

301 BELMONT

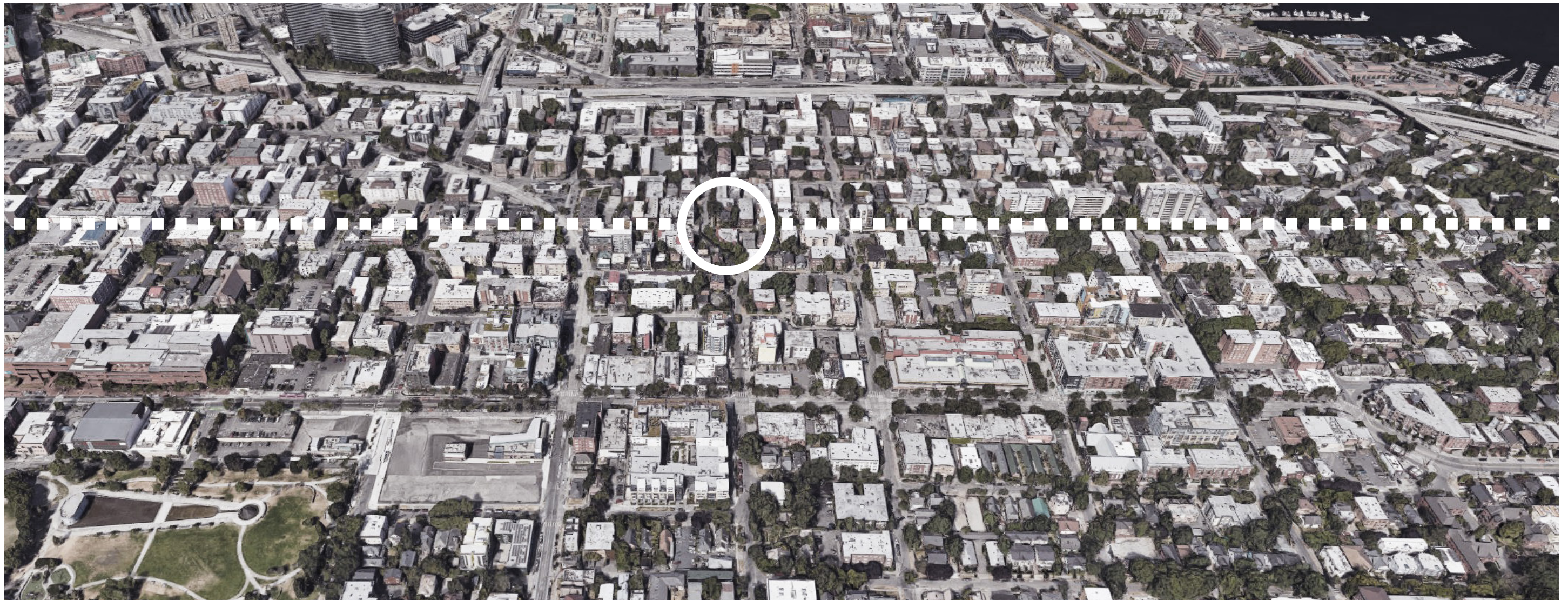
3032784-LU

East Design Review Board

Design Review Recommendation

12 November 2020

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proposal

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

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

The design proposal responds to five primary considerations:

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

contents

overview

development objectives3

context and site analysis

community nodes | historic landmarks4

setbacks analysis5

corner lot analysis6

existing site conditions8

design evolution

EDG design alternatives summary12

response to EDG priorities & recommendations16

concept development

landscape26

rendered elevations28

floor plans30

sections32

shadow study33

lighting & signage34

single stair alternate36

departures40

appendix

EDG supplemental sheets46

architect | developer housing projects52

community nodes | historic landmarks



1
View from roof terrace



3
Tashkent Park



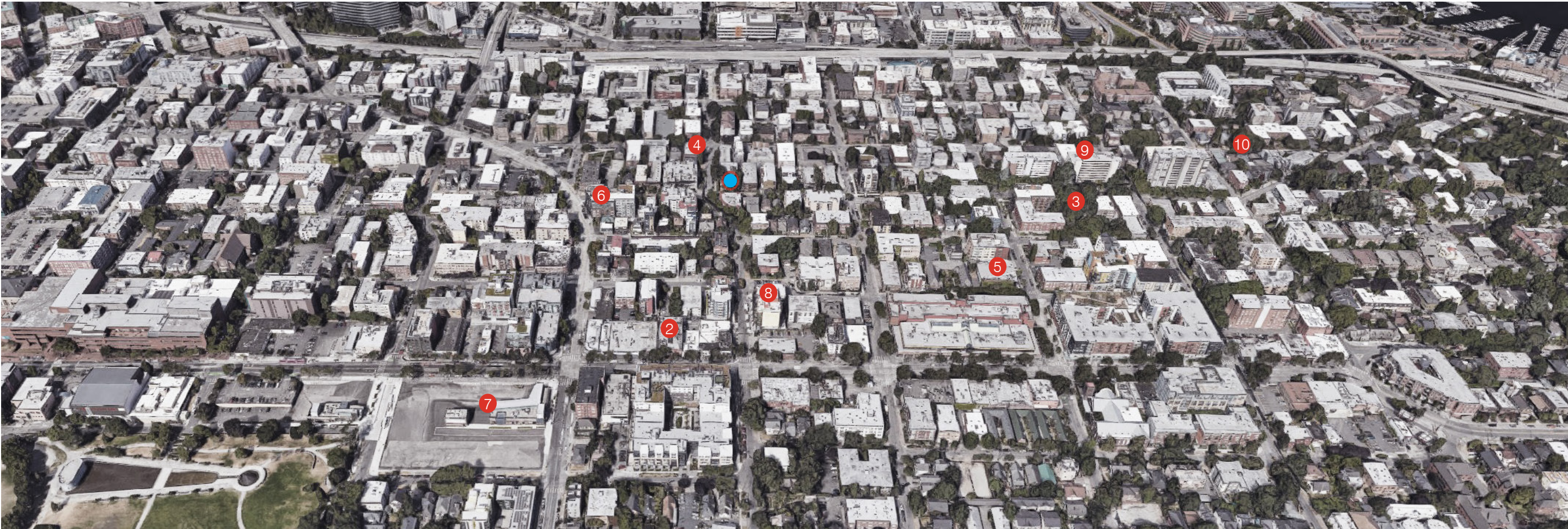
5
Capitol Hill Library



7
Capitol Hill Station



10
Top Pop Donuts



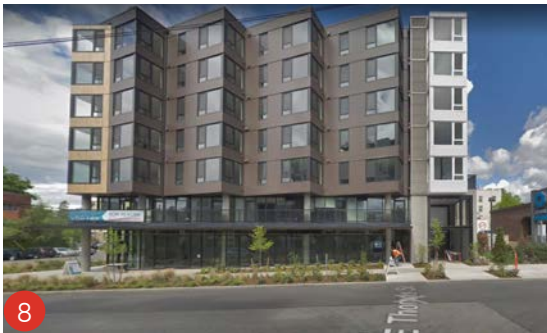
2
Broadway Street



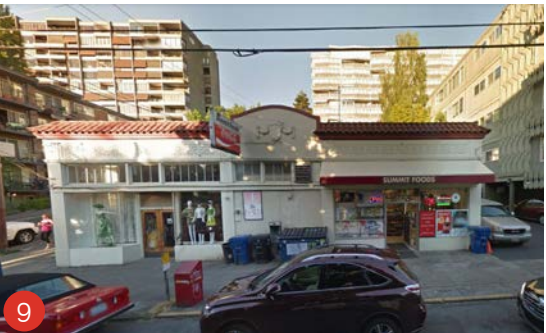
4
Analog Coffee



6
retail and residential



8
808 E Thomas



9
Summit Foods

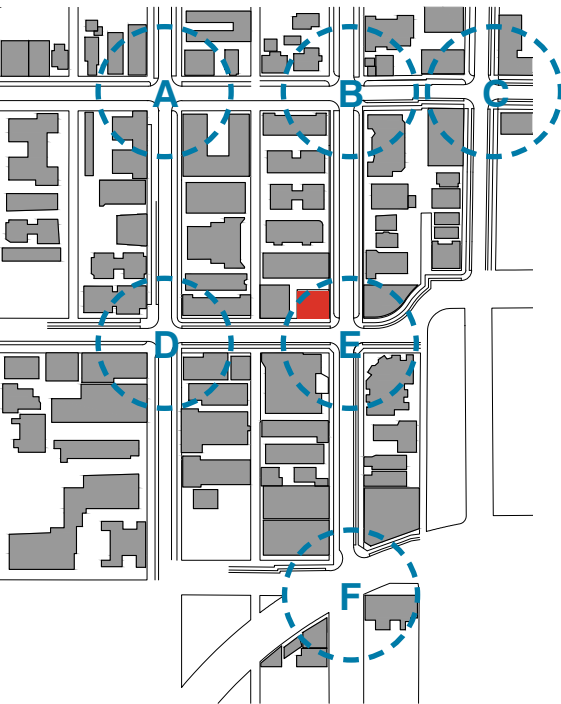
setbacks analysis



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

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

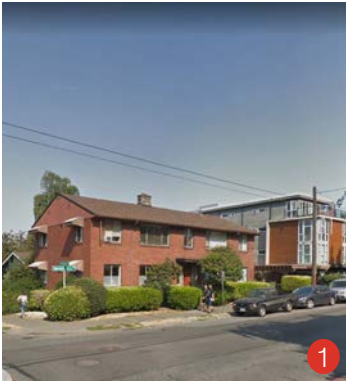
corner lot analysis



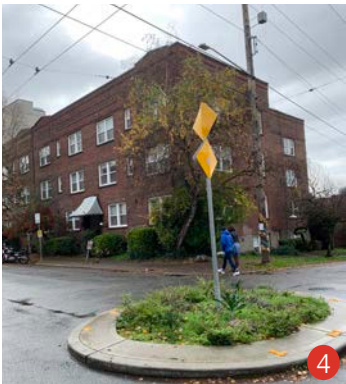
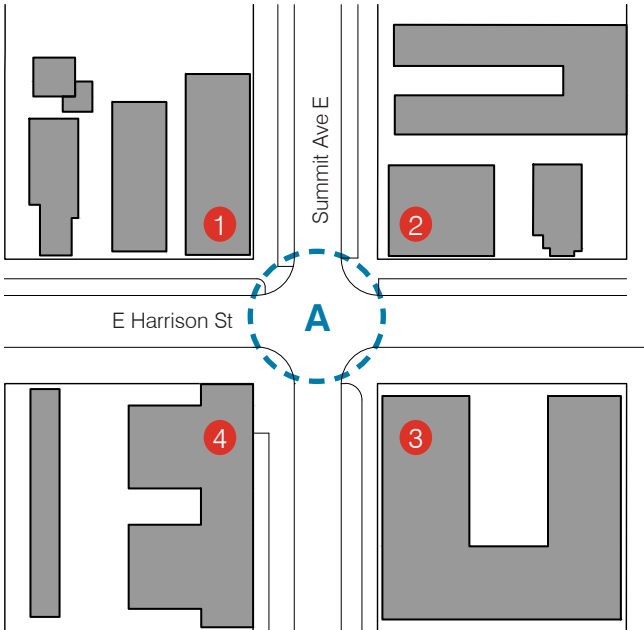
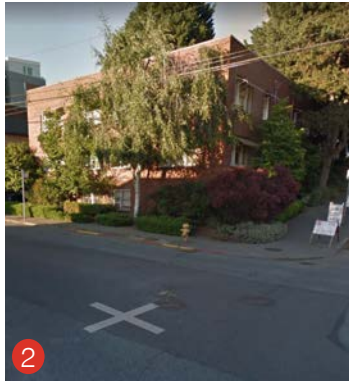
Buildings on corner lots are generally constructed to the lot line. Exceptions are wood frame single family structures built in the early twentieth century and lots that have significant topographical change and utilize retaining walls and rockers that are also located at the lot line. The result is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

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

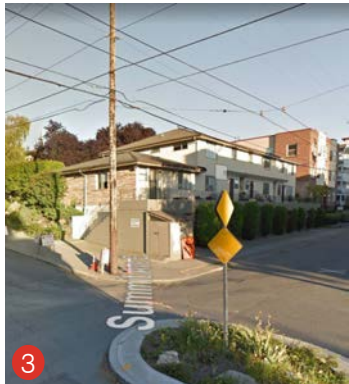
1951 // 2-story
no datum // single mass



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

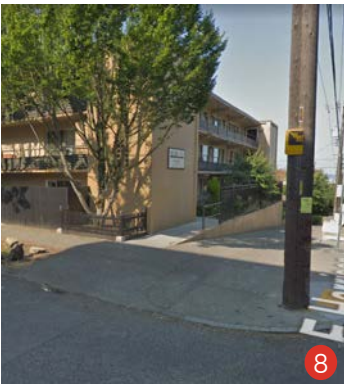
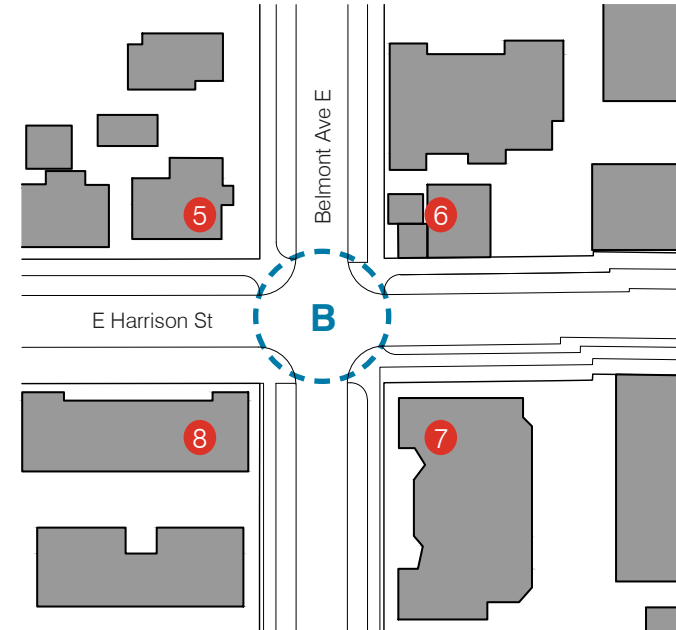
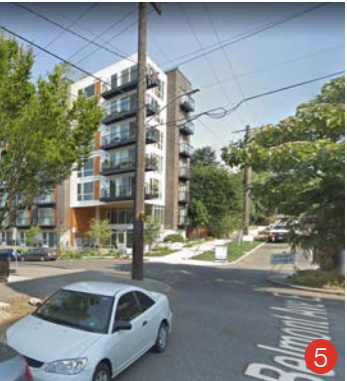


