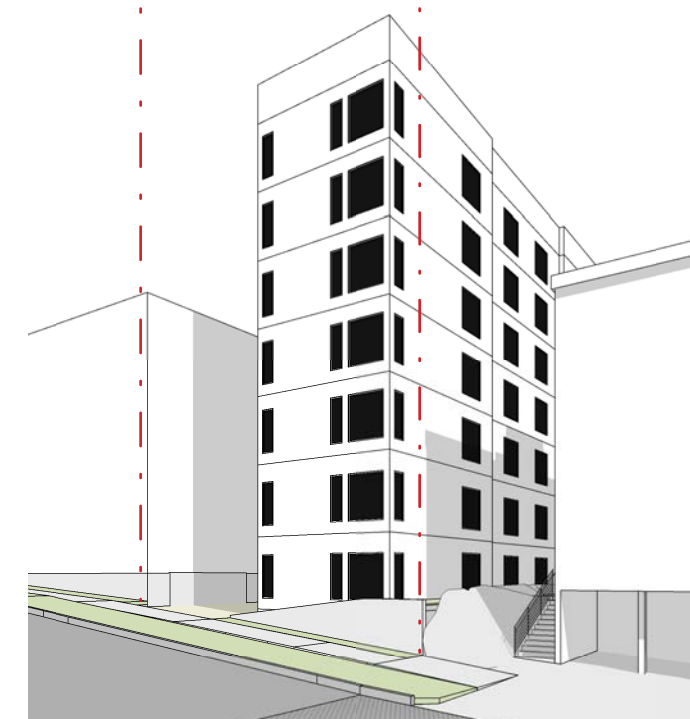
Looking southeast



Aerial



Looking northwest from Belmont Avenue



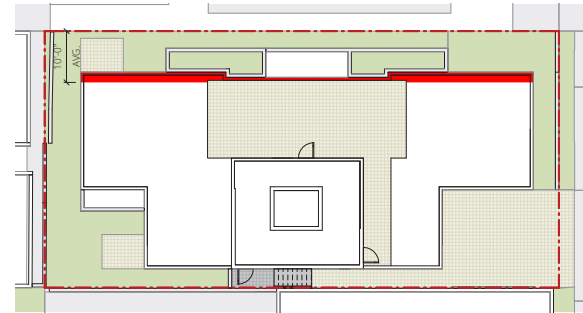
Looking southwest from Belmont Avenue

DEPARTURES - SCHEME B

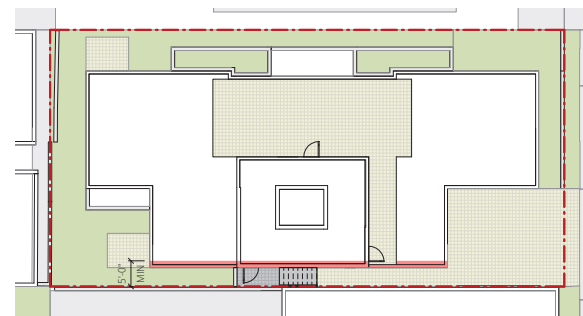


SMC 23.45.518.B

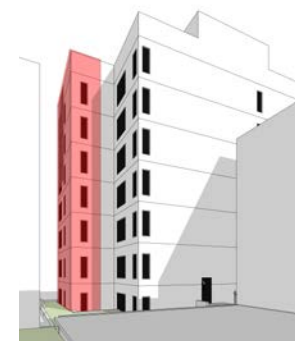
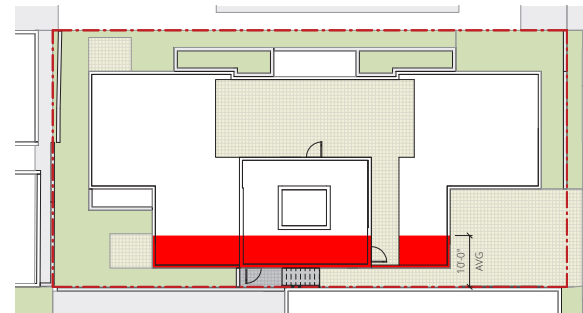
North Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 8.36' average, 8' min



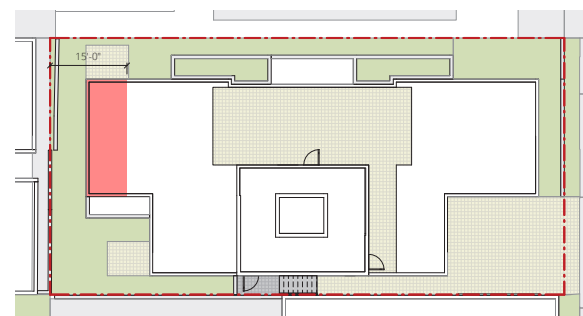
South Setback (side interior lot line below 42 ft)
 REQUIRED: 7' average, 5' min
 PROPOSED: 8.93' average, 3.66' min



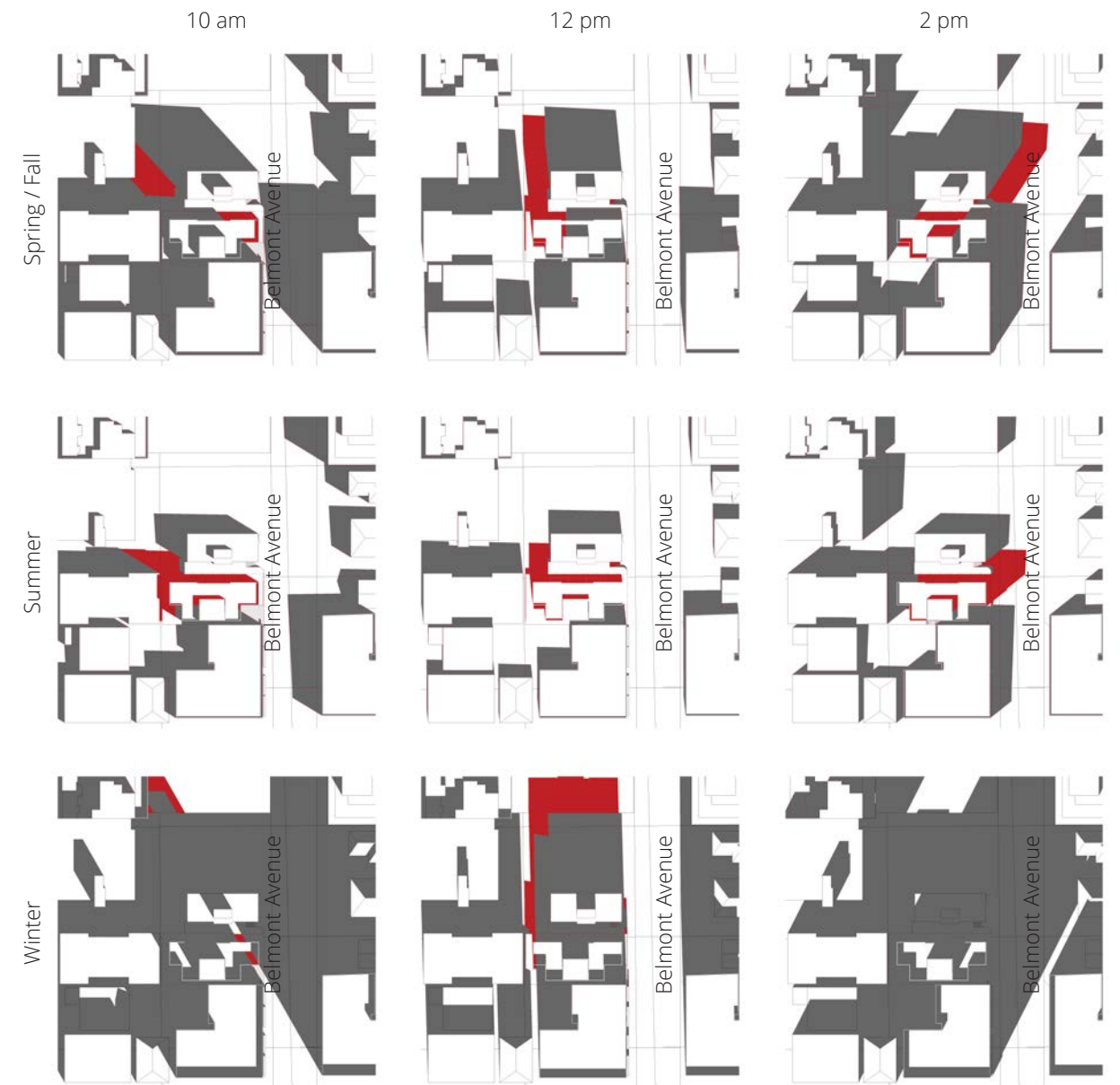
South Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 8.61' average, 3.66' min



