

#3030738-LU
1415 Belmont Avenue
Administrative Design Review - Recommendation Phase
07/29/2020
Belmont 0119, LLC + SHW

SHW

PRIORITY GUIDELINES

CS1.I.i/ii ELEVATION CHANGE AND STEPS WITH GRADE:
Step the elevation of ground floors so that building entrances and ground floors roughly match the street grade. Design the building massing to step with grade using techniques such as changes in the levels of upper floors, breaks in the roofline, and vertical and horizontal modulation.

Staff supports locating the entry level to allow for a primary entry that matches grade. Landscape and hardscape step with grade and respond to the shift in massing to frame the entryway. Datums at the roofline and recessed entry soffit step with grade and visually connect to existing neighbors to the north and south along Belmont Avenue.

CS2.II.i SITE CHARACTERISTICS:
Massing and articulation should respond to the established Pike Pine development pattern of street facing façade widths and mid-block depth.

Staff supports the massing response of the projecting bay to maintain the streetscape as exhibited by the character structure to the south. Brick color and stepped landscaping continues existing street patterns.

CS2.III.ii SMALL SITE DEVELOPMENT:
a. Design new development on small lots to enhance the pedestrian environment and minimize parking and service uses along the street frontage. b. Maintain a continuous street wall and discourage front setbacks. c. Provide rear and side setbacks to maximize access to light, air, and usable space between structures, minimize exposed blank walls, create usable open space, or separate parking from the street front. d. Consider opportunities for unique design treatments on small sites.

The proposal maintains the strong street wall established by the south neighboring Belmont Apartments. Patios are provided to the north where a larger than required setback is provided. Units predominantly face north towards East Pike Street to capture views and access light and air created by the setback. The northeast building massing is most visible from the East Pike Street approach and features brick and large corner windows.

CS2.IV.i SCALE AND FORM :
Design new structures to be compatible in scale and form with surrounding context. a. Design facade widths to respond to the historic Pike/Pine context and scale. b. Design larger new structures to maintain established streetscape proportions. c. Introduce architectural variety to achieve desired bulk and scale relationships. d. For new development that is taller than the nearby context, design upper stories to reduce the appearance of bulk, including upper level setbacks.

Vertical modulation is used to visually divide the building into smaller bays. Rigorous window and balcony placement, stepping parapets and upper-level setbacks to the east and north further define the massing and responds to the various context restraints. Fabricated elements including gates, screening, balconies and guardrails are present at all levels and sides of the building. The design continuity of these elements delivers additional support to the scale and form of the building.

CS3.II.i MAINTAIN BLOCK FACE RHYTHM AND CONTINUITY:
Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

Staff supports the centralized primary entry which maintains block face rhythm and continuity. The material transition with integrated signage, recessed entry and contrasting door finish are all interpretations of building characteristics seen around the neighborhood. The building is strong in form with minimal modulation and upper-level setbacks. The windows are in a consistent and legible pattern and materials relate to the expression of articulation. Brick is applied as a focal material to anchor the corners of the building and have a sturdy relationship with grade.

CS3.II.ii BALANCE COMPATIBILITY WITH CREATIVITY:
Design new structures for compatibility with existing context while allowing for creative expression, response to unique conditions, and adaptability to the changing function of the area. a. Carefully design building details and proportions, and use of high quality materials consistent with the neighborhood's signature buildings. b. Design new structures with a strong overall composition and design concept.

High-quality windows, appropriately scaled to the building massing and facade are provided. A combination of window groupings with infill panels and punched openings are tailored to siding application and orientation of the massing. The brick massing carries around corners where adjacent massing is lowered. Where fall protection is required at lowered parapets a metal/ vertical picket style railing is proposed. The profile is minimized to maximum extent possible and the finish is in a light color.

PL1.I.iii NORTH-SOUTH AVENUES, WEST OF BROADWAY:
Street frontages in these areas where a greater residential emphasis is appropriate should include landscaped open space or other pedestrian amenities that "soften" the street edge.

In accordance with SDOT the street pavers will be preserved. A similar permeable paving pattern is proposed on both sides of the right-of-way where entry and access points are connecting with the street. The landscape palette has been developed to include layered plantings with a variety of textures along the street edge. A Autumn Moon Maple tree is located in the front yard to highlight the entry. Integrated seating at the entry adds additional scale elements to the entry design.

PL3.I.ii ENTRY DESIGN:
Residential entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

The central entry to the building remains and is enhanced with additional glazing and lighting. The material transition above the recessed entry creates a logical location for integrated signage.

DC3.I.i BALCONIES:
Locate balconies to respond to neighborhood context and enhance livability for residents. Upper level balconies should be designed to provide usable open space and articulation and are most appropriate on streets where a residential emphasis is desired.

This block of Belmont Avenue stitches the First Hill and Capitol Hill neighborhoods and has strong residential character. Private balconies and decks are provided at three sides of the building and are at the upper levels to capture views and maintain distance and privacy from adjacent residential uses.

DC3.II.i COMPLIMENT OPEN SPACES:
Locate and design street level landscaping to complement open space areas on the development site and to soften street edges.

The on-site landscaping palette extends into the ROW planting strip. The pedestrian experience is further enhanced by grouping planting beds across the sidewalk, creating a rhythm of hardscape and planting.

DC4.A.1 EXTERIOR FINISH MATERIALS:
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The material concept uses a limited palette which is common in older character structures in the neighborhood. A burgundy-brown brick is the anchor material and is used at all levels and sides of the building, not just limited to the street-facing facade. Corrugated metal panel in a lighter silver tone has a fine grain vertical texture and is expressed at the vertical core components. Fiber cement panel, in a lighter color to match the metal and compliment the brick provides relief in the scale and texture to the other materials.

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 vehicle parking proposed.

ADDRESS

1415 Belmont Avenue, Seattle WA 98122
SDCI #3030738-LU

PROJECT TEAM

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

PROJECT INFO

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

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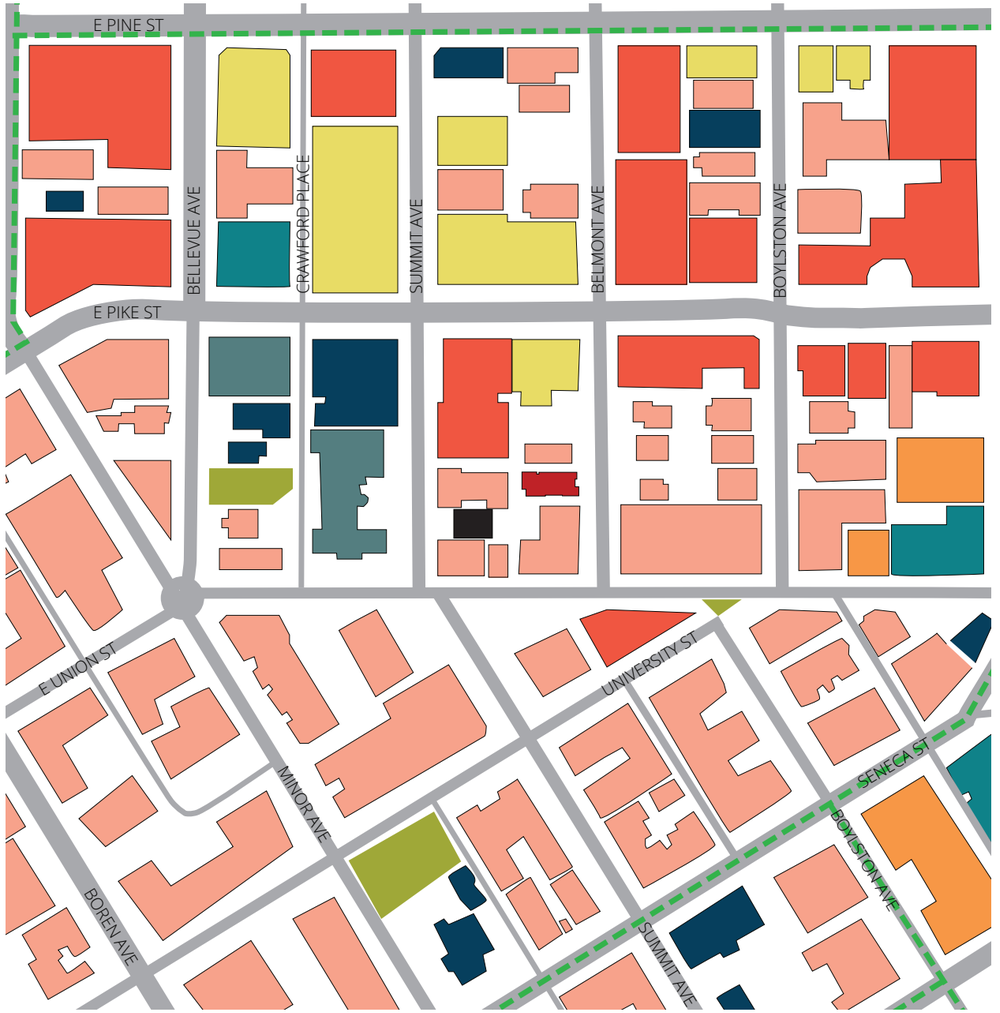
Zone:	MR (M)	
Overlays:	First Hill/Capitol Hill Urban Center Parking Flexibility	
23.41.004.A	Design Review Threshold	Administrative Design Review = 8,000 GFA but less than 35,000 GFA
23.45.517.B.2	FAR limits w/ MHA suffix	4.50 FAR
23.45.510.E	Area Exempt from FAR	All underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, which ever is lower
23.54.015.E.9	Area Exempt from FAR	Bicycle parking located inside the building for SEDUs
23.45.517.D.2	Structure Base Height	80' above average grade
23.45.530	Green Building Standard	Required if project exceeds 3.45 FAR in MR zone
23.45.514.J.2	Parapet Bonus	Parapet may extend 4' above height limit
23.45.514.J.5	Rooftop Features	Stair + Elevator penthouses may extend 16' above height limit if co-located in a common penthouse structure
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	5% of residential gross floor area
23.45.524.2.b	Landscape Requirement	Green factor of 0.50 min.
23.45.524.B	Street Trees	Required for any new development
23.54.015.A	Required Parking	Residential use in Urban Center Village = no parking required
23.54.015.D.2	Bicycle parking	SEDU: long-term = 1 per unit / short-term = 1 per 20 units
23.54.040	Waste & Recycling Storage	Residential: 375 sf + 4 sf per unit above 50 *Reduction may be approved by SPU