1929 // 3-story
no datum // single mass



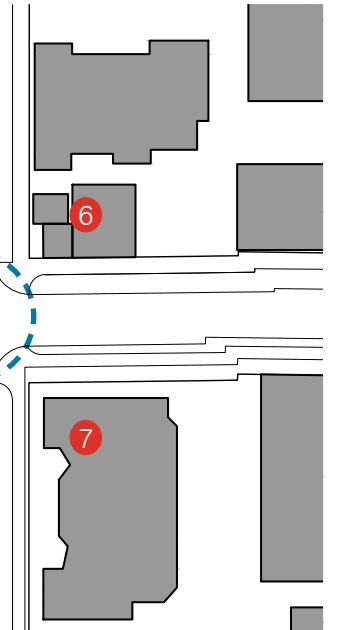
1953 // 3-story
base

2017 // 7-story
basement datum



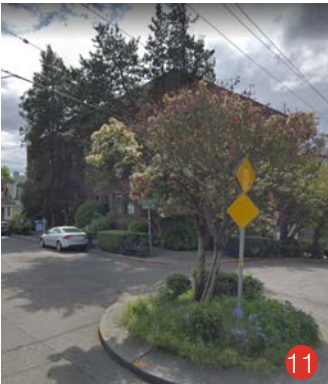
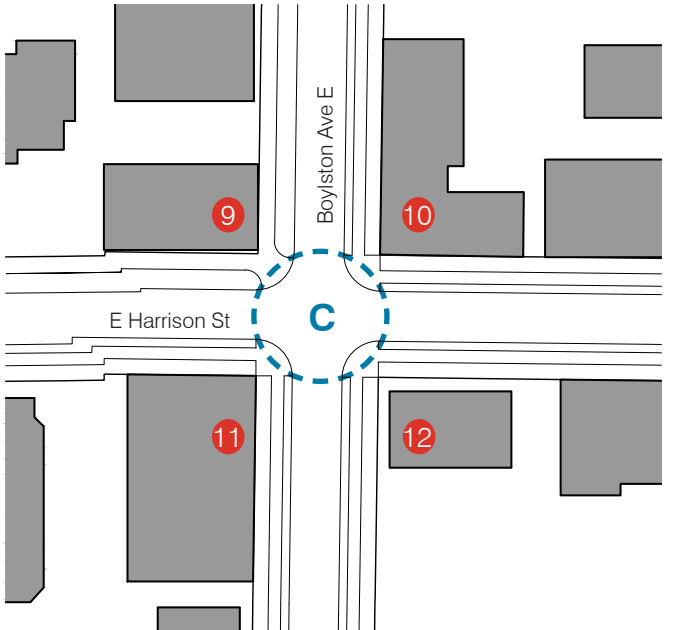
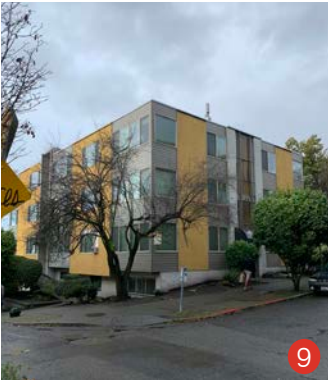
1953 // 3-story
no datum

1924 // 2-story
no datum



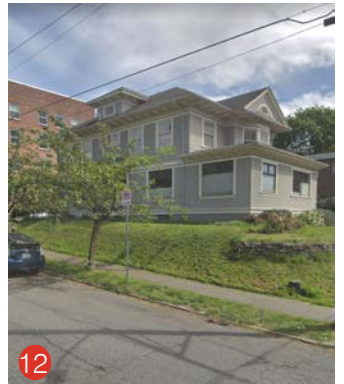
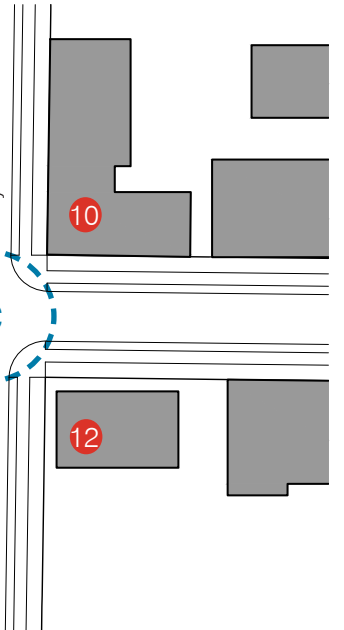
1956 // 3-story
base +5 // balconies

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

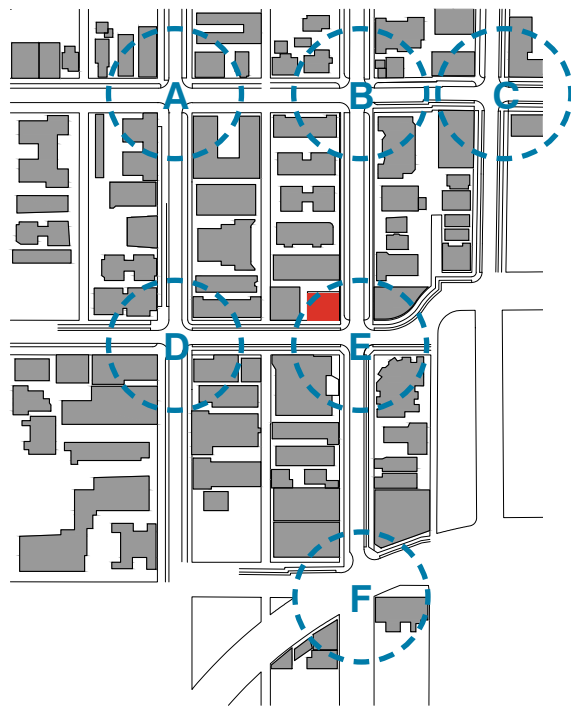


1925 // 3-story
no datum //single mass

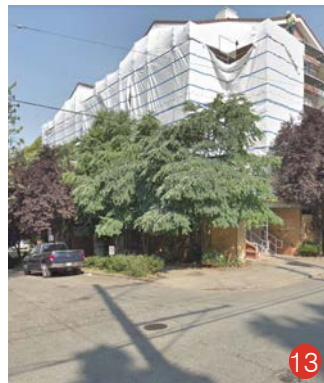
1931 // 4-story
no datum // trees



1906 // 2-story
no datum



1997 // 5-story
renovation

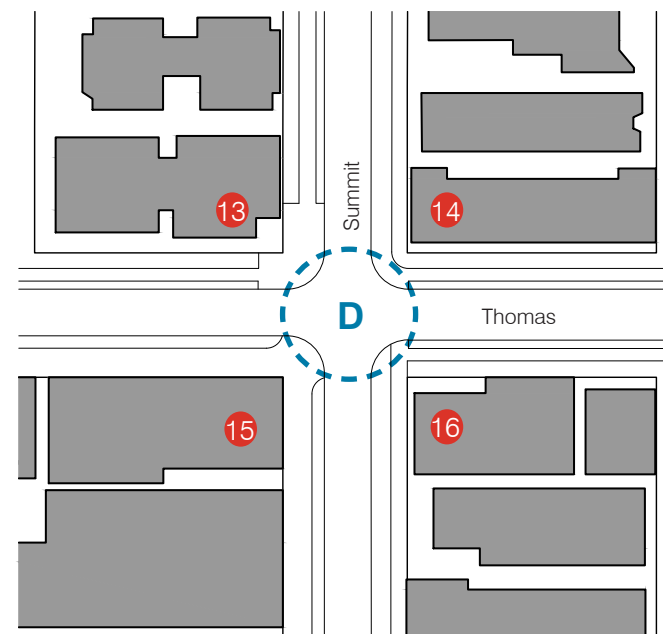


13

1956 // 3-story
base + 2



14



15

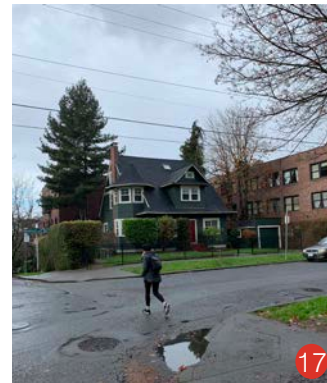


16

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

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

project site

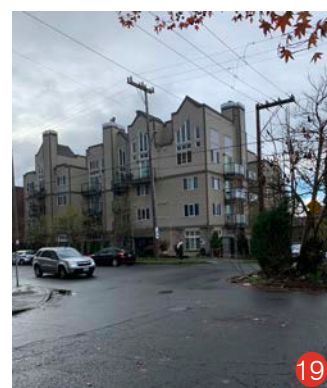
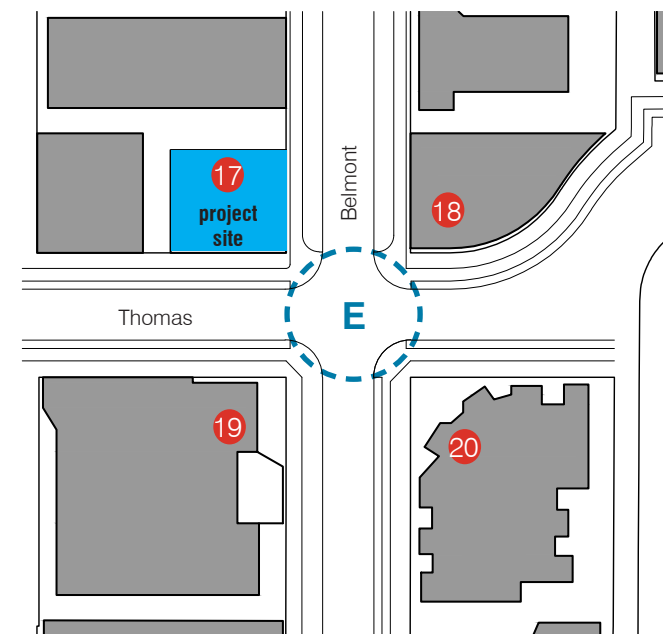


17

1906 // 4-story
base + 3 with balconies



18



19



20

1989 // 4-story
no datum

1994 // 6-story
base datum

1923 / 3-story
no datum // single mass

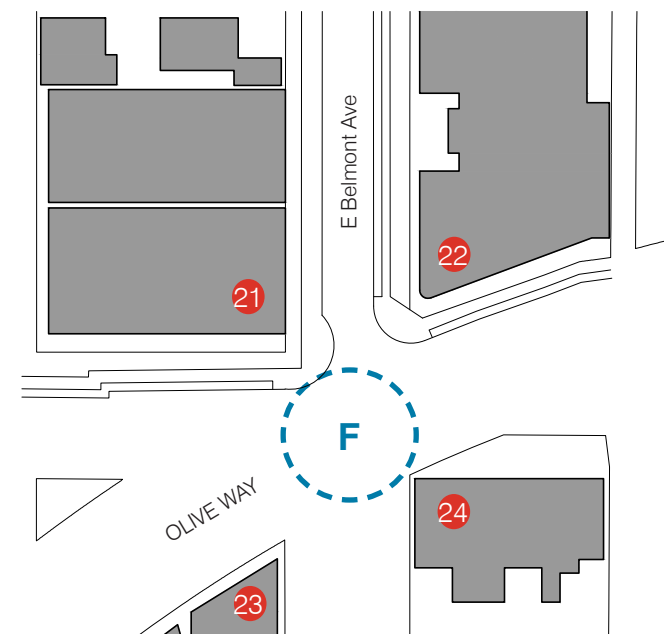


21

2014 // 7-story
base + 2



22



23



24

1966 // 3-story
base + 2 story

existing site conditions

301 Belmont Avenue East

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

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

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

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

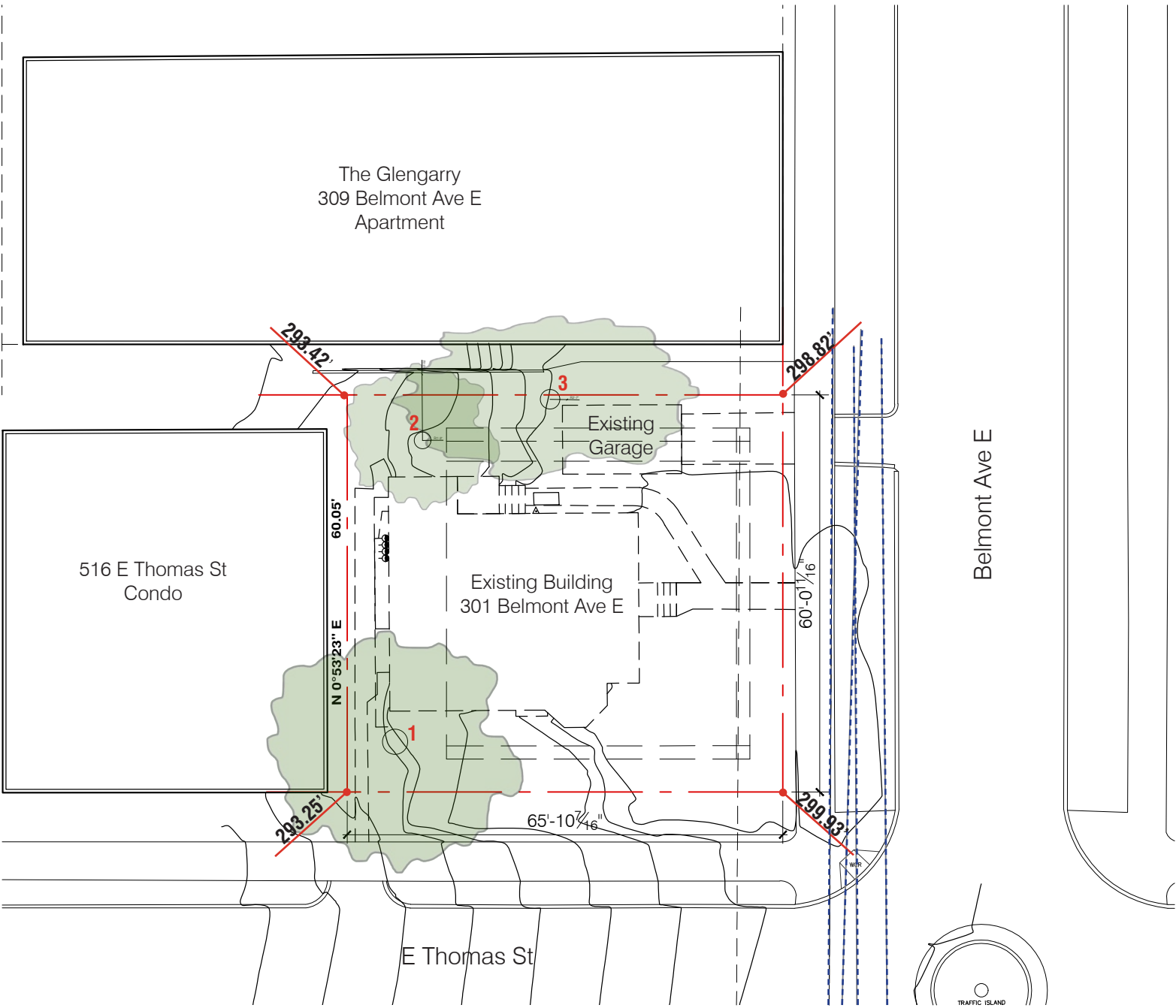
With two street frontages solar access is excellent. Lower levels will be impacted by adjacent buildings to the north and west.