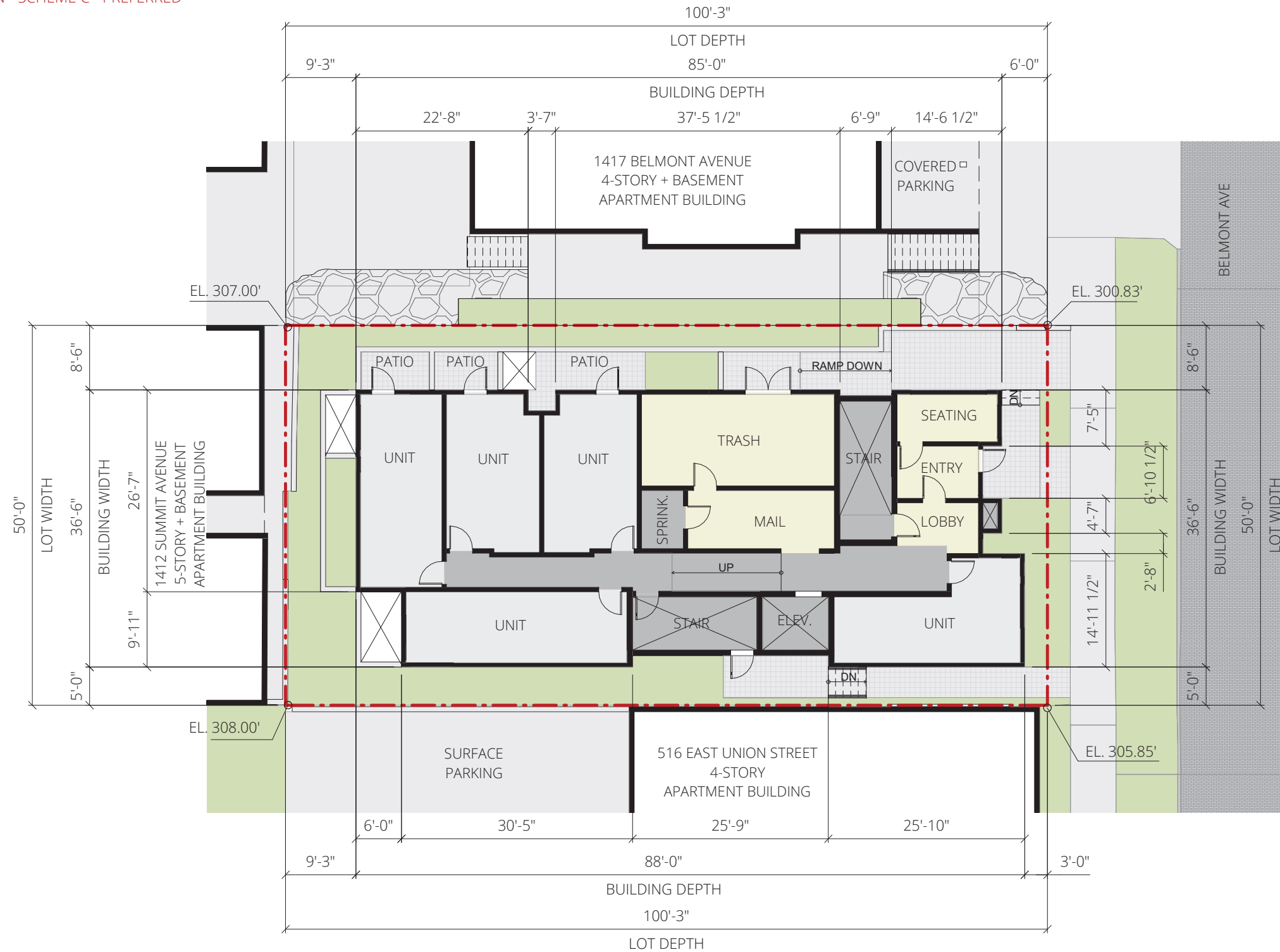
West Setback (rear lot line)
 REQUIRED: 15' min
 PROPOSED: 7' min



SUN STUDY - SCHEME B



SITE PLAN - SCHEME C - PREFERRED



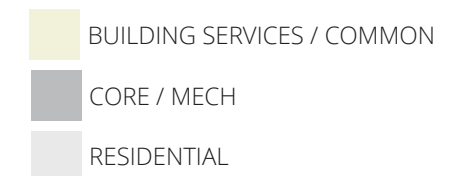
Units: 57
 FAR: 4.1
 GFA: 20,441 SF
 GSF: 24,793 SF

Pros:

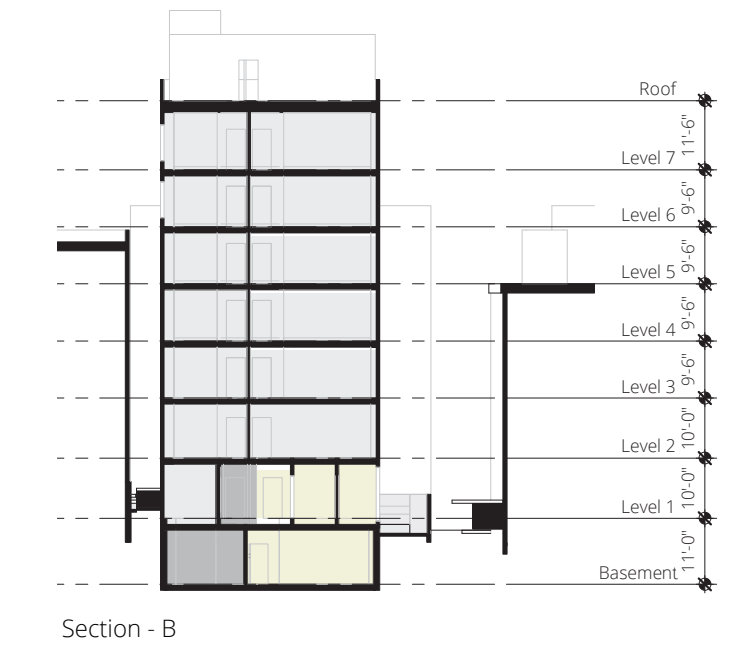
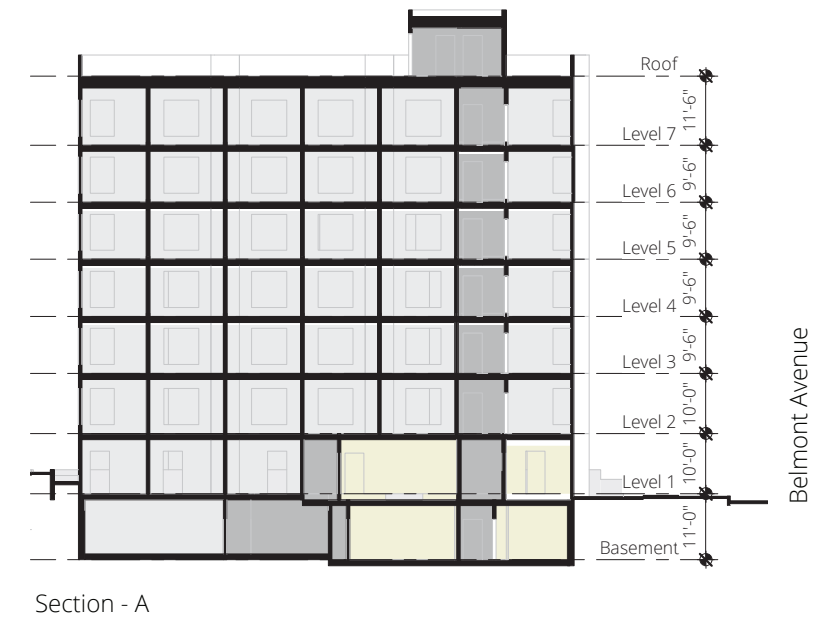
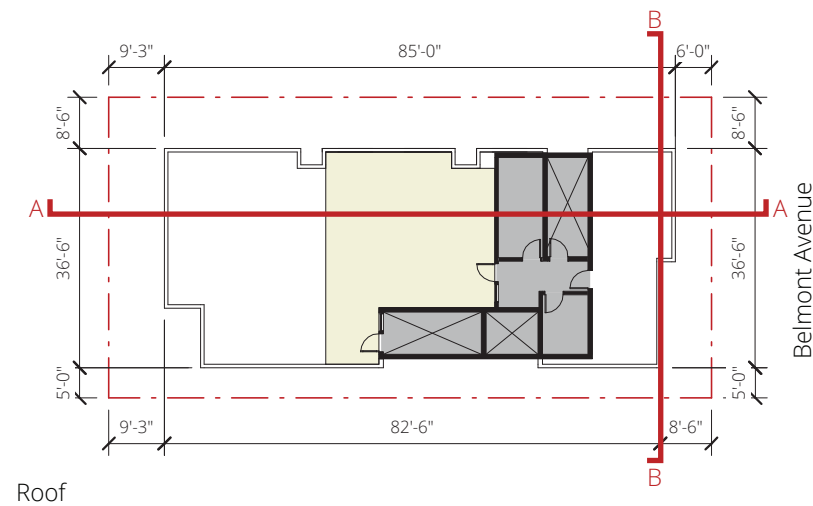
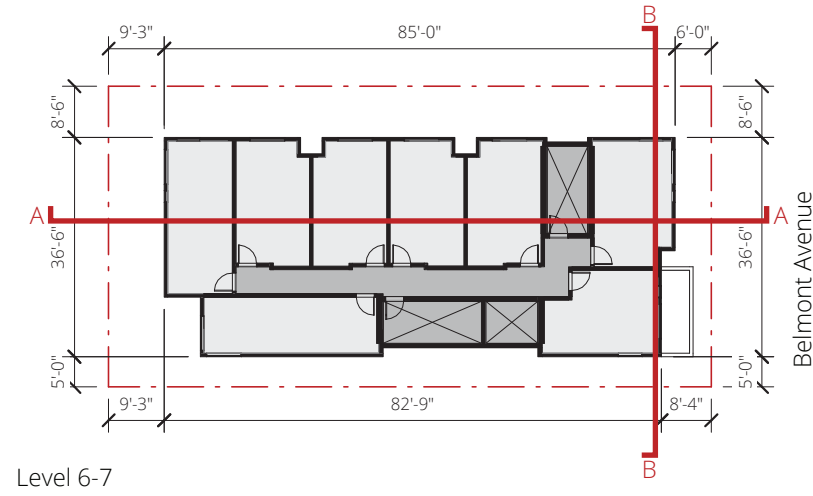
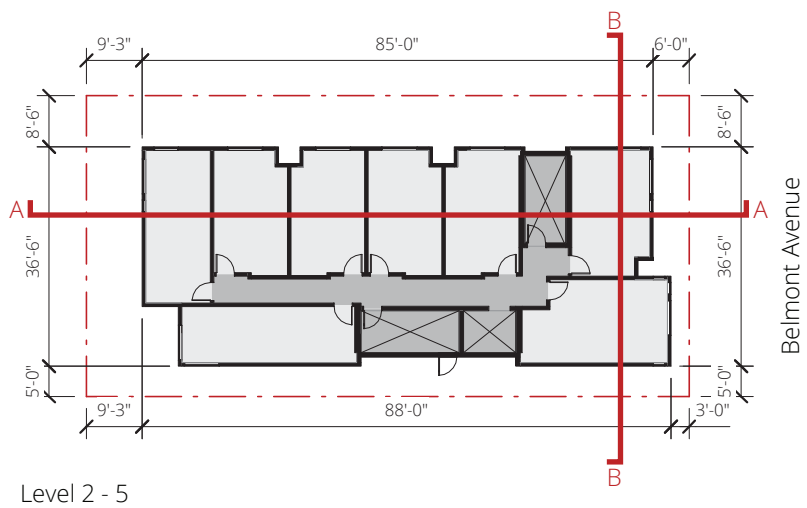
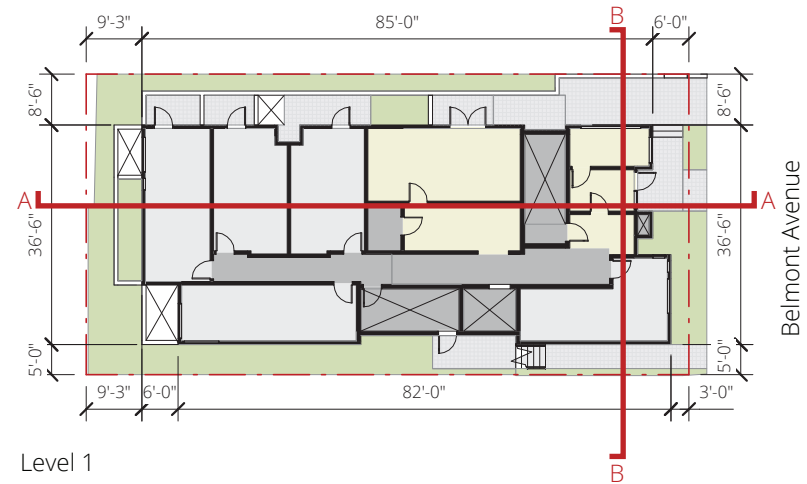
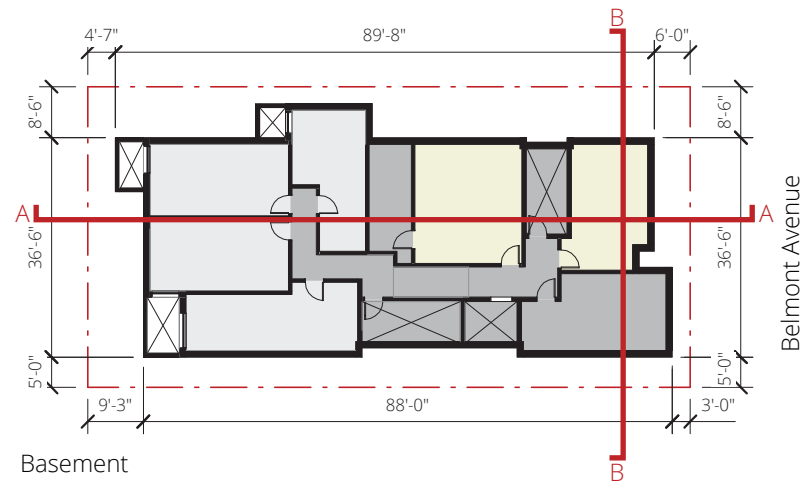
- Vertical modulation organizes the massing, responds to internal unit configurations and provides a more compatible building scale
- Massing reaches to the street and maintains strong street wall with south neighbor
- Entry location has strong relationship to street and overall massing concept. Central entry is in keeping with the neighborhood character
- Upper level front setback relates to lower adjacent character structure
- Massing pushed south to conceal core at south neighbor's blank wall condition
- Core expression on the north side of the building is well proportioned and provides opportunity to contribute to a clear architectural concept
- Services areas located away from street front. Trash staging does not interfere with building entry sequence
- Amenity roof deck receives south west exposure and is insulated from neighbors

