

DESIGN RECOMMENDATION

318 Bellevue Avenue East Apartments

nk ARCHITECTS

SDCI # 3029185

318 BELLEVUE AVE E
SEATTLE WA 98102

RESUBMITTAL DATE:
MAY 15, 2019

2033 Sixth Ave S, Suite 600 Seattle, WA 98121 206.933.1150 www.nkarch.com

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Project Information

Address	318 Bellevue Avenue East Seattle WA 98102
Applicant	NK Architects Ben Wolk 2033 Sixth Ave, Suite 600 Seattle WA 98121 206.933.1150
Owner	Bellevue Ave Venture Connor Freeman 206.617.0666

Project Data

Lot Area	4,789 SF
Zoning	MR
Building Area	19,702 SF
Stories	6 Stories + Loft, 1 Level Below Grade
Unit Count	20
Parking Space Count	3 Stalls

PROJECT GOALS

Providing a Variety of Urban Housing Options

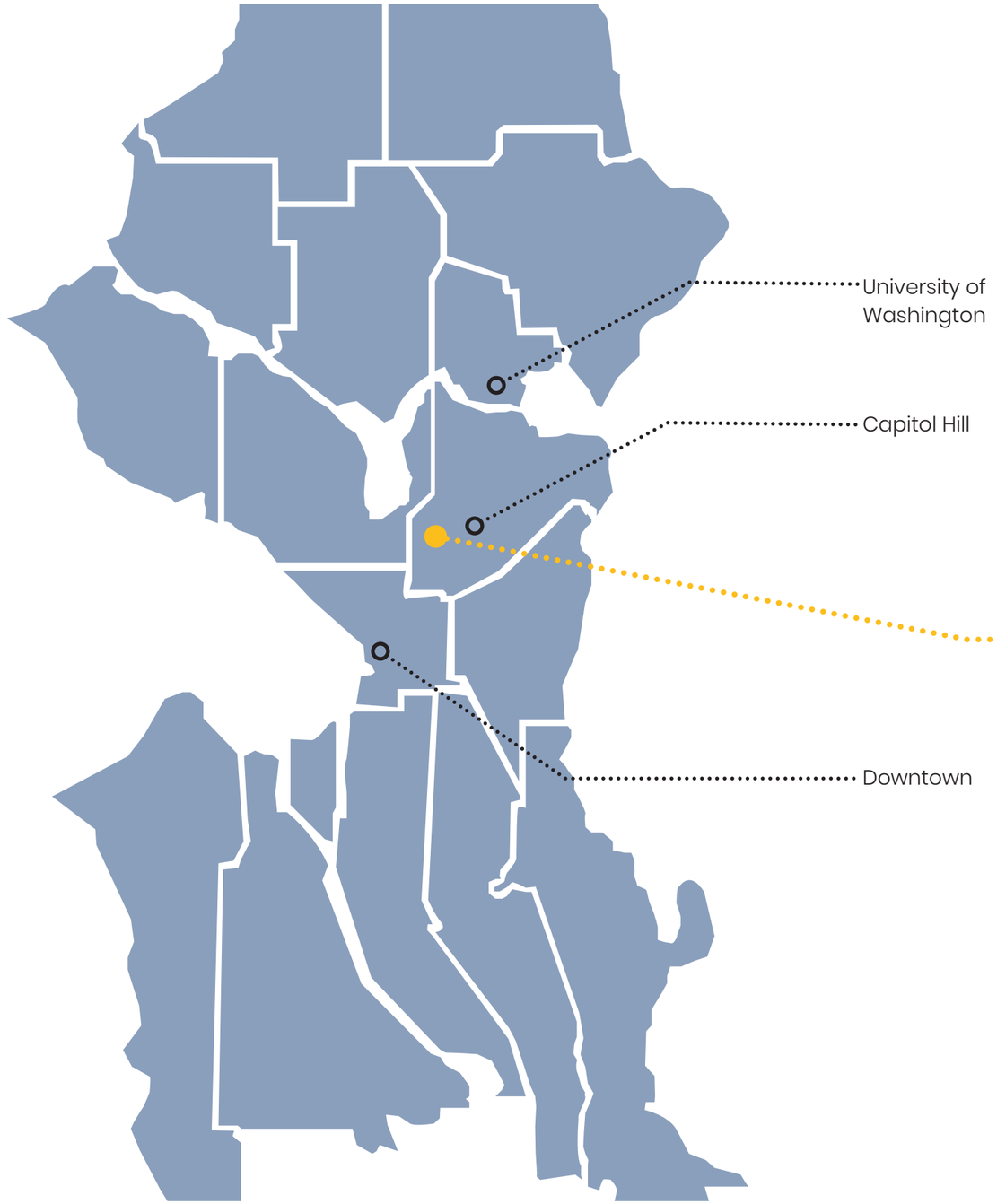
This narrow, steeply sloping project site is currently occupied by an existing 2-story 1960s apartment building that has been owned and managed by the project developer, a local Seattle family, for many years. The property owner would like to redevelop their property into a boutique apartment building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

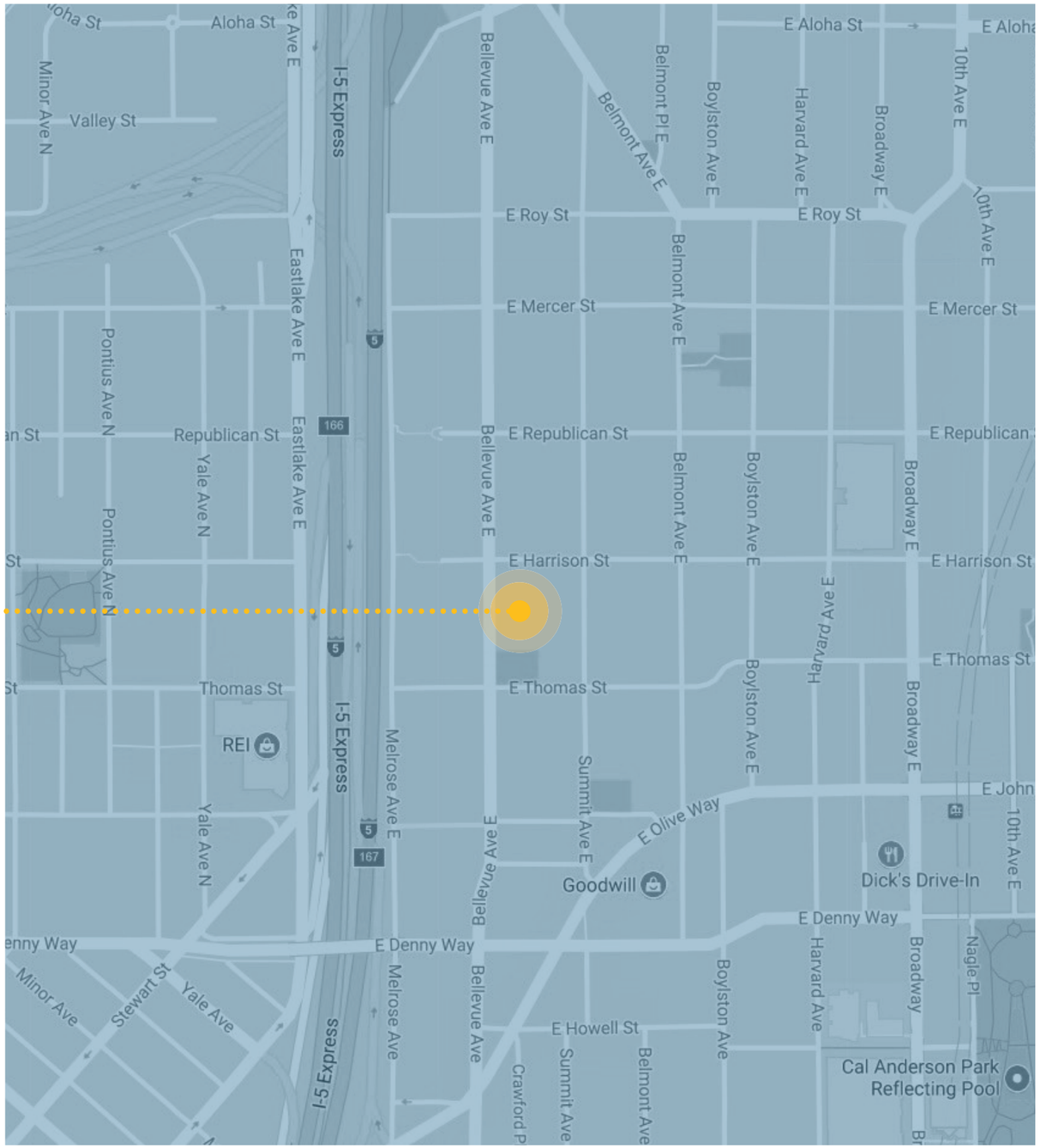
Unlike many of the recently built apartment buildings in the area that solely provide micro-units and small studio apartments, this project aims to provide one bedroom and two bedroom apartments that will accommodate single adults, couples and families with children. Because the project will provide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

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

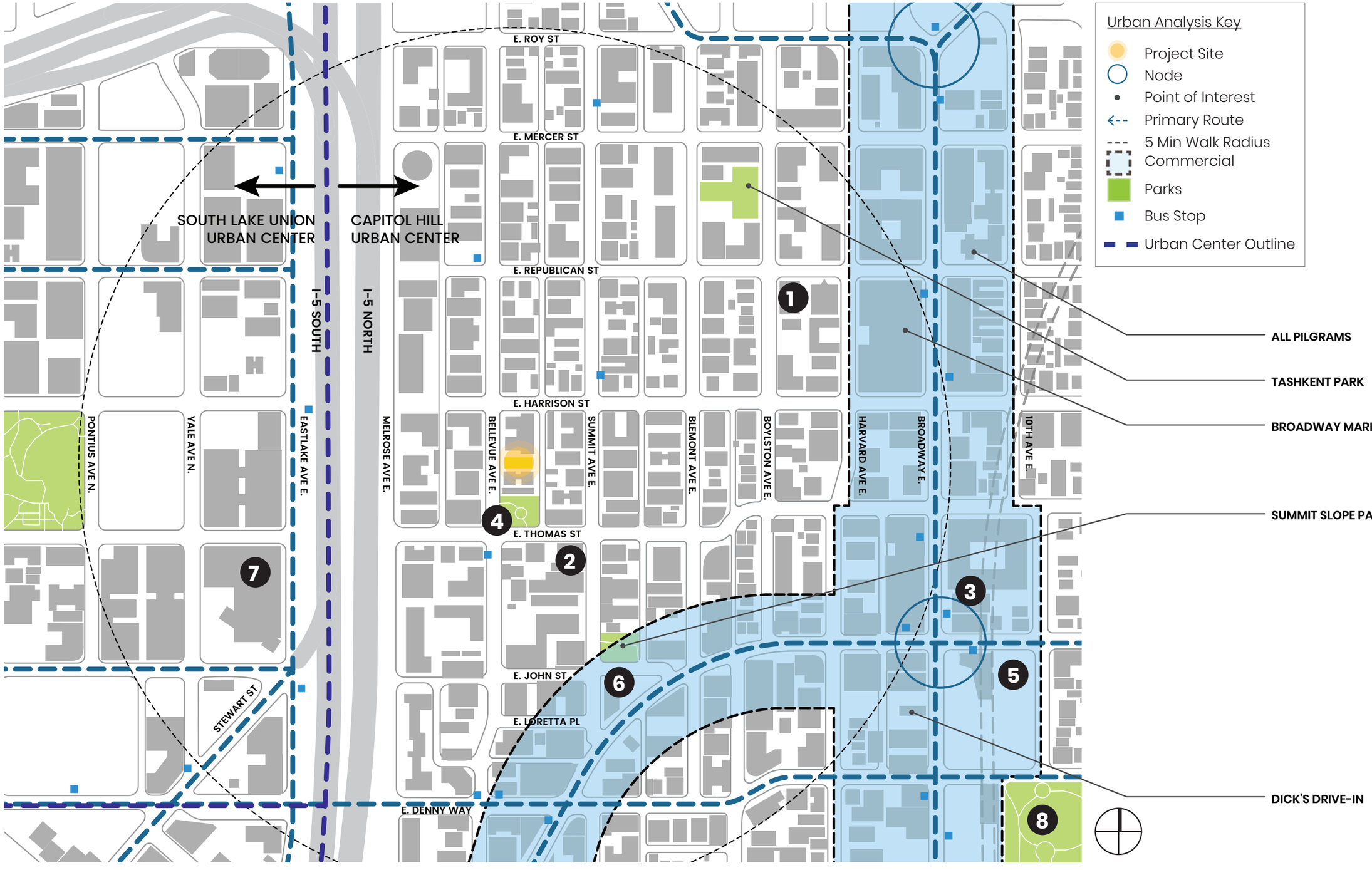
The project will pursue the PHIUS+ 2015 certification for passive house and will be part of the incentive zoning program to obtain additional height and floor area ratio.

PROJECT LOCATION





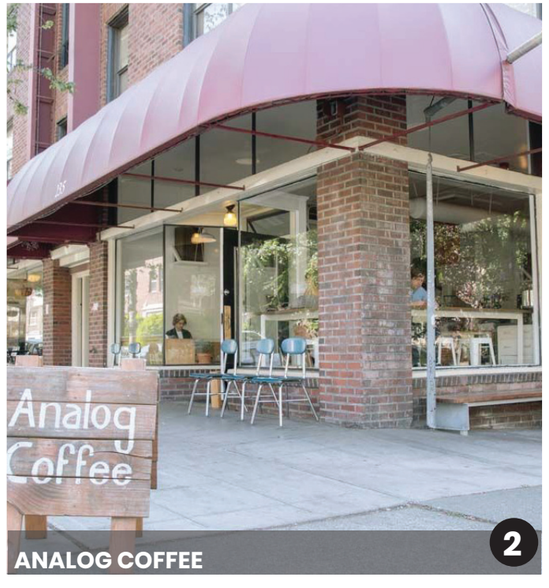
VICINITY AND WALKABILITY



WEST SLOPE DISTRICT

Close to Community Nodes & Neighborhood Landmarks

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

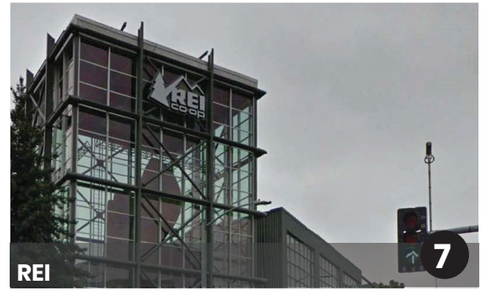


ANALOG COFFEE 2

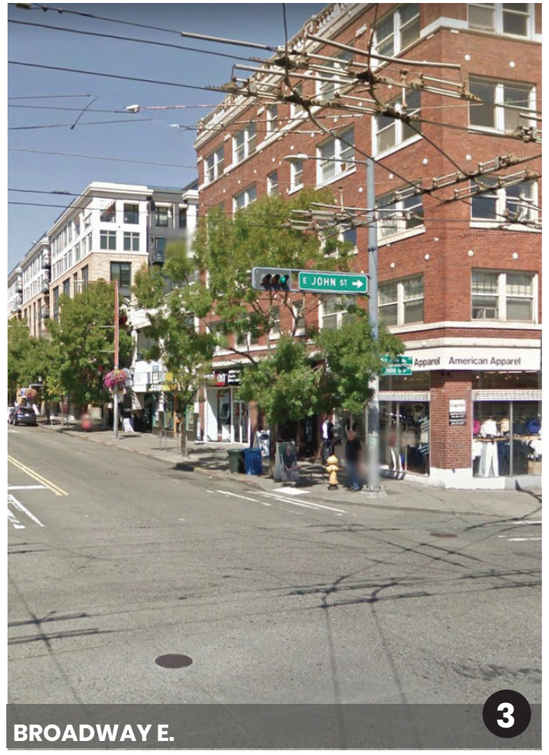

THOMAS STREET MINI PARK 4


E. OLIVE STARBUCKS 6


CAPITOL HILL LINK STATION 5


REI 7


CAPITOL HILL LIBRARY 1



BROADWAY E. 3


CAL ANDERSON PARK 8

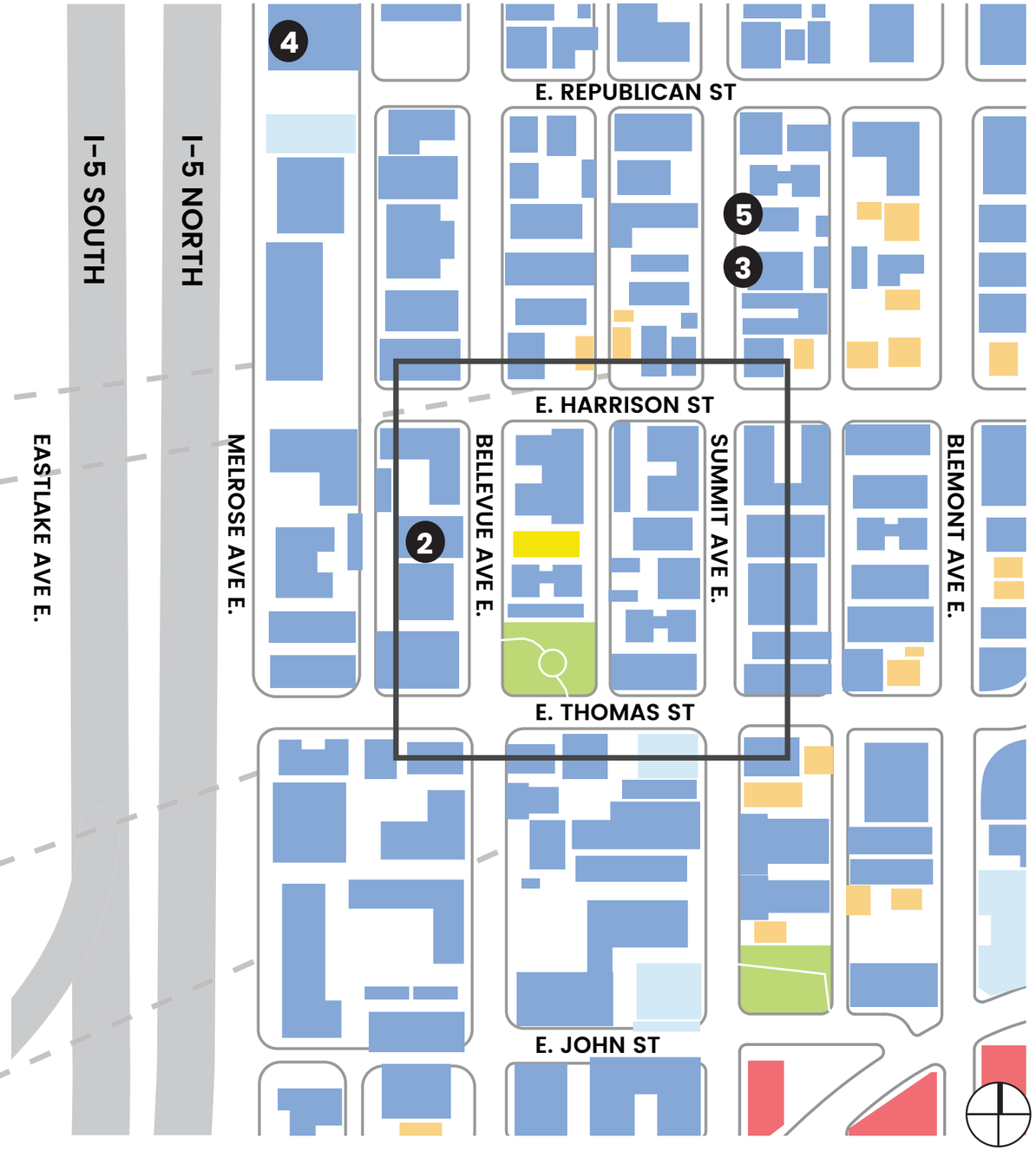
ADJACENT USES

Multi-Family Housing & a Few Single-Family Homes

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



DETAIL AT PROJECT BLOCK

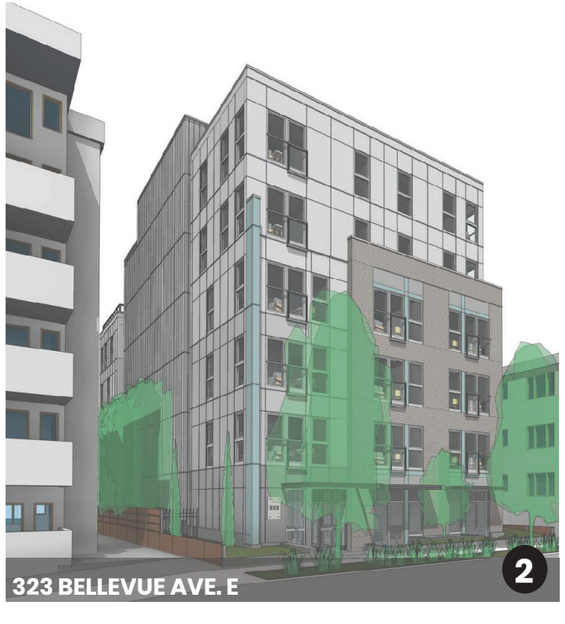


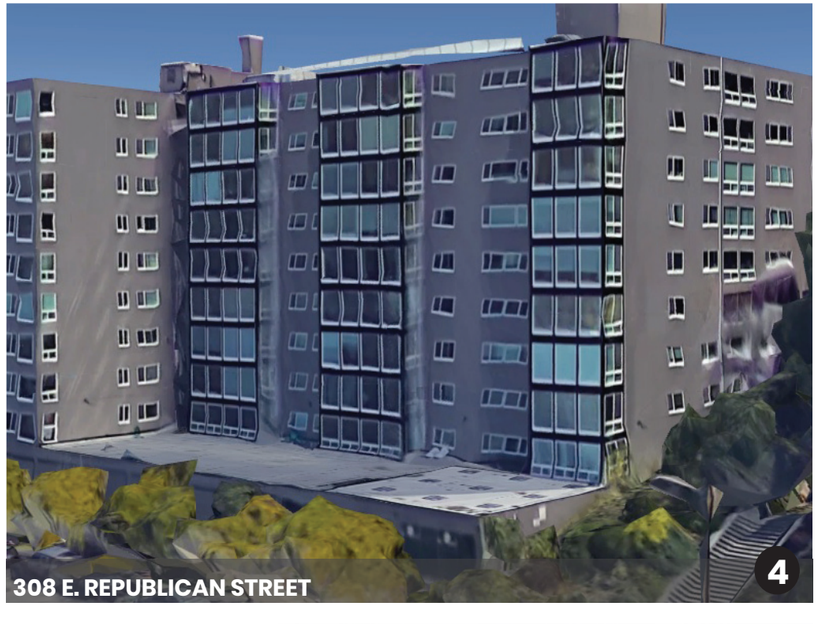
ADJACENT BUILDING USES

SURROUNDING BUILDINGS

A Mix of Historic, Mid-Century & Modern Apartments

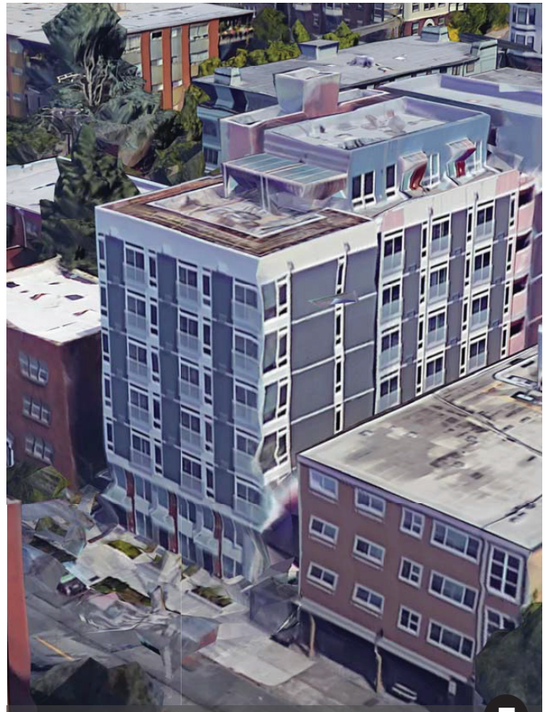
The West Slope District primary character comes from the variety of multi-family apartment buildings from various time periods in Seattle's History. There are numerous examples of 1920s and 30s 3-story brick apartments buildings that dot the area. The 1960s brought new development of larger-rise apartments,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