Figure - Ground

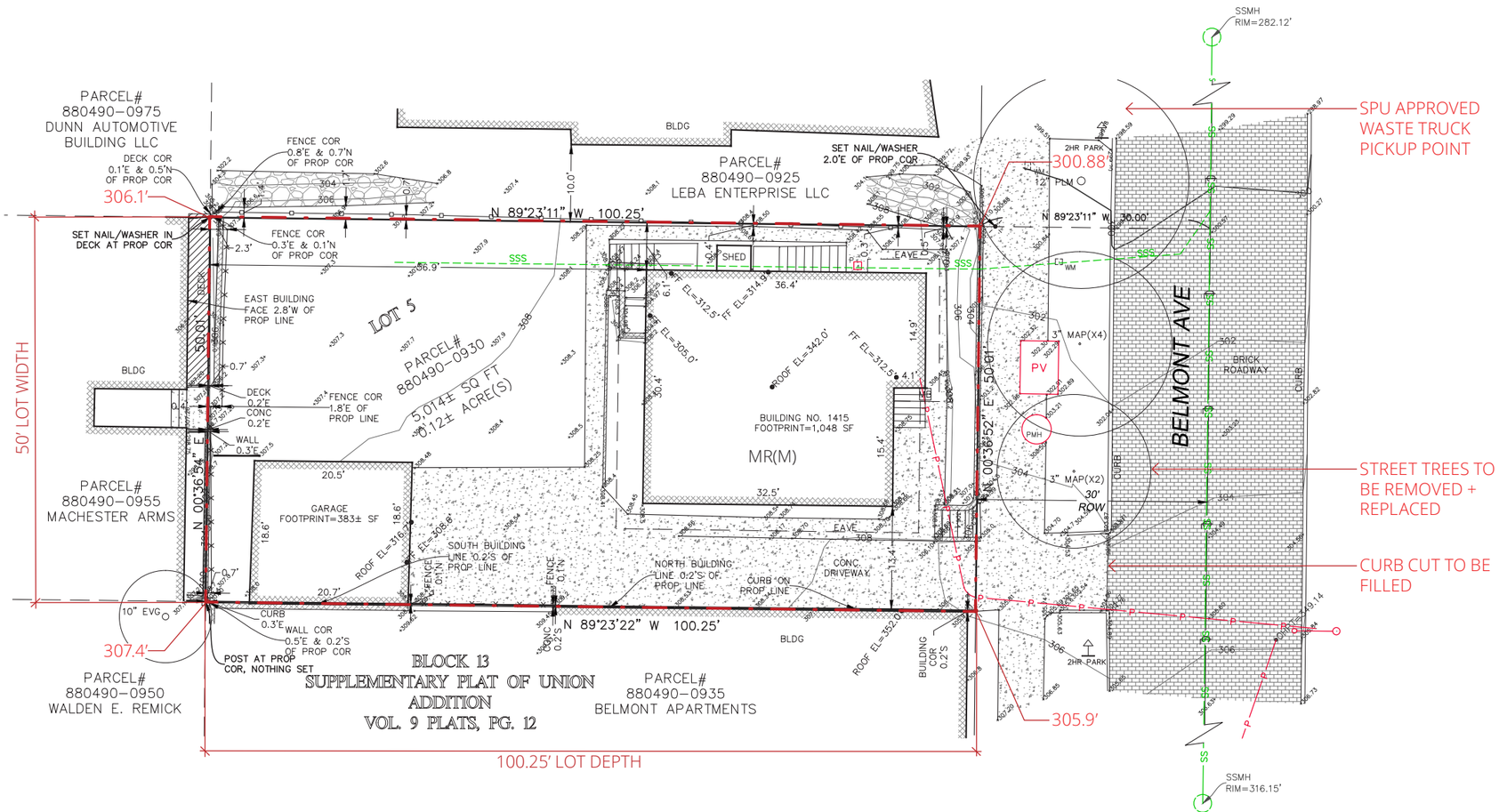


Zoning
The site is zoned MR(M) with NC3P-75 (M) to the north and HR(M) to the south. There is a small section of M10-160-HR to the southwest of the property. MHA zoning applies.



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 office buildings for three major medical campuses.

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 provided with Master Use permit submittal.