Cons:

- Departures required
- Trash staging required at street



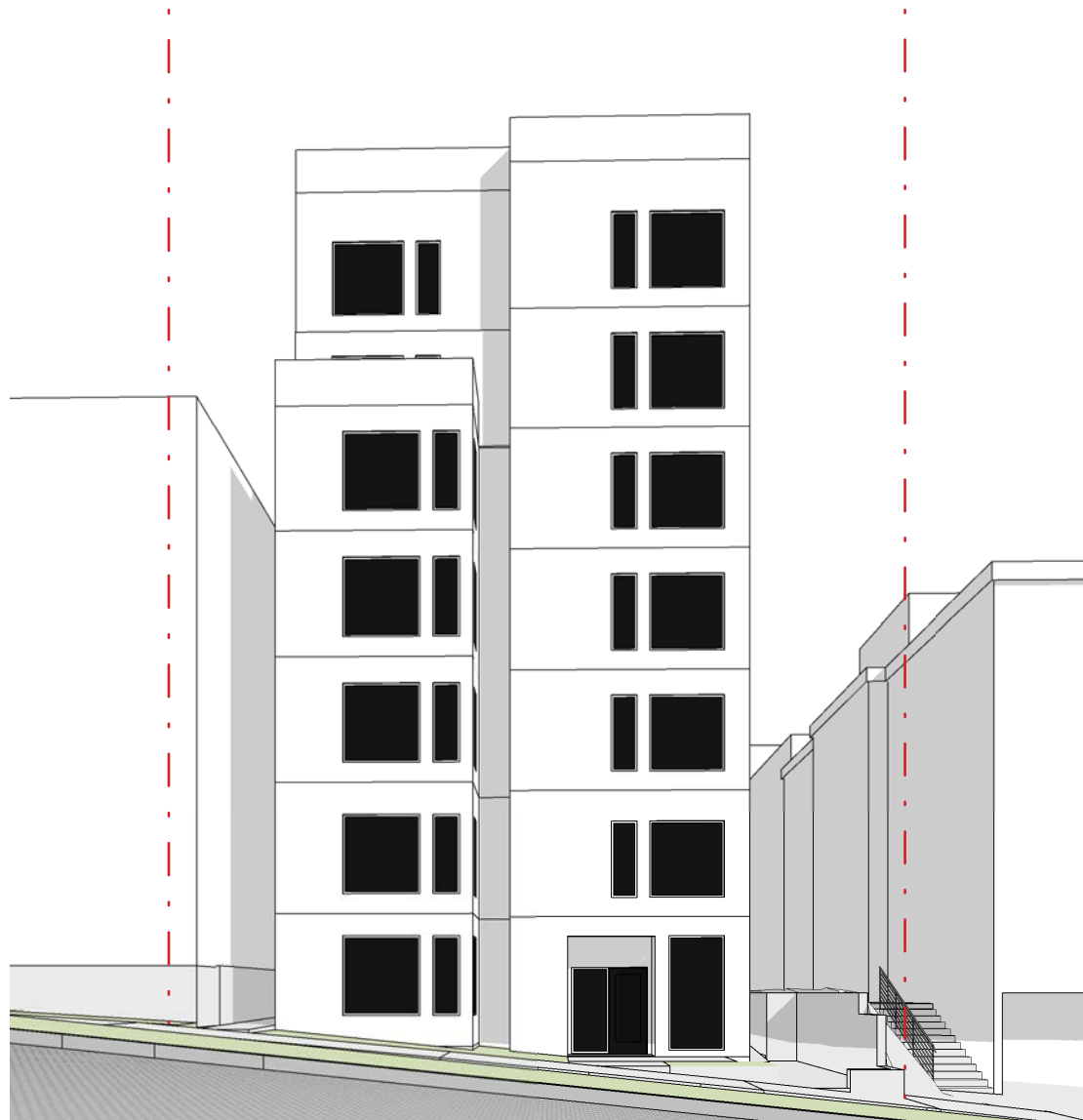
SCALE: 1/16" = 1'-0"