323 BELLEVUE AVE. E 2


308 E. REPUBLICAN STREET 4


BELROY APARTMENTS 1


416 SUMMIT AVE E. 3


THE LOCAL 422 APARTMENTS 5

CONTEXT ANALYSIS

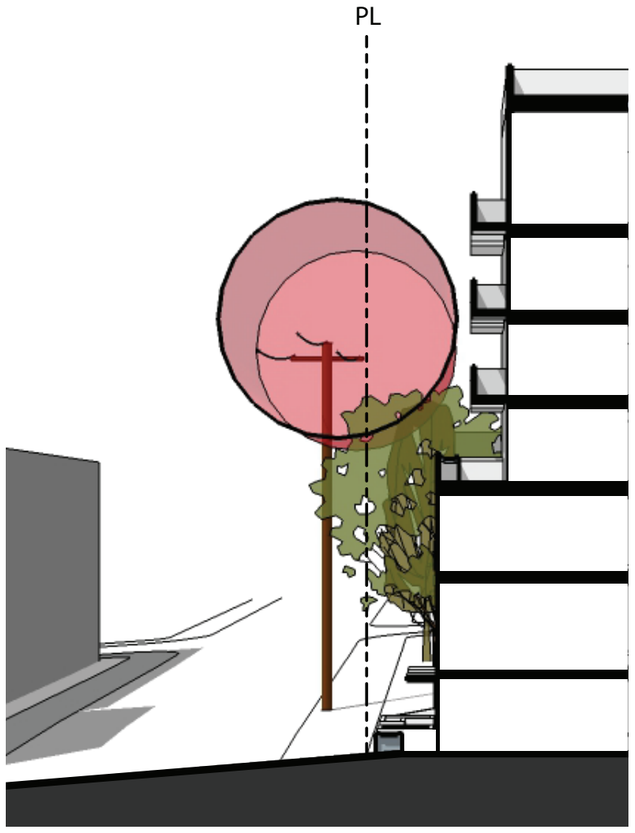


EDG SUMMARY

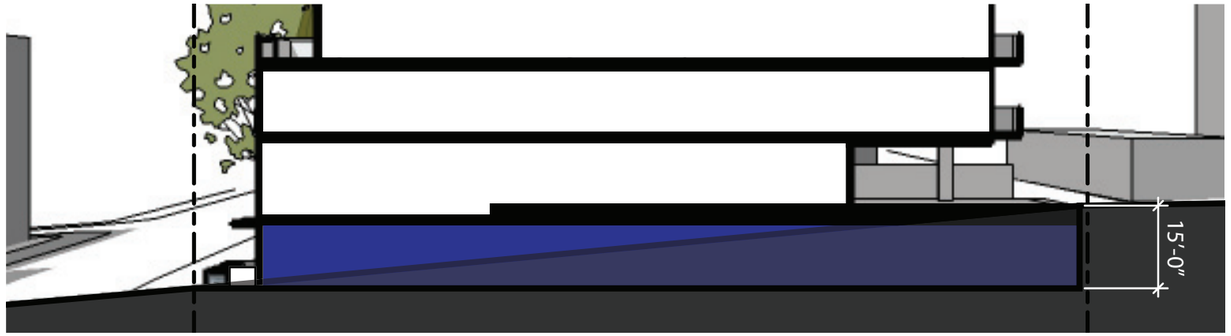


DESIGN CONSTRAINTS

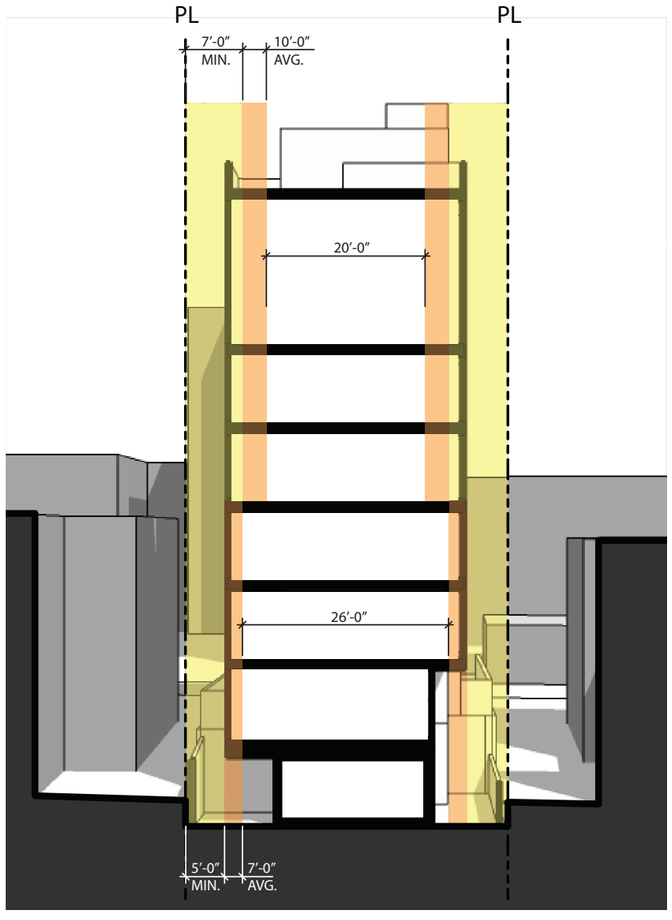
Narrow Building, Powerline Setbacks, Sloped Site



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



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



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

DESIGN OPTIONS



OPT 1

ZONING COMPLIANT

GSF: 15,576 SF
FAR: 2.95
Public Amenity Area: 650 SF
Private Amenity Area: 1,187 SF
Residential Units: 17
Parking Stalls: 4

Pros

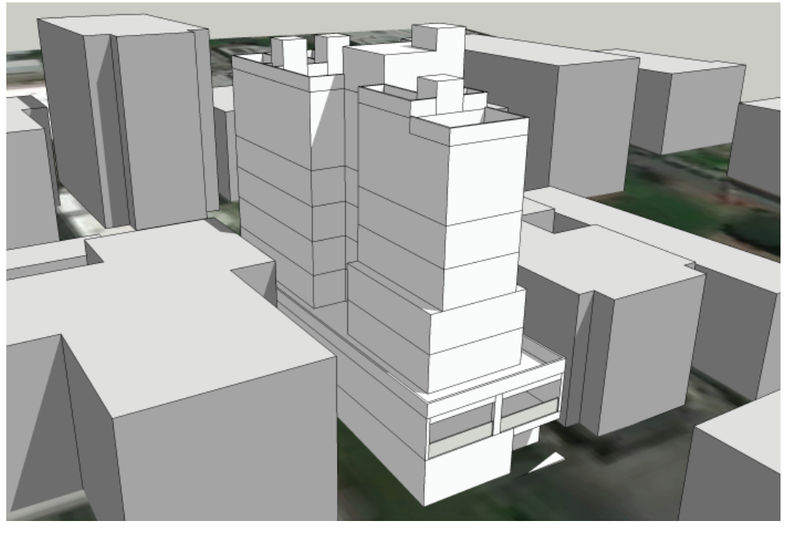
- Design Review not required.
- Mandatory housing affordability not required for additional FAR

Cons

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

Departures

- None.



OPT 2

OPTION 2

GSF: 19,559 SF
FAR: 3.75
Public Amenity Area: 423 SF
Private Amenity Area: 1,630 SF
Residential Units: 16
Parking Stalls: 9

Pros

- More parking spaces provided.

Cons

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

Departures

- Front Setback, Side Setbacks, Ground Level Amenity Area



OPT 3

PREFERRED OPTION

GSF: 21,462 SF
FAR: 4.00
Public Amenity Area: 772 SF
Private Amenity Area: 1,490 SF
Residential Units: 18
Parking Stalls: 9

Pros

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

Cons

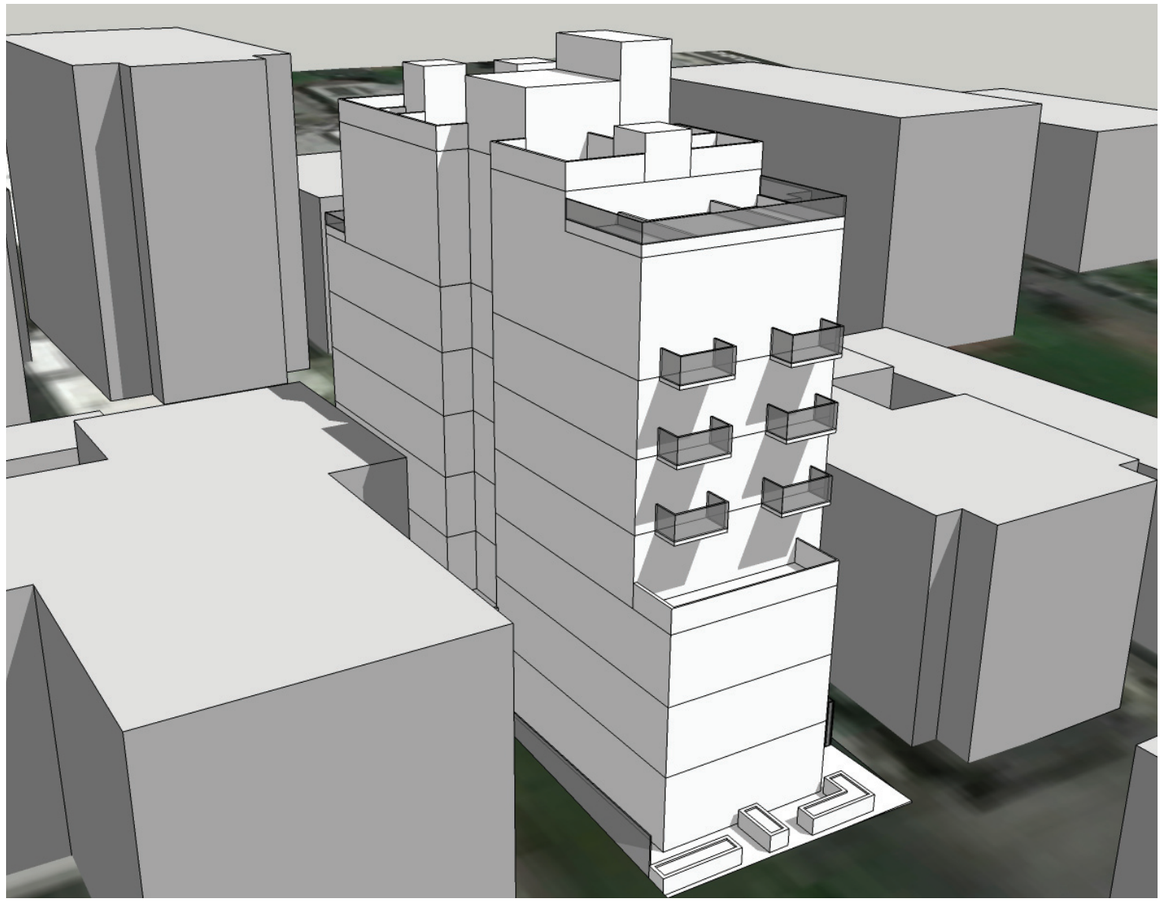
- Street access for parking Director's rule request required.

Departures

- Side Setbacks, Ground Level Amenity Area, Site Triangle

MASSING OPTION 3

Preferred Option



NW CORNER PERSPECTIVE

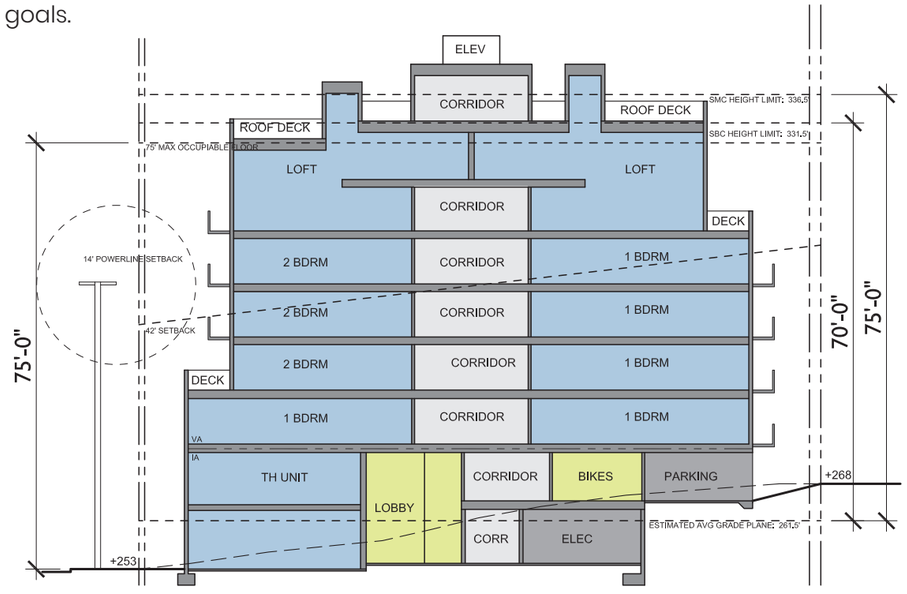


SW CORNER PERSPECTIVE

MASSING OPTION 3

Preferred Option

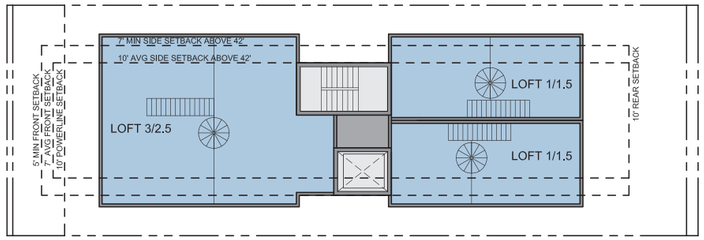
Option 3 requires departures and a Director's rule request for parking access from the street. The resulting building is most consistent with the neighborhood design guidelines providing upper level setbacks from the street and alley, ground related 2-story units, and amenity space spread throughout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



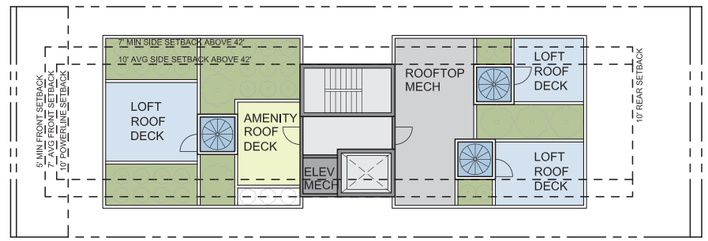
E-W SECTION

Key

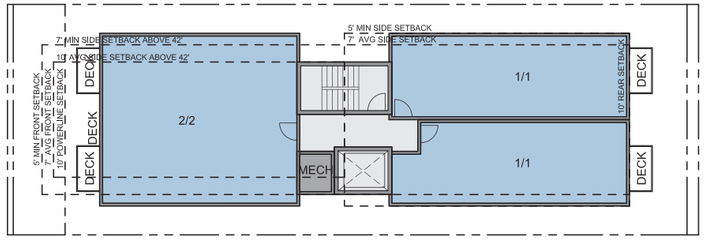
- Unit
- Amenity
- Landscaping
- Circulation
- Utility



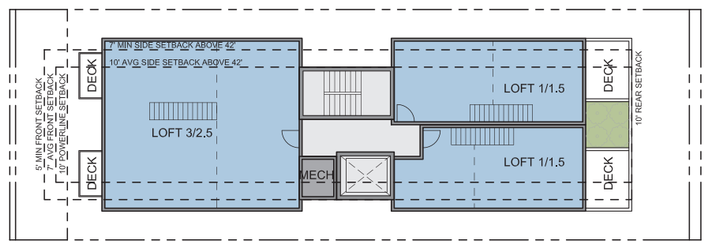
Level 6 Mezzanine



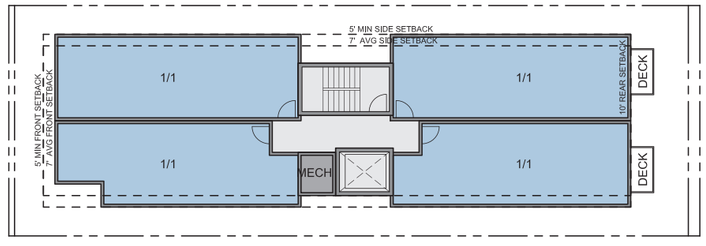
Roof Deck



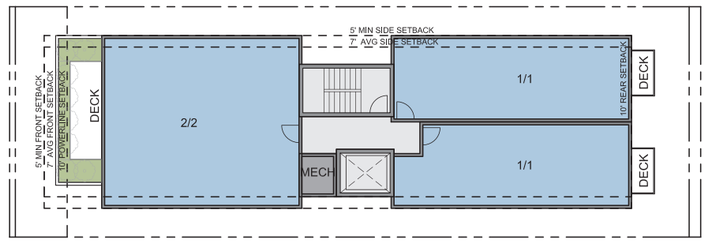
Level 4-5



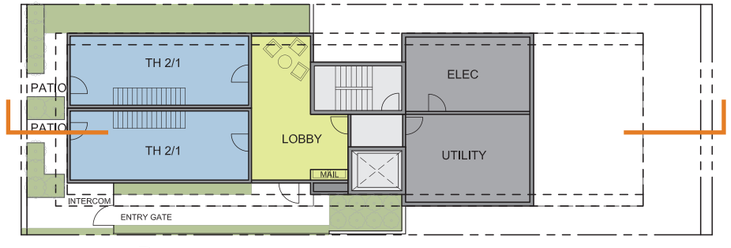
Level 6



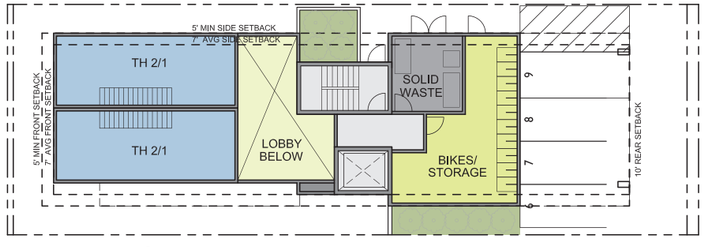
Level 2



Level 3



Basement



Level 1

STAFF RECOMMENDATIONS

EDG RESPONSE MATRIX

	PRIORITIES + STAFF RECOMMENDATIONS	RESPONSE	PAGES	DESIGN GUIDELINE
1	**Massing and Façade Composition:** Staff reviewed the three massing alternatives, primarily focusing on Option 2 and Option 3. Staff considered the relationship between the massing at the ground level and the pedestrian experience, and how the height of the structure could potentially impact adjacent properties. Both options are similar in how the massing is broken up on the upper levels. Staff recommends the applicant move forward in the development of an alternative that combines elements of both options and responds to the guidance provided in this report. Continue to explore how the massing of the new alternative relates to the surrounding neighborhood context and develop a design that alleviates potential massing impacts on adjacent properties.	The proposed design takes elements from Option 2 and Option 3. The street-facing massing articulation of Option 3 has been proposed, with some additional modulations on side facades incorporated from Option 2. The upper-level setback on the streetfacing facade enhances the pedestrian experience by increasing daylight levels at the street level and reducing the apparent scale of the building. It also relates to the heights of surrounding buildings.	16	CS2-C-2 CS2-D-1 CS2-III-I
1a	**Massing and Façade Composition:** Staff supports the lower level massing of Option 3, which relates to the datum lines of the existing neighboring context and gives the structure a scale that relates to nearby context along the public right of way.	The lower level massing of Option 3 has been incorporated into the proposed design, relating the massing to the scale and datum lines of the nearby context.	16, 18	CS2-III
1b	**Massing and Façade Composition:** Staff supports the use of modulation, proposed material changes, and secondary architectural elements to provide depth and visual interest to the building façades shown in Option 3. The proposed fenestration pattern and plane changes also work well in creating a well-proportioned street facing (west) façade with a clear composition. Continue to look for opportunities to reinforce shifts in the massing with a change in materials.	The massing and materials proposed in Option 3 have been maintained in the current design proposal. The street-facing facade has a simple and clear composition and has been articulated with material changes at massing shifts.	16, 17	DC2-B-1 DC2-C DC2-C-1
1c	**Massing and Façade Composition:** Staff is concerned with the overall height of the structure in relation to the surrounding context. Staff supports the upper level setback of the massing along the alley, the use of transparent balconies, and transparent railings to reduce the building mass and transition to nearby development, as shown in the supplemental material provided.	The upper level setback along the alley and transparent railings at balconies have been maintained in the current proposal.	16, 17	CS2-III-I
2	**Materials:** Staff supports utilizing a material palette consisting of high quality materials that fit in with the character of the Capitol Hill neighborhood. This is extremely important as the success of the proposed massing and fenestration pattern is contingent on the use of high quality materials to complement the form. Develop a design that utilizes the conceptual material palette shown which includes brick, wood accents, and metal panels to create a contemporary design that fits into the neighboring context.	High-quality materials have been incorporated into the design. Brick, a durable material that fits into the character of the neighborhood, is proposed at the three-story base along the street-facing facade. White fiber cement panels and wood-patterned accent siding is proposed at the upper levels and side and rear facades. Integral color accent panels are proposed on the side facades.	17	CS3-A-1 CS3-I-IV DC4-A-1 DC4-II-I