Property Line


Frontage on Belmont Avenue


Northeast property corner at sidewalk

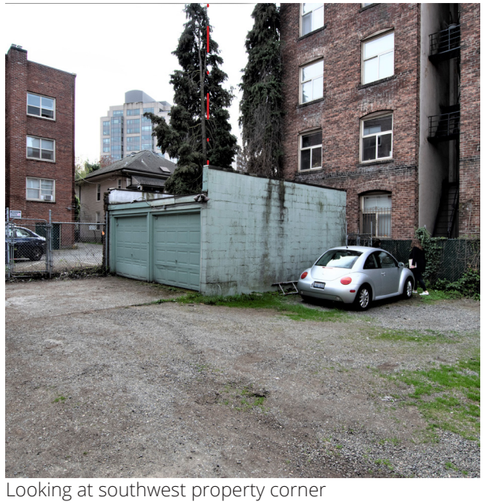

South property line at neighboring building

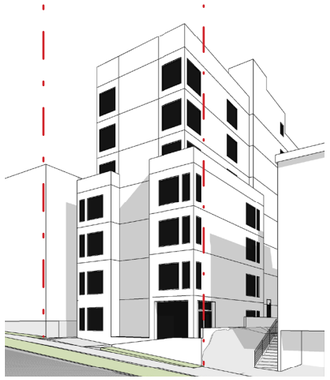

Looking at northwest property corner


Looking at north neighbor

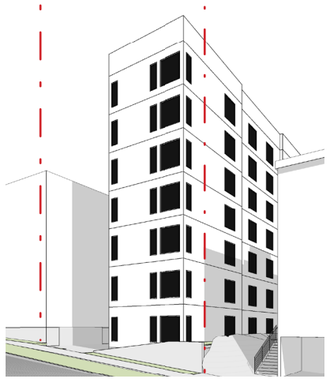

North property line looking east


Looking at south neighbor


Looking at southwest property corner



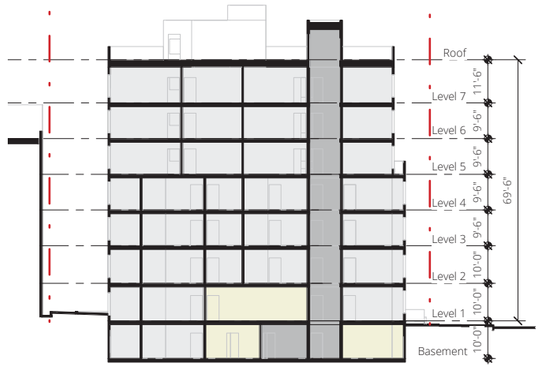
Perspective - Scheme A: Code Compliant



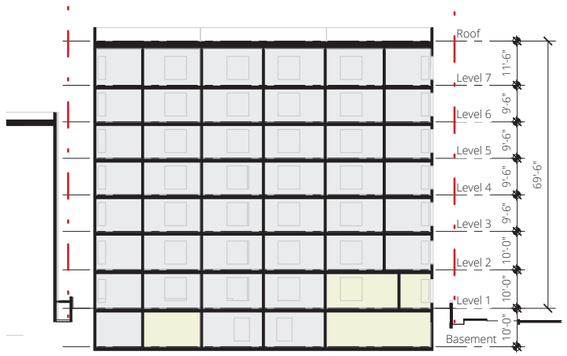
Perspective - Scheme B: Alternate



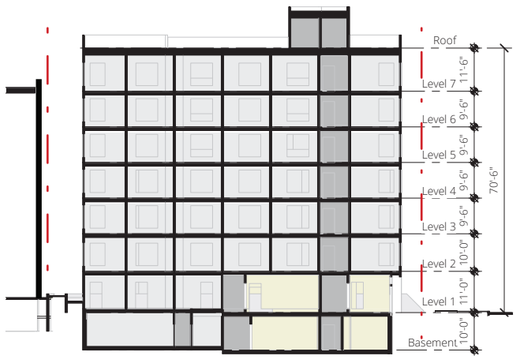
Perspective - Scheme C: Preferred



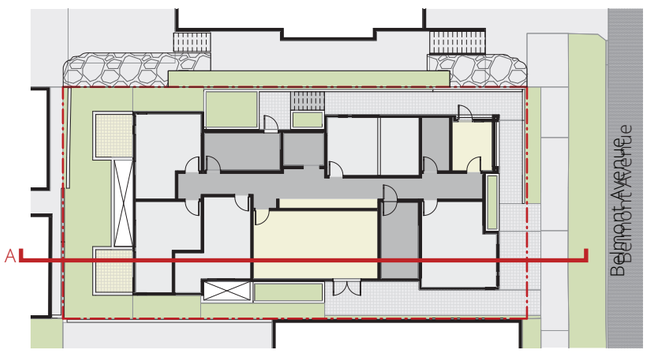
Section - Scheme A: Code Compliant



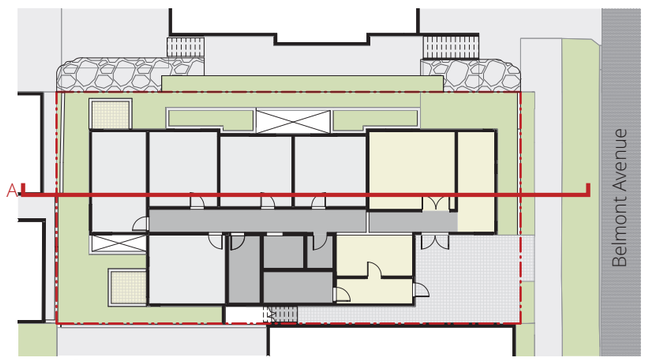
Section - Scheme B: Alternate



Section - Scheme C: Preferred



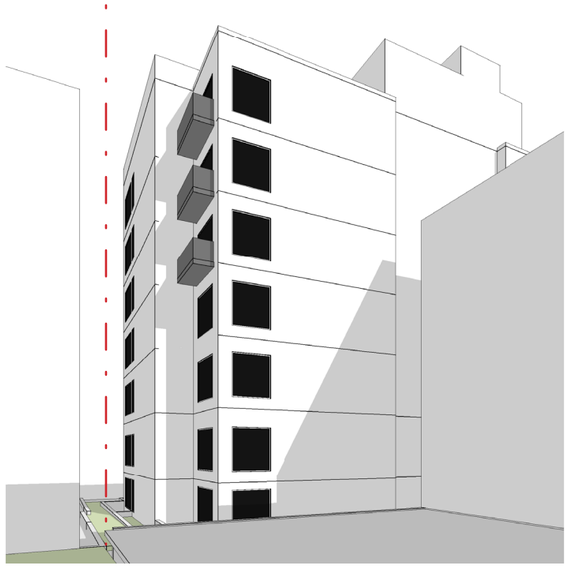
Plan - Scheme A: Code Compliant



Plan - Scheme B: Alternate



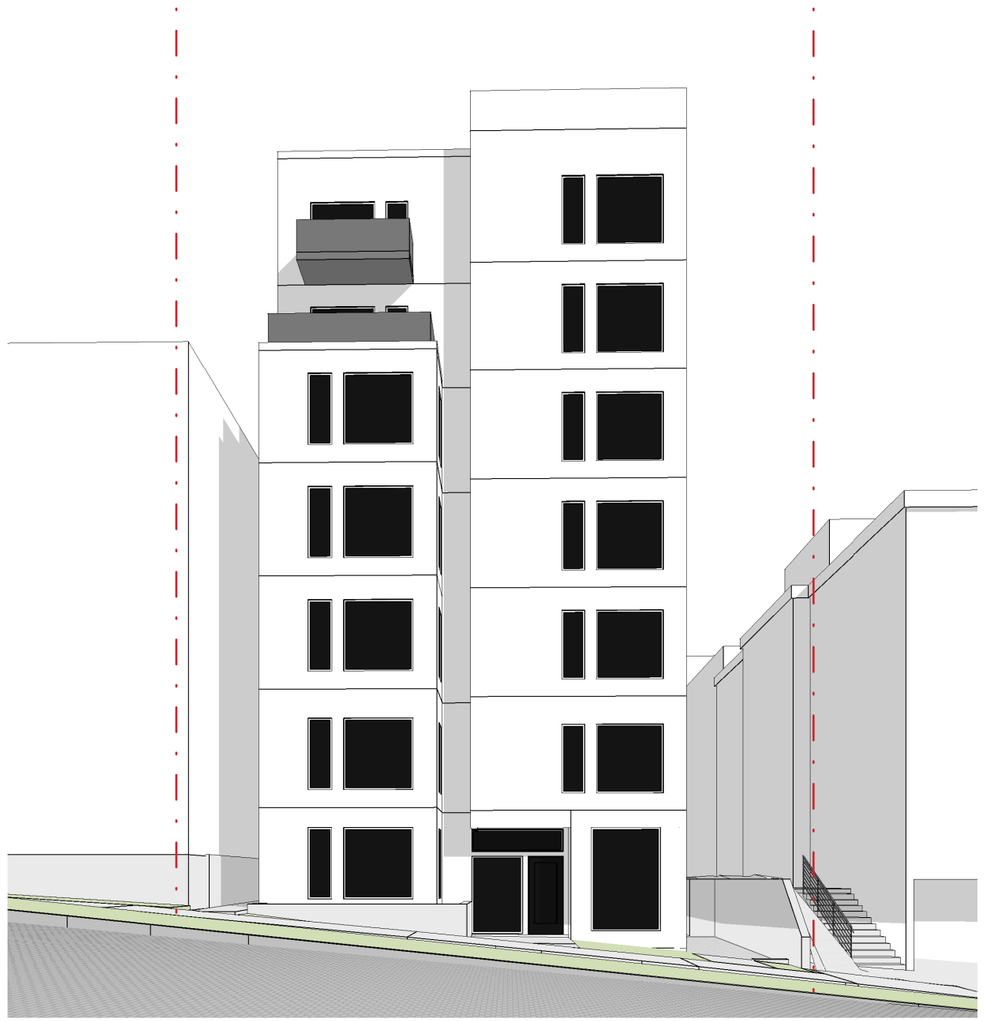
Plan - Scheme C: Preferred



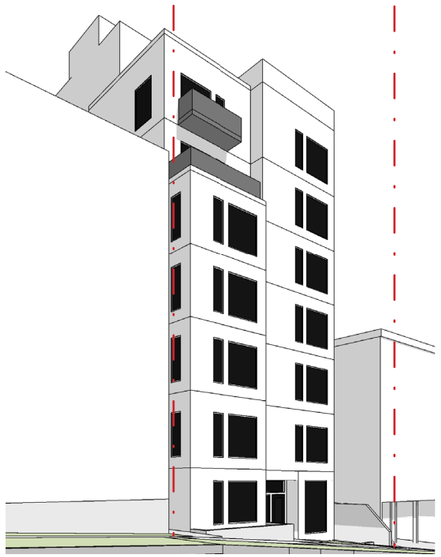
Looking southeast



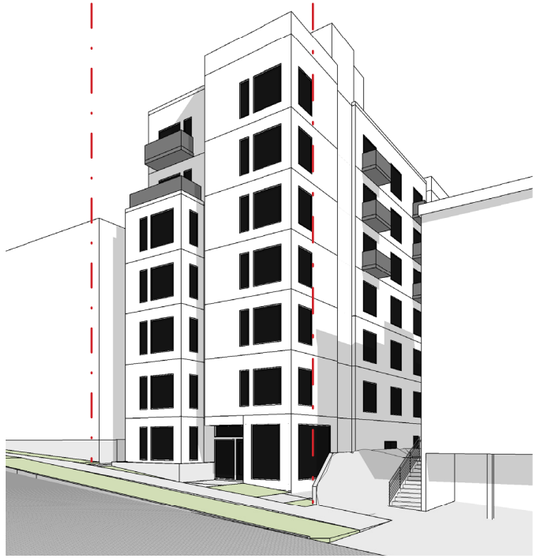
Aerial



Looking west from Belmont Avenue



Looking northwest from Belmont Avenue



Looking southwest from Belmont Avenue

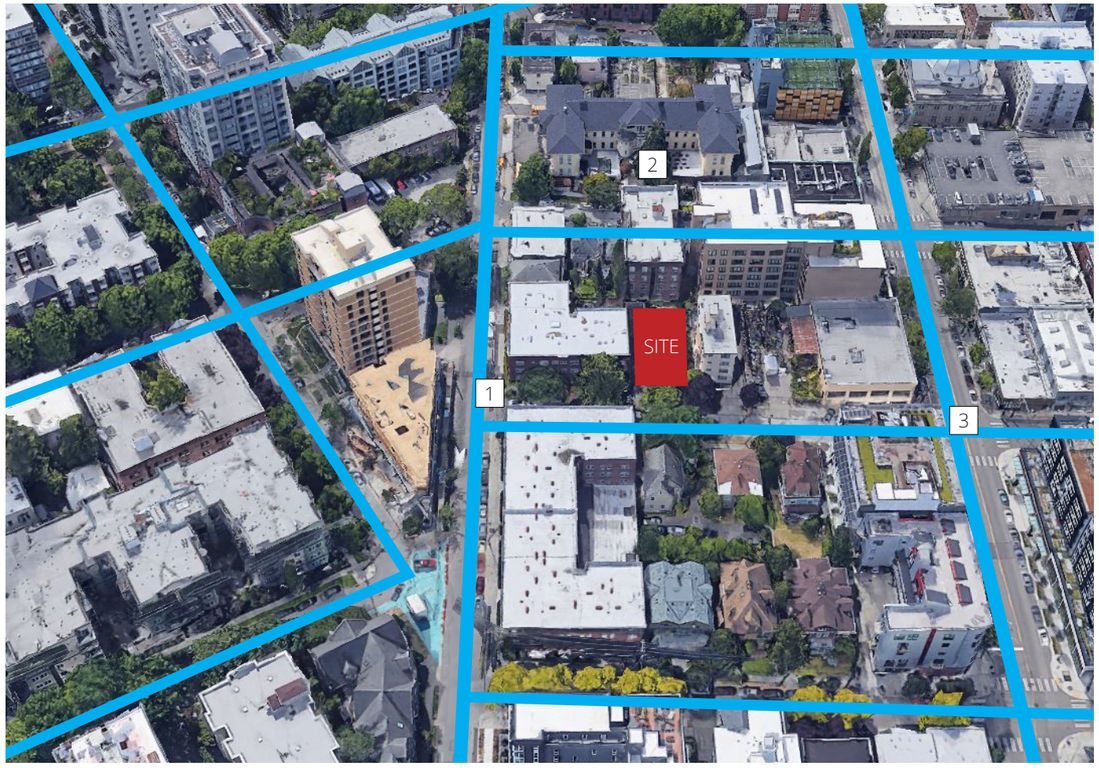


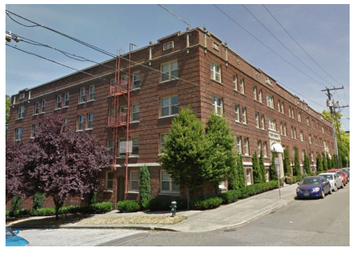
EDG Concept Rendering - Northeast view from Belmont Avenue



Recommendation Rendering - Northeast view from Belmont Avenue

Aerial - Neighborhood Street Grid Transition





1 Belmont Apartments - First Hill/Capitol Hill Transition Building



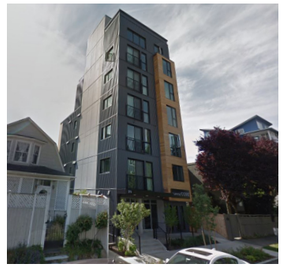
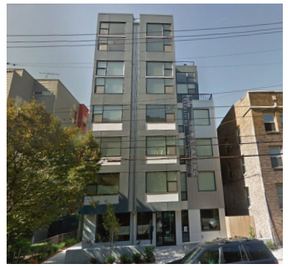
2 Manchester Arms Apartments - Mid-block Transition Building



3 Cove Apartments - Pike/Pine Commercial

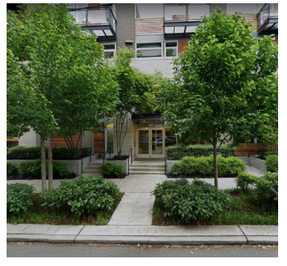
The street grid transitions at the edge of the First Hill neighborhood. As grade falls down towards East Pike Street the context characteristics transition in age (old to new), use (residential to commercial) and materiality (traditional masonry to modern panelized systems). The proposed design demonstrates a positive response to this transition by incorporating design cues seen throughout the East-West blocks, West of Broadway including strong building form with minimal modulation, no upper-level setbacks and clean termination at the top of the building.

Neighborhood Context







Concept Messaging

Mid-rise Infill:

- Vertical articulation is common where frontage is limited and neighboring buildings are non-conforming.
- Window placement and roof lines are used to create horizontal datums with neighbors.

Massing and Roof Forms:

- Single volume massing with clean upper-level termination.
- Strong material-to-massing relationship relying on the building cladding to define the upper edge of the structure.
- Balcony rhythm creates bays that organize the facade and break down scale.

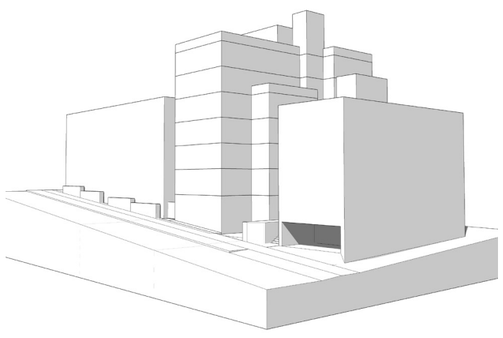
Materiality and Expression:

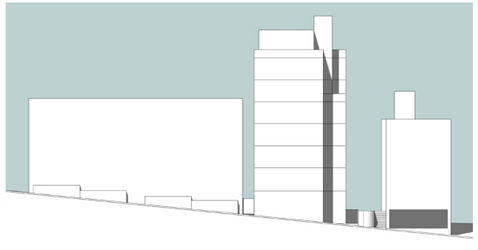
- Rigorous window patterns
- Grid expression with masonry columns and panel and window bays are common in Auto Row buildings.
- Brick in a traditional color and coursing is a common texture found in neighborhood character structures.
- Building name or addressing commonly placed at material trim or where materials transition.

Entry and Streetscape:

- Articulated entry condition
- Strong visibility and connection to the sidewalk.
- Landscape transition buffers residential uses at grade and provides interest for pedestrians.