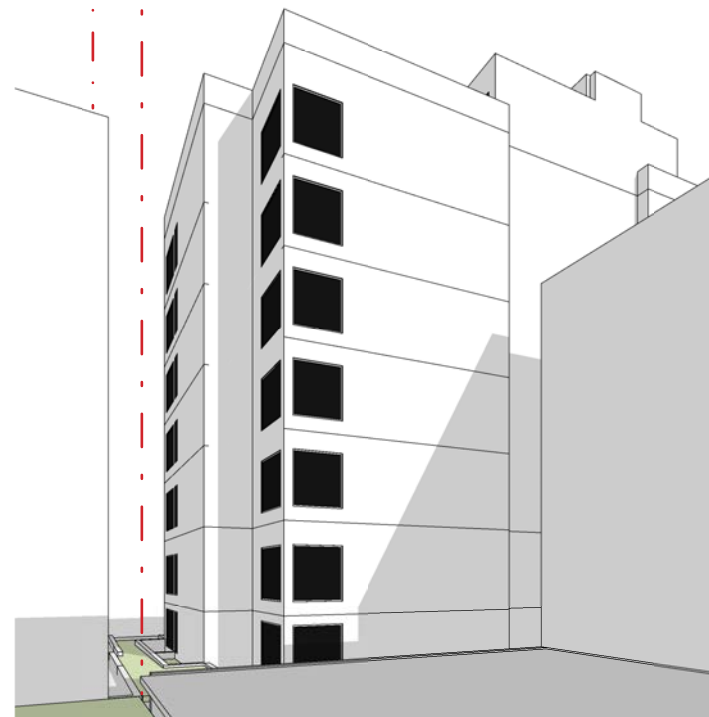
SCALE: 1/32" = 1'-0"



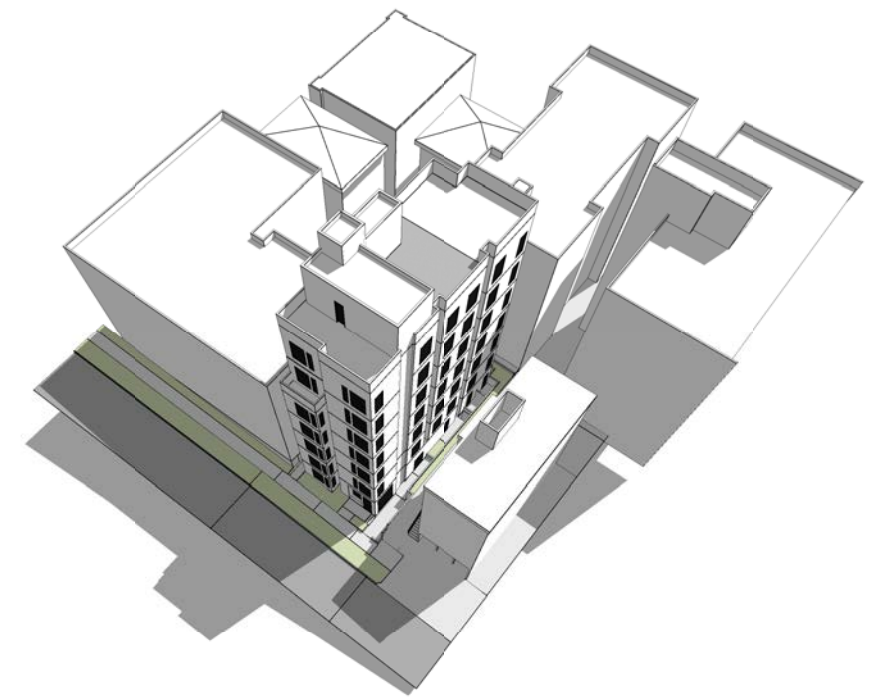
PERSPECTIVES - SCHEME C



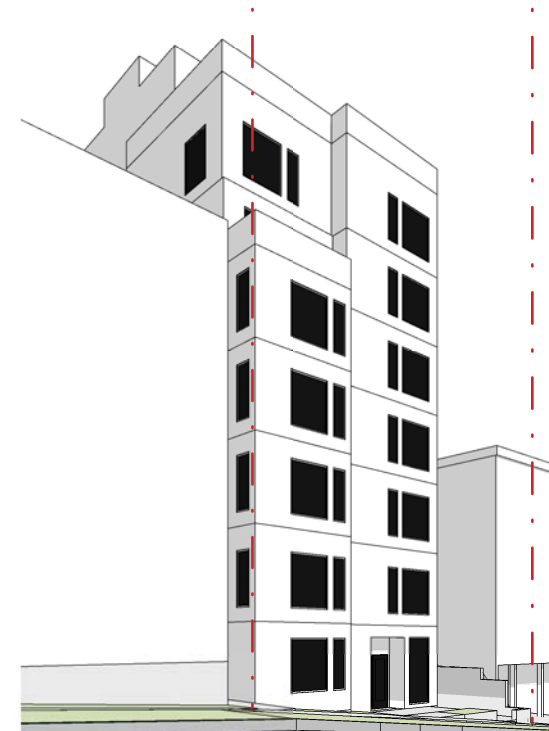
Looking west from Belmont Avenue



Looking southeast



Aerial



Looking northwest from Belmont Avenue



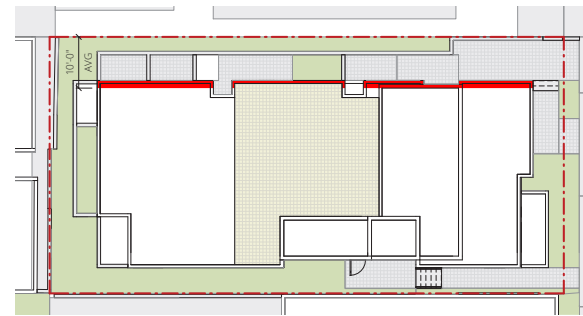
Looking southwest from Belmont Avenue

DEPARTURES - SCHEME C

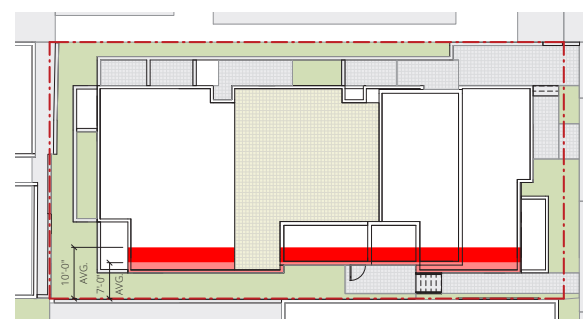


SMC 23.45.518.B

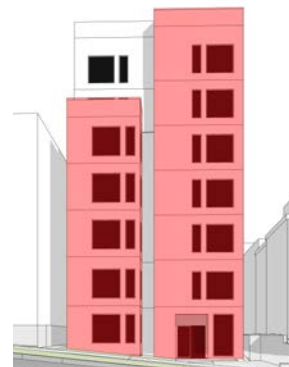
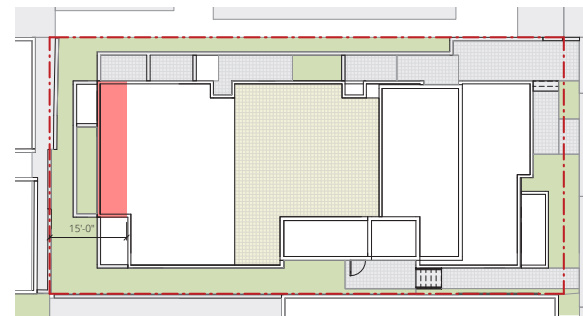
North Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 8.73' average, 8.5' min



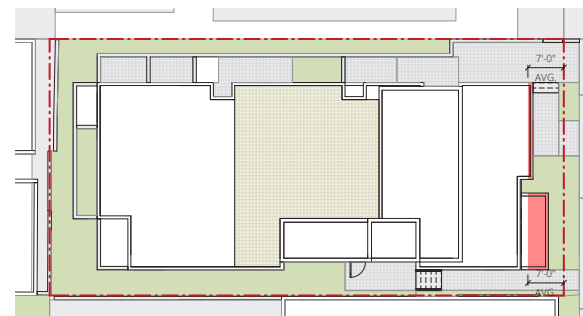
South Setback (side interior lot line below 42 ft)
 REQUIRED: 7' average, 5' min
 PROPOSED: 6.12' average, 5' min



South Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 6.2' average, 5' min

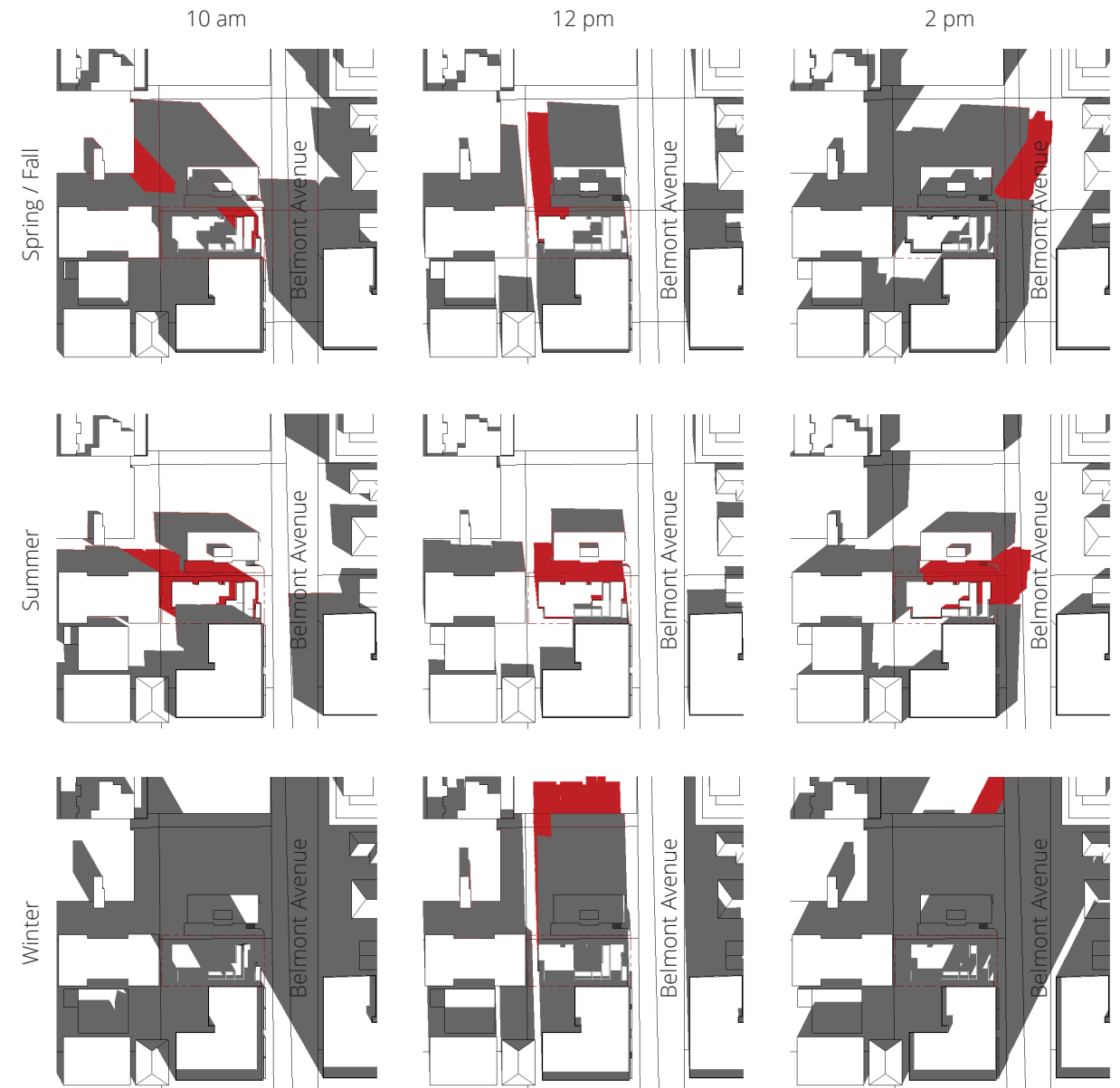


West Setback (rear lot line)
 REQUIRED: Rear lot line without alley - 15' min
 PROPOSED: 9.25' min

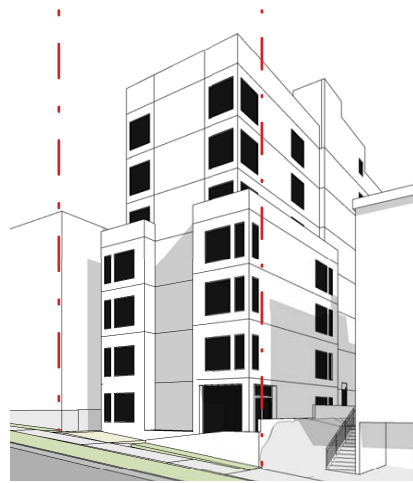


East Setback (front lot line)
 REQUIRED: 7' average, 5' min
 PROPOSED: 5.83' average, 3' min