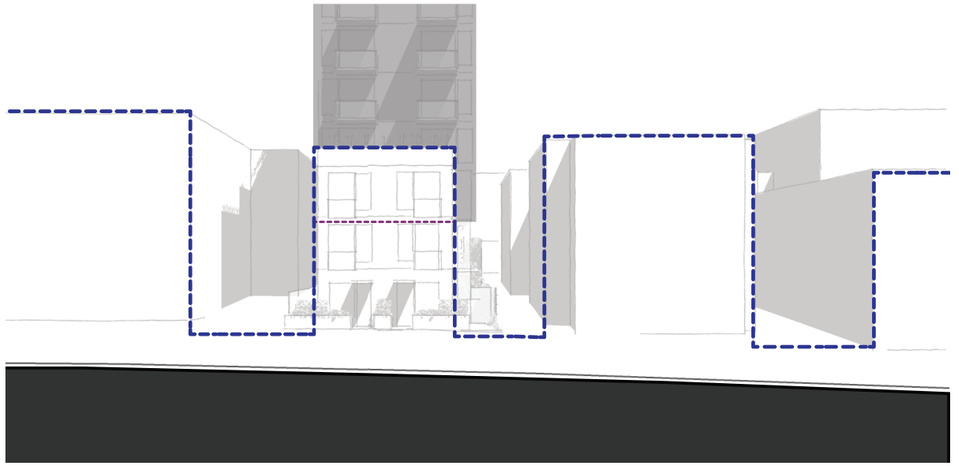
STAFF RECOMMENDATIONS

EDG RESPONSE MATRIX

	PRIORITIES + STAFF RECOMMENDATIONS	RESPONSE	PAGES	DESIGN GUIDELINE
3	**Primary Entry Condition:** The interior location of the primary entry for Option 3 reduces its overall visibility. Staff agrees that design elements such as lighting and other wayfinding elements will be critical to highlighting this entrance. Develop a design that incorporates overhead weather protection, lighting, and signage that are responsive to the Capitol Hill neighborhood context and make the primary entry easily identifiable.	The primary entrance has been identified with a metal canopy with pendant lighting above the entry walkway. It has been further enhanced with landscaping and additional walkway lighting. A water feature at the end of the entry walkway draws attention to the entry door area.	18, 19, 34	PL3-A-1 PL3-A-4
4	**Townhouse Entries:** Staff recommends the use of transitional spaces to help further distinguish the entry areas of the two townhouses (Option 3) and to provide a buffer from public to private. This is especially important as these units face Bellevue Avenue East and their entries are close to and easily accessible from the sidewalk. Develop a design that pulls from the architectural character of the neighborhood.	The two townhouses that face Bellevue Avenue East are buffered with a 3-foot wide planter between the sidewalk and the raised patios. The patios are approximately 1'-6" above sidewalk grade. Railings that surround the patios further differentiate them from the public realm.	18, 19	PL3-A-3 PL3-A-4
5a	**Driveway Configuration and Vehicular Access:** Staff is concerned with sight lines and pedestrian safety along Bellevue Avenue East due to the current configuration of the driveway shown in Option 3. If vehicular access off Bellevue Avenue East is approved, develop the driveway as a woonerf with extensive traffic calming strategies, landscaped areas, and pedestrian spaces to establish a relationship to the amenity areas in front of the massing.	In the current proposal, vehicular access off of Bellevue Avenue East is not provided. Parking is accessed from the alley only.	21	DC1-B-1
5b	**Driveway Configuration and Vehicular Access:** Staff supports vehicular access to off street parking via the alley as shown in Option 2 (and in the supplemental materials provided). Staff is concerned with the viability of the current configuration due to side setback requirements and does not support the parking garage extending to the front of the property and facing the street. Staff recommends a design that maintains residential units along Bellevue Avenue East and provides access from the alley on that second level.	Vehicular access to off street parking via the alley has been maintained in the current proposal. Per staff recommendation, the frontage along Bellevue Avenue East consists solely of residential units in the proposed design. Parking is confined to the area along the alley and does not extend all the way to Bellevue Avenue East.	21	DC1-B-1
6	**Landscaping and Amenity Areas:** Staff is concerned with the design of the private and common amenity areas located in the roof. Develop a design that will contribute to the overall usability of these areas. Staff also recommends that the activity on the roof is pulled back from the edges of the structure, using screen walls, planters, or similar strategies to separate the active rooftop areas from the adjacent properties.	Planters have been incorporated on the roof to maintain privacy between the roof amenity spaces and adjacent properties. The shared amenity deck has been pulled away from the edge of the roof with additional planter area.	20	DC3-B-1

MASSING AND MATERIALS





The three-story massing of the brick portion of the facade unifies the building with the neighboring buildings to the South and North. Upper-level setbacks along Bellevue Avenue East and the alley reduce the building's apparent bulk and scale. These modulations are reinforced with material transitions. Additional modulations and material transitions bring interest to the sides of the building at interior lot lines.

STAFF RECOMMENDATIONS

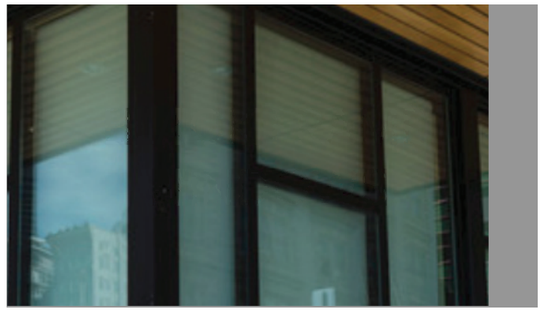
MASSING AND MATERIALS



BRICK



PICKET RAILING



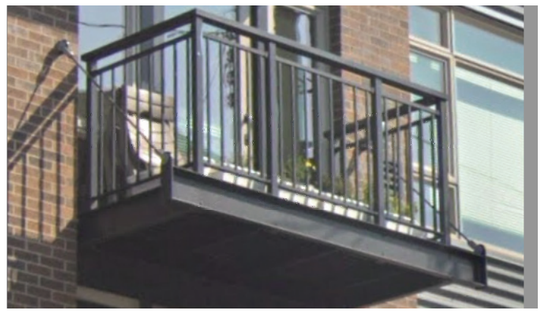
BLACK WINDOW FRAMES



INTEGRAL COLOR FIBER CEMENT PANEL



WOOD-PATTERNED ACCENT PANEL



BOLT-ON METAL DECKS



CAST-IN-PLACE CONCRETE



INTEGRAL COLOR FIBER CEMENT PANEL

WHITE FIBER CEMENT PANEL



METAL CANOPIES



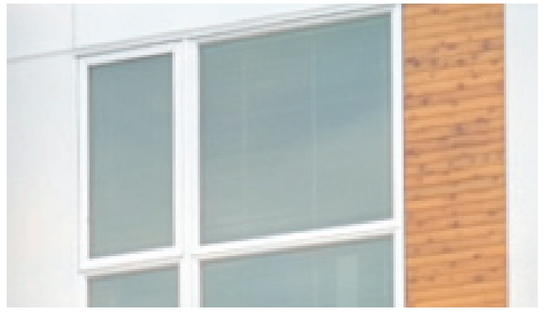
CANOPY SOFFITS



INTEGRAL COLOR FIBER CEMENT PANEL



WIRE MESH SCREEN



WHITE WINDOW FRAMES



GLASS RAILING

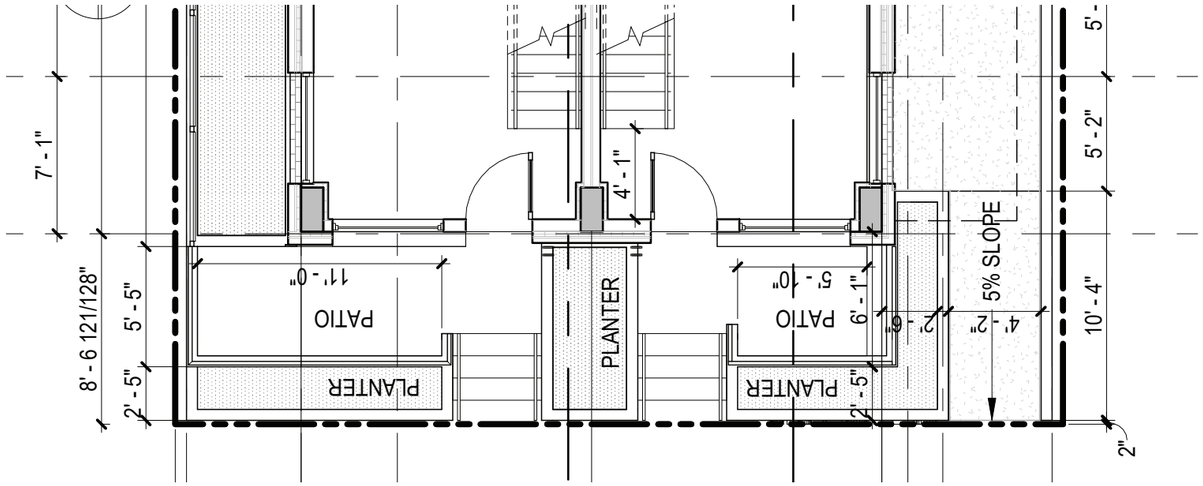


INTEGRATED SOLAR PANEL SHADING DEVICES

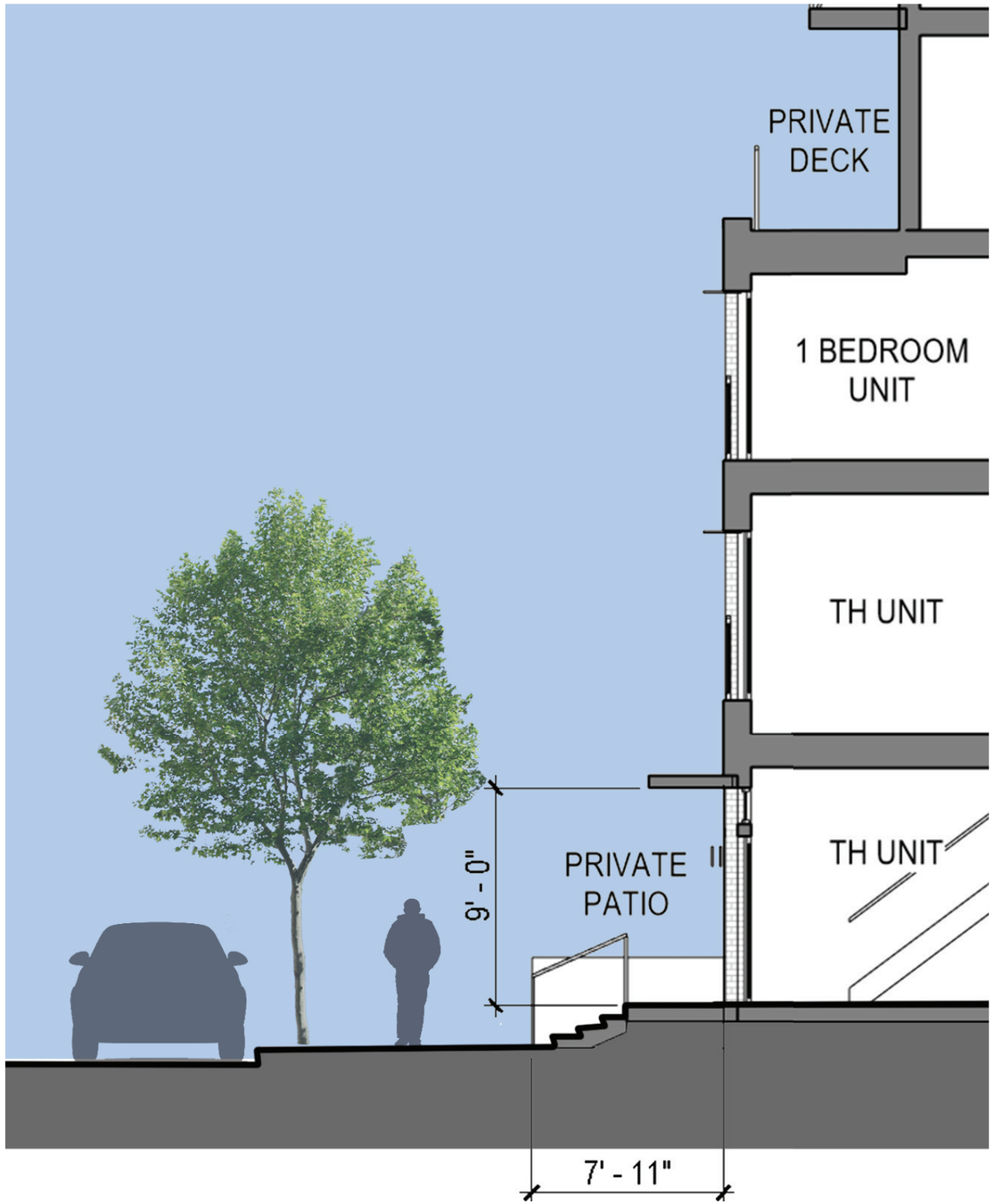
STAFF RECOMMENDATIONS

BELLEVUE AVENUE EAST ENTRIES

The building frontage along Bellevue Avenue East consists of two conditions: private unit patios, activating the interface with activity along the building frontage, and the primary entry to the building that welcomes visitors to the site. The private patios are raised above sidewalk grade and buffered from the sidewalk with a 2'-5" planter. The primary entry is identified with a metal mesh gate with building signage on it.