GUIDANCE RESPONSE - MASSING & STEPPING WITH GRADE

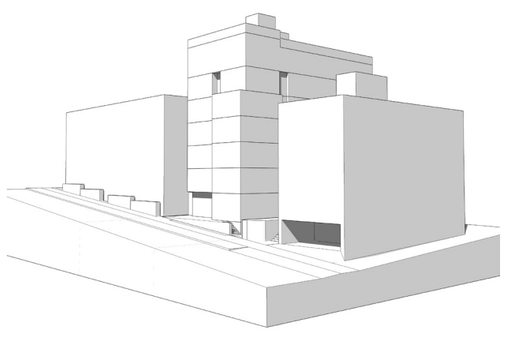


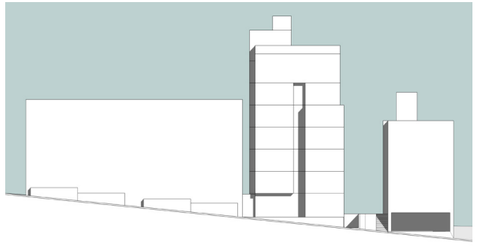


MASSING STUDY #1:

Exploration:
- Increase presence of street wall condition
- Strong termination where massing meets grade
- Setback and stepping at south end of site

Conclusions:
- Massing is out of balance, a more delicate approach is needed to better relate to south structure
- Successful in shaping street edge and creating an entry space but leaves no room for a residential transition
- Setback and stepping is disconnected from the over-articulated top of building and proportion of the primary massing

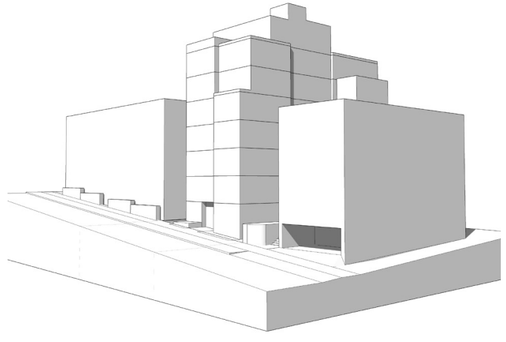


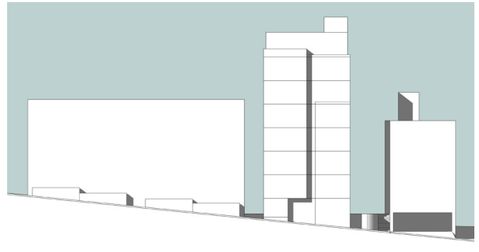


MASSING STUDY #2:

Exploration:
- Vertical articulation to break down perceived mass
- Street wall massing with upper-level setback at south end of site
- Parapet stepping
- Massing and entry relationship

Conclusions:
- Vertical articulation accentuates the corner element and is more balanced
- Massing presence from Pike Street is strong but the stepping and street wall relationship with the south structure is lost
- No relationship between stepping and articulation
- Recessed entry relates to overall massing concept but visibility is limited at each approach on Belmont Avenue

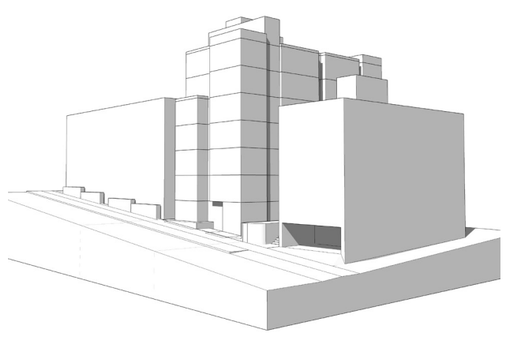




MASSING STUDY #3:

Exploration:
- Parapets and street wall massing step with grade
- Use vertical articulation to define the primary entry
- Shift massing north away from character structure

Conclusions:
- Massing relationship with neighboring south structure is lost. The stair and elevator massing overwhelms the stepping
- The shift in massing successfully demarcates the centralized entry but massing closest to the street blocks views from the busy East Pike Street approach
- Core is located at visible facade facing neighbors to the north placing more units south facing the adjacent blank wall condition





PROPOSED MASSING:

Conclusions:
- Provide a balanced composition at the street (CS3.II.i MAINTAIN BLOCK FACE RHYTHM AND CONTINUITY)
- Engage with the street wall condition to the south in a thoughtful way (CS2.III.ii SMALL SITE DEVELOPMENT)
- Architectural presence at massing that is most visible from East Pike Street where the pedestrian traffic is high (CS3.II.ii BALANCE COMPATIBILITY WITH CREATIVITY)
- Balance vertical articulation and parapet stepping to break down perceived mass and provide interest at the top of the building (CS2.IV.i SCALE AND FORM)
- Use massing and articulation strategies to create a central, identifiable entry (CS1.I.i/ii ELEVATION CHANGE AND STEPS WITH GRADE)
- Provide adequate transition space where massing meets grade and is most visible from the street (DC3. II.i COMPLIMENT OPEN SPACES)

BLANK

PERSPECTIVE

Design Response

① DESIGN GUIDANCE CS2.IV.I SCALE AND FORM, CS1.I.I ELEVATION CHANGE, CS2.II.II SITE CHARACTERISTICS, CS2.III.II SMALL SITE DEVELOPMENT
A larger than required setback is provided along the north property line. Stepped parapet heights, vertical articulation and a strong arrangement of windows and balconies create bays that break down the scale of the massing to be compatible with surrounding context.

Fabricated elements including gates, screening, balconies and guardrails are present at all levels and sides of the building. The design continuity of these elements delivers additional support to the scale and form of the building.

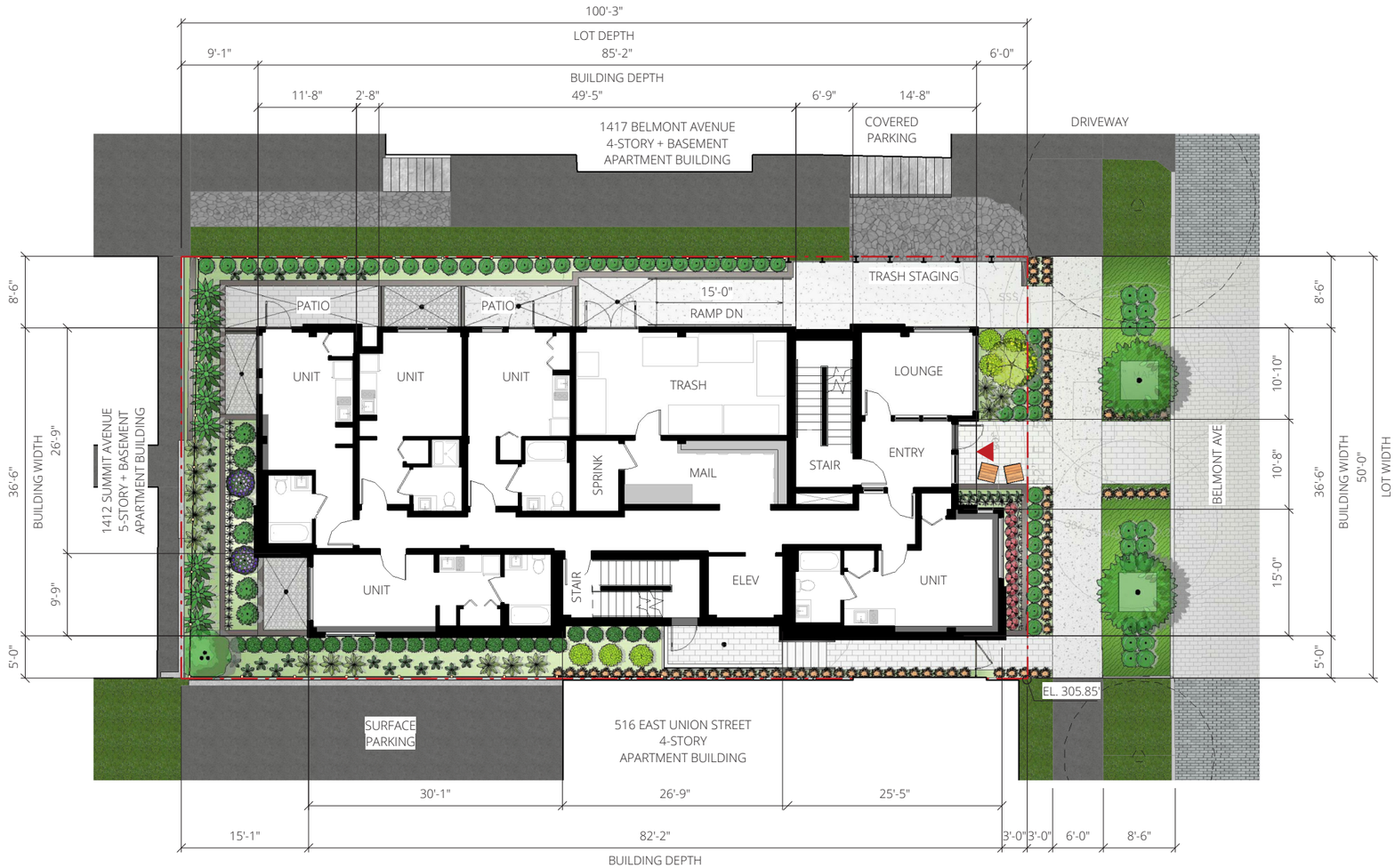
At EDG staff supported a primary entrance that matches street grade and the massing response of the projecting bay to maintain the existing strong streetscape exhibited by the structure to the south. Response to the sloping condition and the neighbor have been maintained.

② DESIGN GUIDANCE CS3.II.ii BALANCE COMPATIBILITY WITH CREATIVITY, CS3.I.i RESPOND TO TRADITION, CS3.II.i MAINTAIN BLOCK FACE RHYTHM AND CONTINUITY
In keeping with architectural expression of nearby buildings the overall forms are simple. The material color palette is consistent, clean with a light expression to allow the fine-grained, rich texture of the brick to stand out.

The proposed windows are appropriately scaled to the building massing and facade. The horizontal and vertical cross bars exhibit a residential quality and is cohesive throughout the building. Window and panel patterns respond to the massing and primary material application. At the brick the arrangement enhances the vertical bays. At the paneling the windows are punched with meticulous alignment at panel breaks and balconies.

Staff supports the centralized primary entry which maintains block face rhythm and continuity. The material transition with integrated signage, recessed entry and contrasting door finish are all interpretations of building characteristics seen around the neighborhood.





Design Response

③ DESIGN GUIDANCE PL1.I.iii NORTH-SOUTH AVENUES , WEST OF BROADWAY, DC3.II.i COMPLIMENT OPEN SPACES
Both Public Comment and SDCI staff reference the existing stone pavers in Belmont Ave as an important contribution to the character of the block. In accordance with SDOT the street pavers will be preserved. A similar permeable paving pattern is proposed on both sides of the right-of-way where entry and access points are connecting with the street.

The landscape palette has been developed to include plantings with layered textures along the street edge. Species grouped to frame the entry change color and flower providing seasonal variety. The grassy textures, right-of-way edge plantings and focal tree supported by staff at EDG have been maintained.