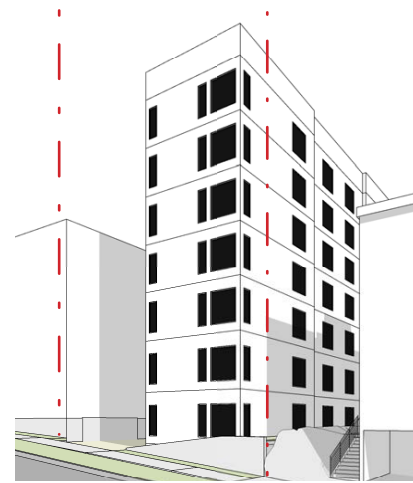
SUN STUDY - SCHEME C



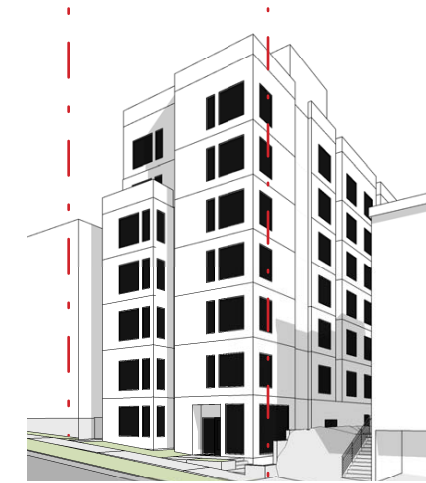
SCHEME SUMMARY



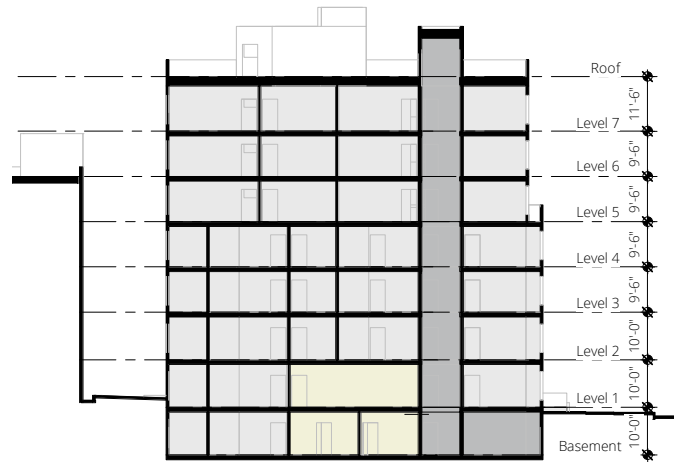
Perspective - Scheme A



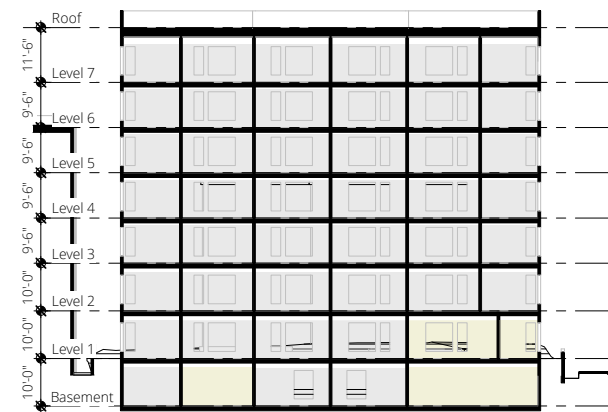
Perspective - Scheme B



Perspective - Scheme C



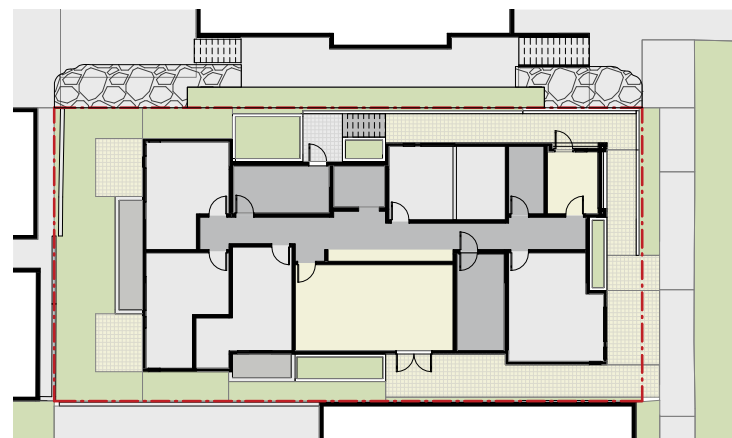
Section - Scheme A



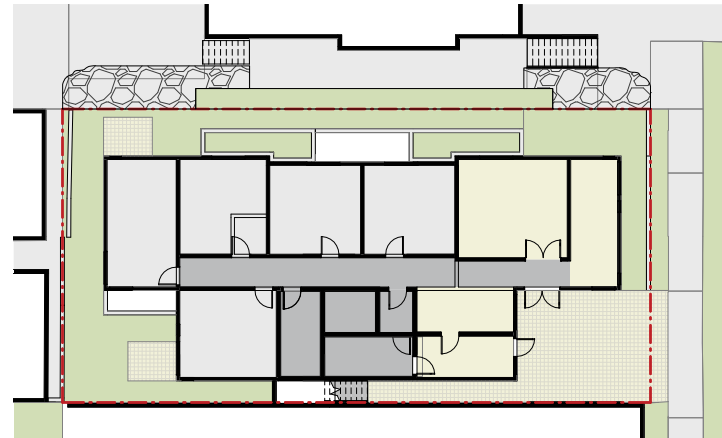
Section - Scheme B



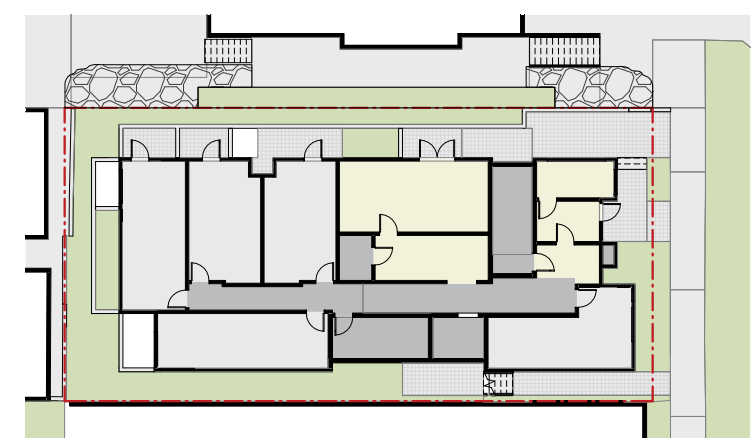
Section - Scheme C



Plan - Scheme A



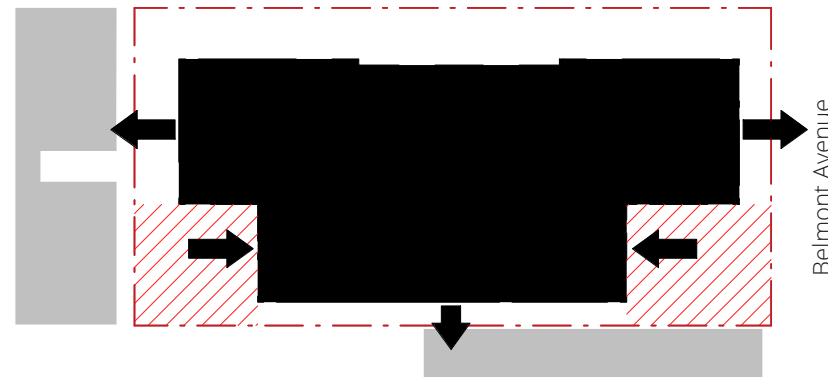
Plan - Scheme B



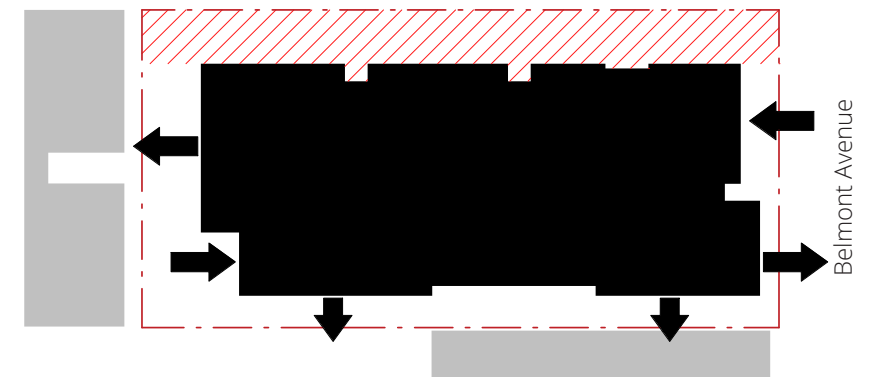
Plan - Scheme C



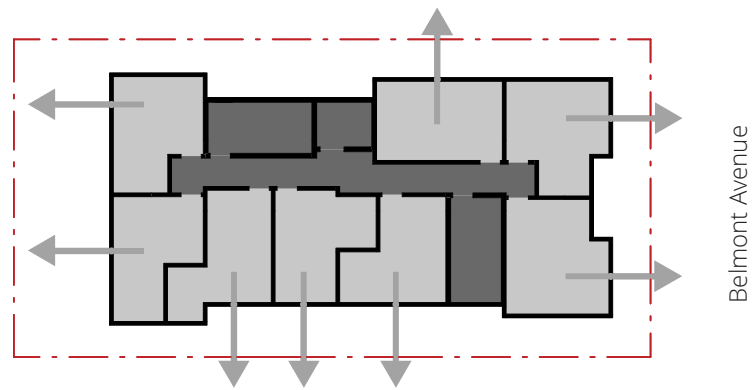
Scheme A: Primary Massing



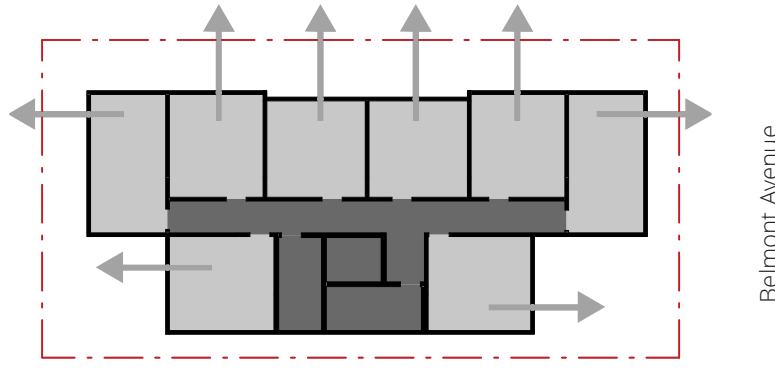
Scheme B: Primary Massing



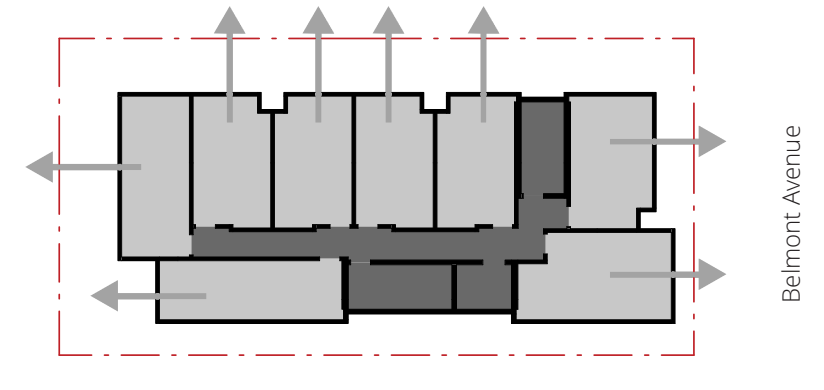
Scheme C: Primary Massing



Scheme A: Program / Unit Orientation



Scheme B: Program / Unit Orientation