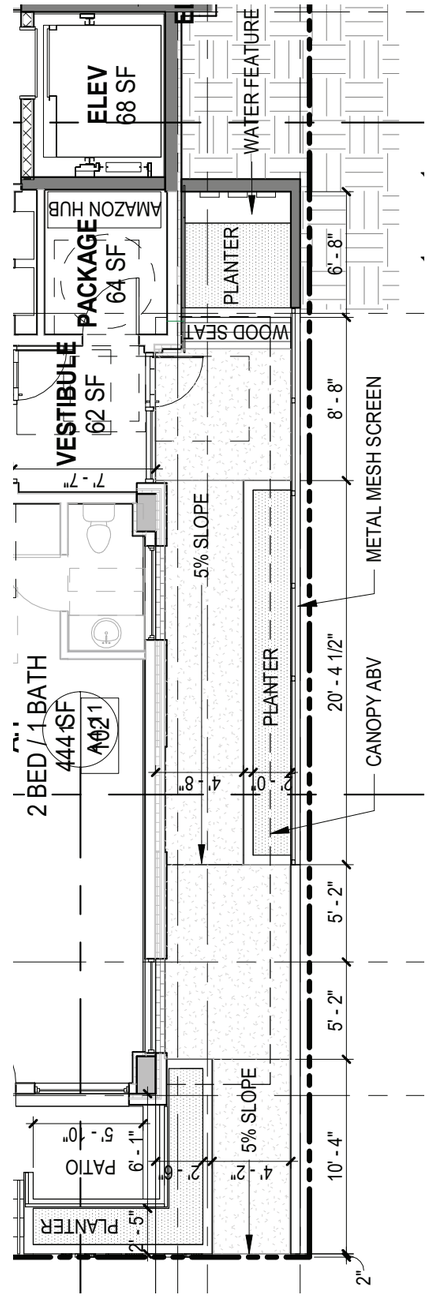
TOWNHOUSE ENTRIES



STAFF RECOMMENDATIONS

BELLEVUE AVENUE EAST ENTRIES

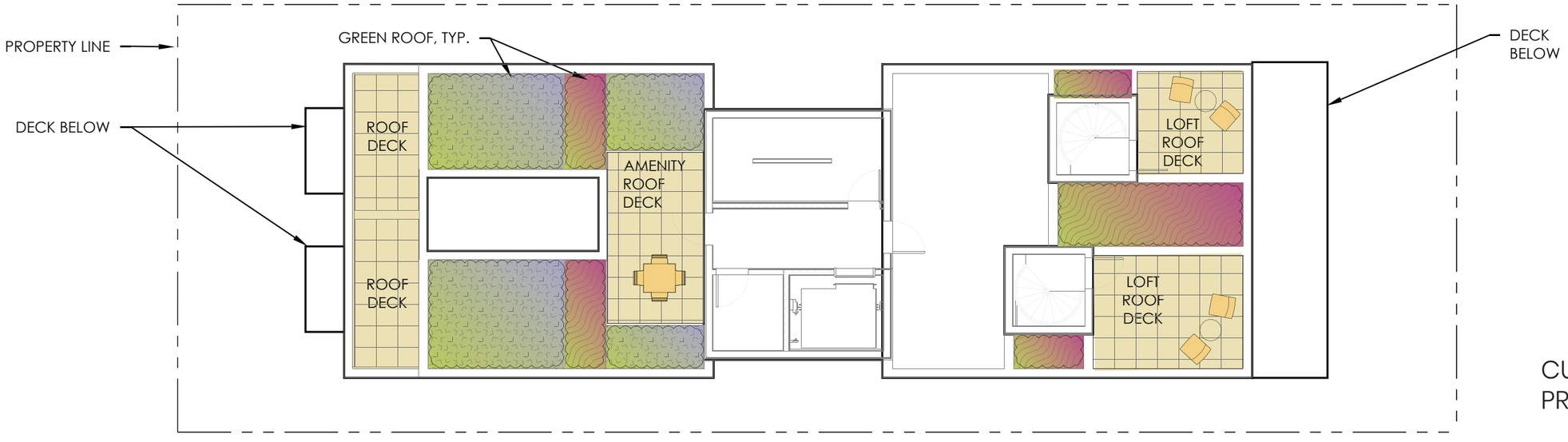




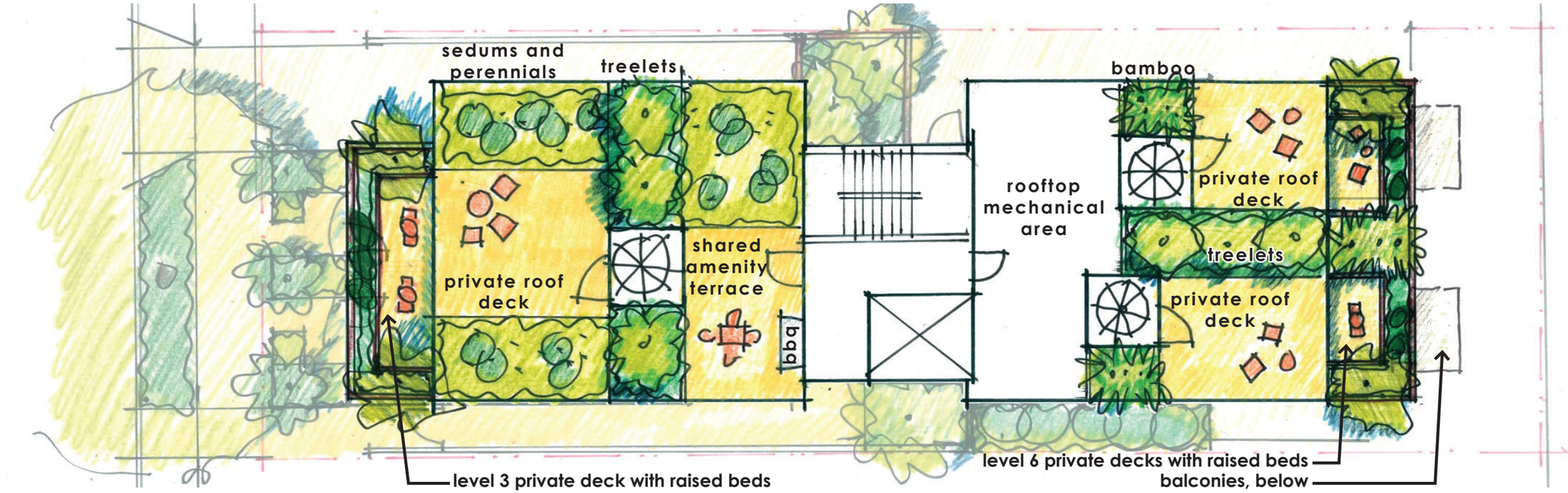
PRIMARY BUILDING ENTRY

STAFF RECOMMENDATIONS

ROOF DECKS



CURRENT ROOF DECK PROPOSAL



EDG ROOF DECK SCHEME

STAFF RECOMMENDATIONS

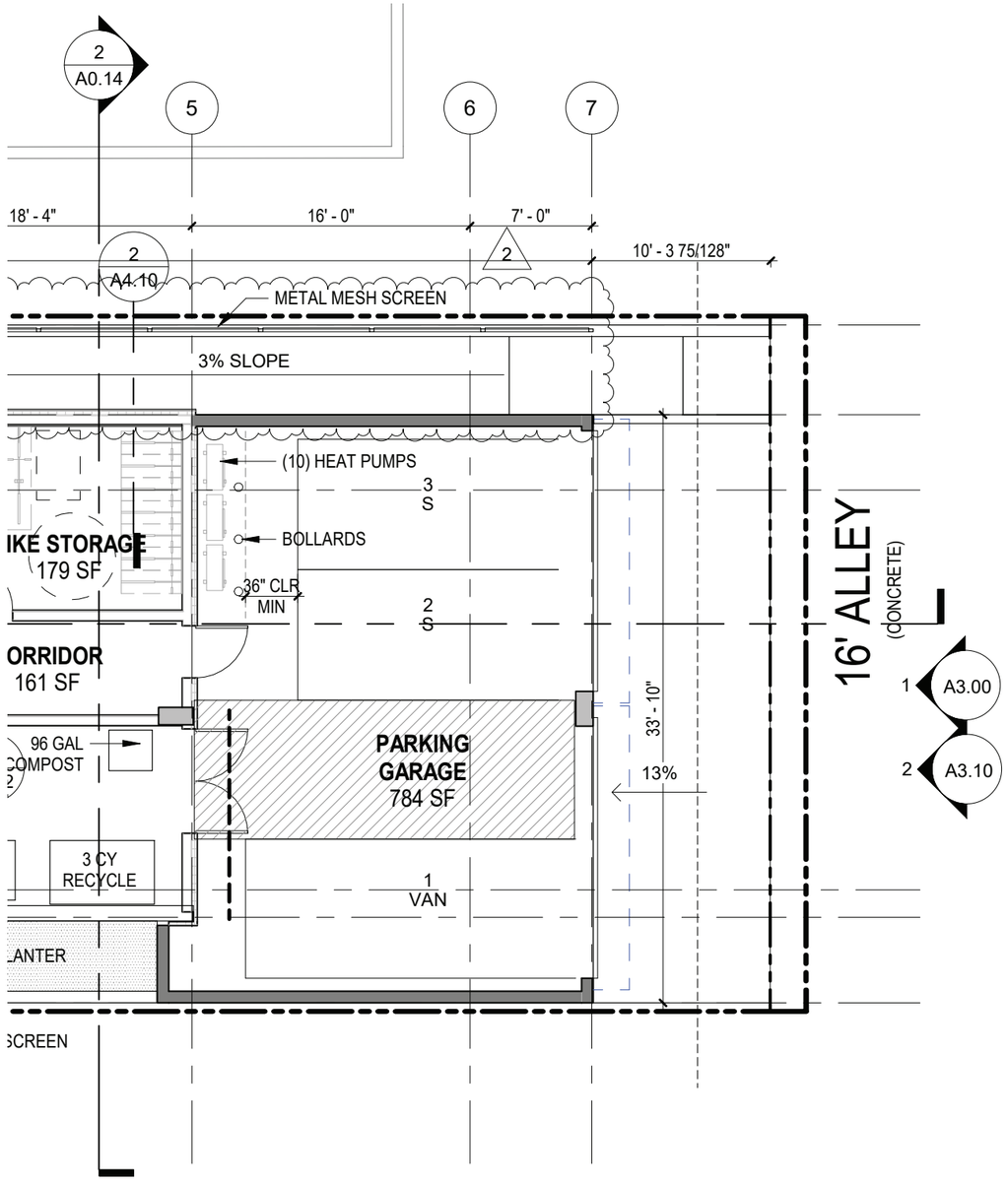
PARKING



PROPOSED PARKING ACCESS



EXISTING INTERFACE WITH ALLEY



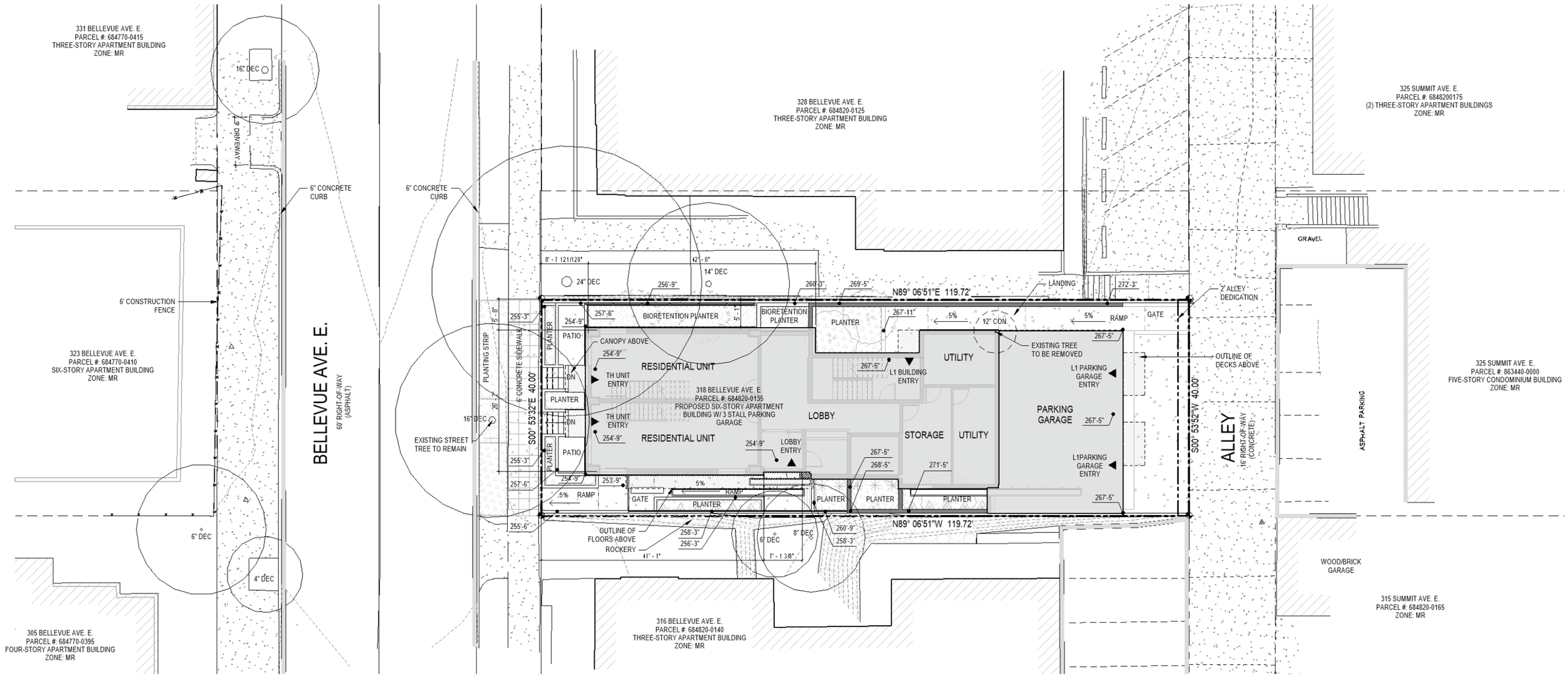
PARKING GARAGE PLAN

DESIGN PROPOSAL



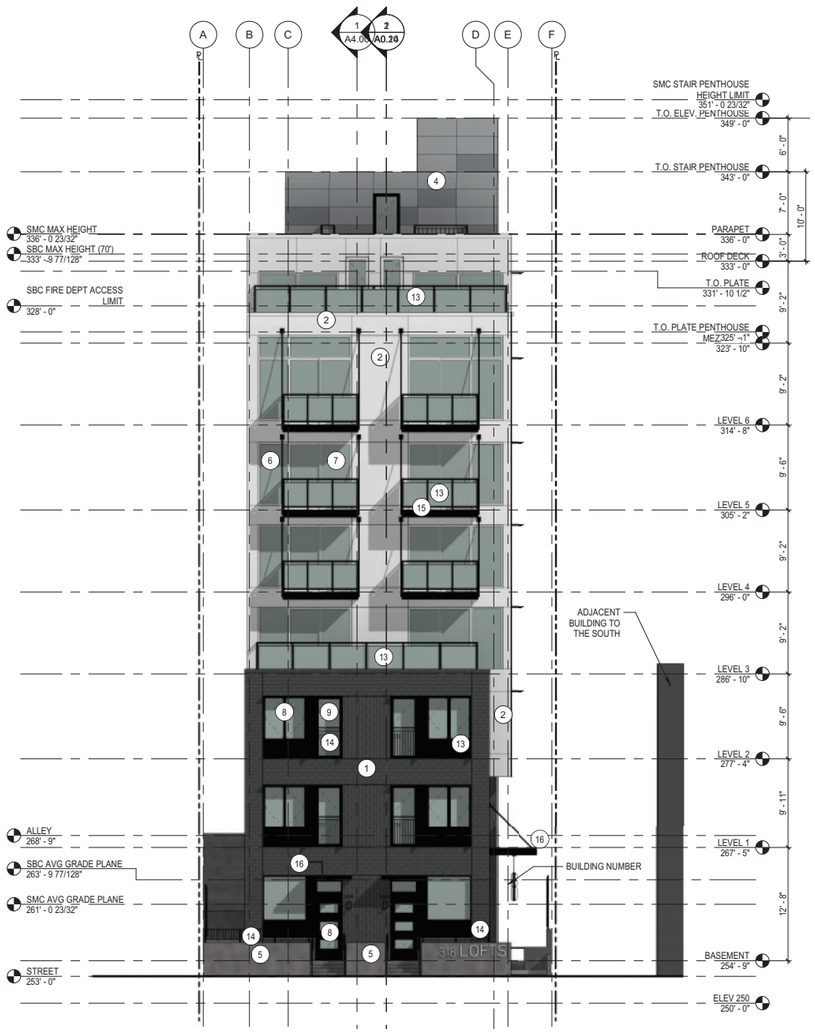
DESIGN PROPOSAL

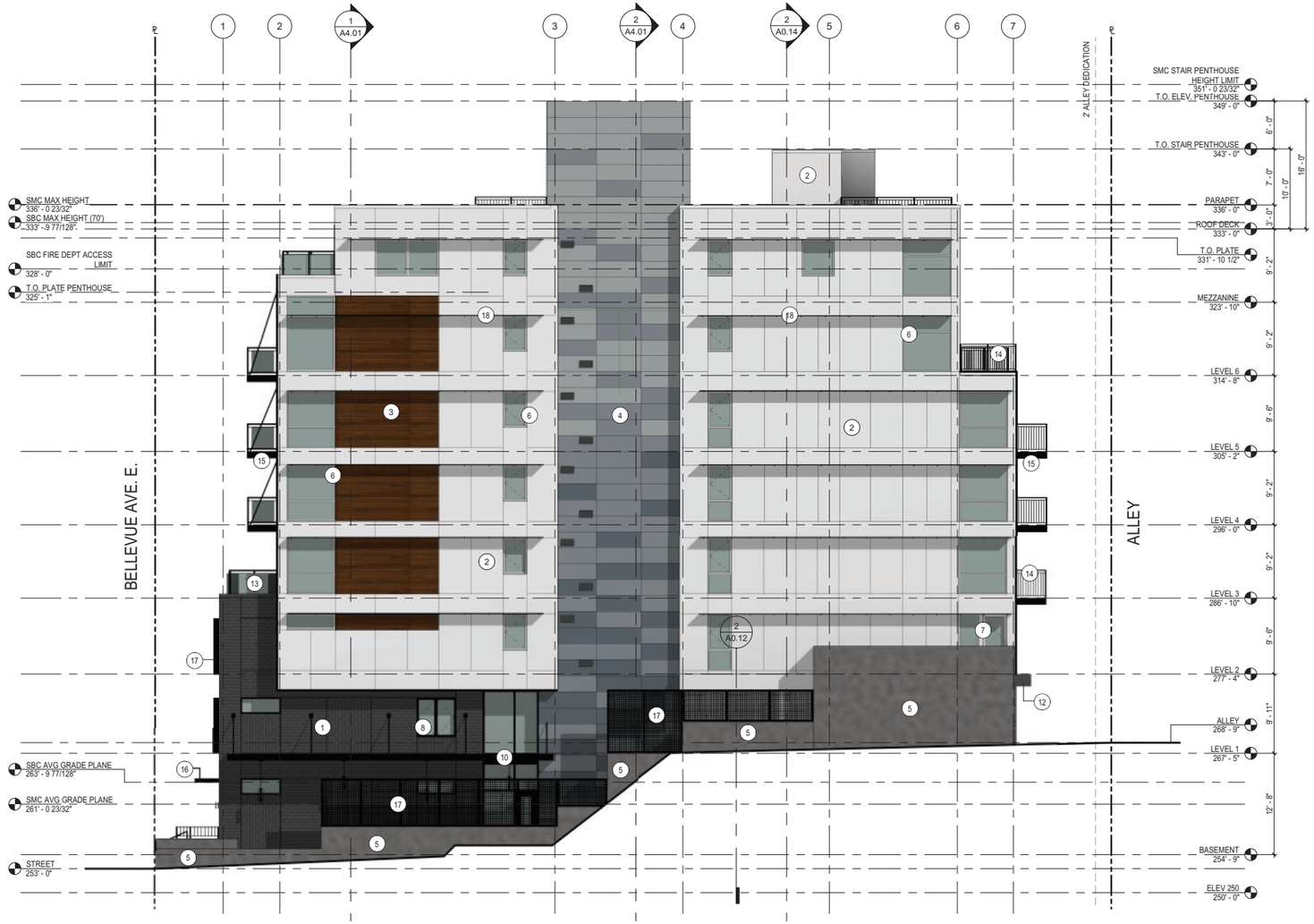
SITE PLAN



DESIGN PROPOSAL

ELEVATIONS

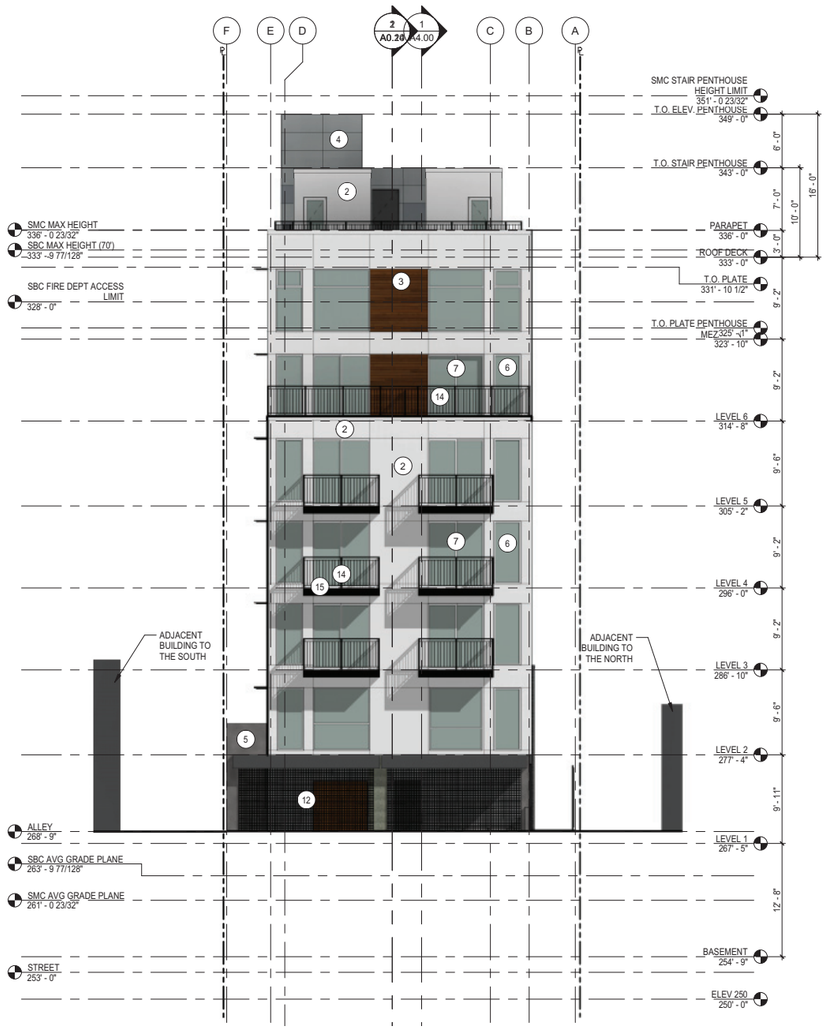




EXTERIOR MATERIALS KEY	
1 BRICK	12 OPEN GRILLE COILING GARAGE DOOR
2 WHITE PANEL	13 GLASS GUARDRAIL - BLACK
3 COMPOSITE WOOD PANEL	14 PICKET GUARDRAIL - BLACK
4 VARIEGATED INTEGRAL COLOR FIBER CEMENT	15 METAL DECK - BLACK
5 CONCRETE	16 METAL CANOPY - BLACK
6 WINDOW/DOOR - WHITE	17 MESH SCREEN - BLACK
7 SLIDING DOOR SYSTEM - WHITE	18 SOLAR PANEL SHADE - BLACK FRAME
8 WINDOW/DOOR - BLACK	
9 HINGED DOOR - BLACK	
10 STOREFRONT GLAZING SYSTEM - BLACK	
11 PAINTED METAL DOOR - BLACK	

DESIGN PROPOSAL

ELEVATIONS





EXTERIOR MATERIALS KEY	
1 BRICK	12 OPEN GRILLE COILING GARAGE DOOR
2 WHITE PANEL	13 GLASS GUARDRAIL - BLACK
3 COMPOSITE WOOD PANEL	14 PICKET GUARDRAIL - BLACK
4 VARIEGATED INTEGRAL COLOR FIBER CEMENT	15 METAL DECK - BLACK
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9 HINGED DOOR - BLACK	
10 STOREFRONT GLAZING SYSTEM - BLACK	
11 PAINTED METAL DOOR - BLACK	

PERSPECTIVES



FRONT PERSPECTIVE



ALLEY PERSPECTIVE

Integrated Solar PV Shading

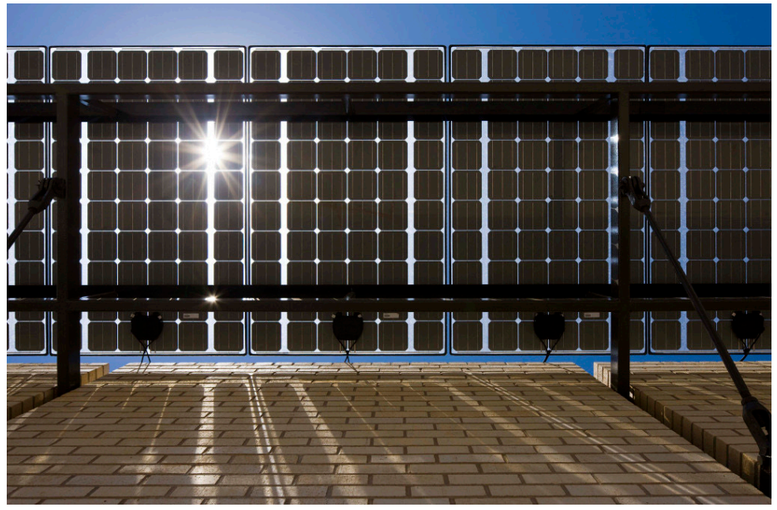
As this building is designed to meet the PHIUS 2015+ Passive House standards, the results of the energy model directed us to provide shading to the southern facade as means to reduce solar gains and energy usage. This provided us with the opportunity to use enhanced shading devices such as the transparent Building Integrated Photovoltaic (BIPV) solar panels that we are showing in the elevations and renderings instead of a typical simple metal awning. The use of integrated solar panels as shading devices will not only provide the shading required to reduce solar heat gain, they will also generate a generous amount of electricity throughout the year, lowering the impact of this building on the electrical grid.