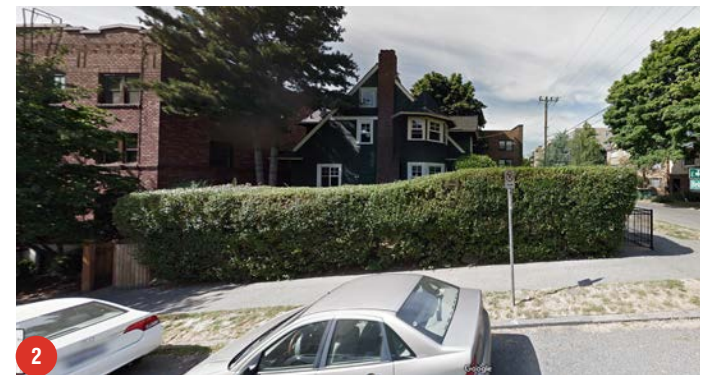
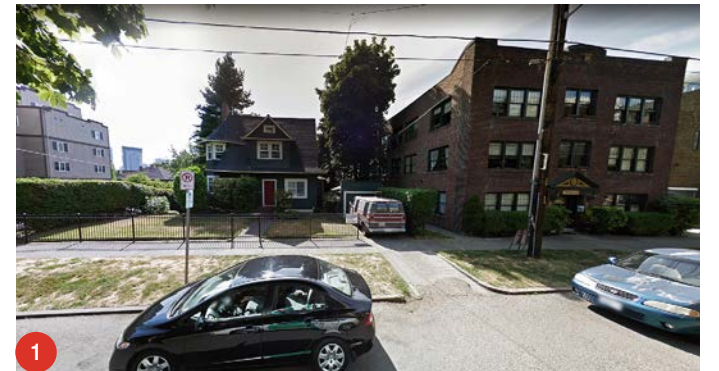
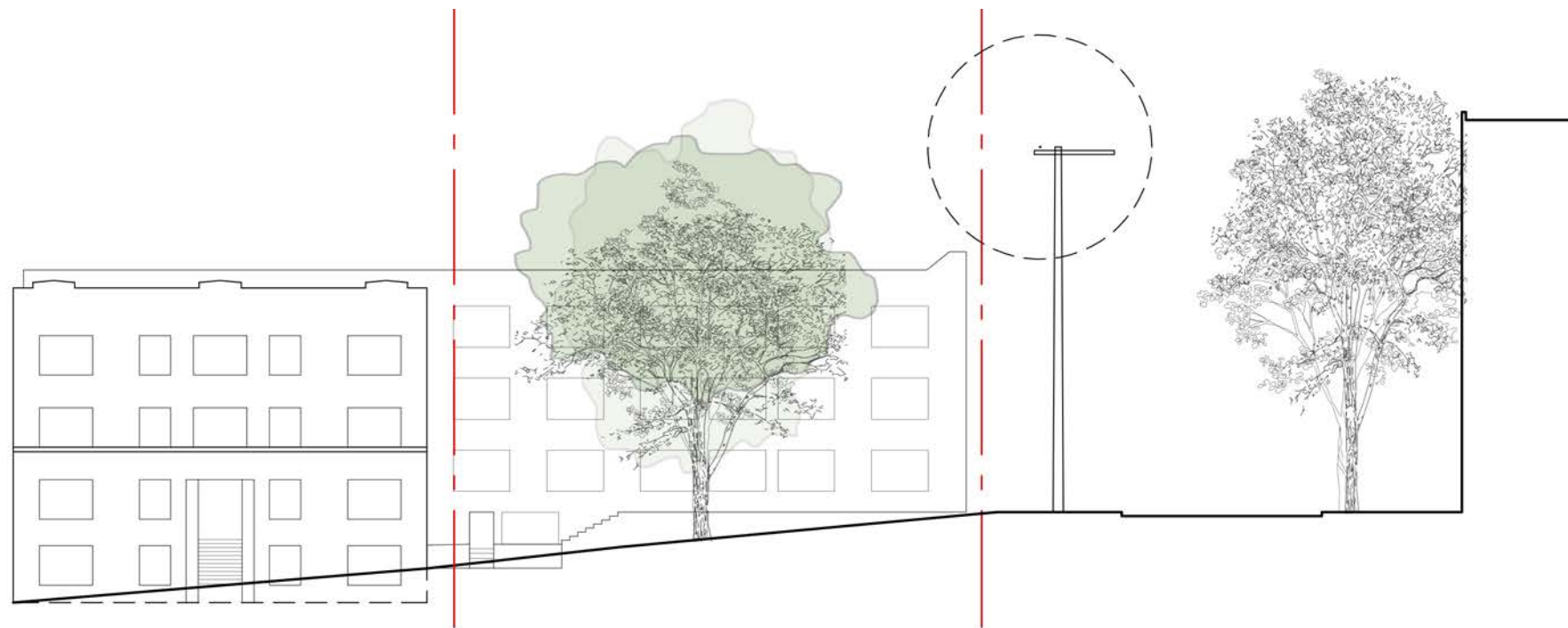
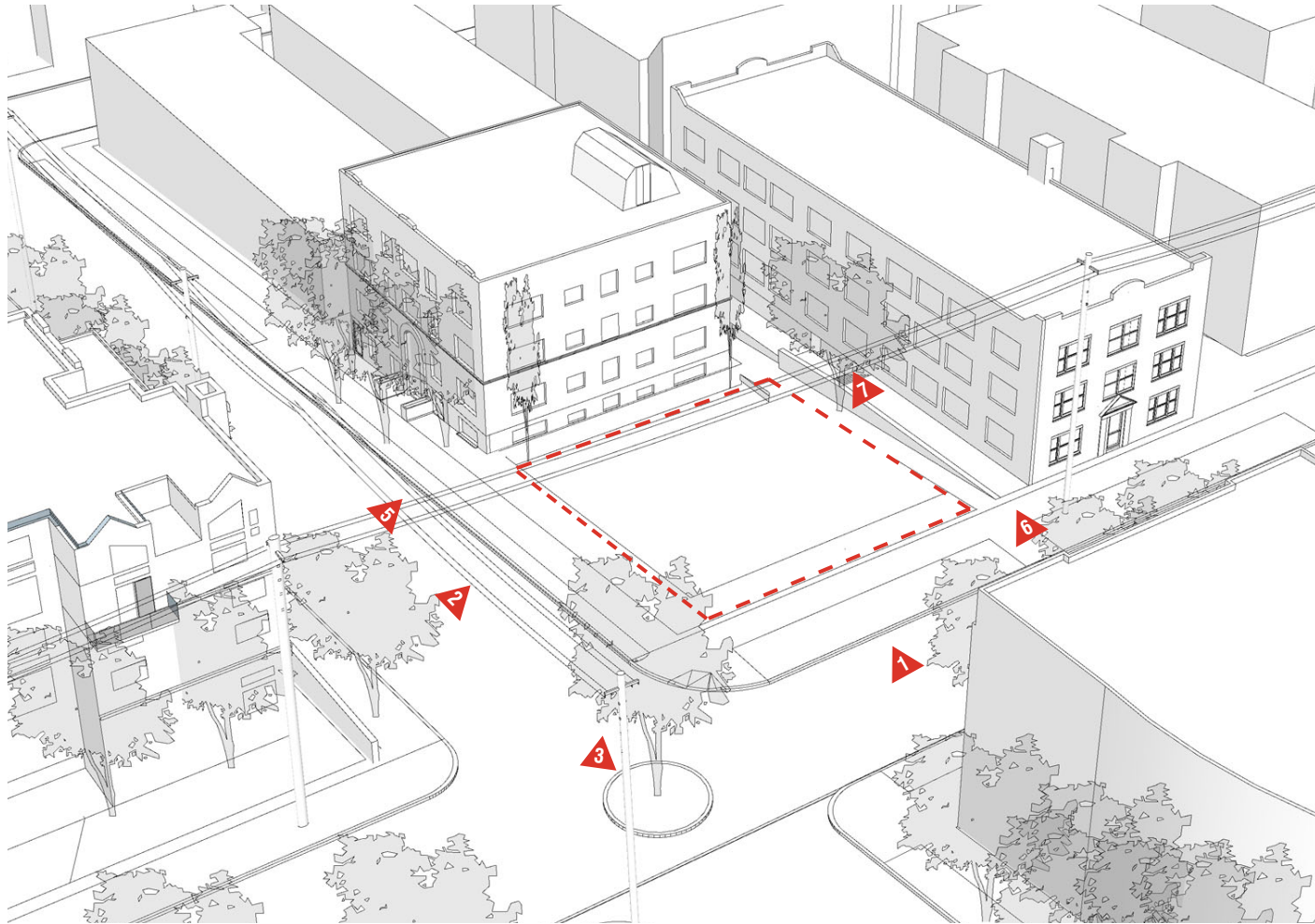
Tree Identification

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

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

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





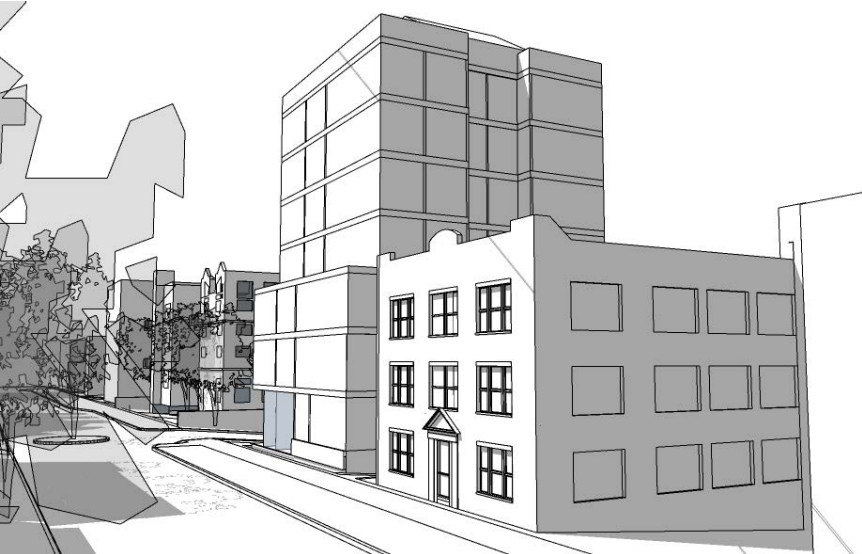
design guidelines



EXISTING FABRIC

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

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



DATUMS

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

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

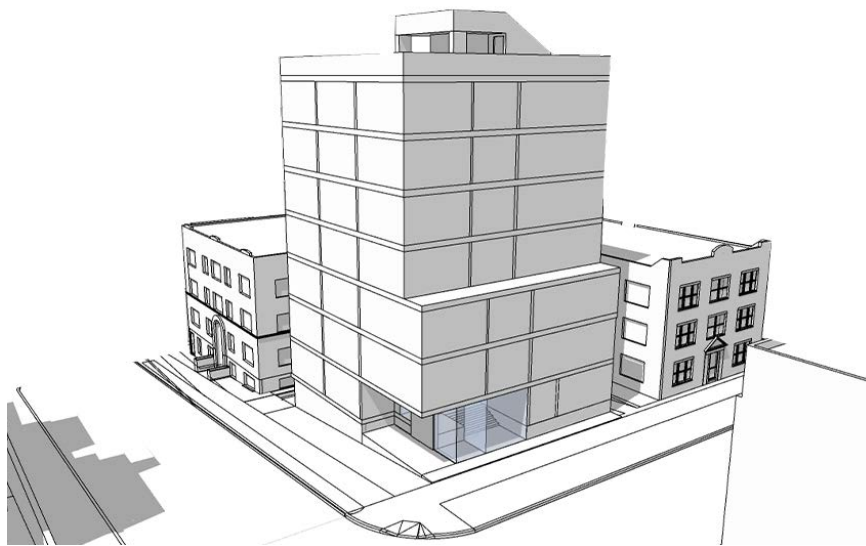


EQUITABLE OPEN SPACE

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

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

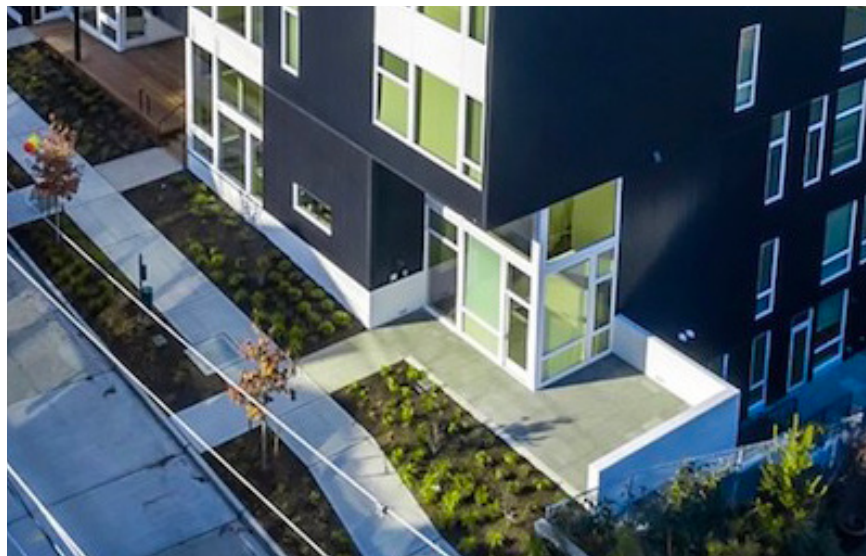




THE CORNER

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

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



PRESENCE

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

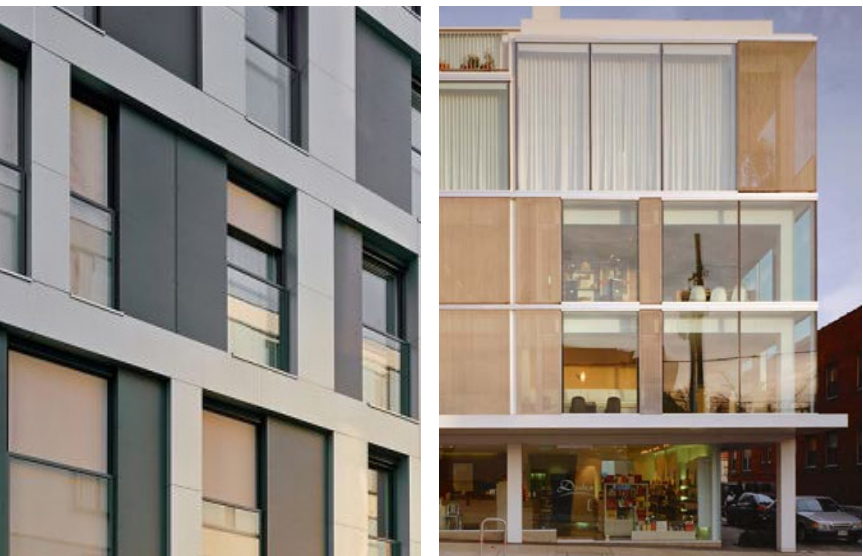
CS2.A.2 Architectural Presence
 CS2.D.1 Existing Development and Zoning
 CS3.A.1/2/3 Fitting Old and New Together / Contemporary Design / Established Neighborhoods
 CD2.A.1 Massing / Site Characteristics and Uses
 DC2.B.1. Architectural and Façade Composition