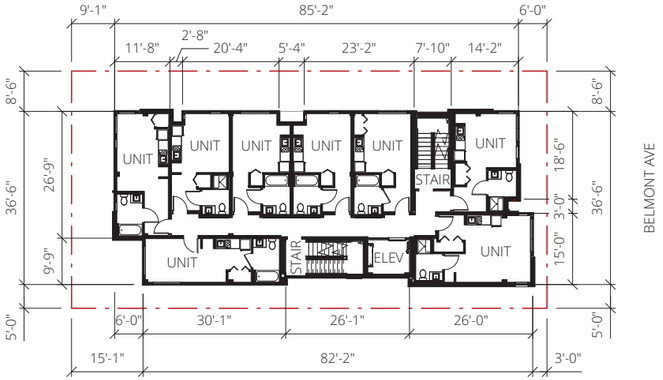
The on-site landscaping palette extends into the planting strip. The pedestrian experience is further enhanced by grouping planting beds across the sidewalk, creating a rhythm of hard-scape and landscape. The new development proposes filling in a large curb cut providing space for an additional street tree and reconnecting with the right-of-way patterns to the south.

Entry

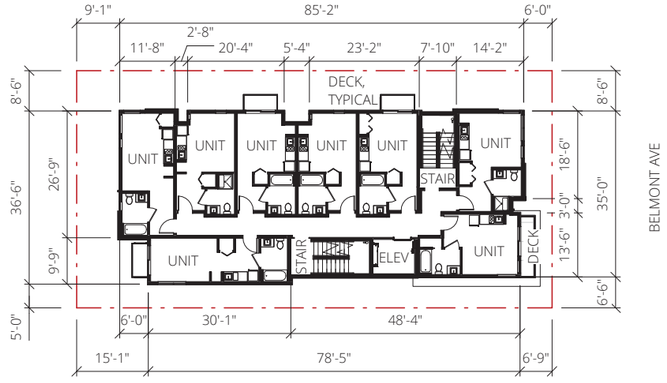
Property Line

SCALE: 1/16″ = 1′-0″

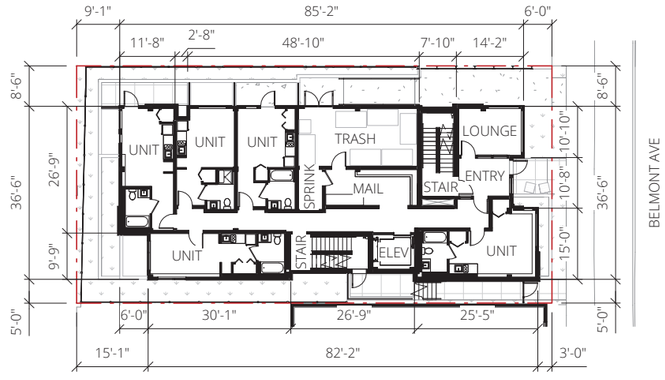
BUILDING PLANS



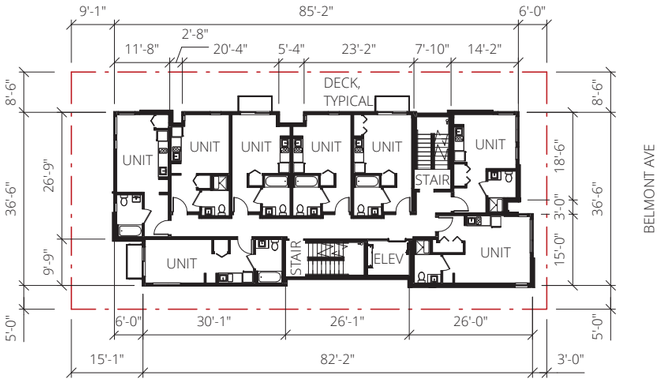
Level 2



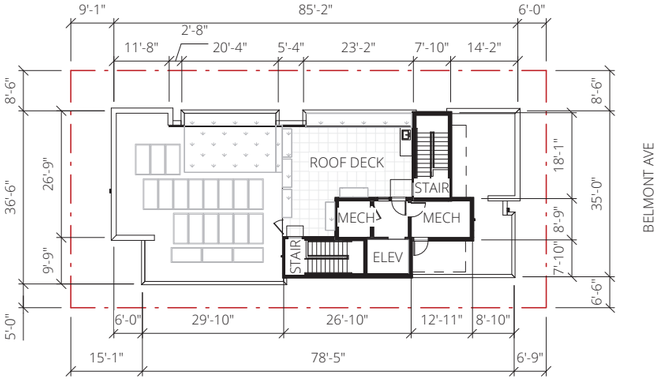
Level 6



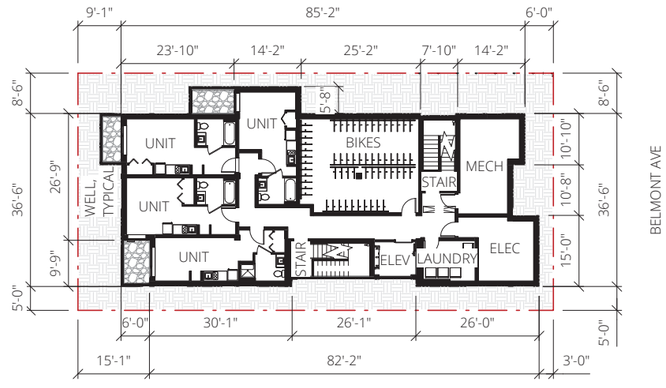
Level 1



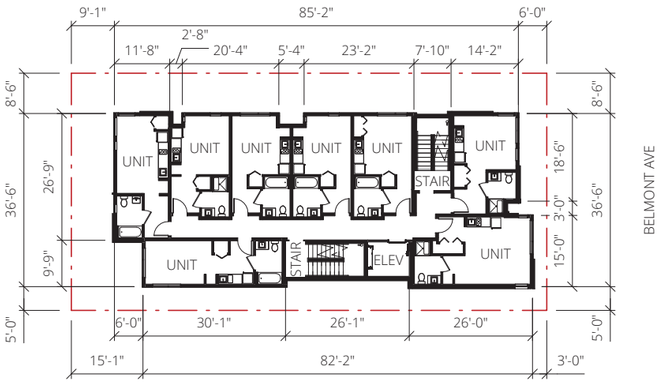
Level 5



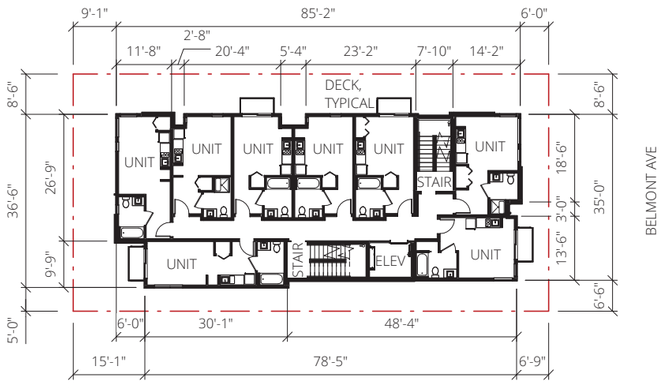
Roof



Basement

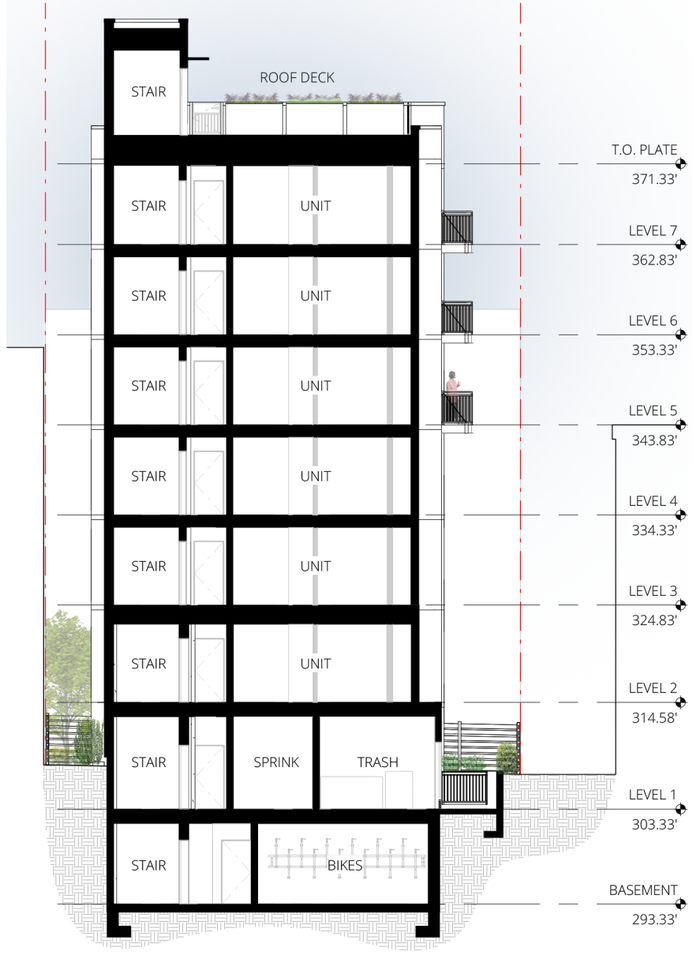


Level 3 - 4

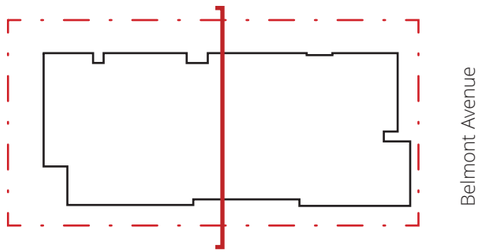


Level 7

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

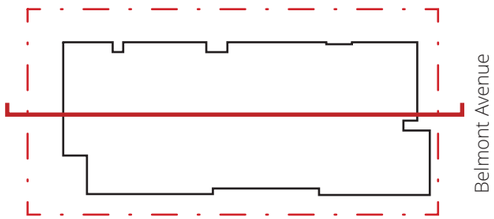


Section A





Section B



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

ELEVATIONS: EAST
SCALE: 3/32" = 1'-0"



Standard Brick Veneer, Running Bond "Ironwashed Brown-Burgundy"



24 GA Corrugated Metal Siding, Vertical Orientation "Metallic Silver"



Fiber Cement Panel, Smooth, Painted Benjamin Moore "Silver Lake"



Fiber Cement Infill Panel, Smooth, Painted Benjamin Moore "Chantilly Lace"



Vinyl Window, White



Cast in Place Concrete Wall or Planter



Metal Bolt-on Deck with Tiebacks, "Silver Metallic Finish"



Metal Railings, Vertical Pickets with Double Top Rail "Silver Metallic Finish"

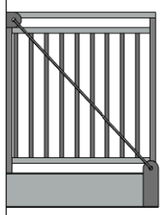


Cedar Privacy Fence "Clear Coat"



Metal Security Gate "Silver Metallic Finish"





Balcony Details
- 9" metal channel frame
- Composite wood decking
- Tie-rod and knife plate profile to match height of guardrail

Railing Details
- 1.5" square metal posts and crossbars
- Double top rail, single bottom rail, 4" spacing
- 1" square metal vertical pickets, 4" spacing

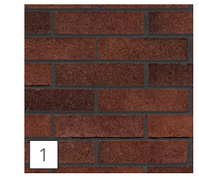
Balcony and Railing Details



ELEVATIONS: NORTH

SCALE: 3/32" = 1'-0"