We have extended the shading devices along the entire southern facade to integrate them into the design of the building. The regular spacing of these horizontal fins help to delineate the building into sections, thus breaking up the tall and slender massing. This helps to create a feeling of reduced height and sets this building apart from other modern structures in the area with their large swaths of monotone fiber cement paneling by breaking up an otherwise blank facade.

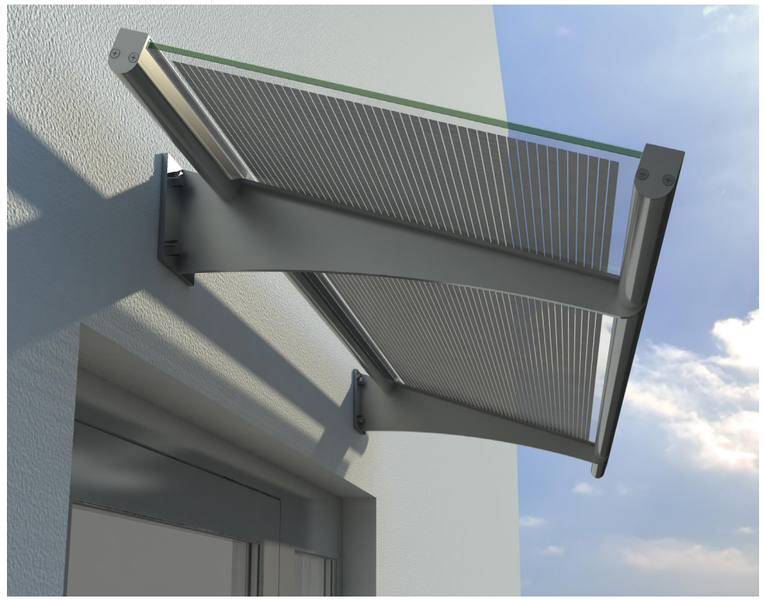
The solar panels we are planning on using are transparent thin-film frameless style panels. These provide between 80-85% shading to the building and windows and create a interesting dappled pattern of light and shadow on the facade. These will be supported with minimalistic metal framing elements. The precedent images shown to the right demonstrate successful implementations of similar solar shading devices. This type of system has been used on dozens of projects around the country.



LEVITATED TOY FACTORY, ALBUQUERQUE, NM
(COURTESY OF LUMOS SOLAR)



LEVITATED TOY FACTORY, ALBUQUERQUE, NM
(COURTESY OF LUMOS SOLAR)

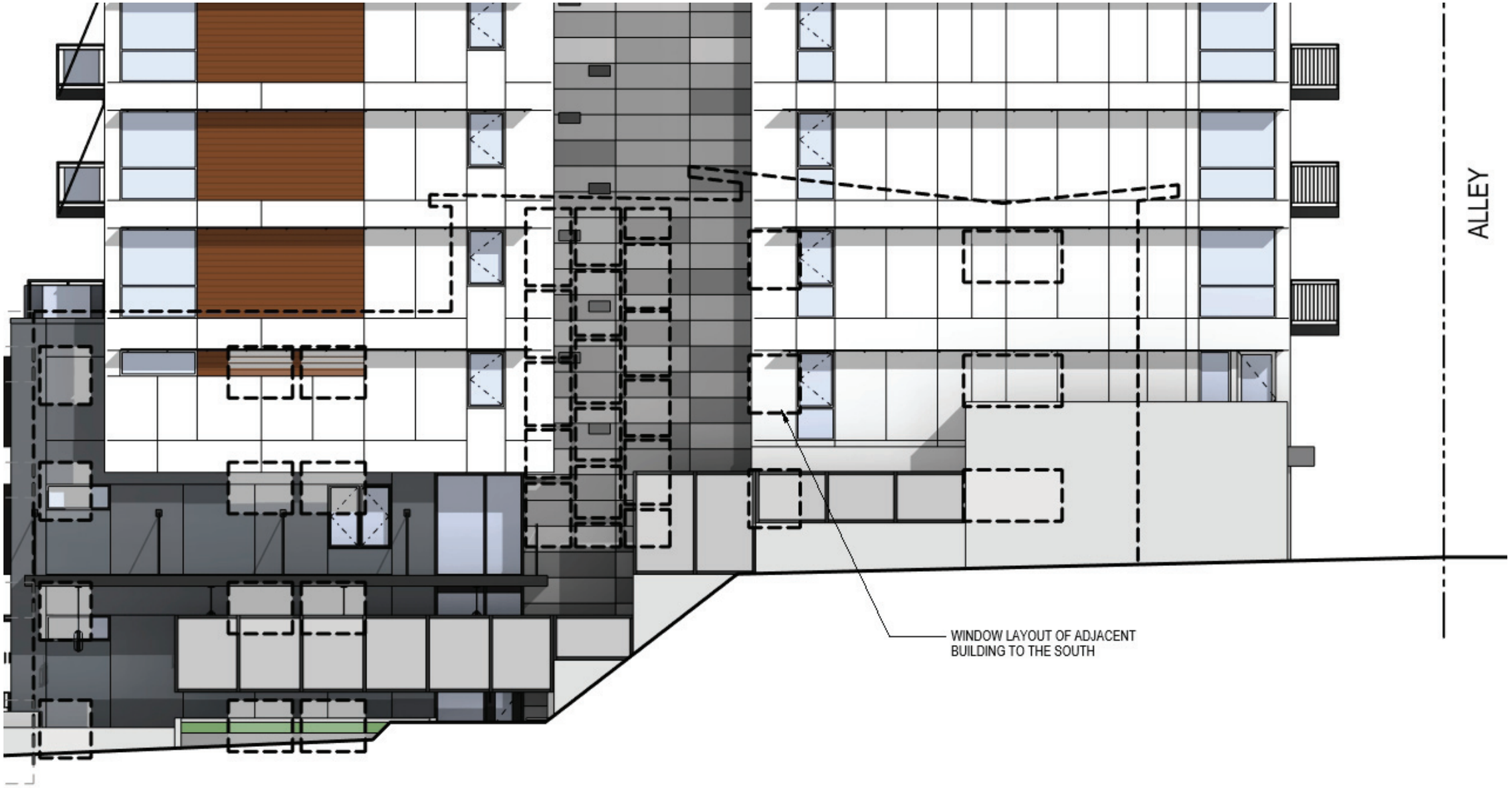


SCHUCO PROSOL TF CANOPY



THE FRENCH LAUNDRY, YOUNTVILLE, CA
(COURTESY OF LUMOS SOLAR)