MATERIAL / OPENINGS / CONNECTIONS

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

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



EDG design alternatives summary

straight up // alternate A // conforming



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

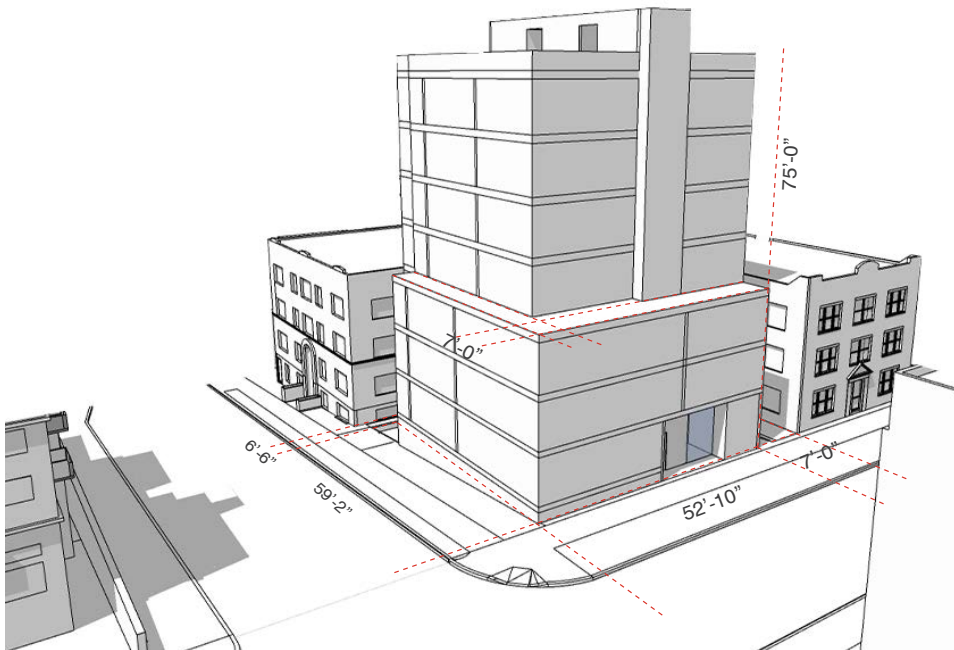
Advantages

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

Challenges

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

stepped tower // alternate B



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

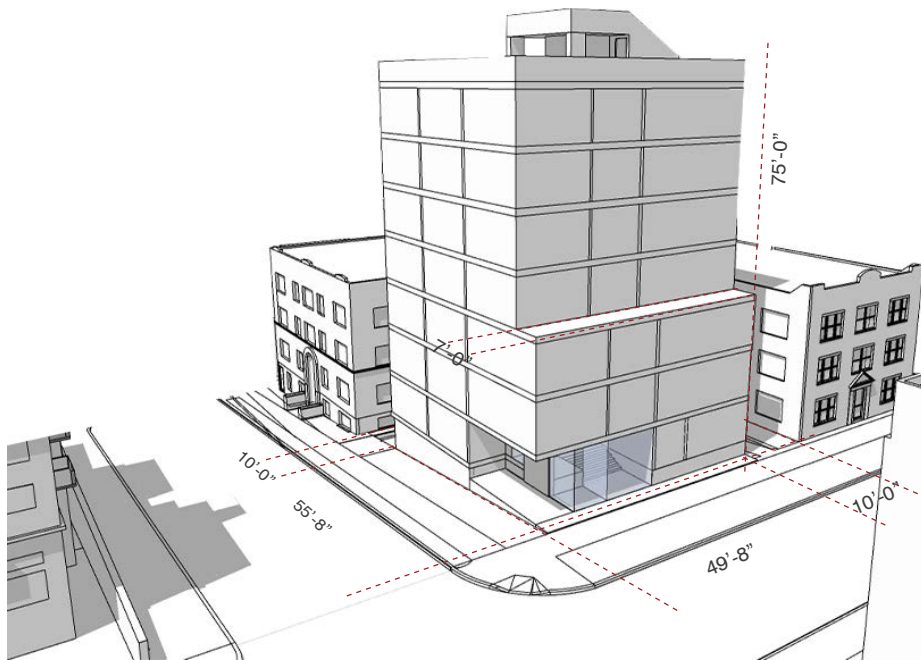
Advantages

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

Challenges

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

corner up // alternate C // preferred



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

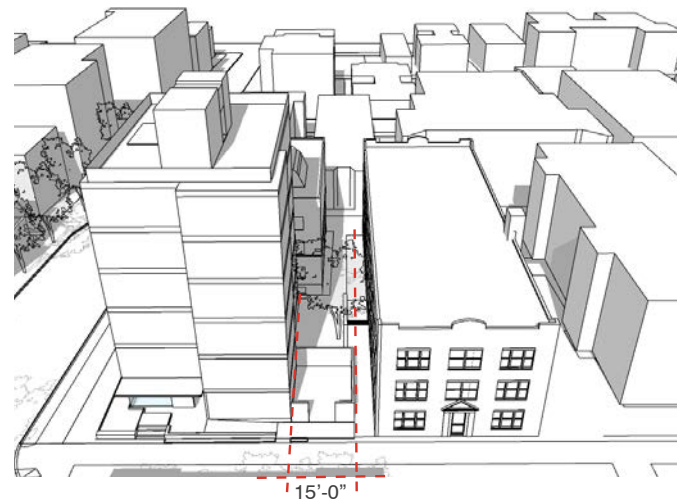
Advantages

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

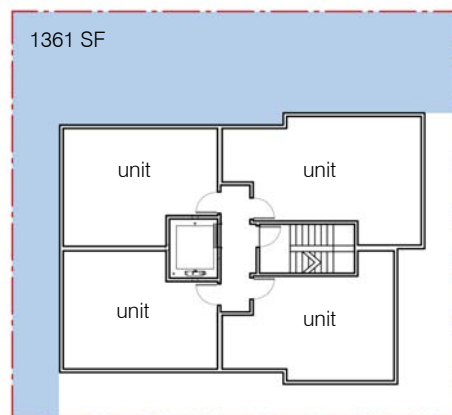
Challenges

- Departures required for street and rear setbacks

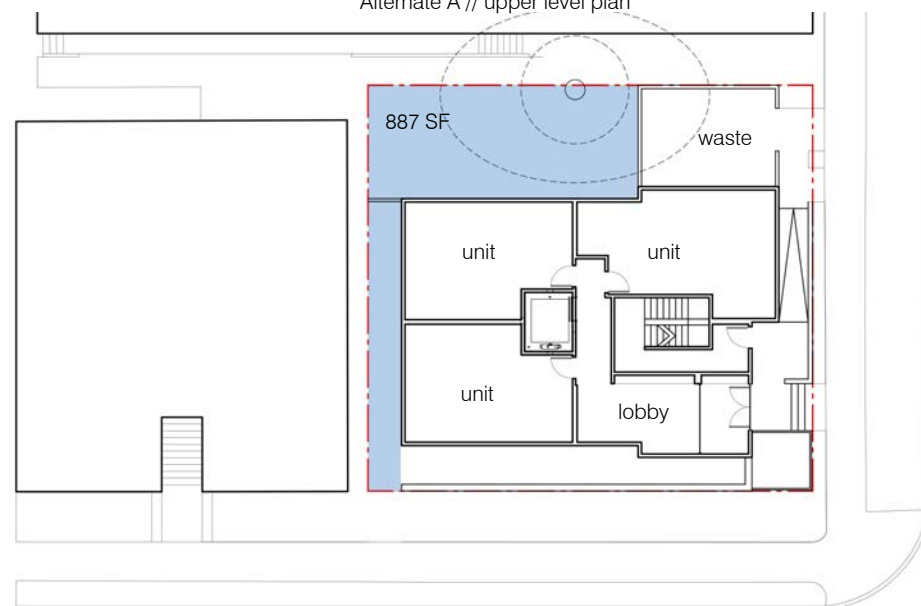
concept comparison



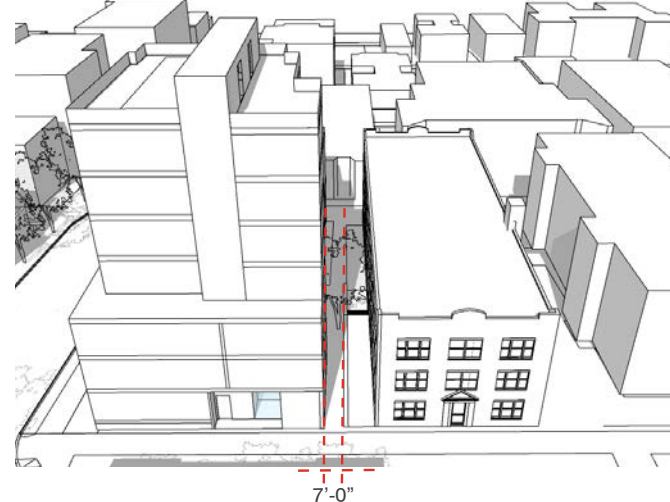
Belmont side



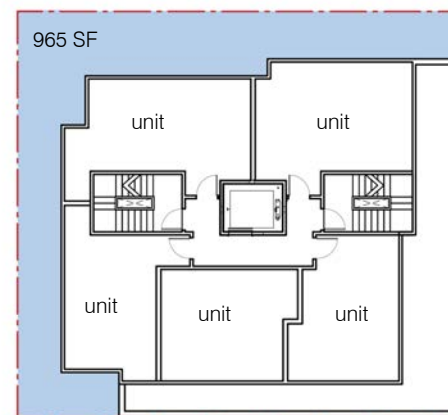
Alternate A // upper level plan



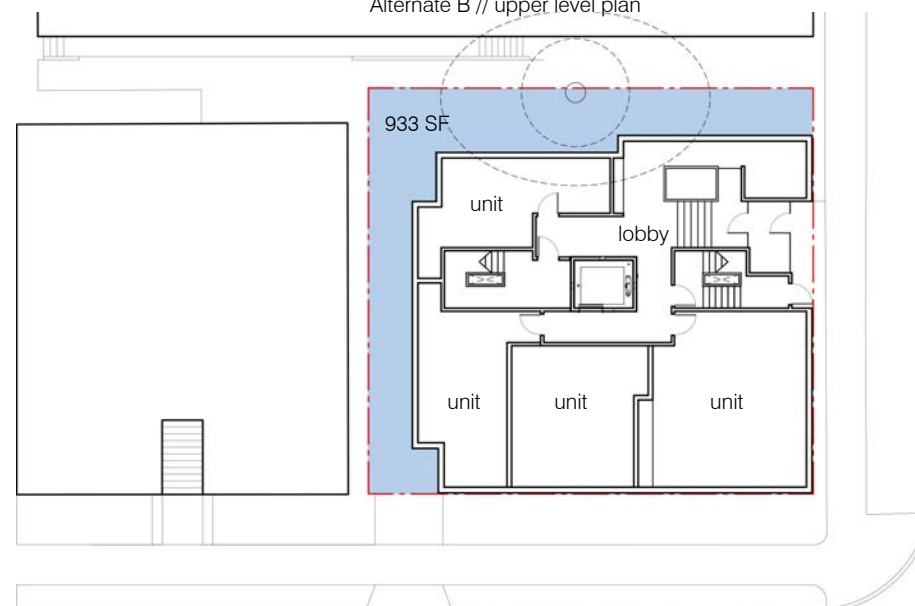
Alternate A // street level plan



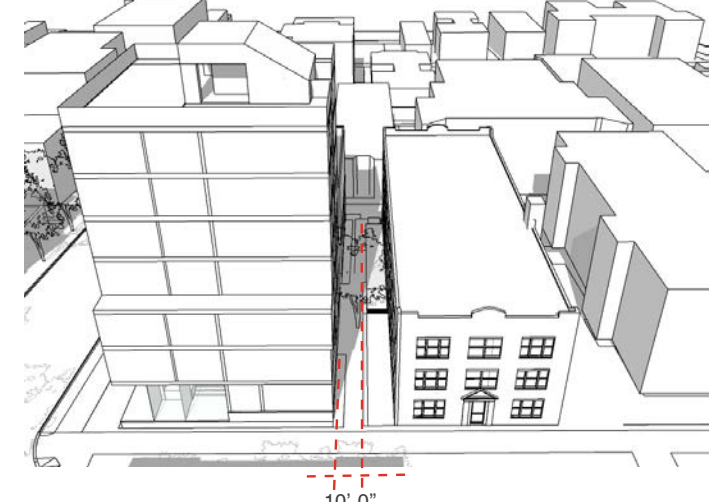
Belmont side



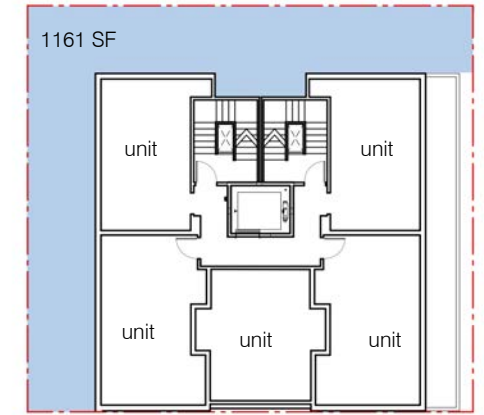
Alternate B // upper level plan



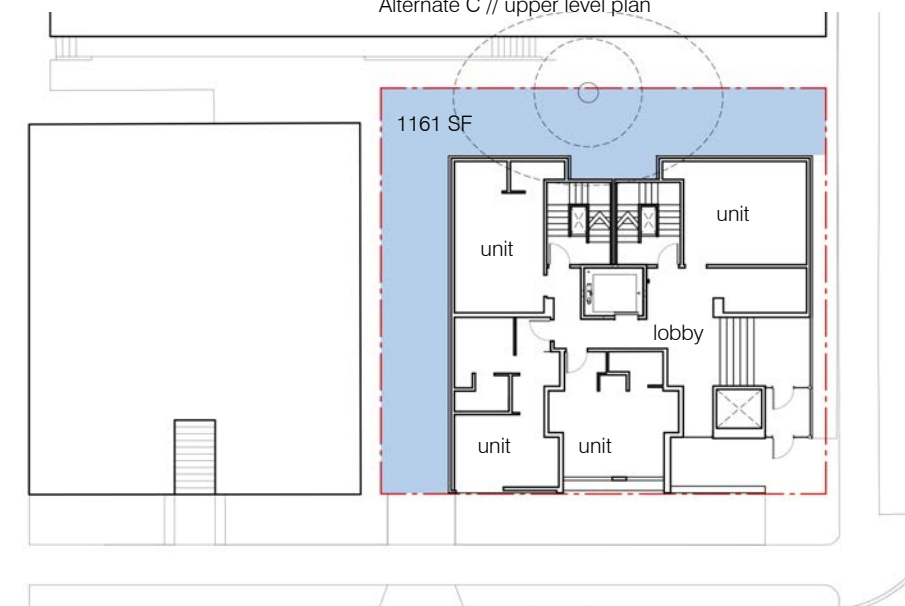
Alternate B // street level plan /



Belmont side



Alternate C // upper level plan



Alternate C // street level plan

EDG summary



What we heard during the EDG meeting:

Relationship to Grade

The board felt the building entrance at the corner with secondary and service access on the low, west end of the site were well situated. The location and scale of secondary design elements that transition from sidewalk grade and the first floor at the entry could be further explored.

Interior / Exterior Connection

The project has successfully addressed scale and proximity of the lobby and the public realm, but the project could explore strategies to increase the transparency and visual connections between the interior and the sidewalk.

Material / Context

The themes presented in the façade studies were strong and to explore how material selection, configuration, depth, and articulation could be used to strengthen the relationship to the context.

Corners and In the Round

Since the dovetail architectural concept is dependent on a successful turning of corners, windows and panel configuration should explore how to carry the concept around all facades of the building.



DOVETAIL TWO // Alternate 4

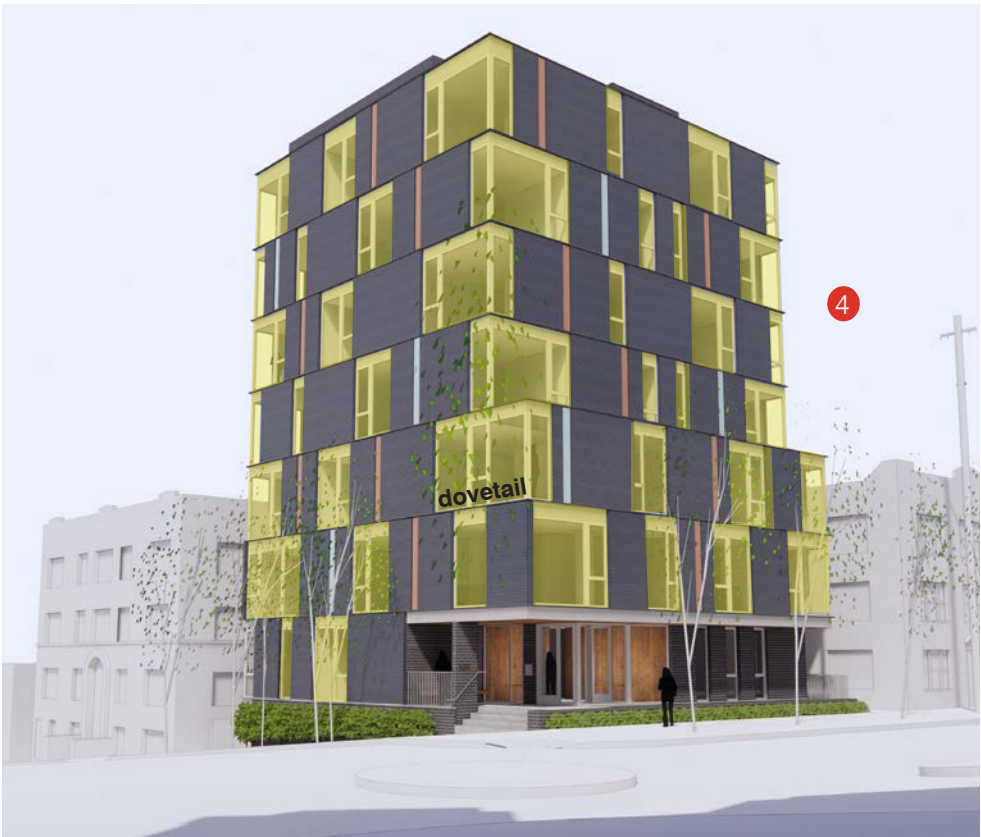
Windows that shift orientation on alternating floors creates a form of dovetailed variation in unit orientation. In the southwest units the first three floors are stacked and orient to the street to respect the neighboring building. This scheme introduces window groupings in the southwest unit as well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



South Elevation



southeast corner entry



southeast corner street level



southeast corner aerial

Developments since EDG

The onsite parking has been eliminated and the basement level has been revised to include an additional dwelling unit. Unit designs have developed to create alternating floor plans that respond to an exterior that varies from story to story. The roof deck area has been reduced to allow for rooftop solar and mechanical equipment. The project will be for-rent apartments and since it vested ahead of the MHA ordinance, will utilize the affordable housing incentive and provide an affordable unit.