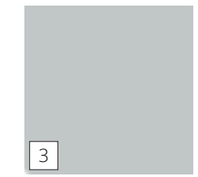




1 Standard Brick Veneer, Running Bond "Ironwashed Brown-Burgundy"



2 24 GA Corrugated Metal Siding, Vertical Orientation "Metallic Silver"



3 Fiber Cement Panel, Smooth, Painted Benjamin Moore "Silver Lake"



4 Fiber Cement Infill Panel, Smooth, Painted Benjamin Moore "Chantilly Lace"



5 Vinyl Window, White



6 Cast in Place Concrete Wall or Planter



7 Metal Bolt-on Deck with Tiebacks, "Silver Metallic Finish"



8 Metal Railings, Vertical Pickets with Double Top Rail "Silver Metallic Finish"



9 Cedar Privacy Fence "Clear Coat"



10 Metal Security Gate "Silver Metallic Finish"

ELEVATIONS: WEST
SCALE: 3/32" = 1'-0"



Standard Brick Veneer, Running Bond "Ironwashed Brown-Burgundy"



24 GA Corrugated Metal Siding, Vertical Orientation "Metallic Silver"



Fiber Cement Panel, Smooth, Painted Benjamin Moore "Silver Lake"



Fiber Cement Infill Panel, Smooth, Painted Benjamin Moore "Chantilly Lace"



Vinyl Window, White



Cast in Place Concrete Wall or Planter



Metal Bolt-on Deck with Tiebacks, "Silver Metallic Finish"



Metal Railings, Vertical Pickets with Double Top Rail "Silver Metallic Finish"



Cedar Privacy Fence "Clear Coat"



Metal Security Gate "Silver Metallic Finish"



ELEVATIONS: SOUTH
SCALE: 3/32" = 1'-0"




1

Standard Brick Veneer, Running Bond "Ironwashed Brown-Burgundy"


2

24 GA Corrugated Metal Siding, Vertical Orientation "Metallic Silver"


3

Fiber Cement Panel, Smooth, Painted Benjamin Moore "Silver Lake"


4

Fiber Cement Infill Panel, Smooth, Painted Benjamin Moore "Chantilly Lace"


5

Vinyl Window, White


6

Cast in Place Concrete Wall or Planter


7

Metal Bolt-on Deck with Tiebacks, "Silver Metallic Finish"


8

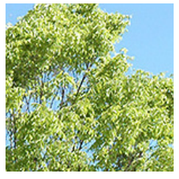
Metal Railings, Vertical Pickets with Double Top Rail "Silver Metallic Finish"


9

Cedar Privacy Fence "Clear Coat"


10

Metal Security Gate "Silver Metallic Finish"







1. Green Vase Zelkova Tree
2. Autumn Moon Maple Tree
3. Limelight Hydrangea
4. Orange Sedge
5. Mount Vernon Laurel

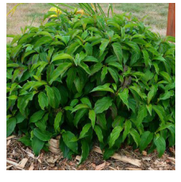






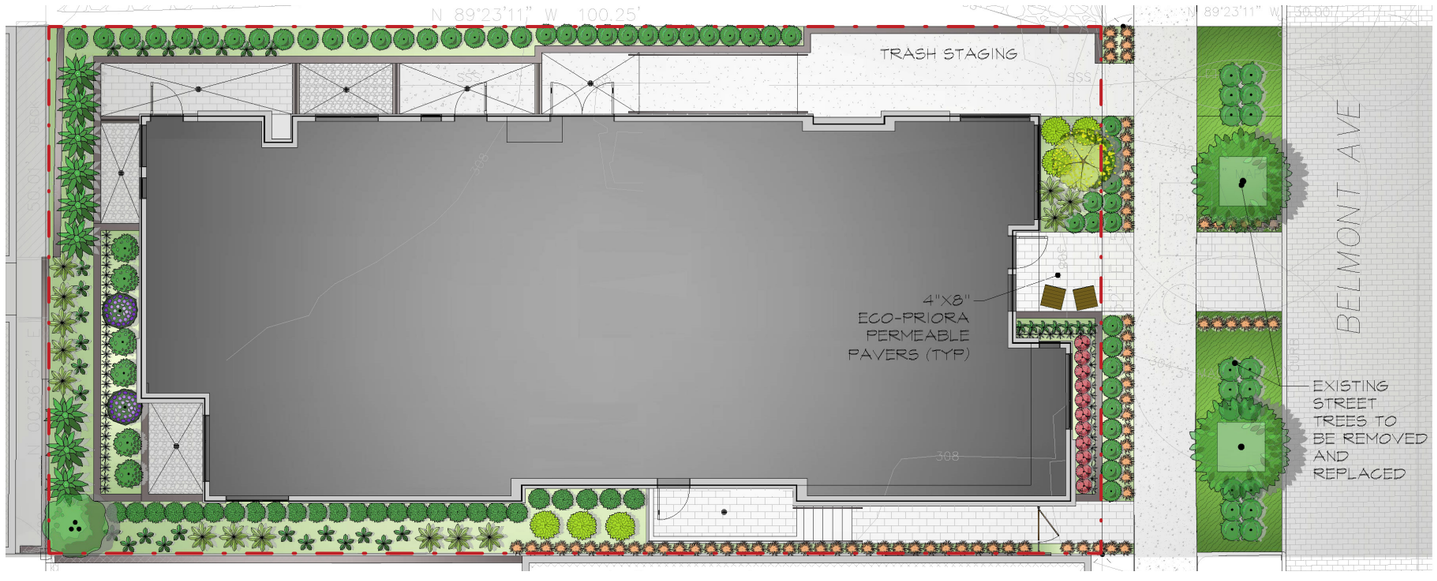
6. Fragrant Sarcococca
7. Vine Maple Tree
8. Boxleaf Euonymus
9. Lily of the Valley Bush
10. Mahonia Soft Caress







11. Black Lace Elderberry
12. Tatarian Dogwood
13. Kelseyi Dogwood
14. Solomon's Seal
15. Concrete Pavers



SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Zelkova serrata 'Greenvase' / Green Vase Zelkova

SHRUBS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex testacea / Orange Sedge
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
	Euonymus japonicus 'Microphyllus' / Boxleaf Eunonymus
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Nassella tenuissima / Mexican Feather Grass
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary
	Sarcococca ruscifolia / Fragrant Sarcococca

BIORETENTION	BOTANICAL / COMMON NAME
	Cornus alba / Tatarian Dogwood
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Juncus patens 'Elk Blue' / Spreading Rush
	Polygonatum odoratum / Solomon's Seal
	Sambucus nigra 'Black Lace' / Black Lace Elderberry

GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Sun & Shade Mix

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Zelkova serrata 'Greenvase' / Green Vase Zelkova

SHRUBS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex testacea / Orange Sedge
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
	Euonymus japonicus 'Microphyllus' / Boxleaf Eunonymus
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Nassella tenuissima / Mexican Feather Grass
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary
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BIORETENTION	BOTANICAL / COMMON NAME
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GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Sun & Shade Mix



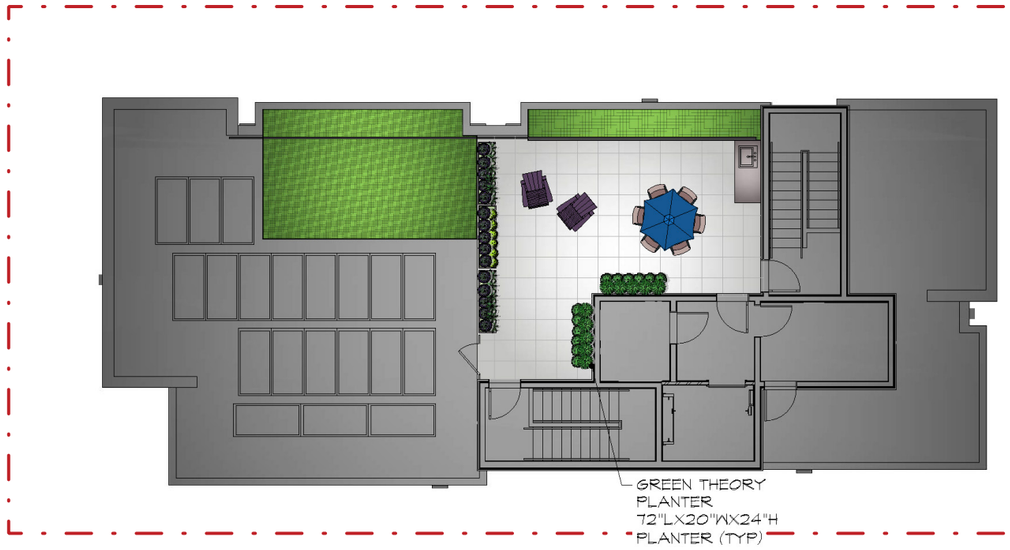
1. Feather Reed Grass
2. Diamond Heights Ceanothus
3. Hidcote Blue Lavender



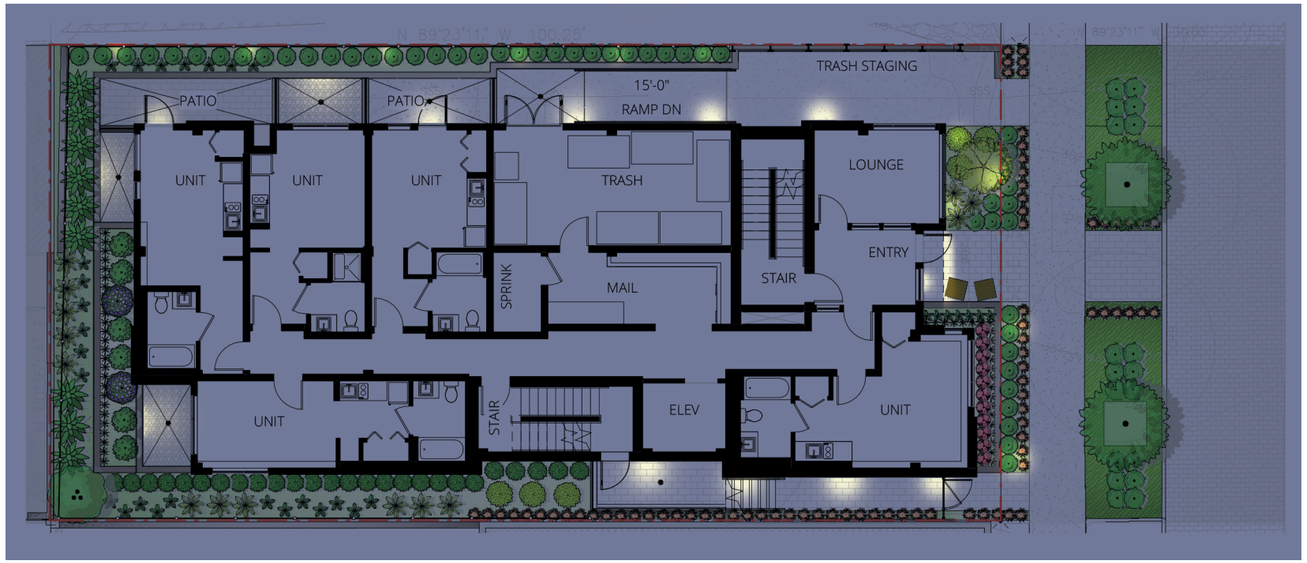
4. Creeping Rosemary
5. Big Blue Lily Turf
6. Etera Tile / Sun & Shade Mix