WINDOW STUDY



SOUTH ELEVATION

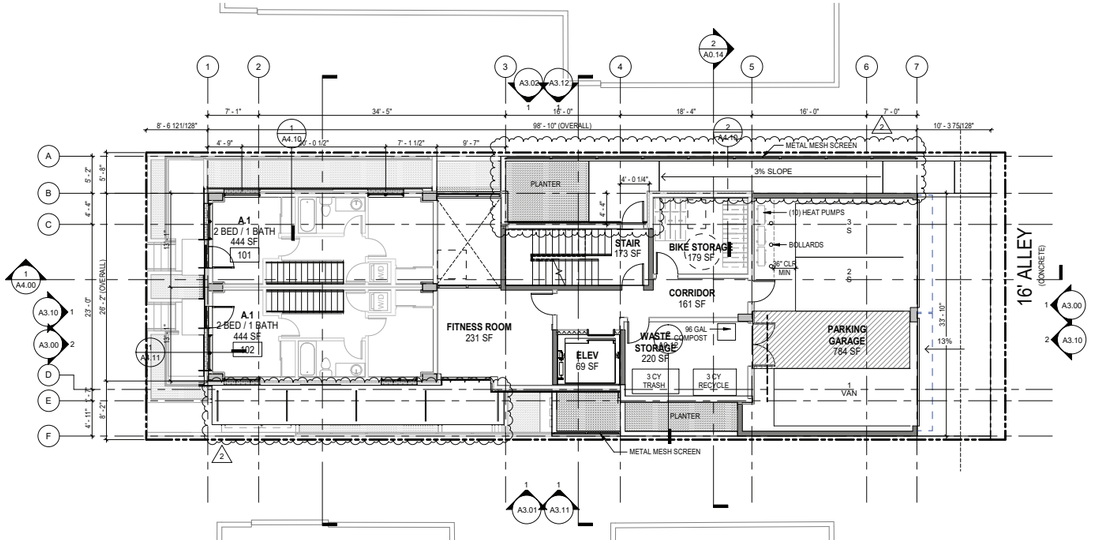
WINDOW STUDY



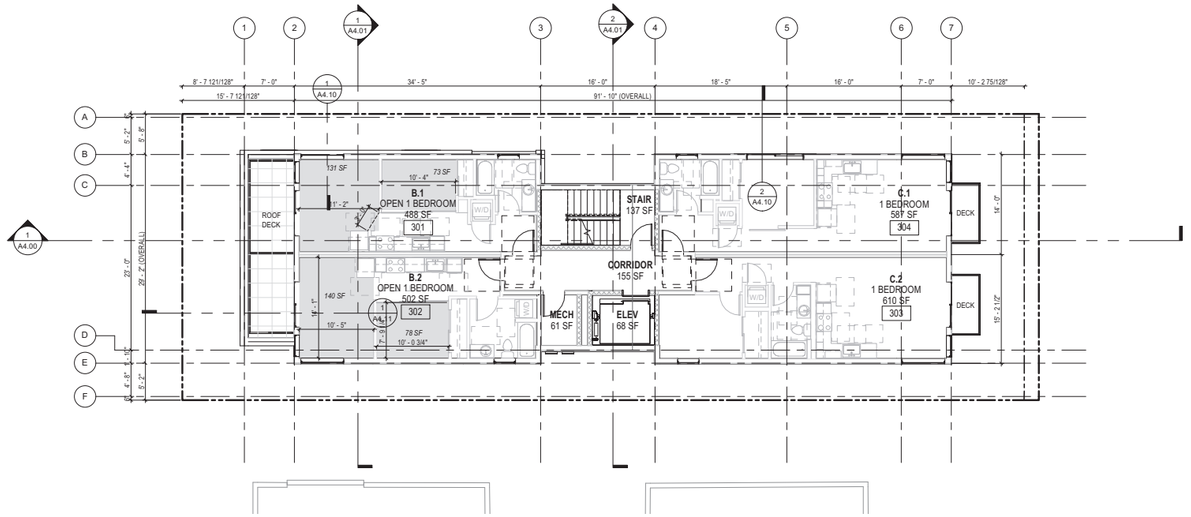
NORTH ELEVATION

DESIGN PROPOSAL

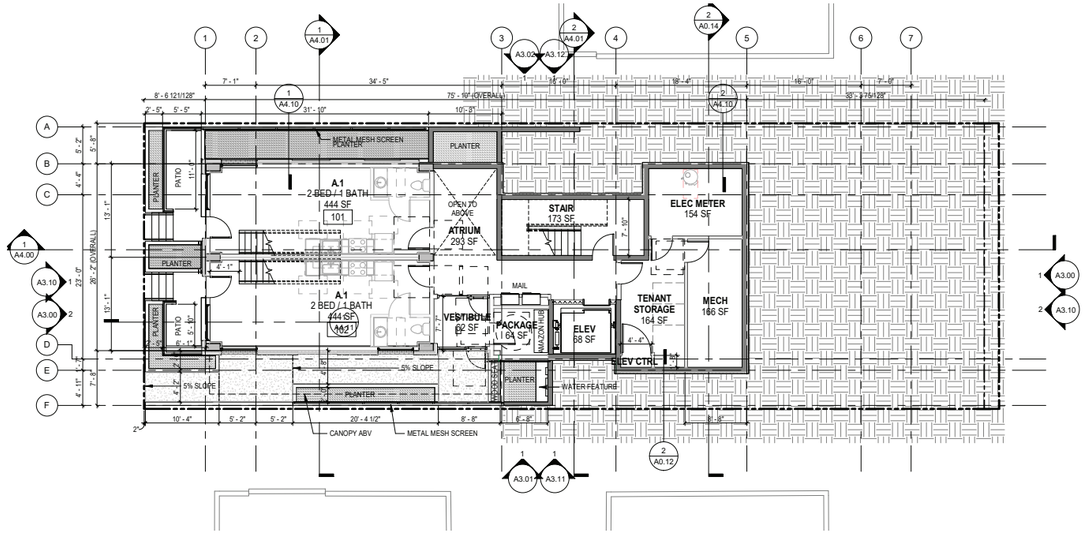
FLOOR PLANS



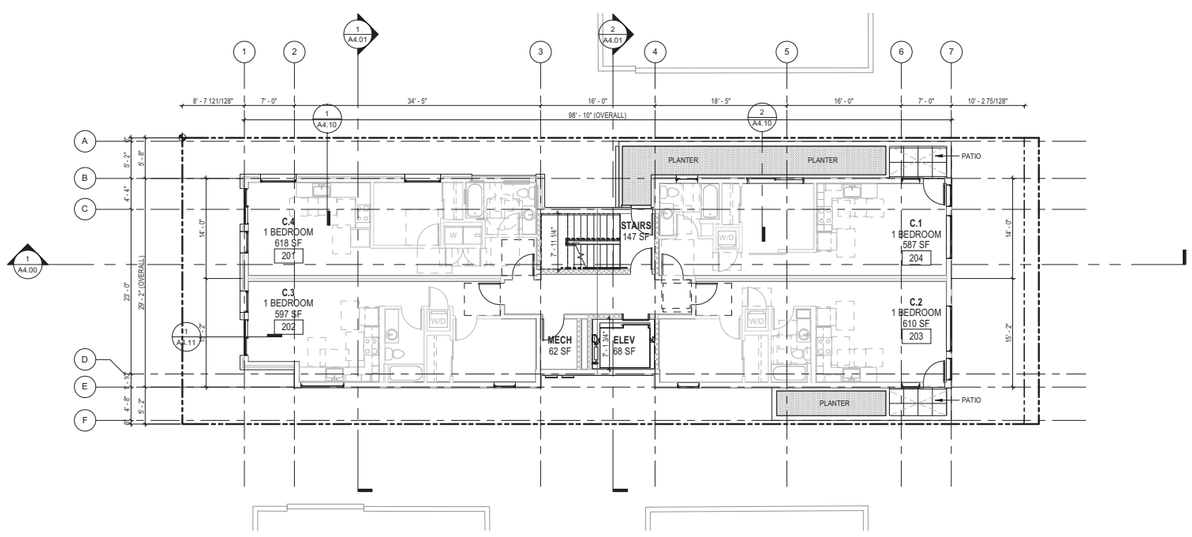
LEVEL ONE



LEVEL THREE



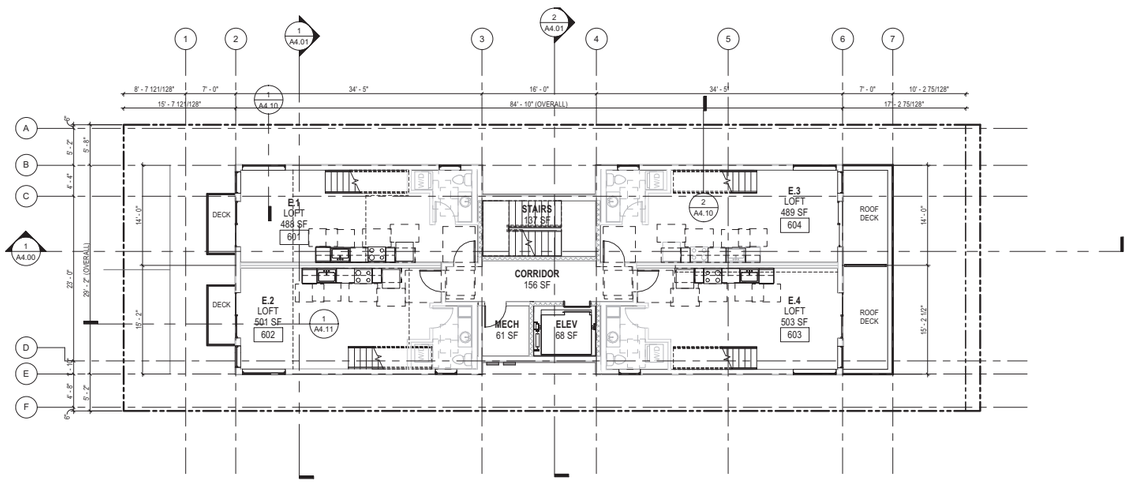
BASEMENT LEVEL



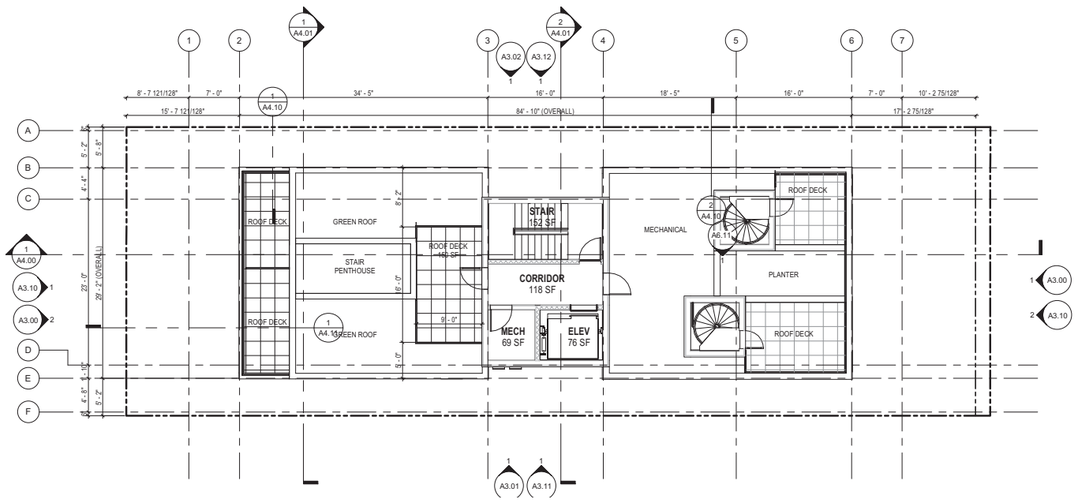
LEVEL TWO

DESIGN PROPOSAL

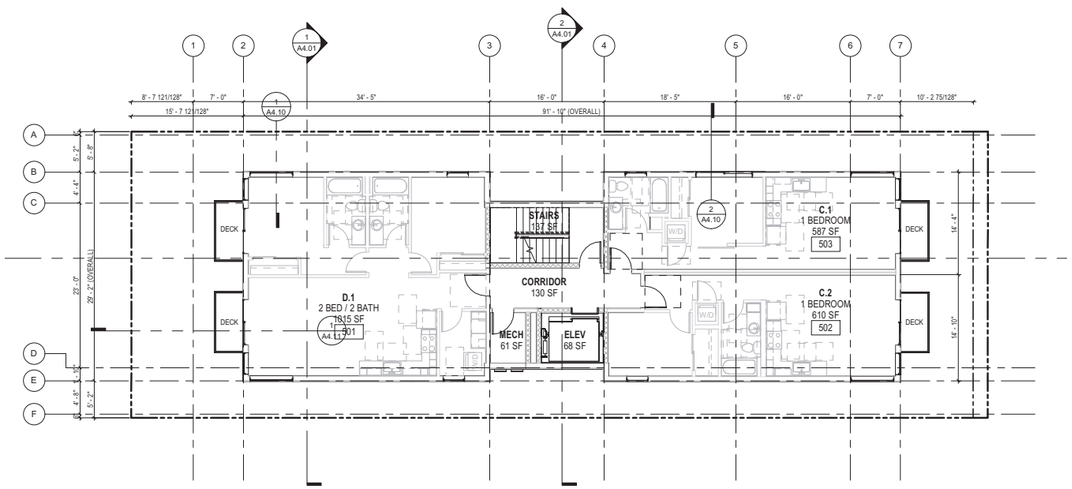
FLOOR PLANS



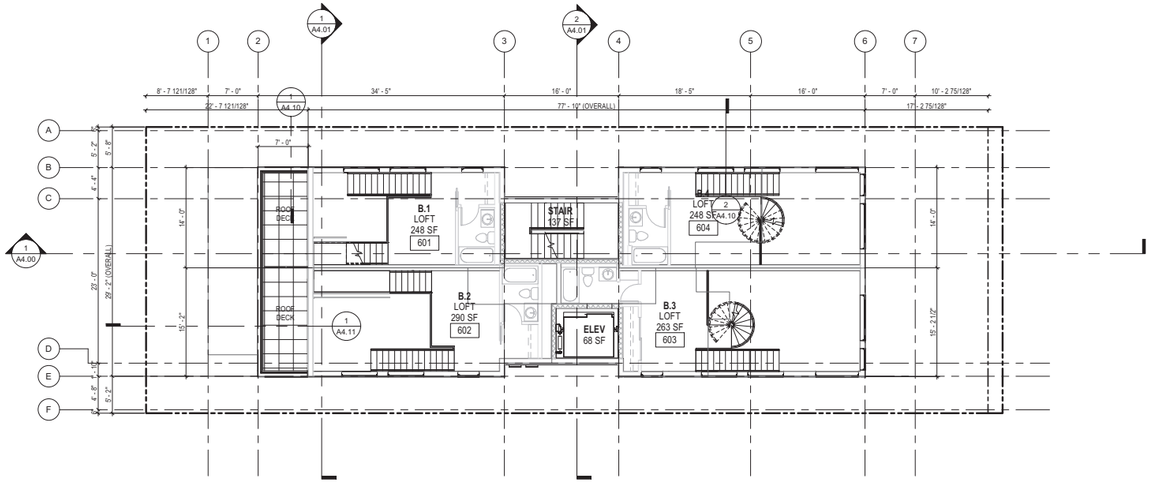
LEVEL SIX



ROOF PLAN

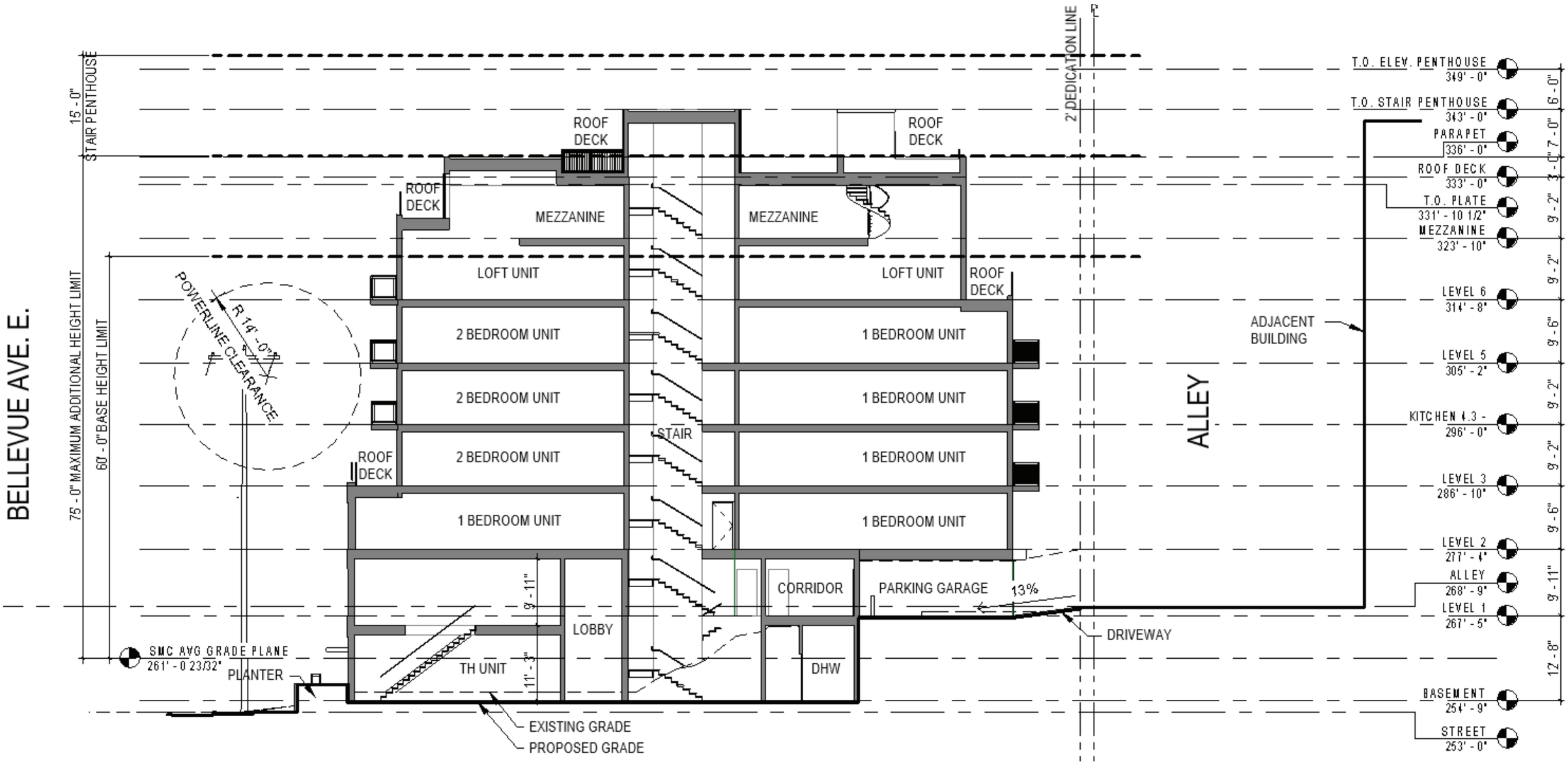


LEVELS FOUR AND FIVE



LEVEL SIX MEZZANINE

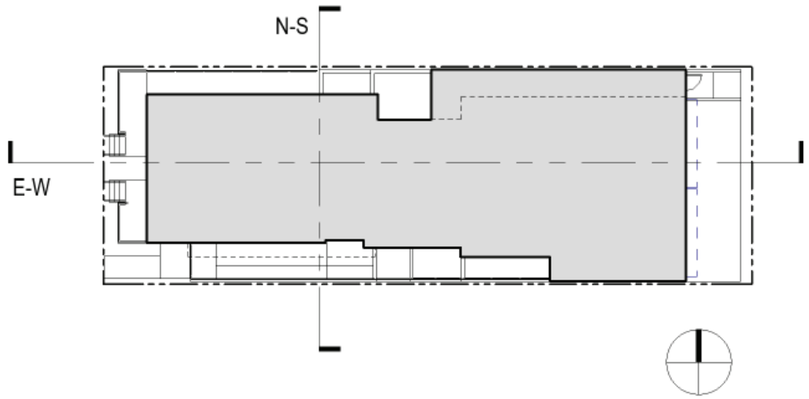
SECTIONS

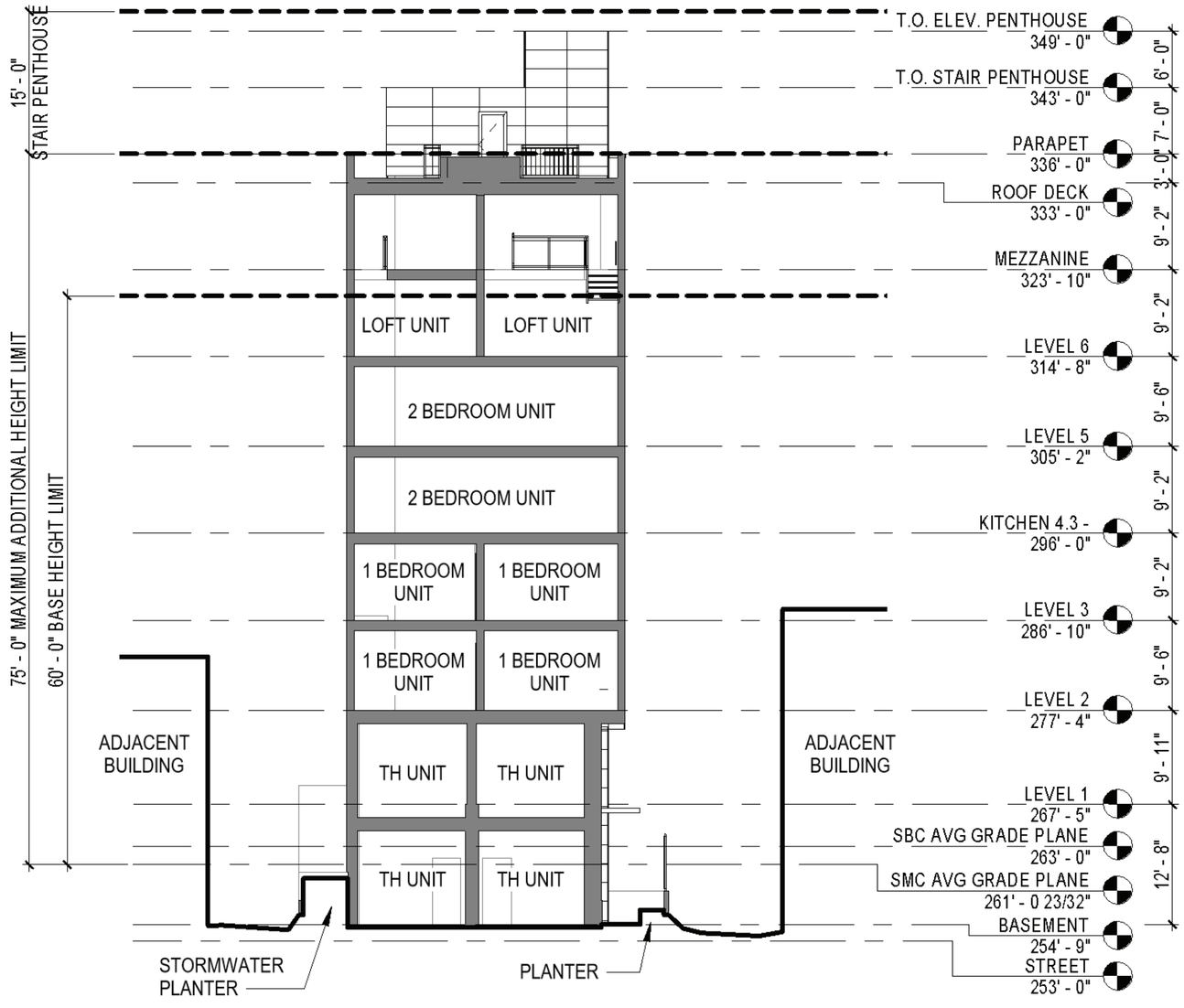


EAST - WEST SECTION

SECTIONS

SECTION KEY





NORTH - SOUTH SECTION

LANDSCAPE PLAN

Street Level

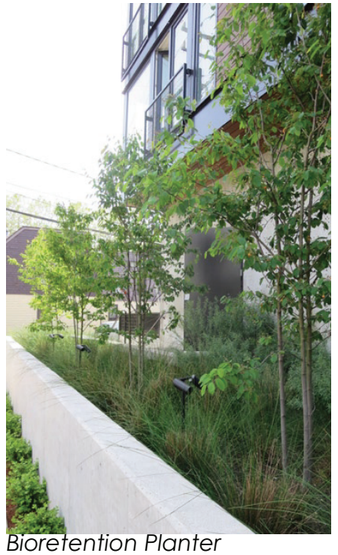
The street and alley levels provide for multiple opportunities for landscaping and amenity spaces. An existing birch tree will be retained in a generous planter strip between the street and the sidewalk. The townhouse entries at the basement level will each have a private entry patio surrounded by landscaping.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



private entries



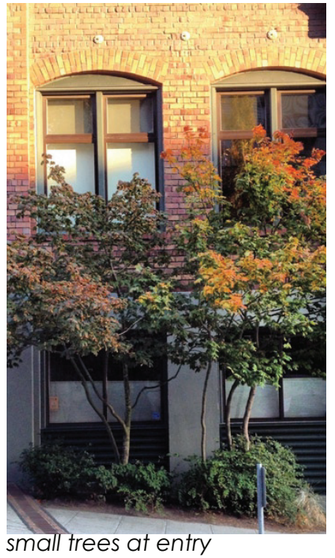
Generous Planter Strip



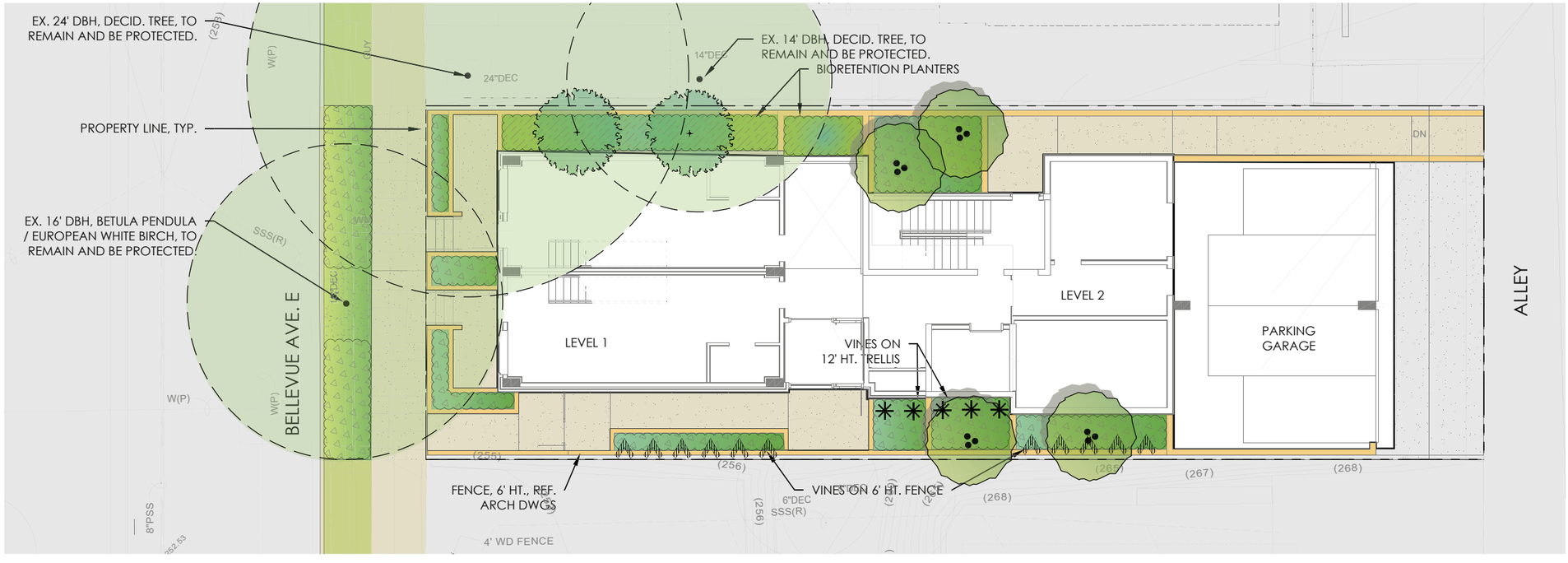
Bioretention Planter



concrete with sawcut joints



small trees at entry



1 LANDSCAPE PLAN - STREET LEVEL

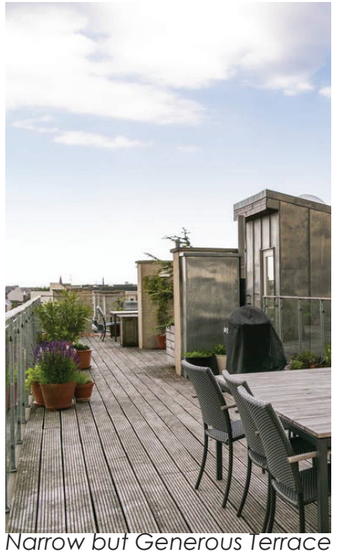
SCALE 1/8" = 1' - 0"

0 8' 16'

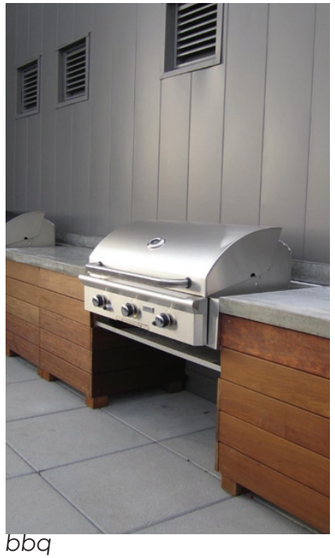
LANDSCAPE PLAN

Roof Level

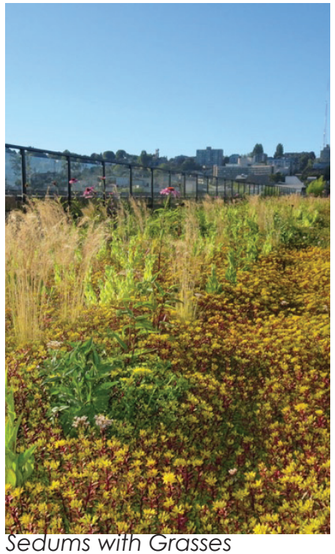
The roof will have extensive landscaping surrounding private roof decks and a common amenity roof deck. Treelets, bamboo, and raised beds will provide privacy between the various roof decks. Street and alley setbacks at levels 3 and 6 also provide for private decks with landscaping.



Narrow but Generous Terrace



bbq



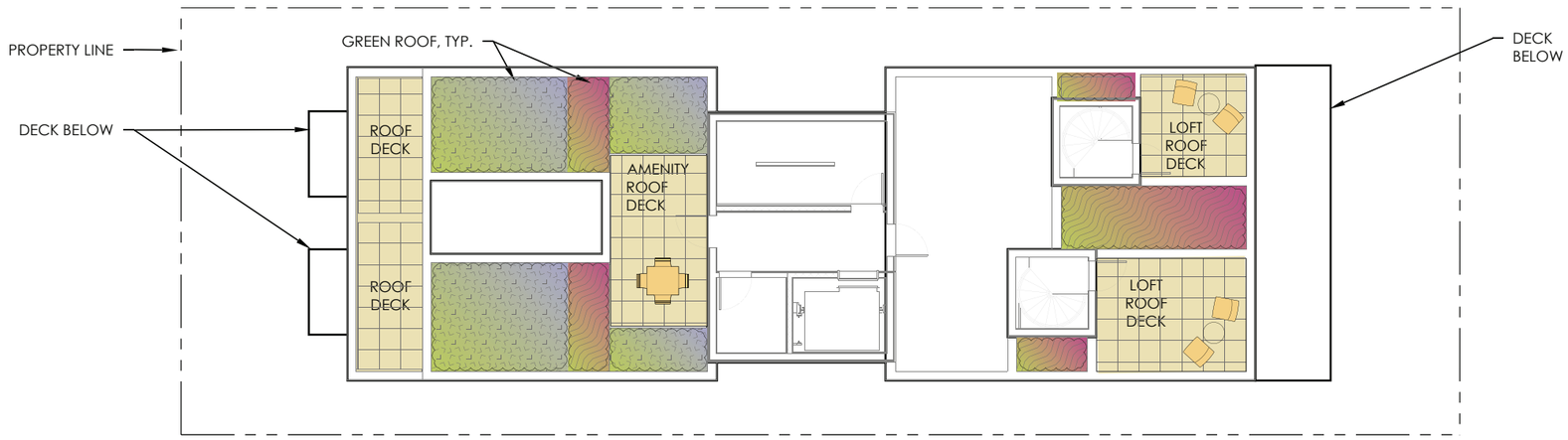
Sedums with Grasses



Treelets



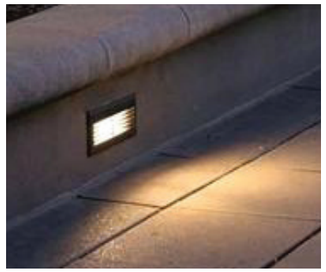
bamboo



2 LANDSCAPE PLAN - ROOF
SCALE 1/8" = 1' - 0"

0 8' 16'