Relationship to Grade

The entry doors are now located at the first-floor level and the vertical transition is being made at the building exterior. A broad stair fronts Thomas and a ramp that is integrated into a landscape wall runs parallel to Belmont. The ramp slope is less than 1:20. The short term loading space has been designed to a 6 percent slope so that SPU will enter the building to retrieve trash and it will not require staging on collection day.

Interior / Exterior Connection

With the vertical transition occurring outside the building, the elements that had limited the visual connections have been eliminated. Columns to support the floor above have been located to integrate with other entry elements, like signage and a call box, to maintain visual transparency.

Material / Context

Materials, fenestration, and façade detailing have been developed into a system that is durable, has texture, and creates façade depth.

Corners and In the Round

The dovetail concept of offset windows and panels has been developed in coordination with the structural engineer to meet budget and engineering constraints while allowing small corner posts and extending the pattern to all facades.

- ① maintain datum
- ② vertical transition at exterior of building
- ② ramp and stair under projection above
- ③ panel / window rythm extend to all four facades
- ④ dovetail wraps all corners
- ⑤ secondary accent panels

response to EDG priorities & recommendations

Guidance #1 Massing Concept

a. The Board favored the proposed massing of alternate C, the applicant's preferred option, to move forward to a recommendation meeting with changes as recommended by the Board. The Board noted the datum lines and fenestration patterns of the preferred alternative were done well and responded appropriately to neighboring building context. To further illustrate how the building fits well into the existing context of the neighborhood the Board requested renderings in the recommendation packet showing how adjacent properties will view the proposed building. (CS2.D.5, CS2 Capitol Hill – III, CS3.A.2)

The massing of alternate C has been carried forward. It has maintained the step on the east façade and window configuration at the south west corner to reinforce the three-story base and manage privacy between the project and the adjacent condominiums. The project has maintained a consistent application of material on the entire façade.





sw corner



se corner



ne corner



nw corner

Guidance #2 Materials

a. The quality and type of materials was discussed at length by the Board. The Board recommended the applicant incorporate high quality masonry materials and/or incorporate brick to reflect the historic buildings in the neighborhood. The Board referred to the precedent images on page 17 of the packet and noted the type of materials and details shown in these images (brick, fiber cement paneling and wood, high level of glazing on the building, mitered glass edges, stone facade) are the material and applications they would expect to see in the recommendation packet. (CS3 Capitol Hill – I.iv, DC4.A, DC4 Capitol Hill – I)

The project proposes a palette of high-quality materials that include brick, textured ceramic composite panels, wood veneer resin panels, fiber cement panels and metal flashing. Brick will be used to create a base for the building and provide a highly contextual and durable material in the high traffic entry spaces. Wood veneer resin panels will clad the soffit above the entry ramp, stair, and porch. Ceraclad ceramic panels will be the primary façade material. The material has a rich texture and integral color that is both monolithic, like a brick façade, but also interpreted as a panel; an integral expression of the dovetail concept. Fiber cement panels will define floor bands within window groupings and vertical color accents within the panel system.

b. The Board requested any vents of the exterior of the building be shown in the recommendation packet. The Board recommended the vents be integrated into the building and material design. (DC2.B.1)

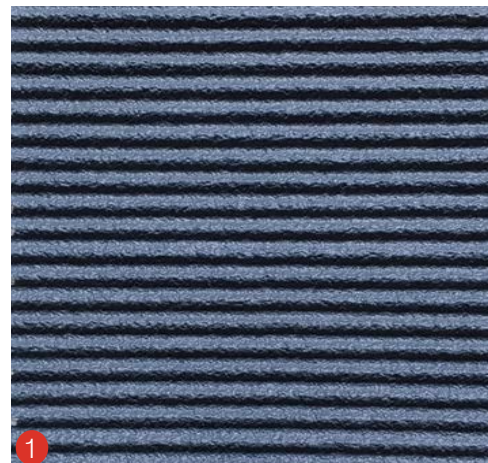
Exhaust venting will be narrow slot vents integrated into the ceramic composite panels. They will be a dark metal and present a tertiary level façade accent.



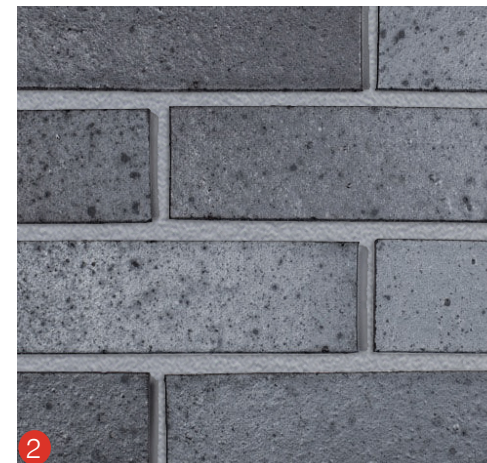
building entry



south facade



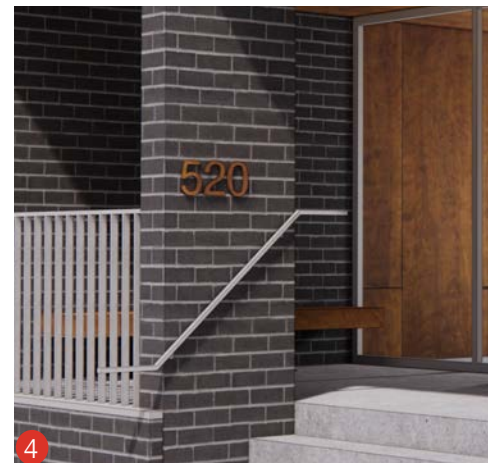
typ facades: Ceraclad zen garden
color: Midnight Blue



ground level street edge: manganese
ironspot modular brick
size: Modular 2-1/4" x 7-5/8"
finish: smooth



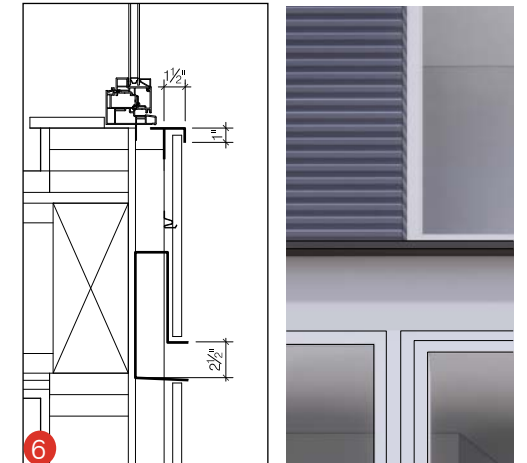
entry accent wall & entry soffit: Prodema
Prodex wood veneer composite
color: Rustix



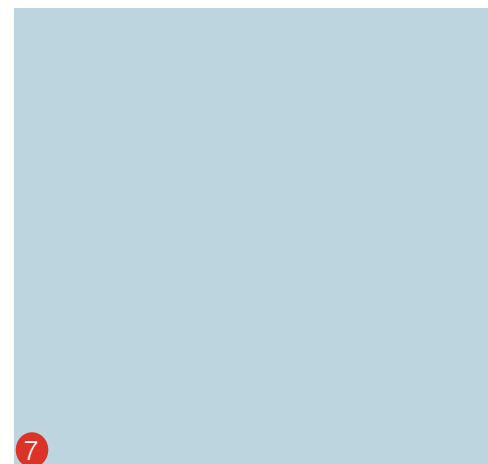
white painted steel handrail and panel at
entry



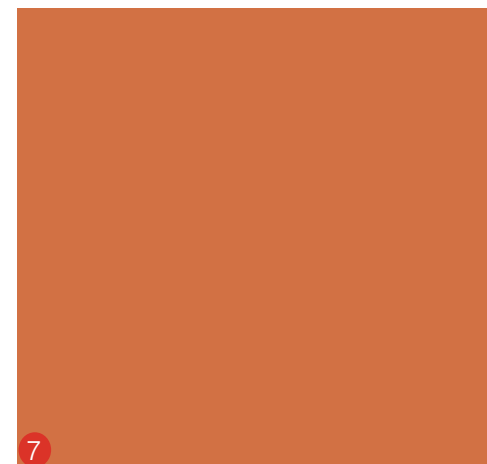
white vinyl windows & doors
spandrel white



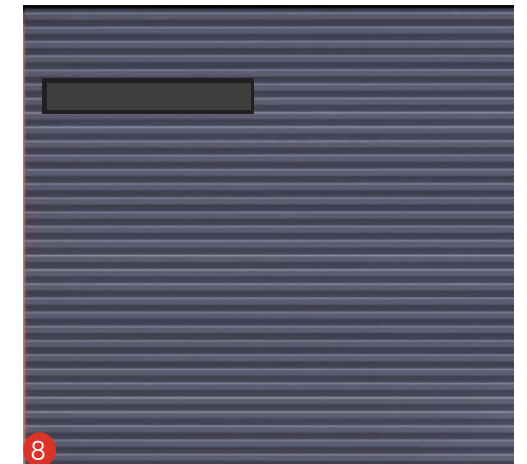
charcoal metal flashing



typ facade fiber cement accent panel
color: to match BM CC-788



typ facade fiber cement accent panel
color: to match BM 2168-20



3" tall charcoal metal slot vent - widths vary

Guidance #3 Streetscape

a. While the Board supported the applicant’s preferred massing option, alternate C, the Board observed the entry sequence from the sidewalk to the lobby had too many layers. The Board noted these layers acted as a barrier and recommended the entry sequence should be reworked to provide a better connection between the lobby and sidewalk. (CS2 Capitol Hill – II.i, PL2 Capitol Hill – I, PL3.A, PL4.A)

The entry sequence has been modified to make the vertical transition to the first floor at the exterior of the building. Through careful study of the first floor elevation, SPU trash collection limits, and code required vertical clearances, the first floor elevation was set to allow a ramp that is less than 1:20 so that visual obstructions, like handrails, could be eliminated. The ramp is protected from the weather by the projecting floor above. From Thomas, the stair has five risers and leaves a broad approach space to the front doors. Structural columns have been eliminated on the Belmont frontage. On the Thomas frontage, they are integrated into the stair and the glazing wall to maximize visual transparency into the lobby and carry the scale of the fenestration to the entry space. A bench has been integrated into the west wall of the porch for residents to gather or wait. The entire entry is enclosed with floor to ceiling storefront.

b. The lobby, located at the southeast corner of the site, is a prominent feature at the street level. For this reason, the Board recommended the design provide a more graceful grade transition from the lobby to the street. Along with an improved grade transition, the Board directed the applicant to explore different locations for the lift to provide a more open, inviting lobby entrance from the sidewalk. (CS2 Capitol Hill – II.i, PL2 Capitol Hill – I, PL3.A, PL4.A)

With the changes described above, a lift is no longer needed and the entry is presented to the street as an open and prominent feature of the building.

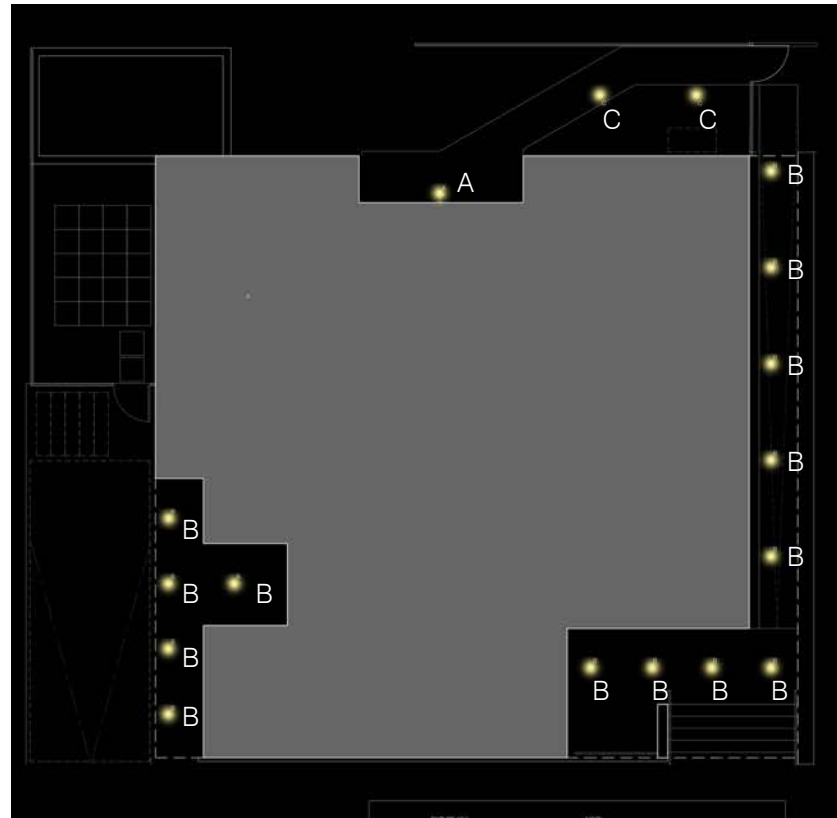
c. Responding to public comment, the Board requested the applicant look at different trash staging locations within the building so the trash is not located along the west property boundary. If there are limited options to relocate the trash enclosures, the Board recommended the applicant provide details of the screening that will be provided between the trash enclosure and the residential units to the west. The Board supported the overall approach of keeping the trash enclosure in the interior of the building and off the street until trash collection days. (DC1.C, DC2.C)

By eliminating vehicle parking, providing a short term loading space, and relocating the trash room to the southwest corner of the building, on site staging is not required. SPU will be able to wheel dumpsters directly out of the trash room to the street.



site plan

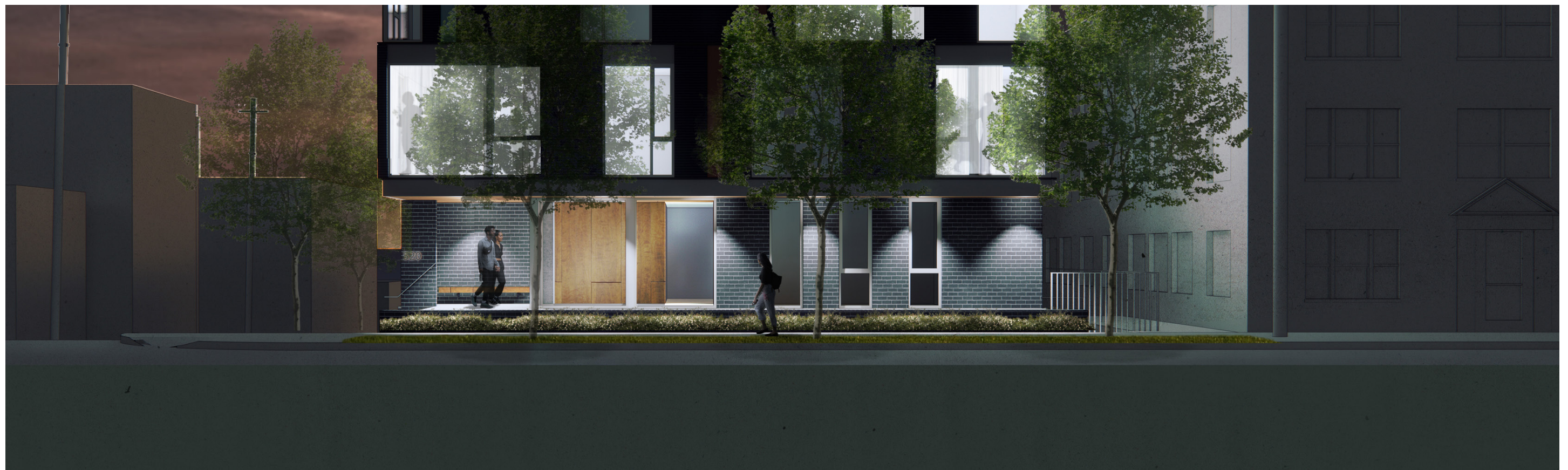




street level lighting plan



roof level lighting plan



east facade // night



from the south



from the southeast



from the northeast

as viewed from adjacent properties



south facade // night

Guidance #5 Landscaping

a. The Board appreciated the applicant's efforts to save the exceptional Horse Chestnut tree located on the north property boundary. There were questions raised by both the public and Board members on the viability of survival of the tree during and after construction. Based on these concerns, the Board requested that arborist recommendations be included with the recommendation packet to address tree health and viability during and after construction of the building. (DC4.D)