7. Exterior Railing
8. Aluminum Planters
9. Concrete Pavers



SCALE: NTS



Site Lighting Plan

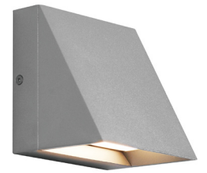


Roof Lighting Plan

SCALE: NTS



Wall Sconce - Walkways



Wall Sconce - Entries



Backlit Addressing



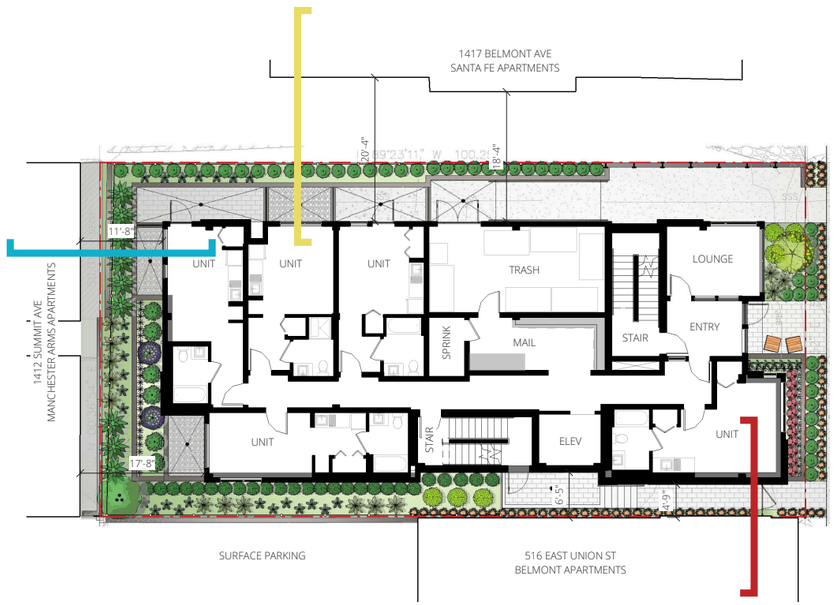
Step Light



Landscape Lighting



Pathway Lighting



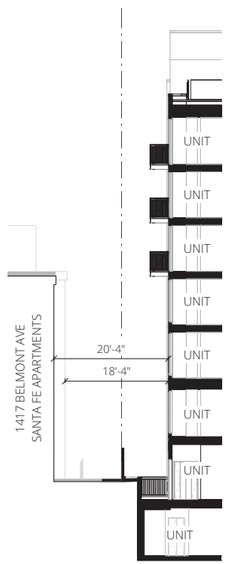
Site Plan

North Neighbor
Window Study

- 20 feet of building separation alleviates minimal window overlap.
- Neighboring entry berm and new privacy fence maintain separation of uses at grade.
- New landscaping added to fence line to buffer edge.
- Trash staging is concealed by retaining and rockery wall.
- Unit balconies placed above roof line to mitigate noise and views directed at neighbor.



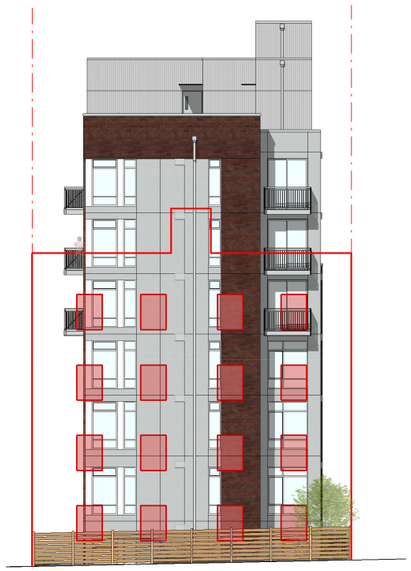
North Elevation



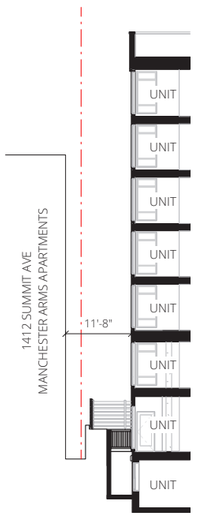
North Section

West Neighbor
Window Study

- 15 feet of building separation where window overlap is greatest, window overlap is minimal otherwise.
- Corner windows at both properties offer broader view range, not primarily directed west.
- New privacy fence secures edge and neighboring. walkway at west lot line
- Landscaping along entire edge, when mature, will be visible to neighbors.



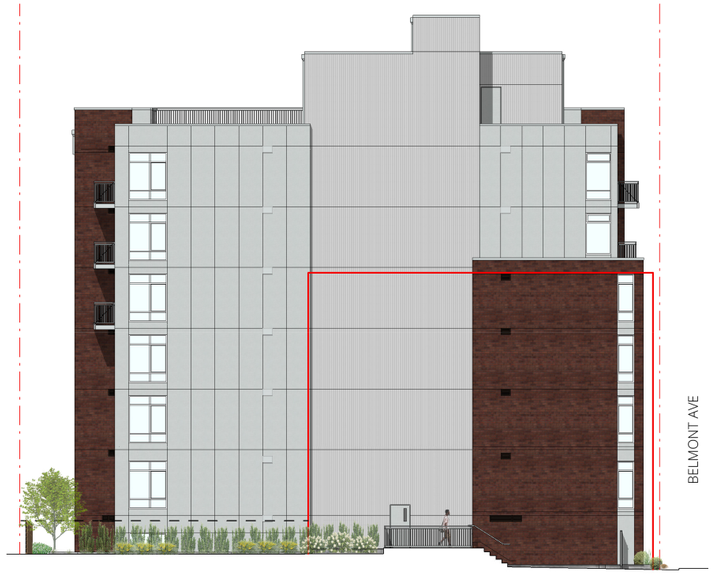
West Elevation



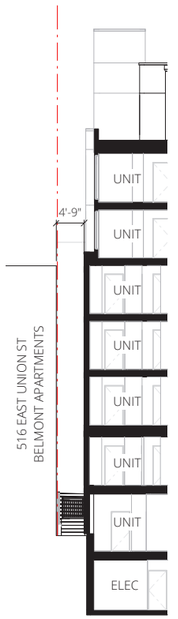
West Section

South Neighbor
Window Study

- No Belmont Apartment windows face subject property.
- Privacy fence and security gate complete perimeter barrier.
- Variety of plantings and trees along southern edge provide interest for units at grade and buffers adjacent parking lot.
- Both building stepping and articulation respond to neighboring structure's form.



South Elevation



South Section

STREET-LEVEL DEVELOPMENT



Development Potential

Landscaping Pattern

Parking Pattern

Belmont Avenue Street Characteristics



1415 Belmont Avenue Street Characteristics



View looking south from East Pike Street Approach

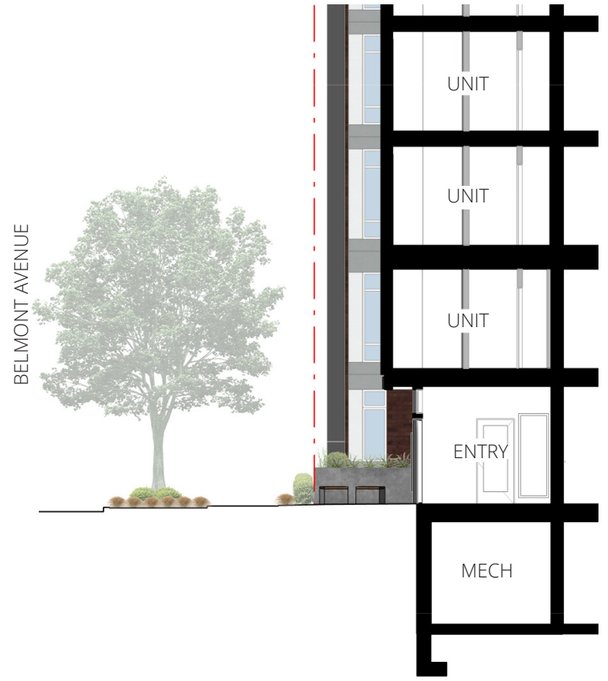


Perspective - Entry

Brick detailing, texture and color are compatible with the neighborhood's buildings (CS3.II.ii BALANCE COMPATIBILITY WITH CREATIVITY).

Addressing location is integrated into the exterior design and is part of the entry composition (PL3.I.ii ENTRY DESIGN).

Recessed entry is identifiable with direct, level access from the right-of-way (PL3.A.1 DESIGN OBJECTIVES).



Section - Entry



Plan - Entry

Elevated planter steps with grade and is a buffer for residential uses facing the street (PL3.B.1 RESIDENTIAL EDGES).

Large corner windows provide opportunity for natural observation at the residential entry corner (PL2.B.3 STREET LEVEL TRANSPARENCY).

Landscape and hardscape pattern are harmonious across the frontage (DC3.II.i COMPLIMENT OPEN SPACES).

Retaining Wall: Wood lagging and vertical metal piles provide a warm contrast to adjacent concrete and to adjacent hardscape.

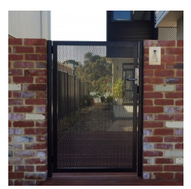
Building Addressing: Multi-color addressing with backlit numbers, scaled to fit within material transition above the entryway.

Security Gate: Protective vertical and horizontal stiles accompany the vertical picket design. The transition between buildings is secure and the design features are cohesive.

Entry Seating: Solid concrete cubes with wood slat bench-top are skewed in arrangement to provide a useful, permanent entry element.