LIGHTING AND SIGNAGE PLAN



Recessed Walkway Lights



Pendant Light



Wall Sconce



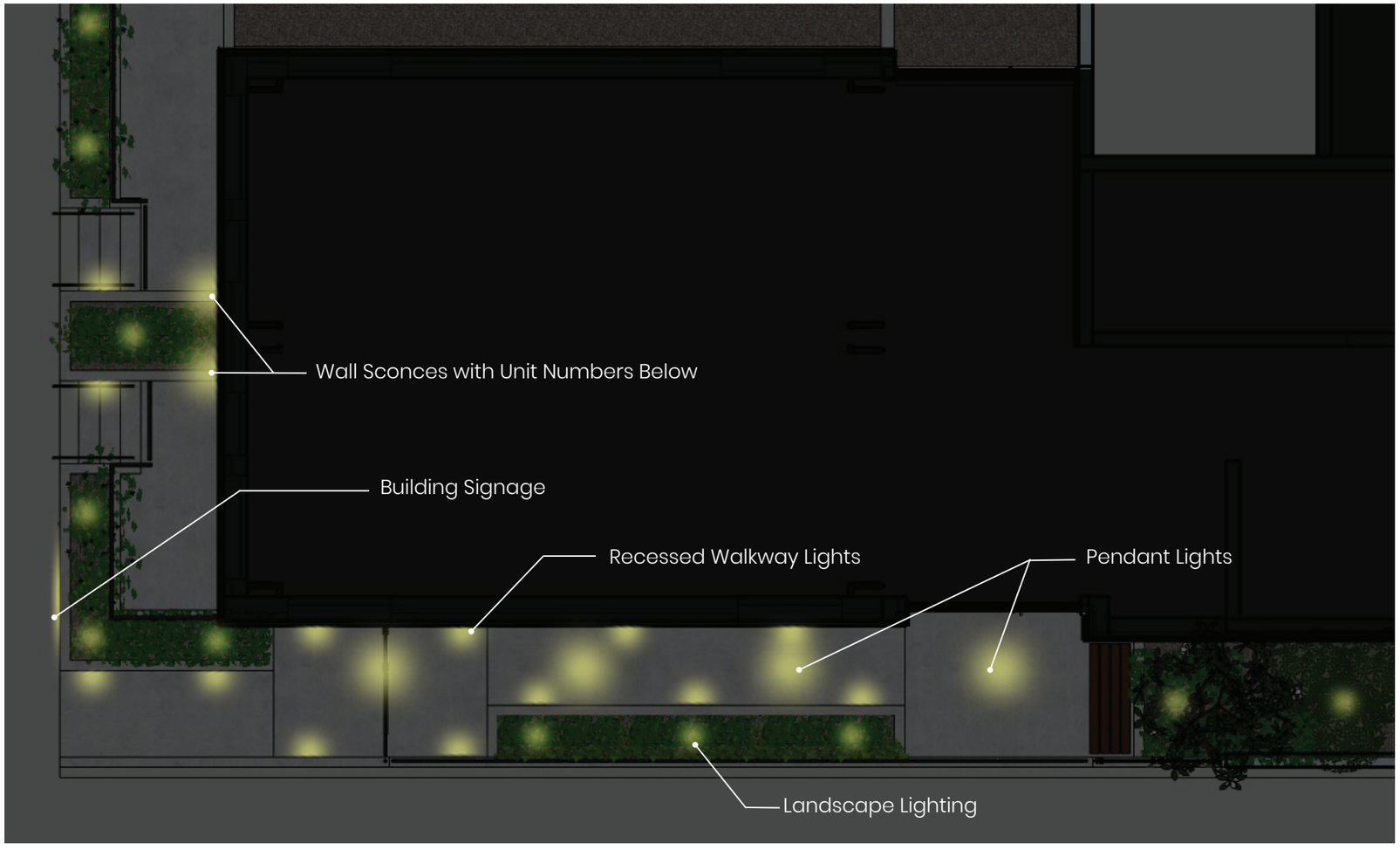
Townhouse Unit Signage



Building Signage



Landscape Lighting



DEPARTURE MATRIX

SMC REFERENCE	REQUIREMENT	DEPARTURE AMOUNT	JUSTIFICATION	DESIGN REVIEW GUIDELINES
23.42.522 Common Amenity Area	All units shall have access to a common or private amenity area. No common area shall be less than 250 SF and shall have a minimum horizontal dimension of 10'-0".	Reduction of 60 sf of area and reduction of 2 feet in minimum horizontal dimension of outdoor common amenity area at ground level.	The required amenity area for this project is 789 square feet. The project proposes 2,262 square feet of private and public amenity space that is code compliant and an additional 510 square feet that does not meet the 250 square foot minimum or the 10 foot minimum horizontal dimension. Every apartment unit has at least one private amenity area except for the 2 apartment units above the 2-story loft units. There are additional common amenity spaces proposed that do not meet the 250 square foot minimum, such as the 150 square foot common roof deck, and the landscaped areas provided at the ground level that are 190 square feet and 170 square feet. Additionally, the lobby is 262 square feet and is code compliant.	PL2 Walkability – Pedestrian Open Spaces and Entrances DC2 Open Space Concept – Residential Open Space
23.45.518 Side Setback	≤ 42' in height: 5' Minimum, 7' Average ≥ 42' in height: 5' Minimum, 10' Average	42 feet or less in height: 1'-0" reduction of average setback from north property line, 1'-8" reduction of average setback from south property line. Above 42 feet in height: 4'-0" reduction of average setback from north property line, 4'-8" reduction of average setback from south property line, 2'-0" reduction in minimum setback.	The proposed building reduces north and south setbacks in order to increase east and west setbacks. A 15' setback from the west property line is proposed at upper levels, which is 8' greater than the required 7' average front setback. A 17' setback from the east property line is proposed at upper levels, which is 7' greater than the required 10' rear setback. Having greater east and west setbacks allow for decreased shadows on the adjacent property to the north and to the sidewalk along Bellevue Ave E. It also allows for increased views up and down Bellevue Ave E from the adjacent properties.	CS2 Urban Pattern and Form – Height, Bulk, and Scale DC3 Open Space Concept – Residential Open Space
23.54.030 Sight Triangle	For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway and sidewalk.	Reduction of 1'-8" of site triangle on the south side. Reduction of 10'-0" of site triangle on the North side, as site triangle is entirely on neighboring property.	The proposed driveway provides access to five parking spaces. There will be very limited use of the parking garage and driveway. A mirror will be provided to alert drivers of pedestrians on the adjacent sidewalk.	PL2 Walkability – Pedestrian Open Spaces and Entrances DC1 Project Uses and Activities – Parking and Vehicle Access

DEPARTURE DIAGRAMS

Departure #1
Common Amenity Area

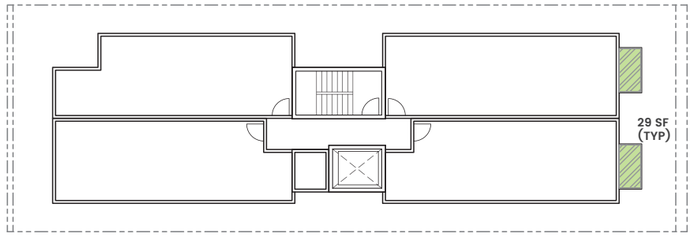
These diagrams show the proposed private and common amenity areas located throughout the building. The amenity areas proposed are as follows:

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

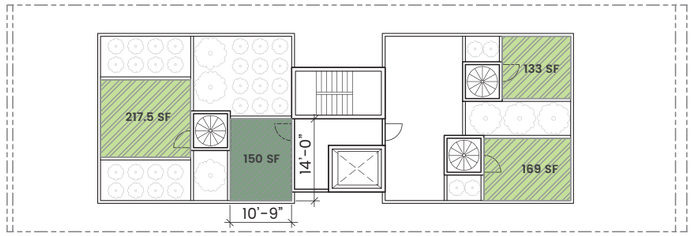
Required: 807 sf total amenity area, 404 sf max enclosed common amenity area.

Key

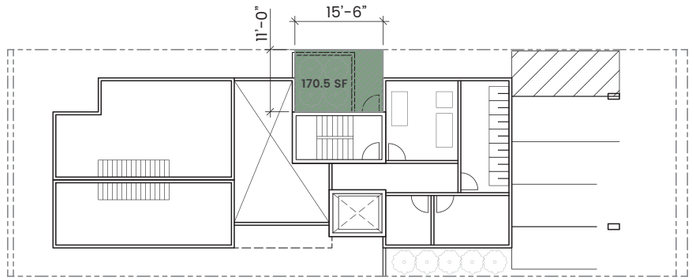
- Private Outdoor Amenity Area
- Common Outdoor Amenity Area
- Common Indoor Amenity Area



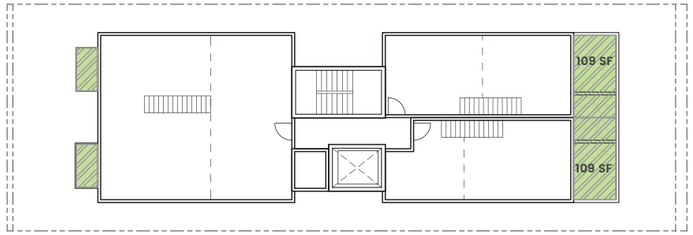
LEVEL 2



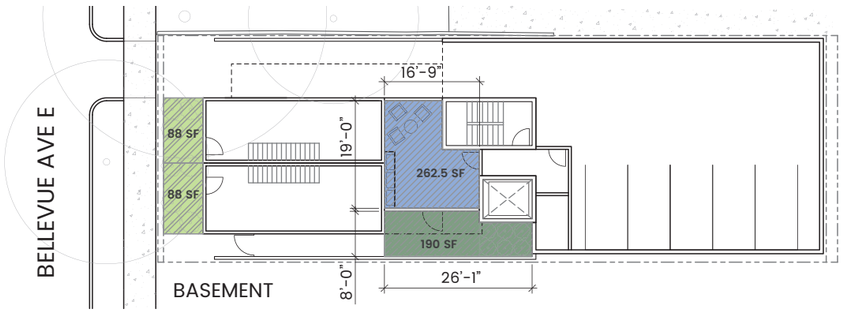
ROOF



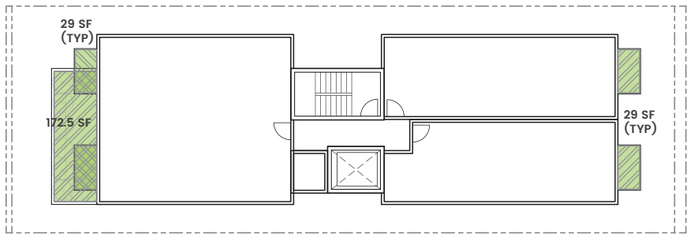
LEVEL 1



LEVEL 6



BASEMENT



LEVEL 3-5

DEPARTURE DIAGRAMS

Departure #2 Setbacks

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

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

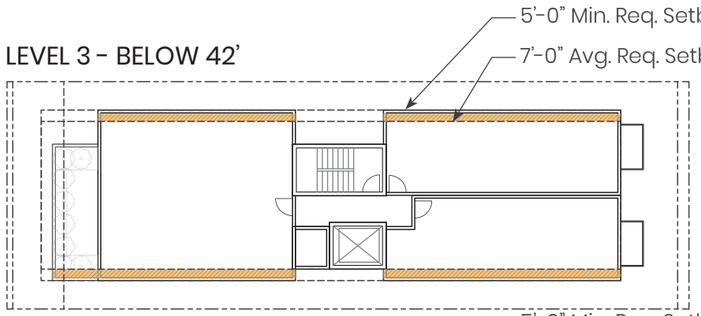
Above 42'-0" in Height, The West half of Level 4, Levels 5-6
Required: 7'-0" Minimum, 10'-0" Average
Proposed: 5'-0" Minimum, 6'-0" Average (North Property Line)
5'-4" Average (South Property Line)

Key

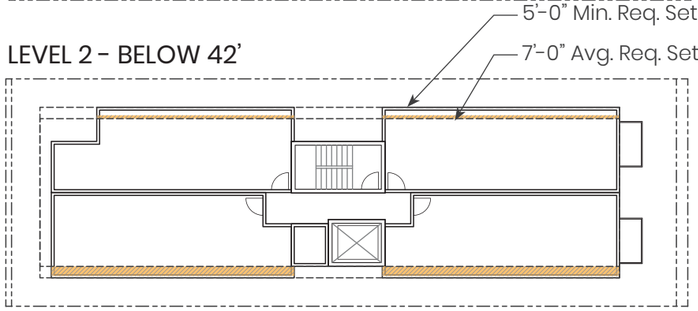
Proposed Minimum Setback

Proposed Average Setback

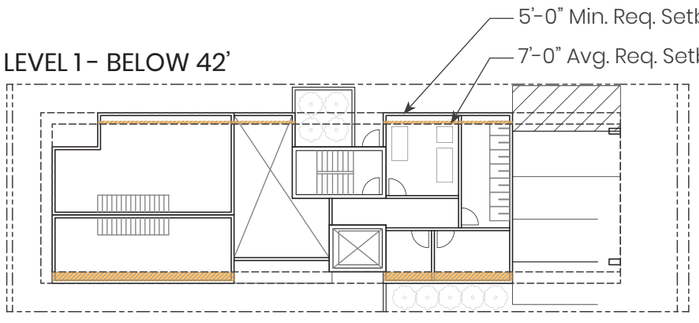
LEVEL 3 - BELOW 42'



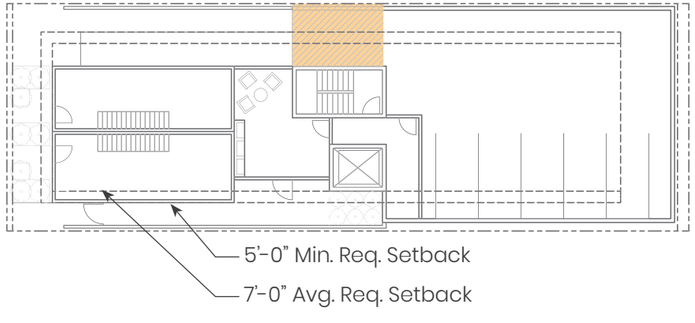
LEVEL 2 - BELOW 42'



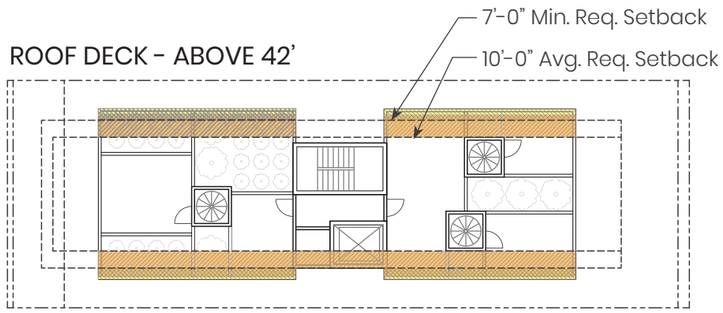
LEVEL 1 - BELOW 42'



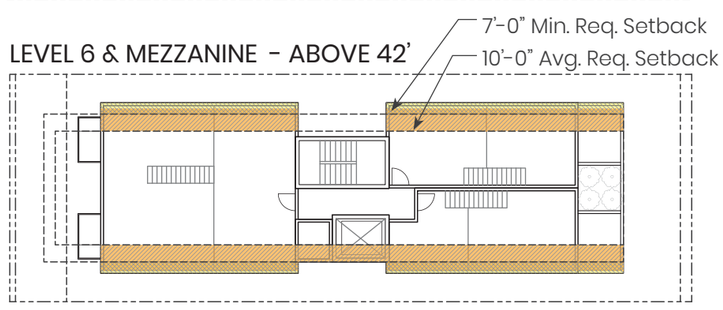
BASEMENT - BELOW 42'



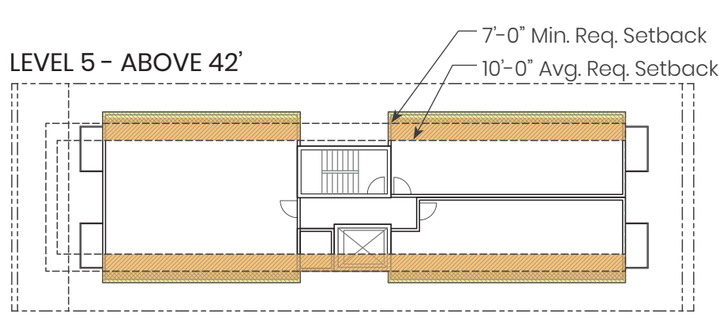
ROOF DECK - ABOVE 42'



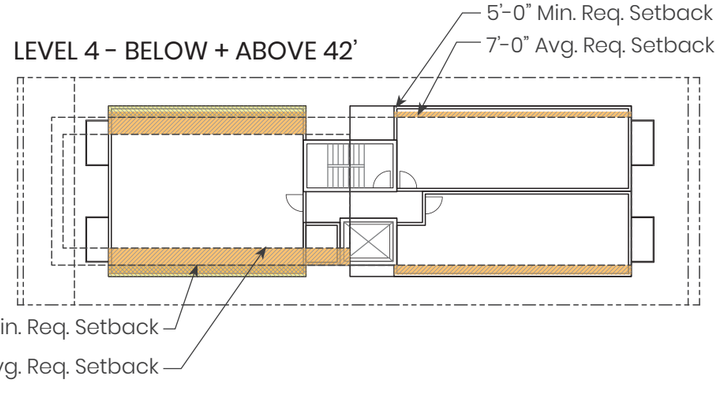
LEVEL 6 & MEZZANINE - ABOVE 42'



LEVEL 5 - ABOVE 42'



LEVEL 4 - BELOW + ABOVE 42'



INSPIRATION

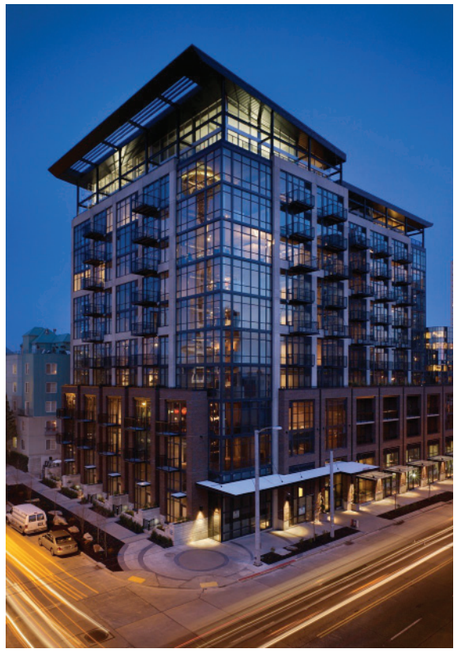
Taking Cues from the Neighborhood & Beyond

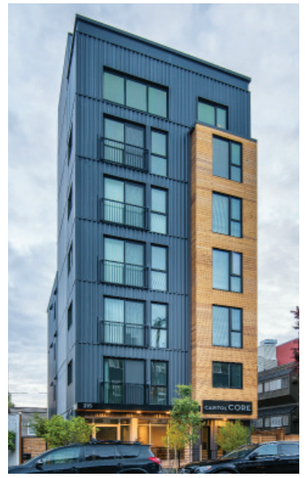
The proposed project aims to fit into the existing neighborhood context starting with the 3-story base clad in brick, that has a similar massing to the 1920s and 30s apartment buildings along Bellevue Ave E. The more modern upper levels, clad in wood siding and cement board, set back from the brick base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





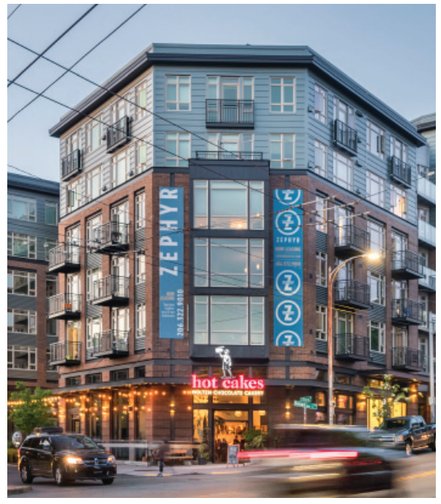
















DESIGN GUIDELINES

Enhancing the Character of the Existing Neighborhood

CS2 Urban Pattern & Form

I. Streetscape Compatibility

i. Retain or increase the width of sidewalks. **Re: Existing width of sidewalk will be maintained.**

ii. Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest. **Re: Existing street tree will be maintained.**

iii. Vehicle entrances to buildings should not dominate the streetscape. **Re: Proposed vehicle entrance is 10 feet wide and set back from the street.**

iv. Orient townhouse structures to provide pedestrian entrances to the sidewalk. **Re: Two 2-story townhome units are proposed with entrances facing the sidewalk.**

III. Height, Bulk, & Scale

i. Break up building mass by incorporating difference façade treatments to give the impression of multiple small-scale buildings, in keeping with the established development pattern. **Re: The street facing facade is composed of two masses - the 3-story base and the 4-story upper levels that are setback from the base. At the longer facades facing the internal property lines, the building modulates to express the vertical circulation for the stairs and elevator.**

ii. Consider existing views to downtown Seattle, the Space Needle, Elliiott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way. **Re: Proposed upper level setbacks preserve views from neighboring properties. Windows provide access to views from residential units within the project.**

iii. Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year. **Re: Proposed upper level setbacks allow for more sunshine on the sidewalk.**

CS3 Architectural Context & Character

I. Architectural Concept & Consistency

i. Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood. **Re: Signage will be minimal and of a residential scale.**

iv. Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character. **Re: Proposed primary base material is brick, similar to the adjacent existing building.**

PL2 Walkability

I. Human Scale

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

II. Pedestrian Open Spaces & Entrances

i. Provide entryways that link the building to the surrounding landscape. **Re: A metal entry gate will connect the entry courtyard with the street.**

ii. Create open spaces at street level that link to the open space of the sidewalk. **Re: Private landscaped patios are proposed along the street facing facade and will connect to the sidewalk.**

iii. Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles. **Re: The main facade of the building will emphasize pedestrian entrances.**

III. Personal Safety & Security

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

DC1 Project Uses & Activities

I. Parking & Vehicle Access

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

II. Screening of Dumpsters, Utilities, & Service Areas

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

DC3 Open Space Concept

I. Residential Open Space

i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries. **Re: Proposed main building entrance is adjacent to an outdoor entry courtyard.**

ii. Create substantial courtyard-style open space that is visually accessible to the public view. **Re: The project site is very narrow, but efforts will be made to have interior landscaping visible from the sidewalk.**

iii. Set back development where appropriate to preserve a view corridor. **Re: The upper levels have generous setbacks on both street and alley facades to preserve views.**

iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties. **Re: The upper levels have generous setbacks on both street and alley facades to preserve solar access to the sidewalk and adjacent buildings.**

v. Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged. **Re: Existing street tree will be maintained.**

vi. Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer. **Re: Proposed landscaping will be drought tolerant. Irrigation will be provided.**

II. Landscape Design to Address Special Site Conditions

i. Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor. **Re: Proposed brick and street related units are consistent with new and old existing buildings along Bellevue Ave E.**

ii. Supplement and complement existing mature street trees where feasible.

iii. Incorporate street trees in residential environments in addition to trees on site. **Re: Trees and taller plants on unit decks will be visible from the street.**

DC4 External Elements & Finishes

I. Height, Bulk, & Scale

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

II. Exterior Finish Materials

i. Use wood shingles or board and batten siding on residential structures. **Re: Proposed upper level finishes are wood siding and painted cement board panels.**

iii. Provide operable windows. **Re: Operable windows will be provided for each living space.**