The project continues to propose saving the Horse Chestnut tree and is currently working with the arborist to develop a tree protection plan.

b. In addition to the changes to the lobby entrance, the Board gave guidance to add landscaping to the building step, the south side of the building along Thomas Street, to further enhance the entrance to the building. The Board requested the recommendation packet provide additional study of how this building step should be treated and include this treatment in the landscape plan. (DC4.D)

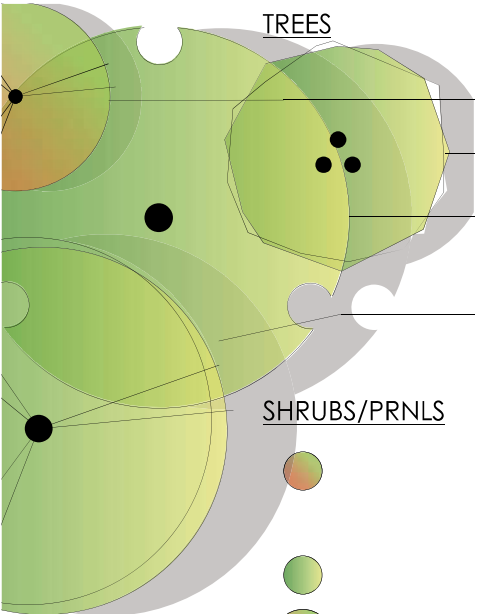
The landscape along Thomas is lush and layered with trees on both sides of the walk. Planting opens up at the corner with the main entry. Right of way planting on Belmont offers generously sized beds at the street and low defined planting at the ramp.

c. As the landscape design is further refined, the Board requested the landscaping plan incorporate pollinator species of plants. These species of plants will need to be identified in the landscape plan in the recommendation packet. (DC4.D)

Flowering plants are incorporated in the landscape plan to attract pollinators. Pollinator plants include Coneflower, Sedum, Serviceberry, Spiraea and Vine Maple.



landscape -planting schedule



TREES

COMMON NAME

VINE MAPLE

SERVICEBERRY

JAPANESE HORNBEAM

MAGNOLIA

SHRUBS/PRNLS

COMMON NAME

HONORINE JOBERT
JAPANESE ANEMONE

GLOBE WINTER GEM BOXWOOD

RED TWIG DOGWOOD

KELSEYI DOGWOOD

LITTLE LIME HYDRANGEA

CONVEX-LEAVED JAPANESE HOLLY

PRIVET HONEYSUCKLE

HEAVENLY BAMBOO

DWARF PITTOSPORUM

WESTERN SWORD FERN

ROSE

SUPERSTAR SPIREA

DAVID VIBURNUM

GROUND COVERS

COMMON NAME

SAILBOAT MINIATURE DAFFODIL
TEXAS NEEDLE GRASS

TREES



Acer circinatum
Vine Maple

SHRUBS



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood

ROOF



Nandina domestica
Heavenly Bamboo



Pinus contorta 'Contorta'
Shore Pine



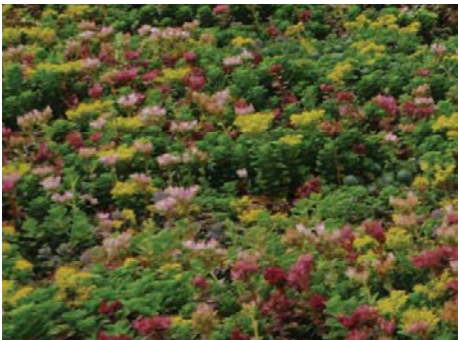
Amelanchier alnifolia
Saskatoon Serviceberry



Cornus kelseyii
Kelsey Redtwig Dogwood



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose



Sedum 'Color Max'
Color Max Sedum Tile



Carpinus japonica
Japanese Hornbeam



Hydrangea paniculata 'Jane'
'Little Lime' Hydrangea



Spiraea x bumalda 'Denistar'
Superstar Spirea



Echinacea purpurea
Coneflower



Magnolia 'Elizabeth'
'Elizabeth' Magnolia



Ilex crenata 'convexa'
Japanese Holly

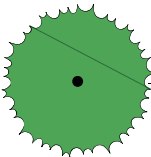


Viburnum davidii
David's Viburnum



Sedum 'Autumn Joy'
'Autumn Joy' Sedum

ROOF



SHORE PINE

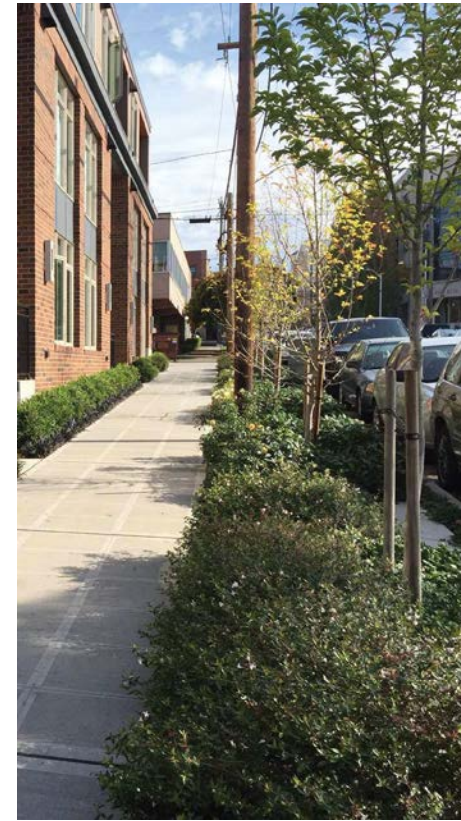
GROUND COVERS

COMMON NAME



SAILBOAT MINIATURE DAFFODIL
TEXAS NEEDLE GRASS

landscape - street & alley plan



generous planting strip



streetside ramp

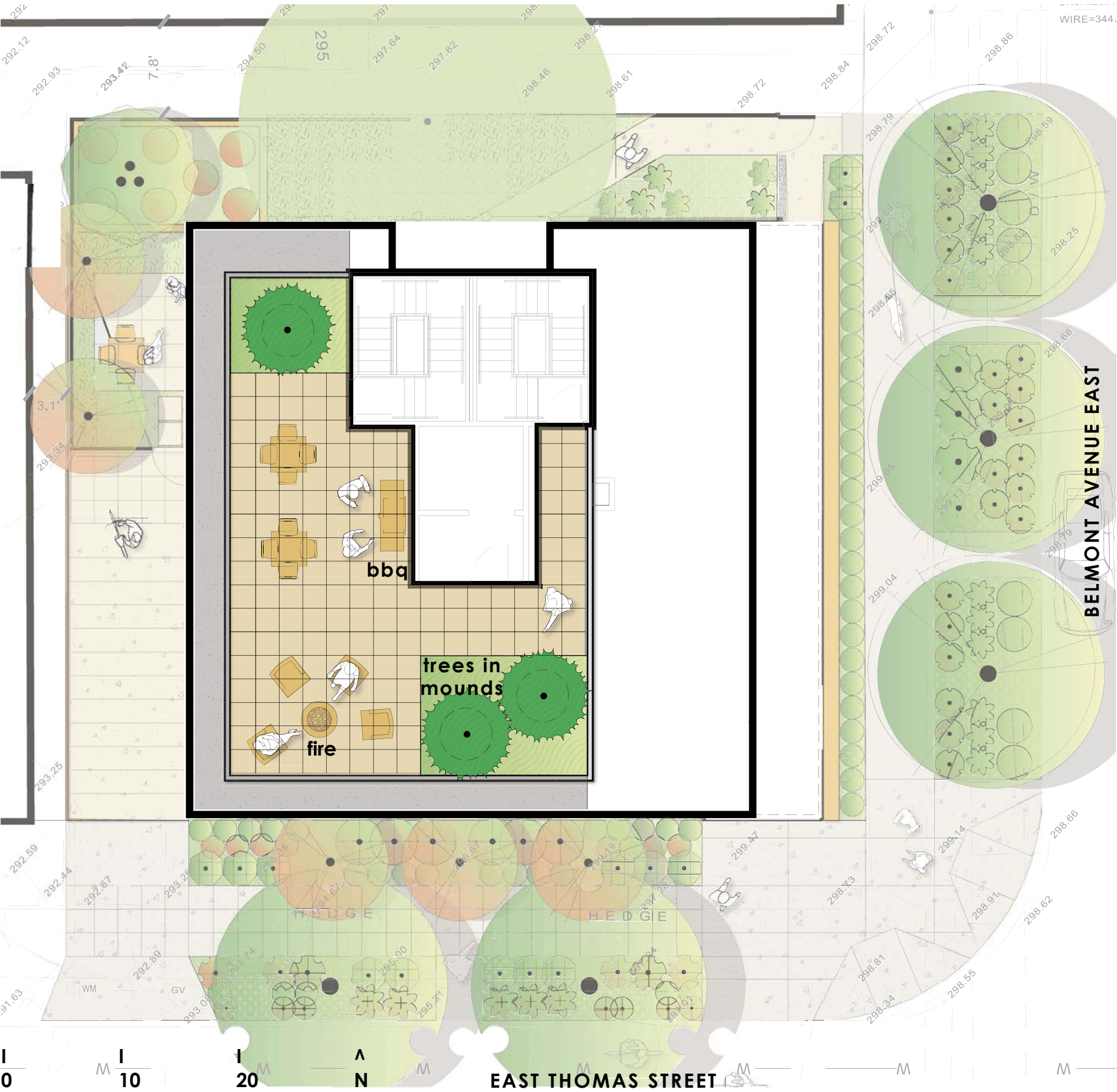


private side terrace



bioretention landscape

landscape - roof plan



BBQ



fire and fun



trees in mounds

elevations

MATERIAL KEY

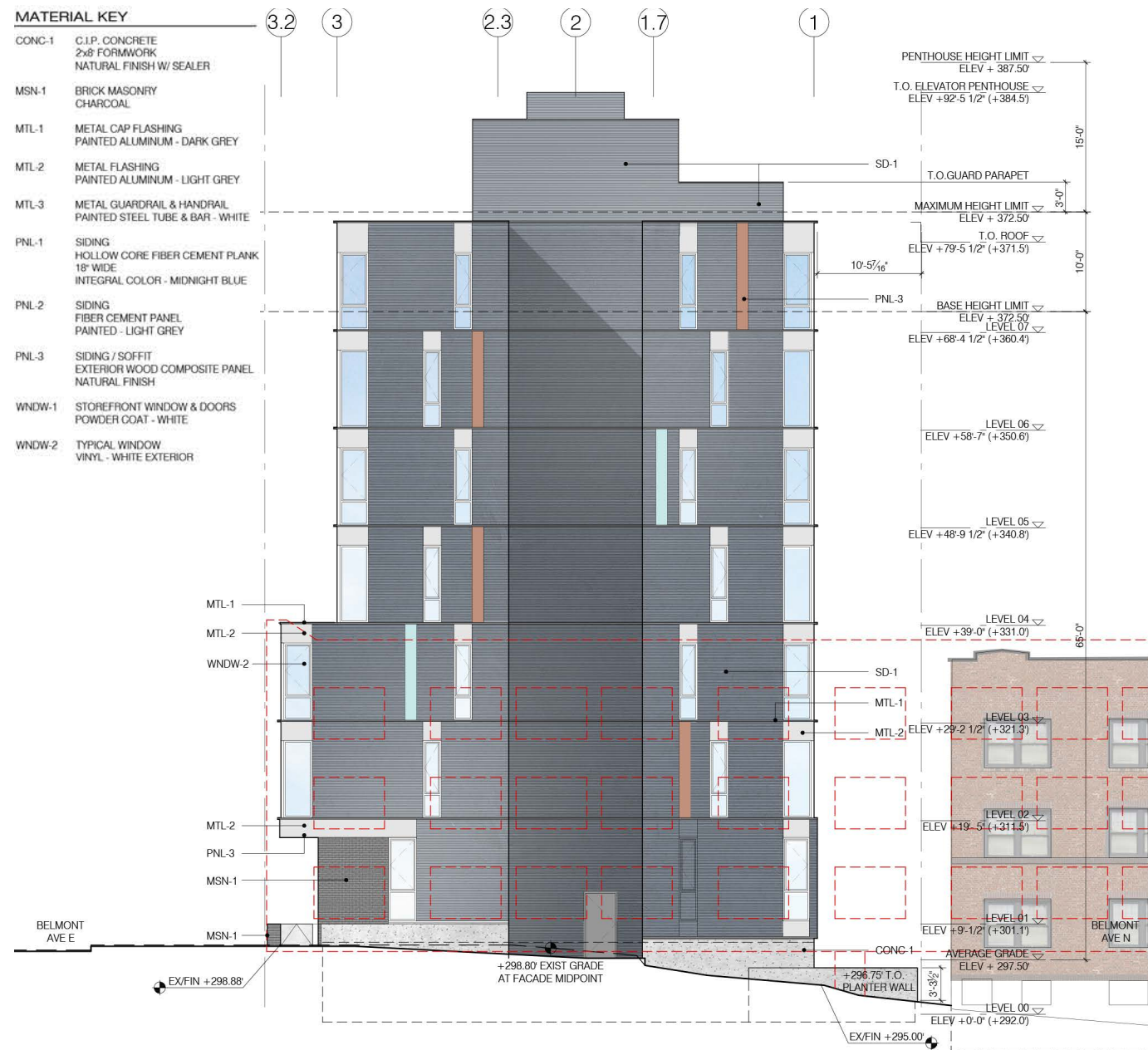
- CONC-1 G.I.P. CONCRETE
2x8 FORMWORK
NATURAL FINISH W/ SEALER
- MSN-1 BRICK MASONRY
CHARCOAL
- MTL-1 METAL CAP FLASHING
PAINTED ALUMINUM - DARK GREY
- MTL-2 METAL FLASHING
PAINTED ALUMINUM - LIGHT GREY
- MTL-3 METAL GUARDRAIL & HANDRAIL
PAINTED STEEL TUBE & BAR - WHITE
- PNL-1 SIDING
HOLLOW CORE FIBER CEMENT PLANK
18" WIDE
INTEGRAL COLOR - MIDNIGHT BLUE
- PNL-2 SIDING
FIBER CEMENT PANEL
PAINTED - LIGHT GREY
- PNL-3 SIDING / SOFFIT
EXTERIOR WOOD COMPOSITE PANEL
NATURAL FINISH
- WNDW-1 STOREFRONT WINDOW & DOORS
POWDER COAT - WHITE
- WNDW-2 TYPICAL WINDOW
VINYL - WHITE EXTERIOR