SCALE: NTS

DEPARTURES

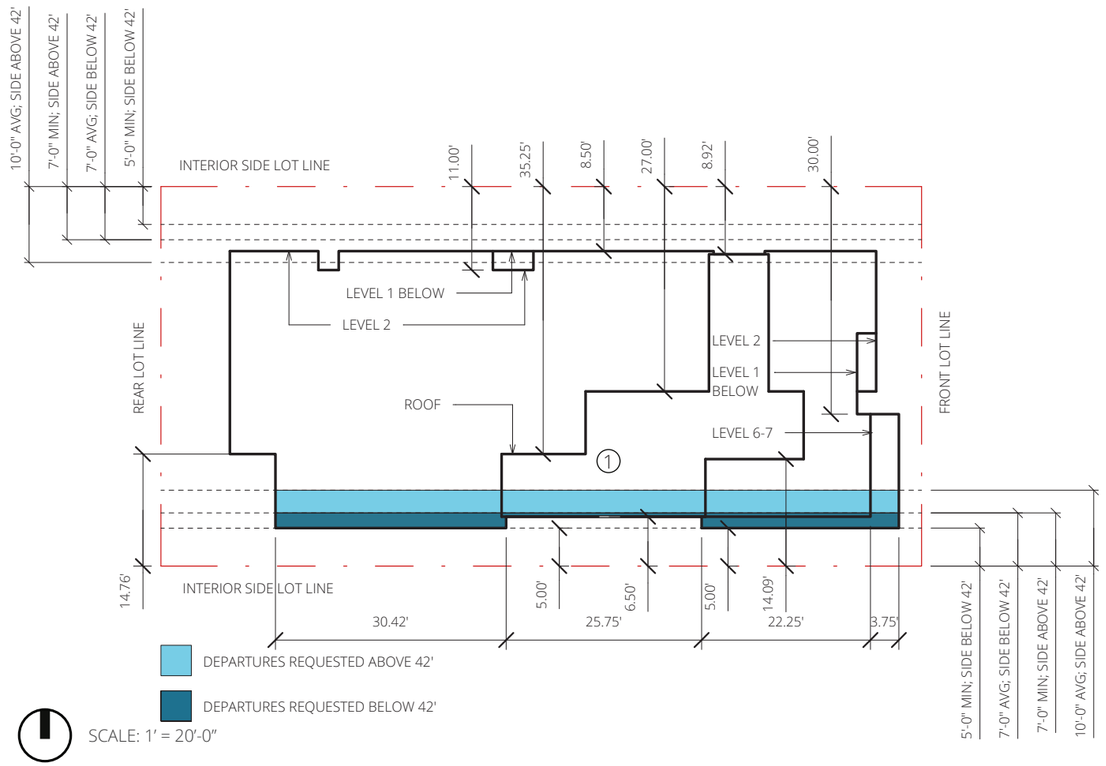
North Setback: SMC 23.23.45.518



North Setback
(side interior lot line above 42 ft)
Required: 10’ average, 7’ min
Proposed: 8.78’ average. 8.5’ min

EDG

REC: **ELIMINATED**
Justification:
Staff provided preliminary support for this departure request at EDG stating the articulation of the massing breaks down the perceived height, bulk and scale and implied architectural concept. Refining the penthouse massing and increased articulation of the gasket elements resulted in a greater than required upper-level setback therefore this departure has been eliminated.



SCALE: 1’ = 20’-0”

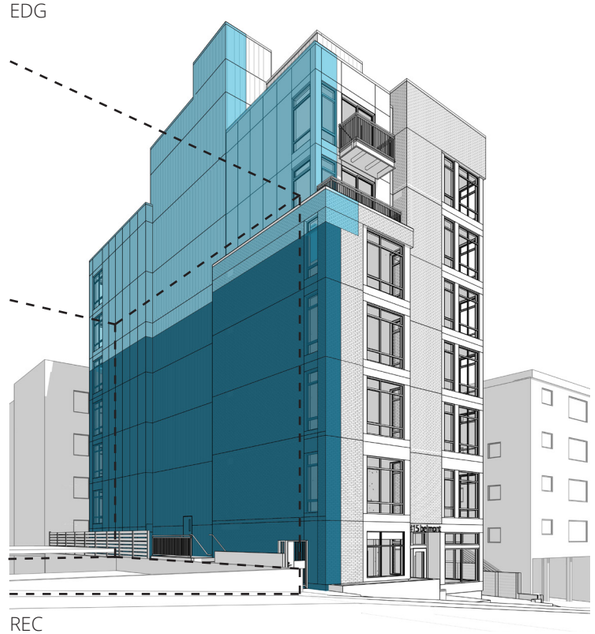
① South Setback: SMC 23.54.518



South Setback:
(side interior lot line above 42 ft)
Required: 10’ average, 7’ min
Proposed: 6.24’ average, 5’ min

South Setback
(side interior lot line below 42 ft)
Required: 7’ average, 5’ min
Proposed: 6.12’ average. 5’ min

EDG



REC

South Setback (side interior lot line above 42 ft)
Required: 10’ average, 7’ min
Proposed: 7.16’ average, 5’ min

South Setback (side interior lot line below 42 ft)
Required: 7’ average, 5’ min
Proposed: 6.09’ average. 5’ min

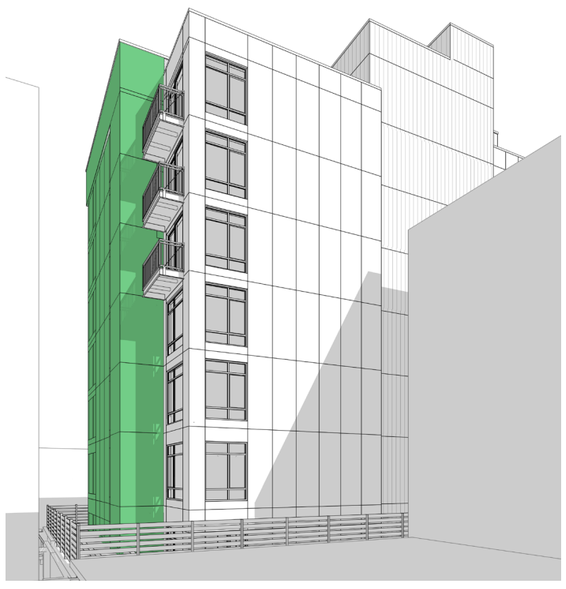
Justification:
The departures requested at this façade are key to the overall building parti. Shifting the massing south, as supported by Staff at EDG, continues the established street wall with the neighboring character structure and creates a greater than required setback at the north (CS2.II.i Site Characteristics & CS2.III.ii Small Site Development). The building core is partially concealed by moving the mass south allowing more units to face the increased setback to the north. An outline of the neighboring Belmont Apartments has been added for clarification.
The departure request above 42’ has been reduced by 0.92’. This reduction was accomplished by increasing the upper level setback at the southwest corner to further relate to the scale of the south neighbor (CS2.D.4: Massing Choices), reducing the parapet heights (CS2.IV.i: Scale and Form) and reconfiguring the penthouse to reduce the perceived bulk from the street (DC2.A.2: Reducing Perceived Mass).

② West Setback: SMC 23.54.518

West Setback
(rear lot line)
Required: 15’ min without alley
Proposed: 9.25’ min



EDG



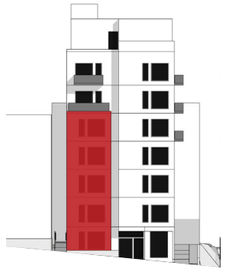
REC

West Setback (rear lot line)
Required: 15’ min without alley
Proposed: 9.09’ min, 10.63’ average

Justification:
Staff provided preliminary support finding the departure supports the implied architectural concept and breaks down height, bulk and scale through articulated massing (DC2.B.1 FACADE COMPOSITION).
The shift in massing is further supported by high quality material expression, carried around the whole of the building, not just where visible from the street (DC4.A.1 EXTERIOR FINISH MATERIALS).

③ East Setback: SMC 23.54.518

East Setback
(front lot line)
Required: 7’ average, 5’ min
Proposed: 7.91’ average, 3’ min



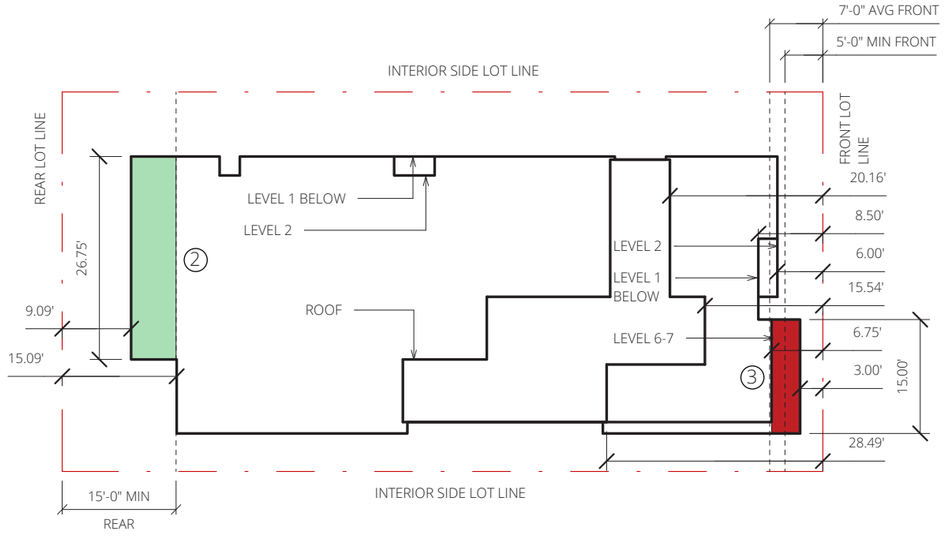
EDG



REC

East Setback (front lot line)
Required: 7’ average, 5’ min
Proposed: 7.64’ average, 3’ min

Justification:
Staff provided preliminary support finding the design allows for a continuous street edge and clear massing response to existing datum lines of the adjacent development.
This departure allows for a strong and continuous relationship to the street, while enhancing the pedestrian experience. The placement of balconies and railings further define the setbacks and datums created while adding detailed interest at the top of the building DC3.I.i BALCONIES). The brick color and coursing compliments the direct neighbor and responds to the material traditions in the neighborhood. (CS3.I.i RESPOND TO TRADITION)



DEPARTURES REQUESTED

SCALE: 1” = 20’-0”



4710 20th Avenue NE



5902 22nd Avenue NW



5201 Rainier Avenue S



600 E Howell Street



1806 23rd Avenue



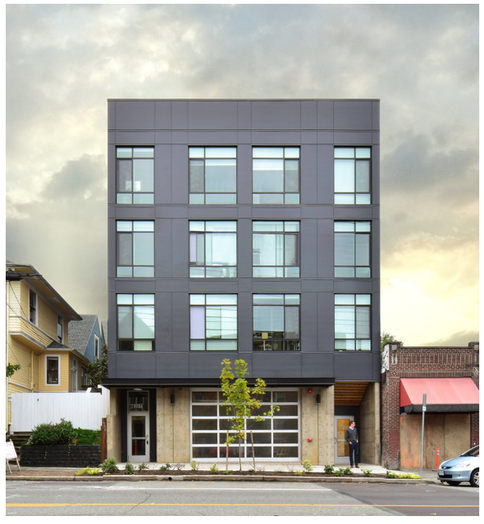
116 13th Avenue E



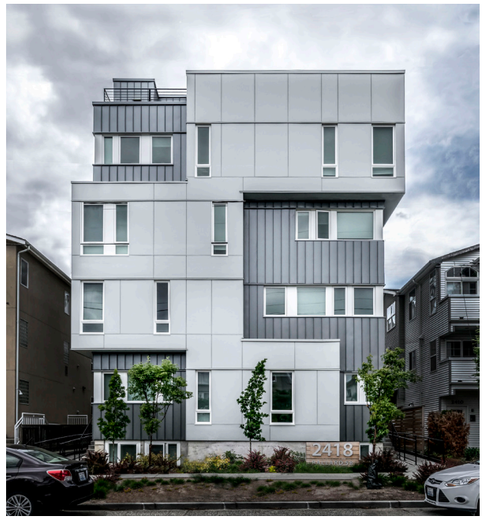
800 5th Avenue N



6301 15th Avenue NW



1728 12th Avenue



2418 NW 58th Street



420 Boylston Avenue E



1404 Boylston Avenue