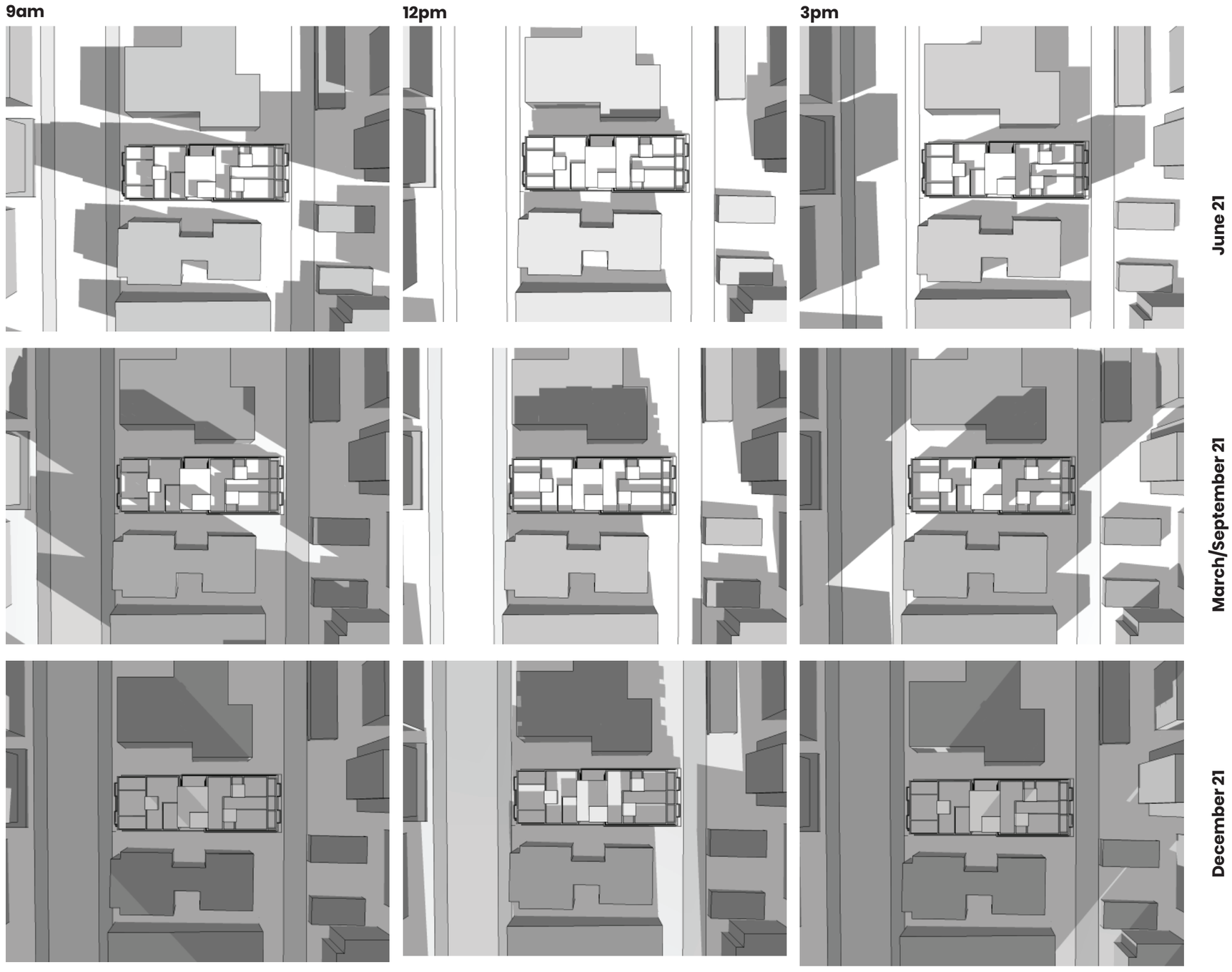
iv. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color. **Re: Brick is proposed for the 3-story massing facing Bellevue Ave E.**

v. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood. **Re: This project will be a long-term hold and designed with high-quality, low-maintenance materials.**

SHADOW STUDIES

Preferred Option

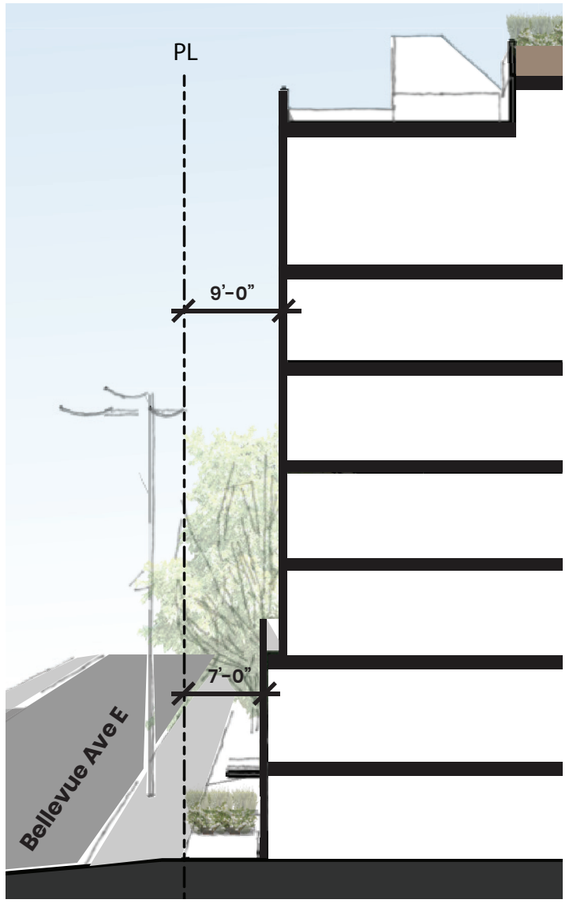
The shadow studies are shown here for the preferred option at various times throughout the day on the spring/fall equinox and summer and winter solstices. During summer solstice, there are reduced shadows cast on the neighboring building to the North due to upper level setbacks.



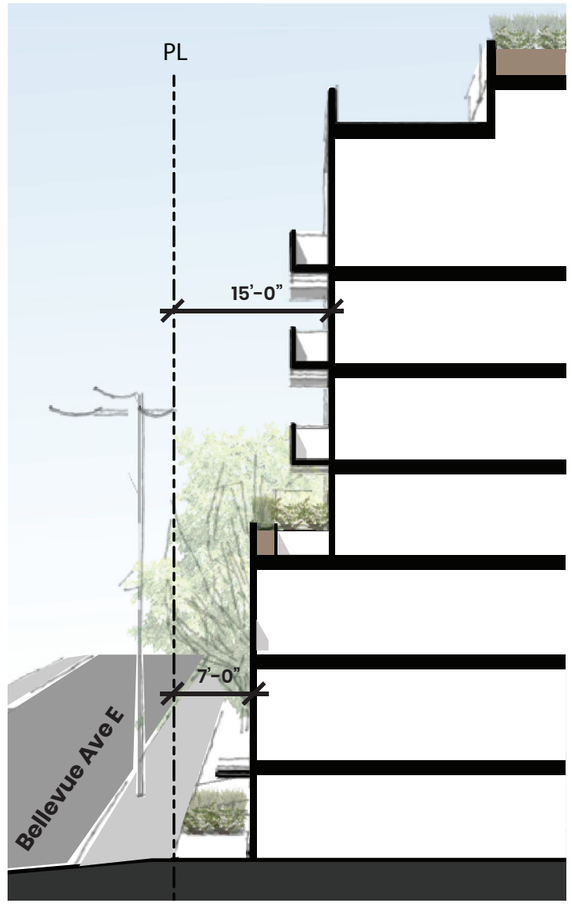
SUN PATH DIAGRAM

Upper Level Setback

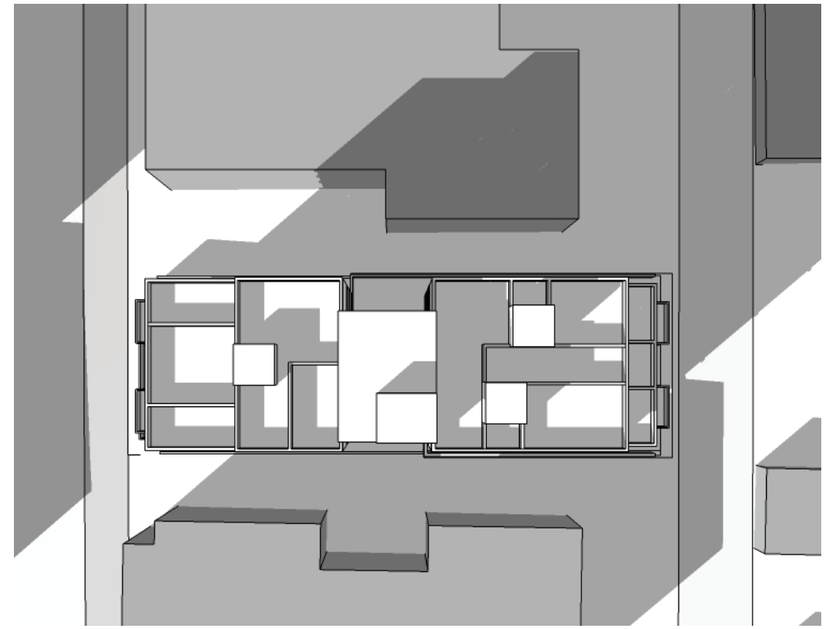
The sunlight studies shown compare the code compliant option and the preferred option with upper level setbacks facing the street and alley. The upper level setback proposed in the preferred option casts less shadow than the code compliant option.



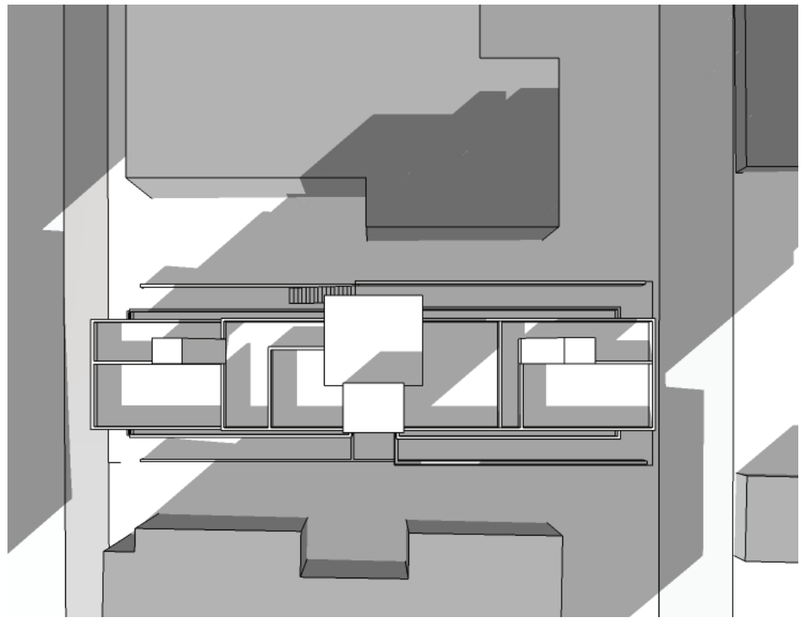
CODE COMPLIANT OPTION



PREFERRED OPTION



PREFERRED OPTION March 21 @ 3pm

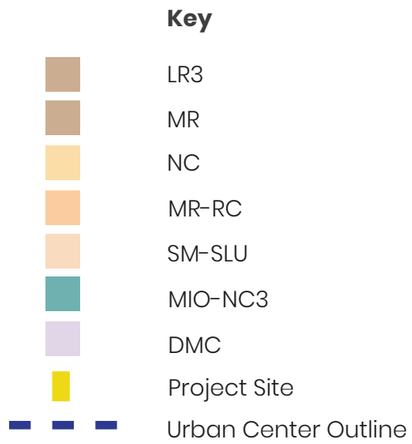


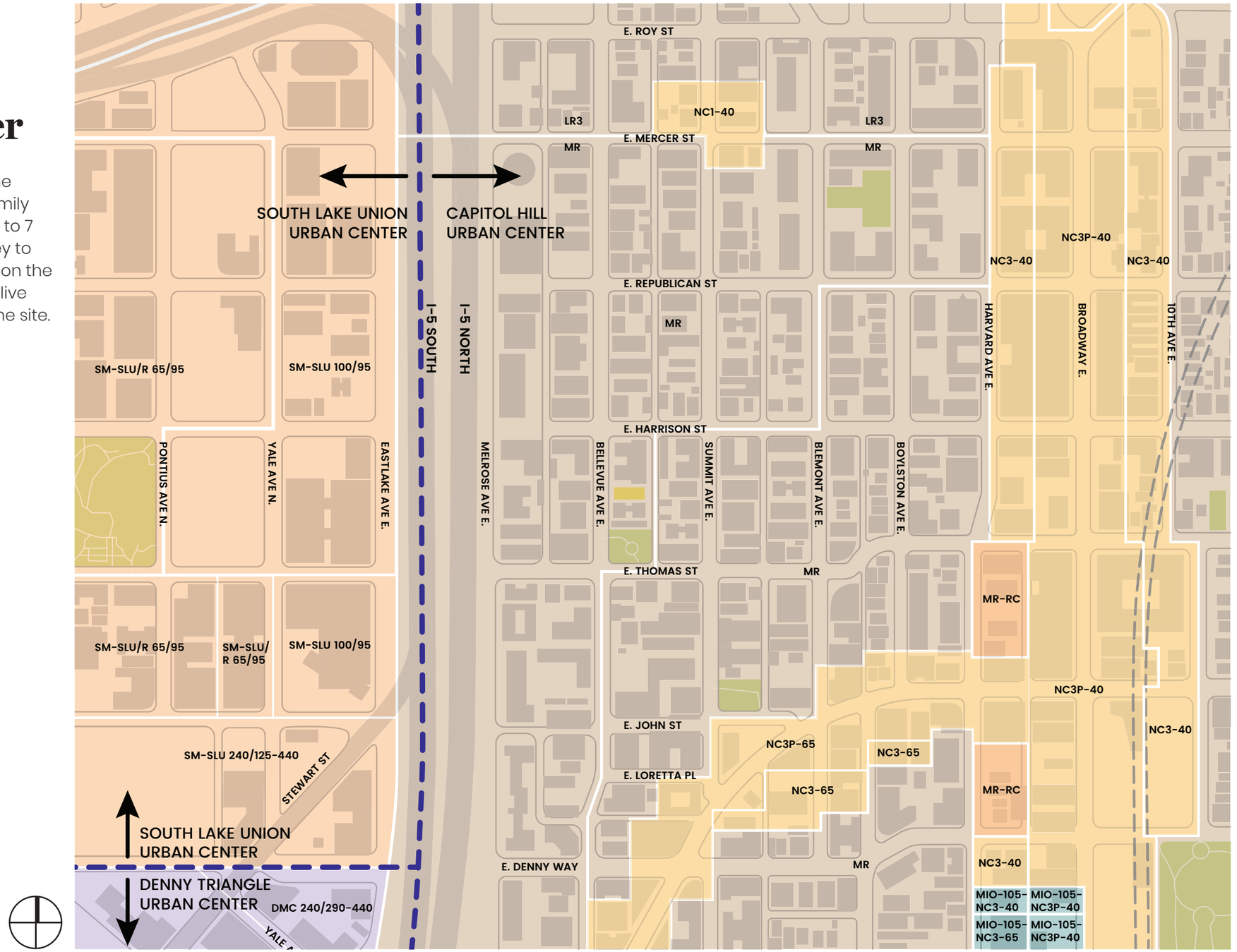
CODE COMPLIANT OPTION March 21 @ 3pm

SURROUNDING ZONING

Mid-Rise Zoning in the Capitol Hill Urban Center

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





ZONING SUMMARY

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

STREETSCAPES

Bellevue Avenue East



BELLEVUE AVENUE LOOKING EAST



BELLEVUE AVENUE LOOKING WEST

STREETSCAPES

Alley



ALLEY LOOKING EAST

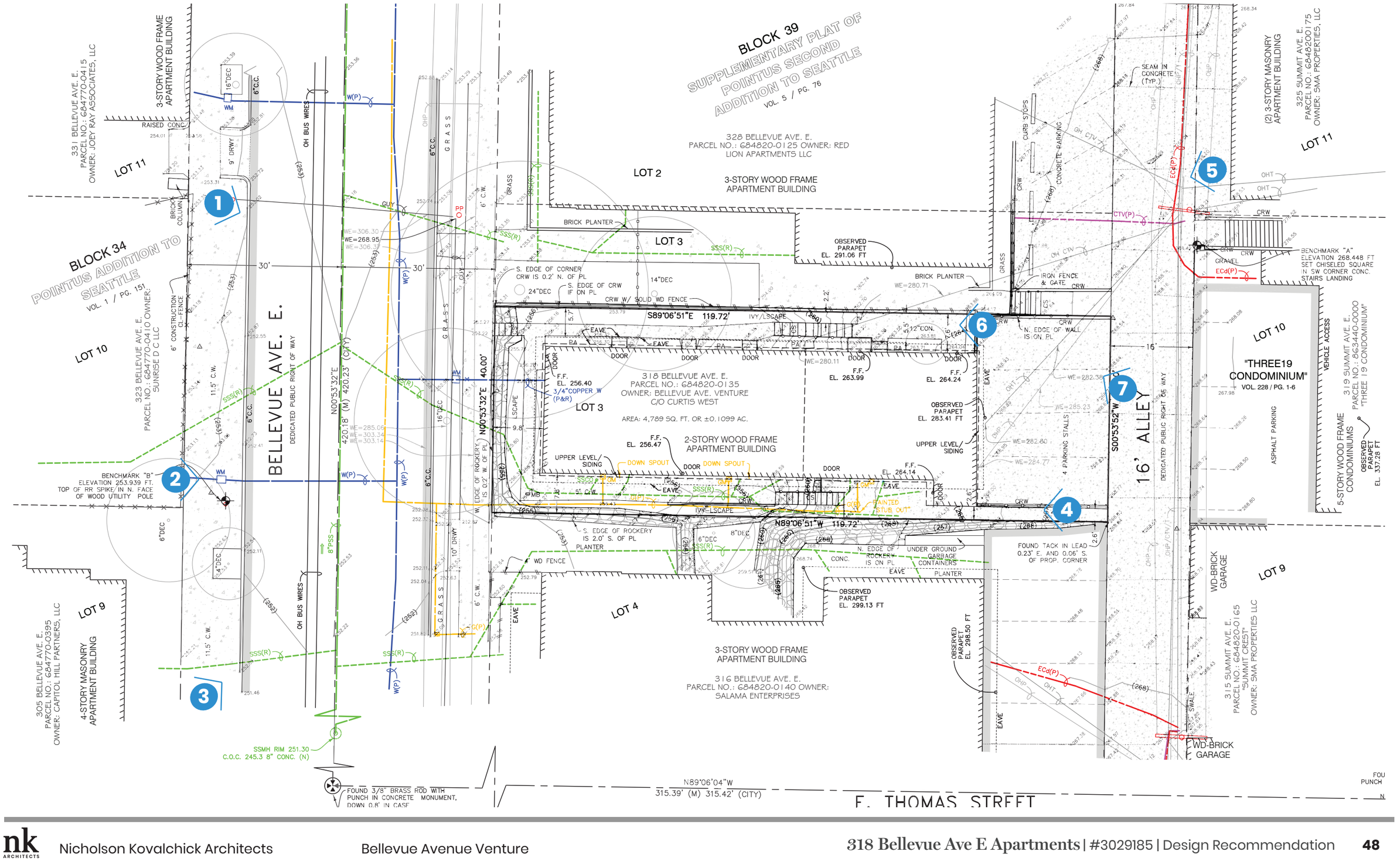


Thomas Street Mini Park

Site

ALLEY LOOKING WEST

EXISTING SITE PLAN



EXISTING SITE IMAGES

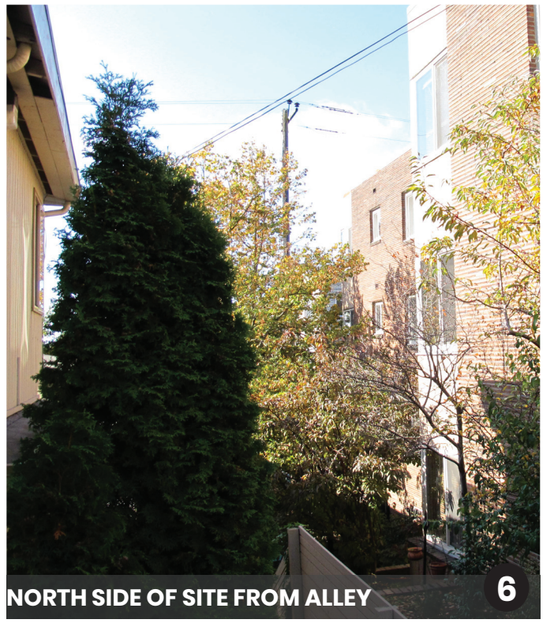

NW CORNER FROM BELLEVUE AVE 1


FRONT FROM BELLEVUE AVE 2


SW CORNER FROM BELLEVUE AVE 3


SOUTH SIDE OF SITE FROM ALLEY 4


REAR OF SITE FROM ALLEY 5


NORTH SIDE OF SITE FROM ALLEY 6



NE CORNER FROM ALLEY 7

NK PREVIOUS WORK


CAPITOL HILL LOFTS



CAPITOL CORE



ZEPHYR


STREAM HARRISON


WALLS BELLEVUE


STREAM BELMONT

nk
ARCHITECTS

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