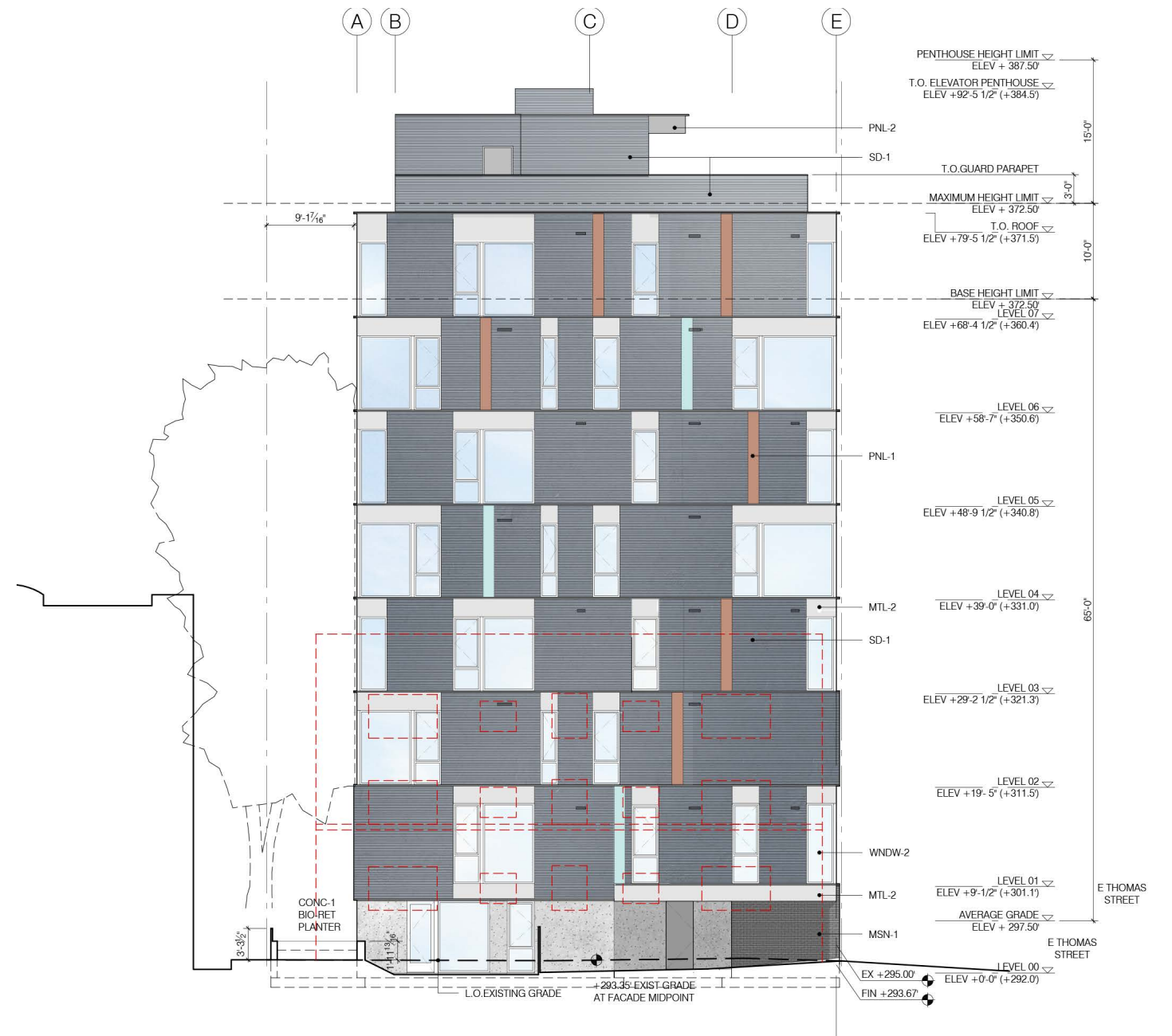
south elevation



east elevation

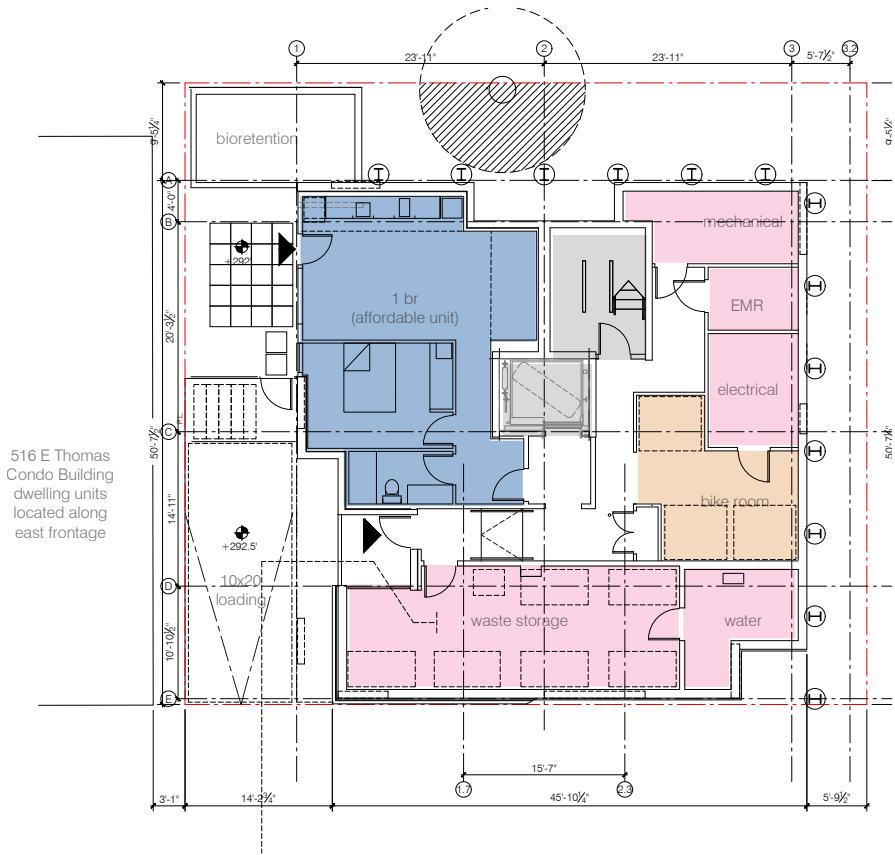


north elevation

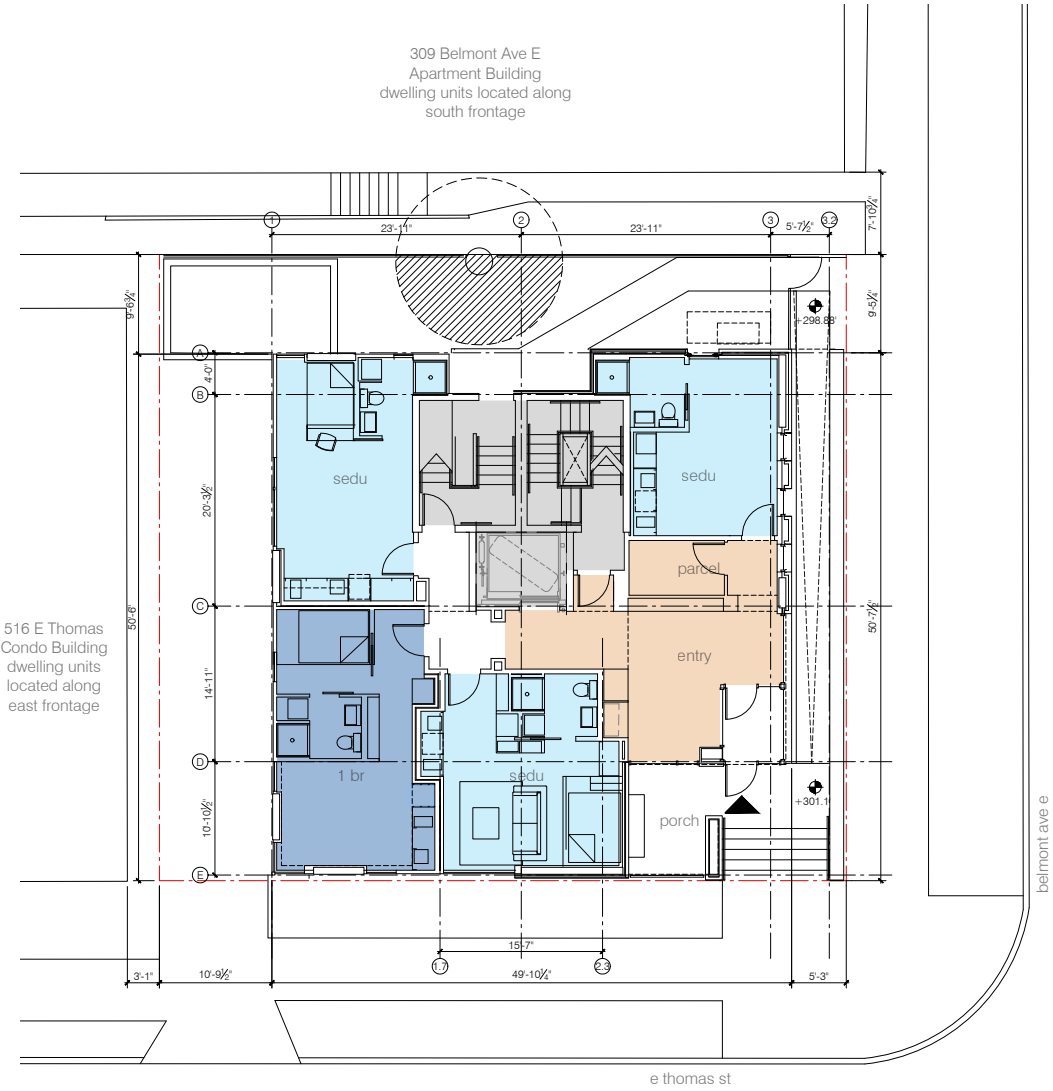


west elevation

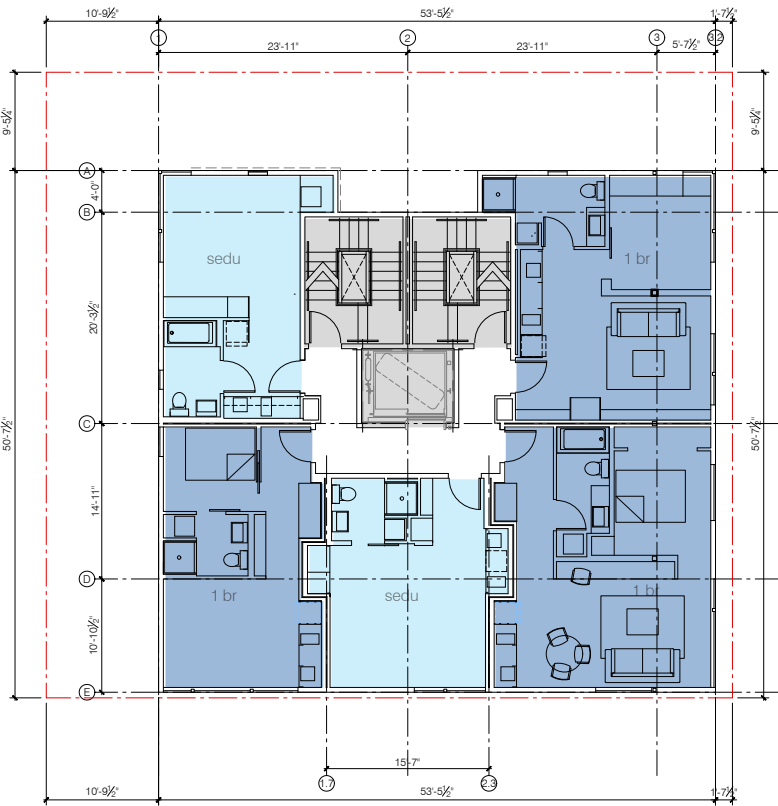
floor plans



basement level plan

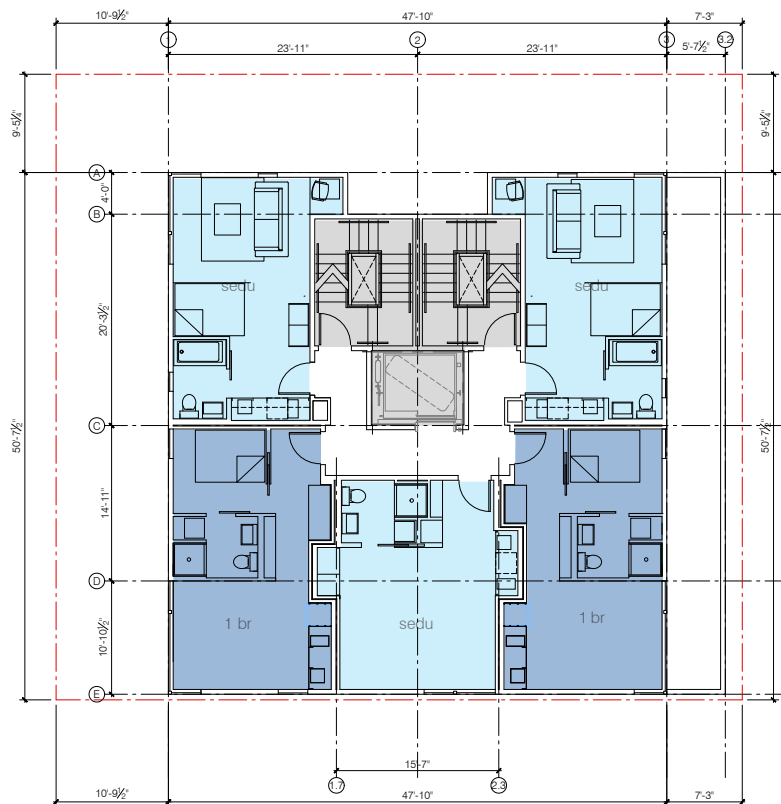


level 1 plan

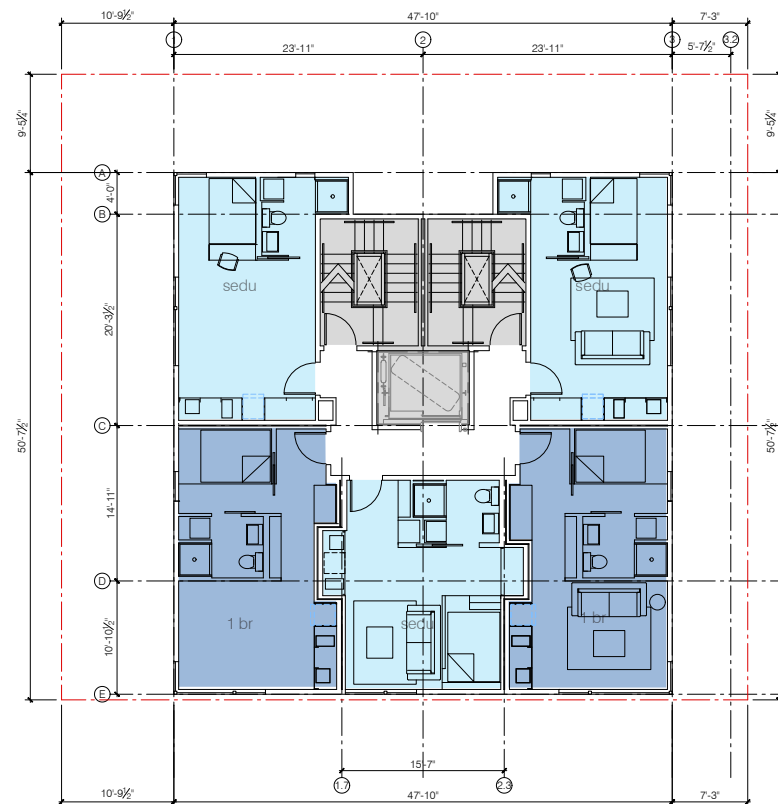


level 2 & 3 plan

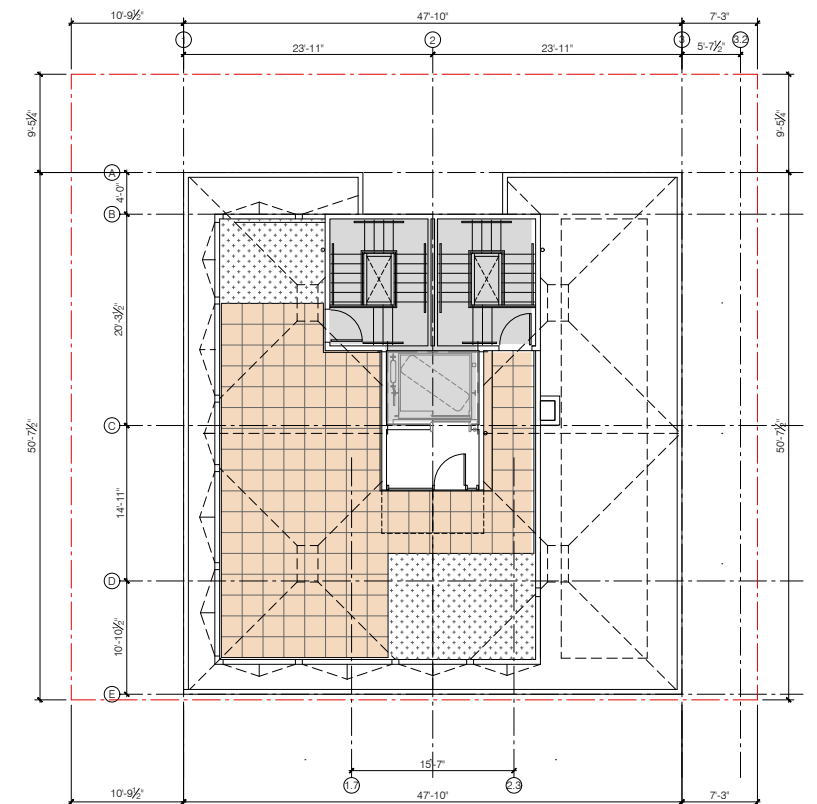
- dwelling unit
- SEDU
- shared amenities
- service / utilities
- stair / exit route