Scheme C: Program / Unit Orientation

CONCEPT DEVELOPMENT

Street Wall



Scheme A



Scheme B



Scheme C

Development Potential



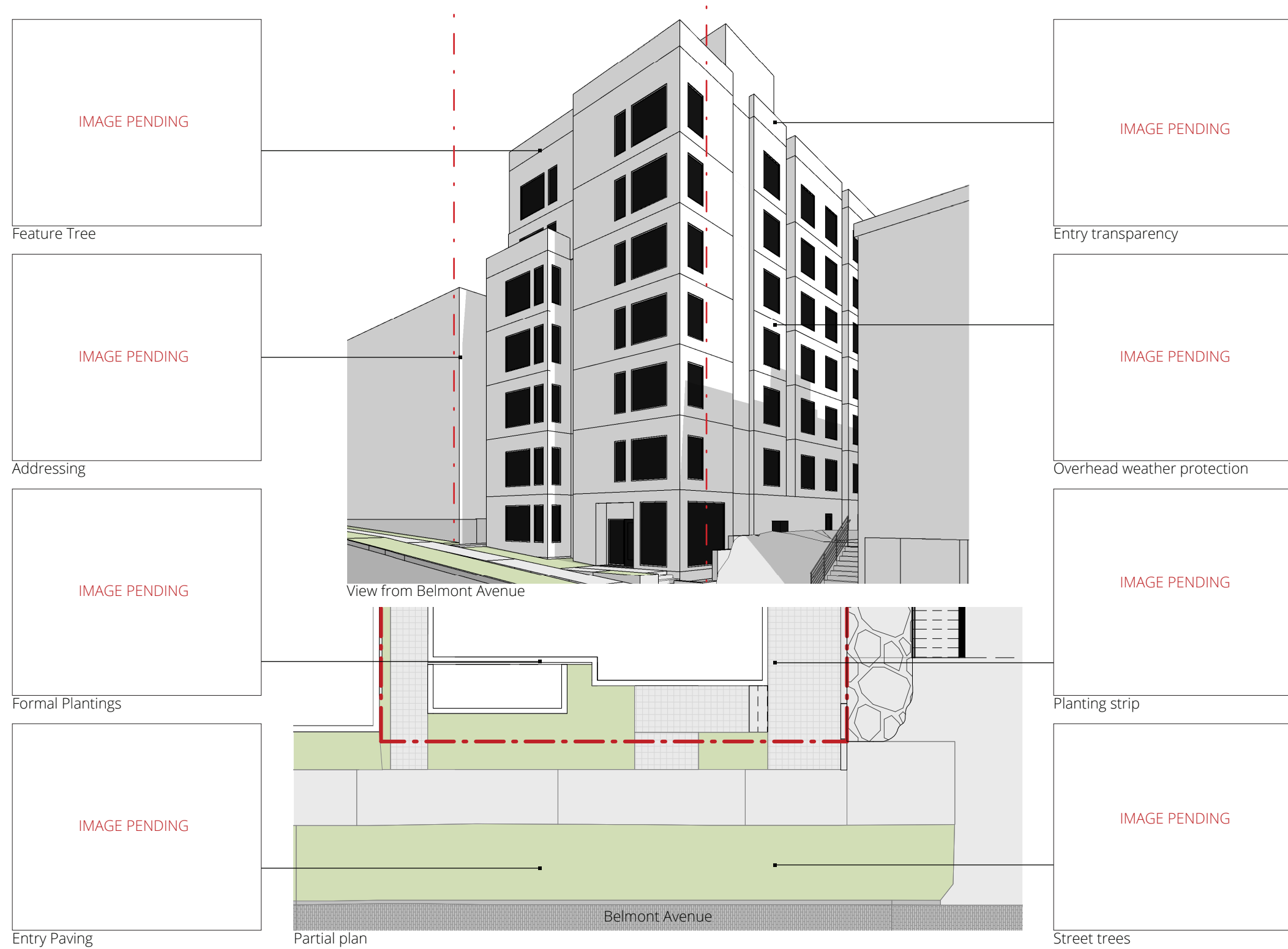
Scheme A

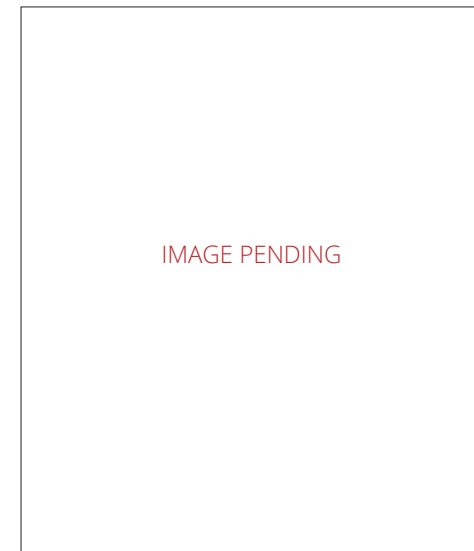


Scheme B

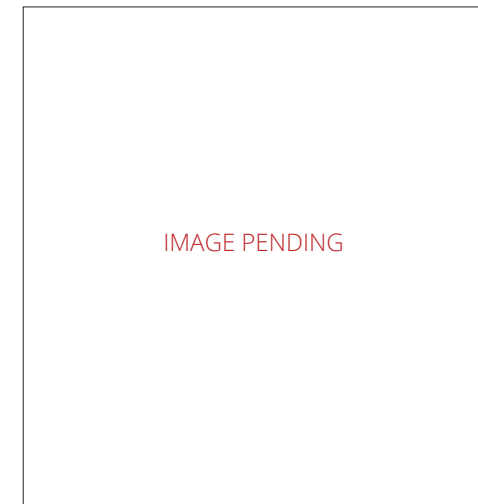


Scheme C

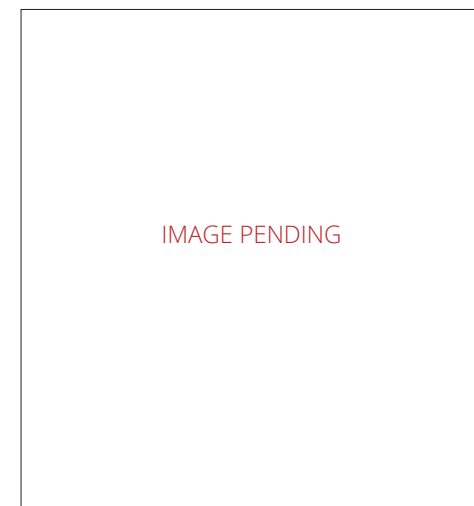




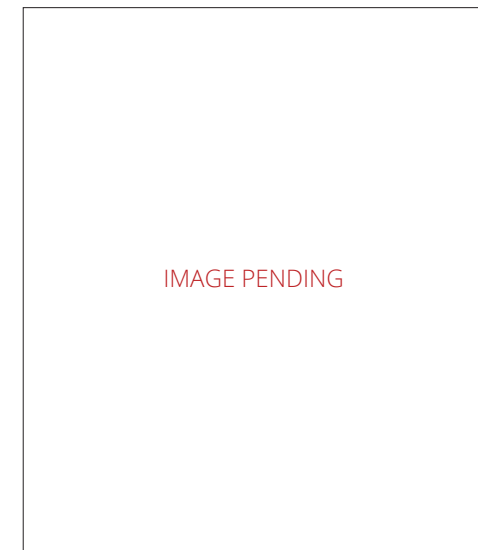
Texture



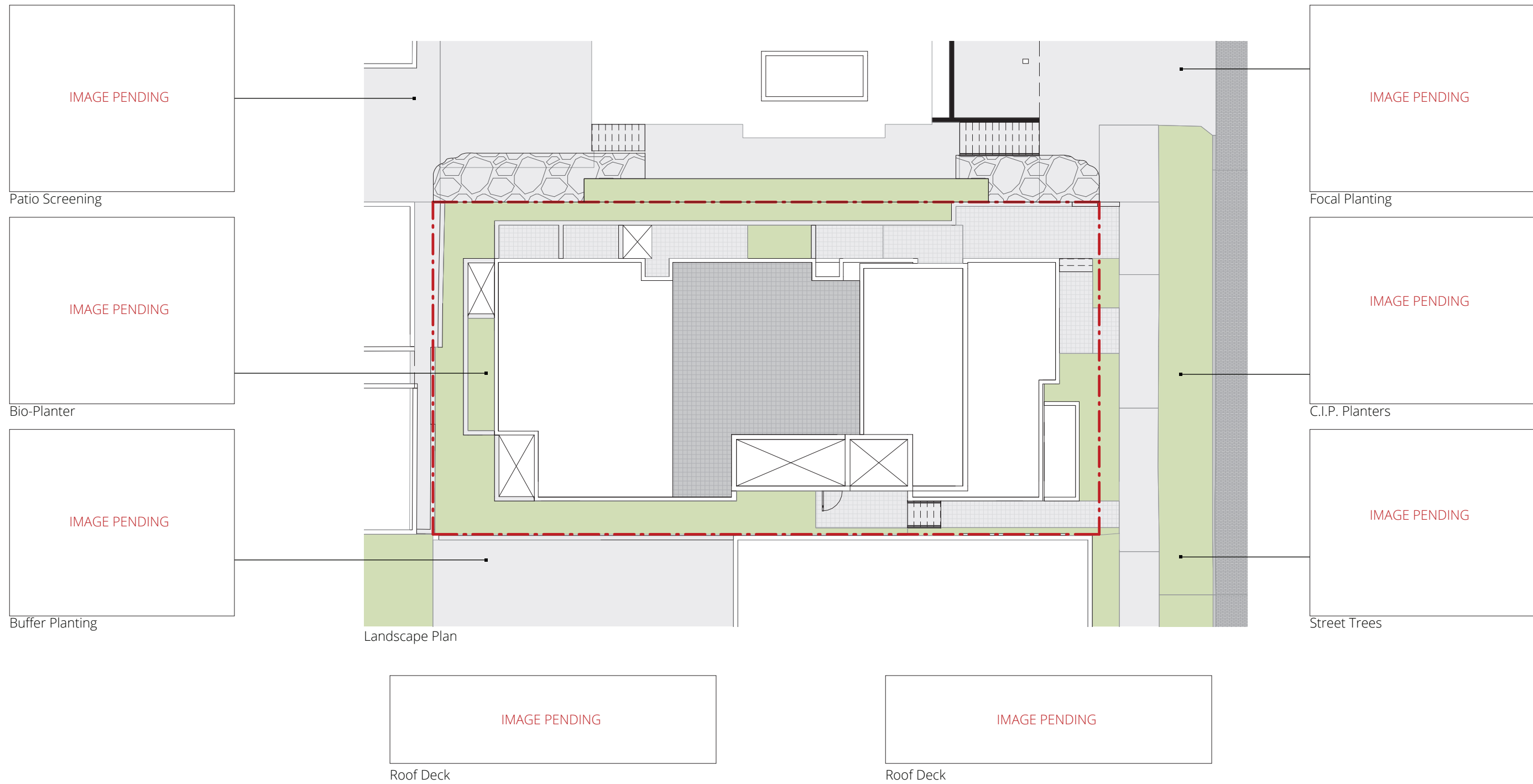
Field



Accent



Contrast



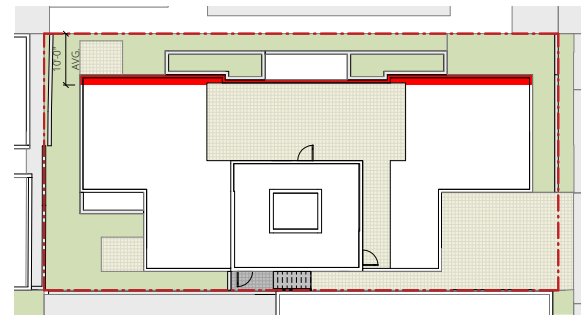
DEPARTURE SUMMARY

DEPARTURES - SCHEME B

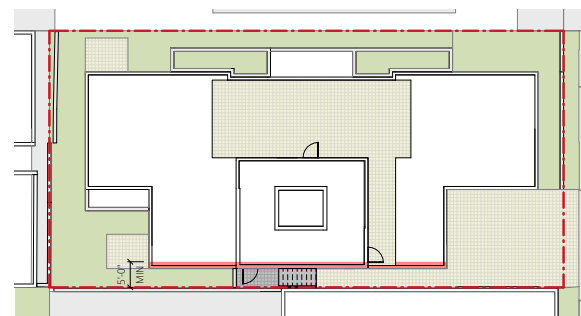


SMC 23.45.518.B

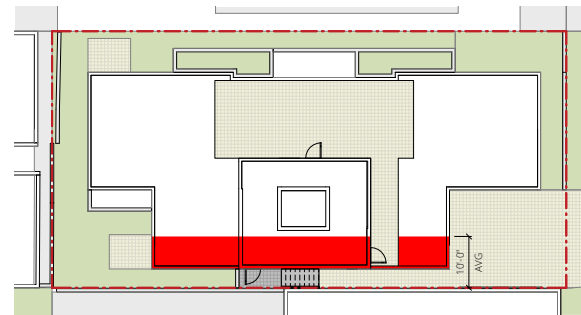
North Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 8.36' average, 8' min



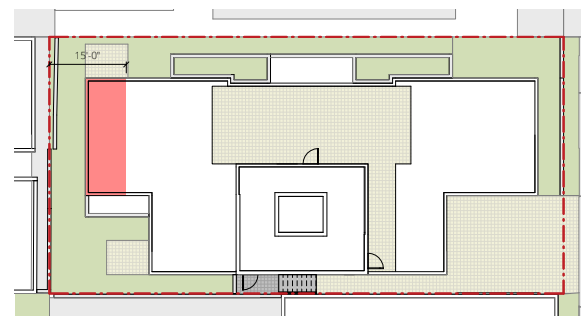
South Setback (side interior lot line below 42 ft)
 REQUIRED: 7' average, 5' min
 PROPOSED: 8.93' average, 3.66' min



South Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 8.61' average, 3.66' min



West Setback (rear lot line)
 REQUIRED: 15' min
 PROPOSED: 7' min

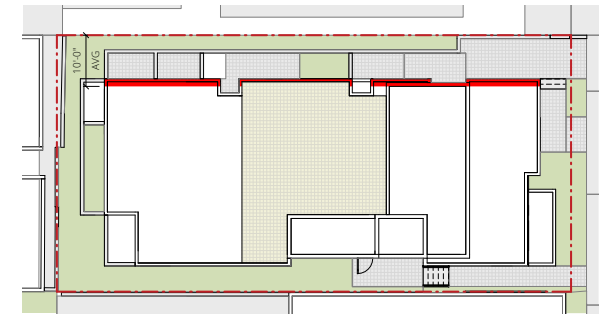


DEPARTURES - SCHEME C

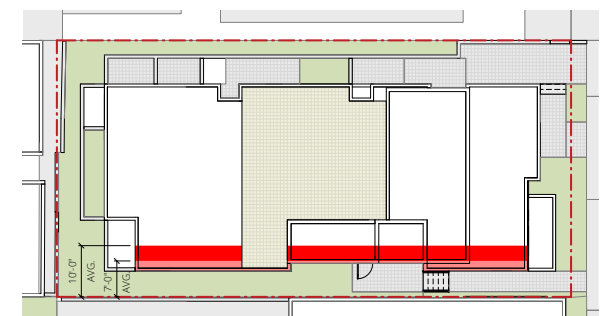


SMC 23.45.518.B

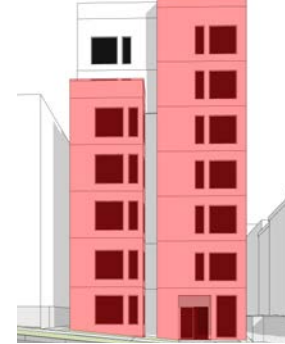
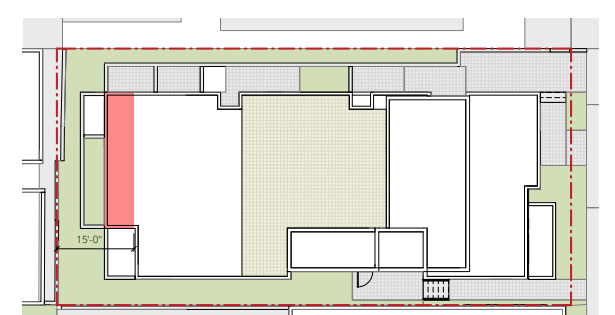
North Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 8.73' average, 8.5' min



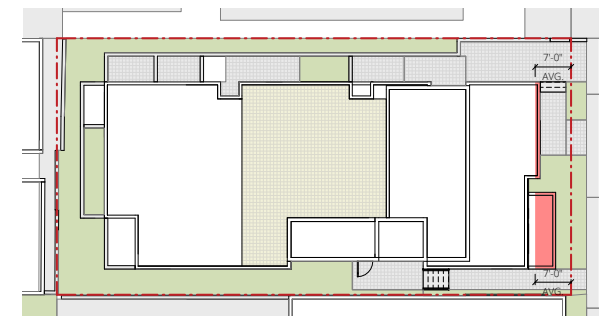
South Setback (side interior lot line below 42 ft)
 REQUIRED: 7' average, 5' min
 PROPOSED: 6.12' average, 5' min



South Setback (side interior lot line above 42 ft)
 REQUIRED: 10' average, 7' min
 PROPOSED: 6.2' average, 5' min



West Setback (rear lot line)
 REQUIRED: Rear lot line without alley - 15' min
 PROPOSED: 9.25' min



East Setback (front lot line)
 REQUIRED: 7' average, 5' min
 PROPOSED: 5.83' average, 3' min

RECENT WORK



4710 20th Ave NE (Under Construction)



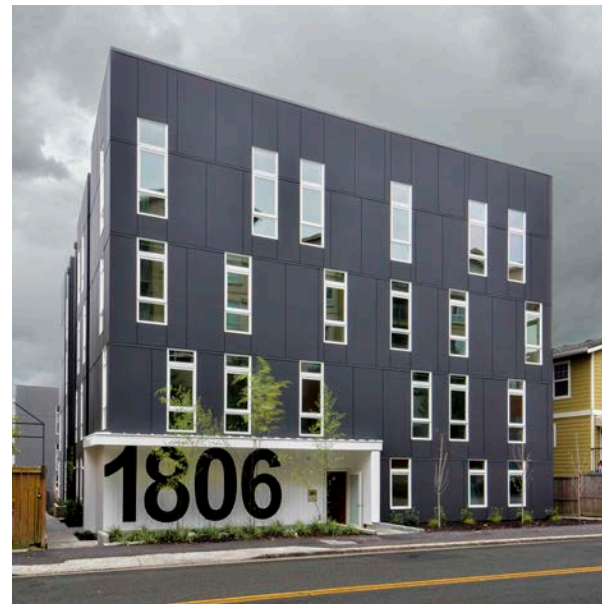
5902 22nd Ave NW



5201 Rainier Ave S



600 E Howell St (Under Construction)



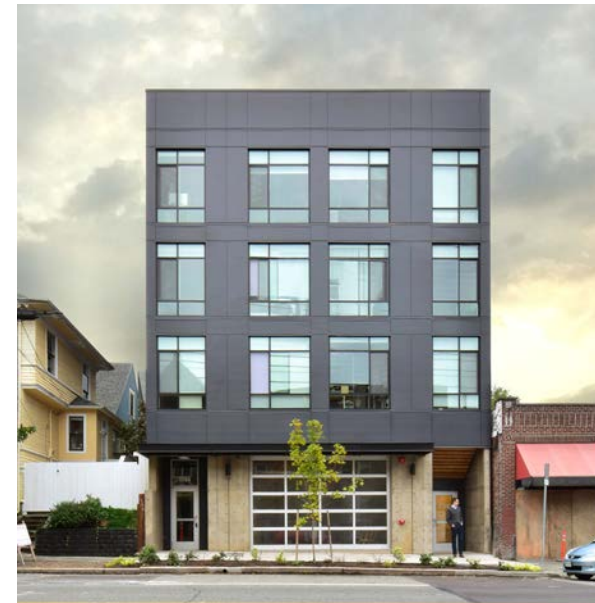
1806 23rd Ave



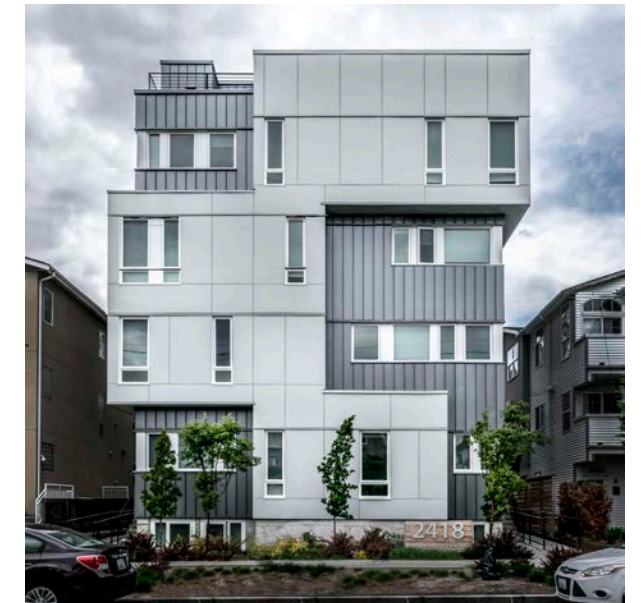
116 13th Ave E



800 5th Ave N (Under Construction)



1728 12th Ave E



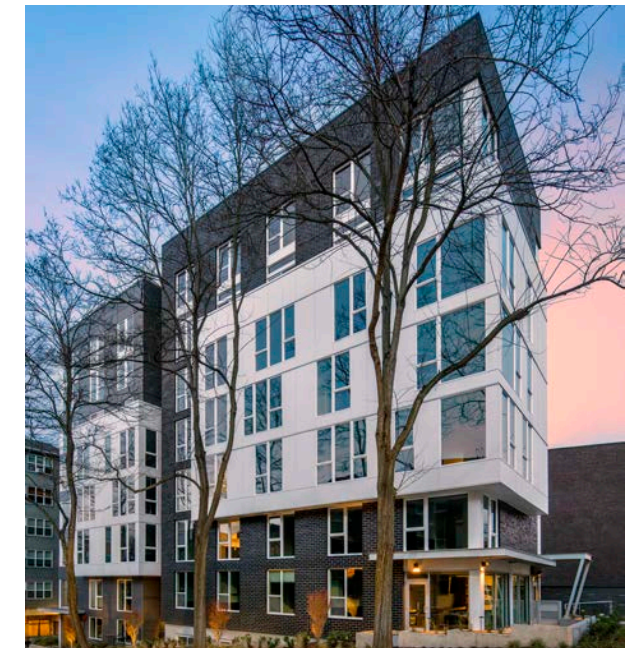
2418 NW 58th St



6301 15th Ave NW (Under Construction)



1715 12th Ave E



1404 Boylston Ave