level 4 & 6 plan

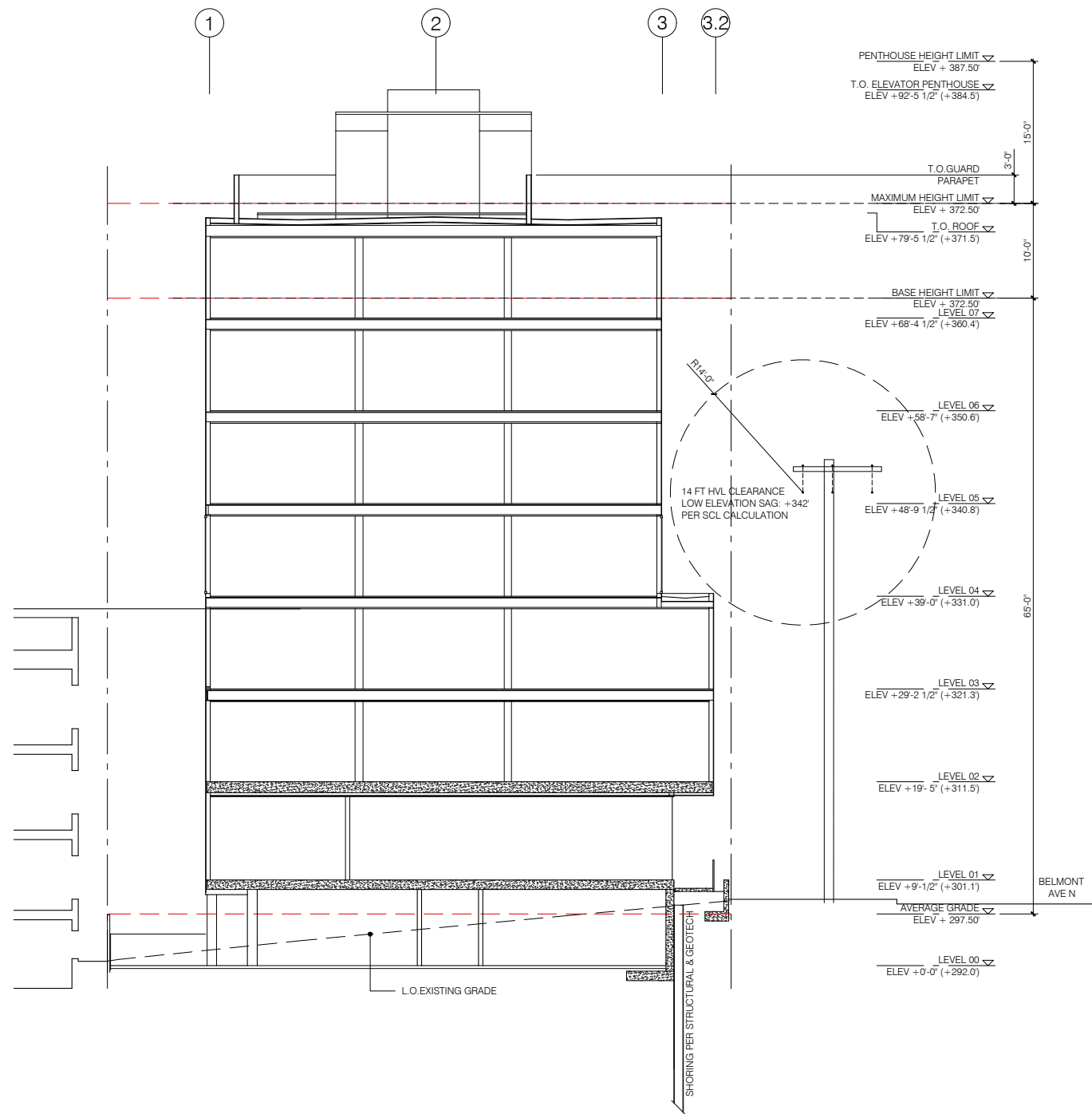


level 5 & 7 plan



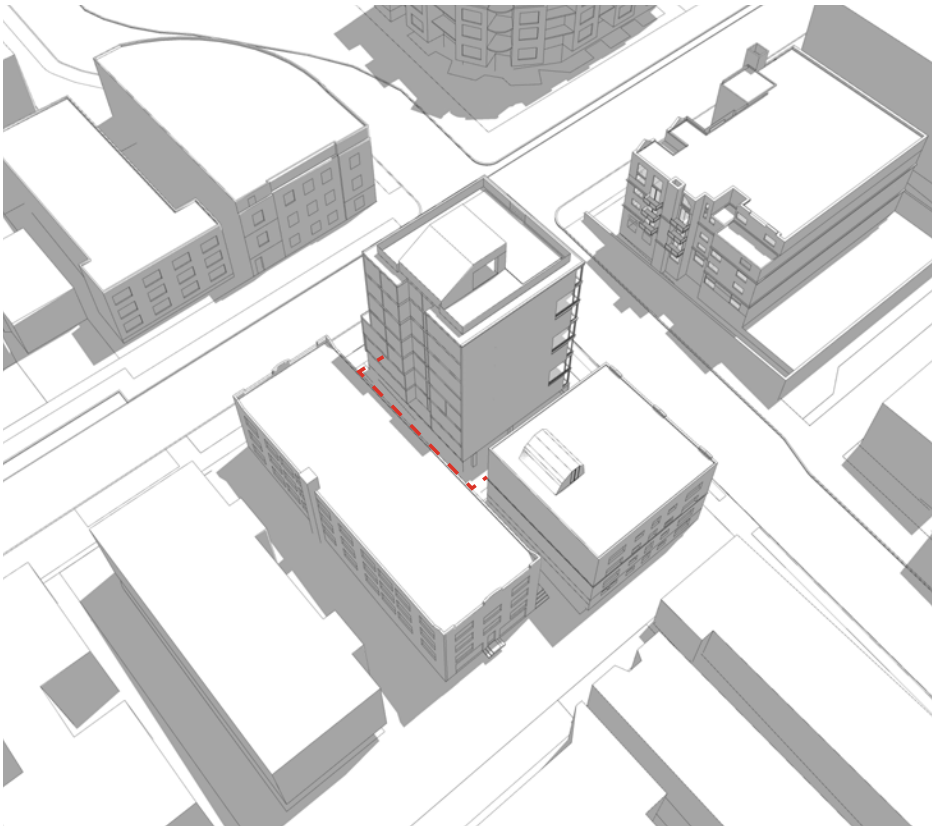
roof plan

sections

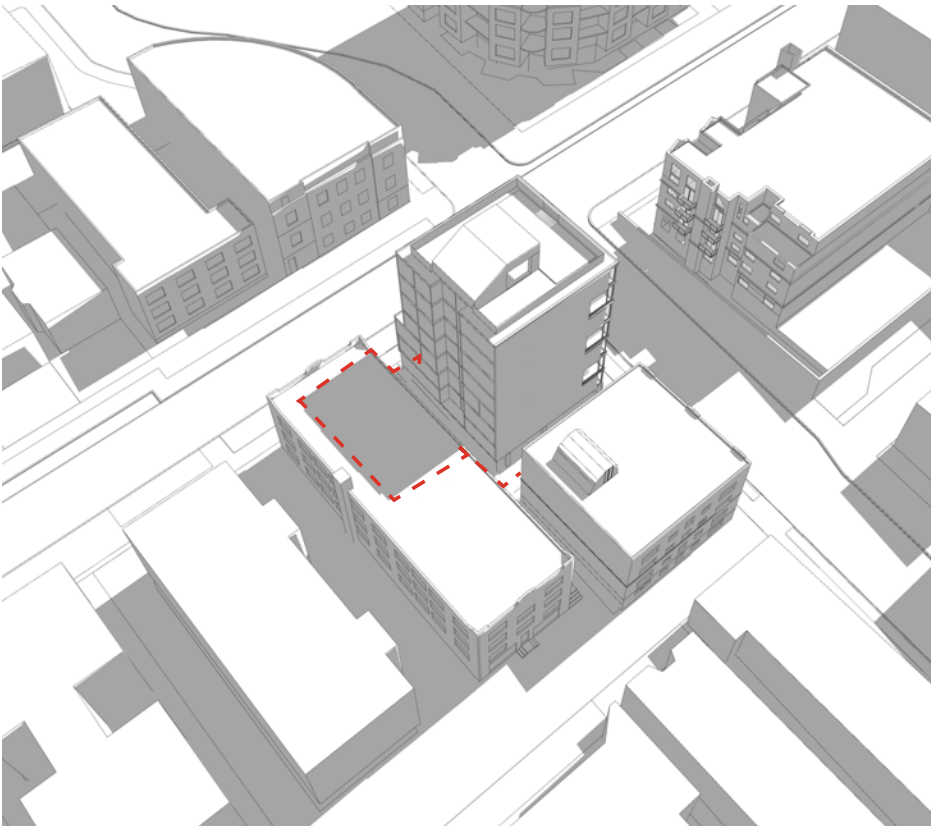


building section

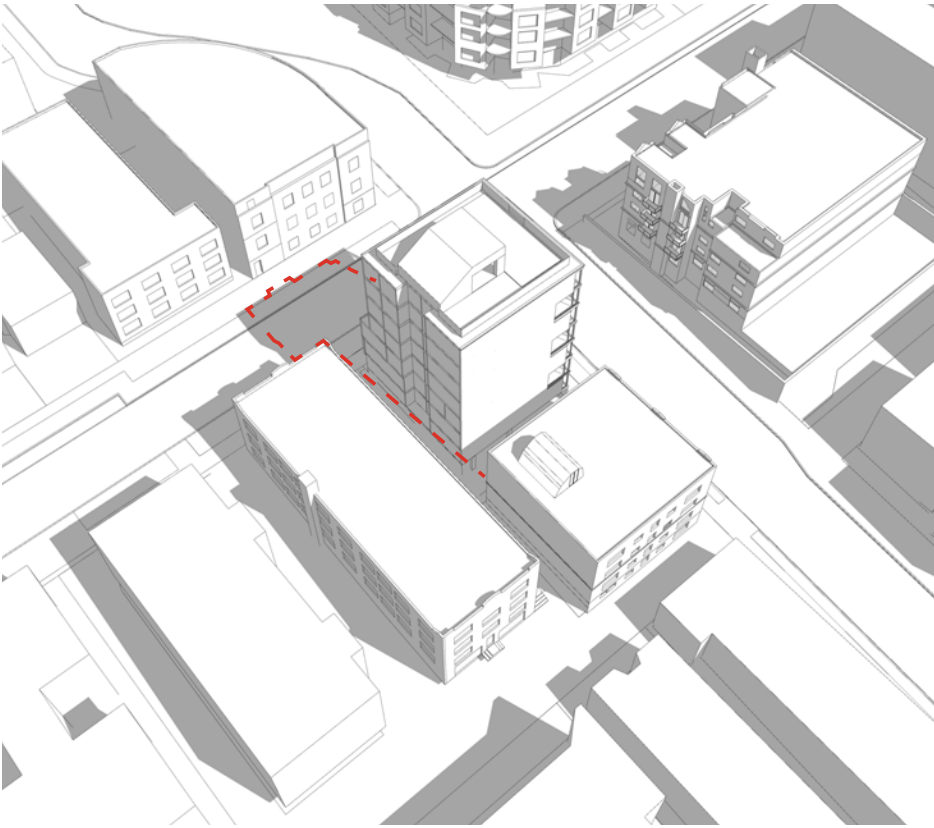
Summer Solstice
12pm



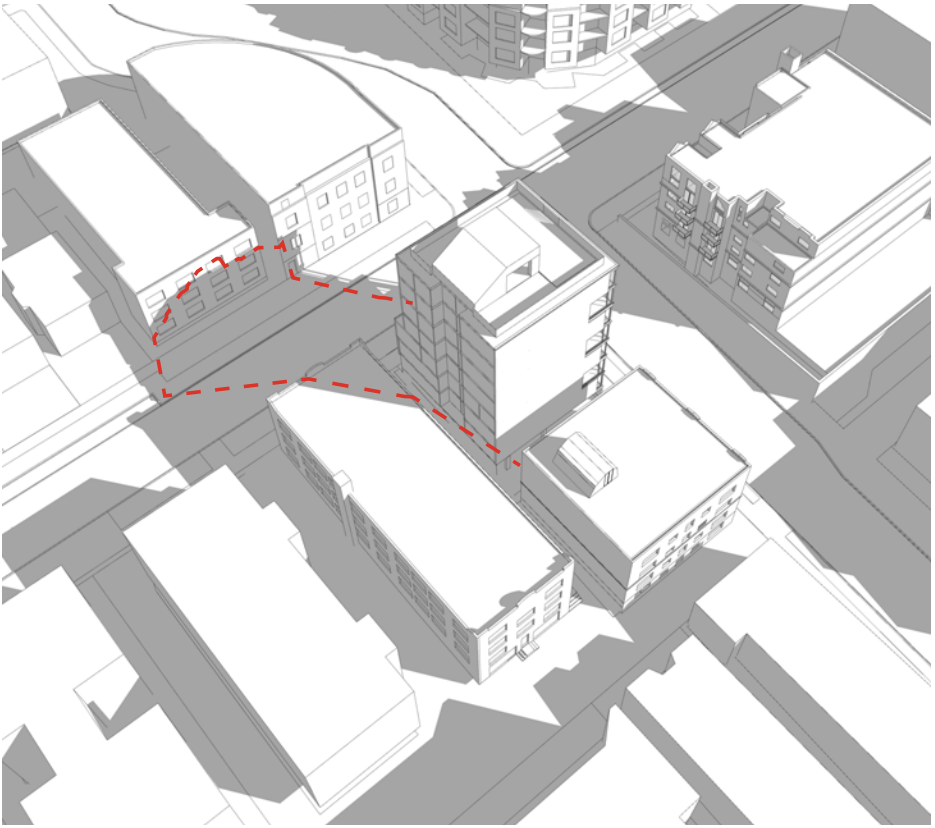
Autumn Solstice
12pm



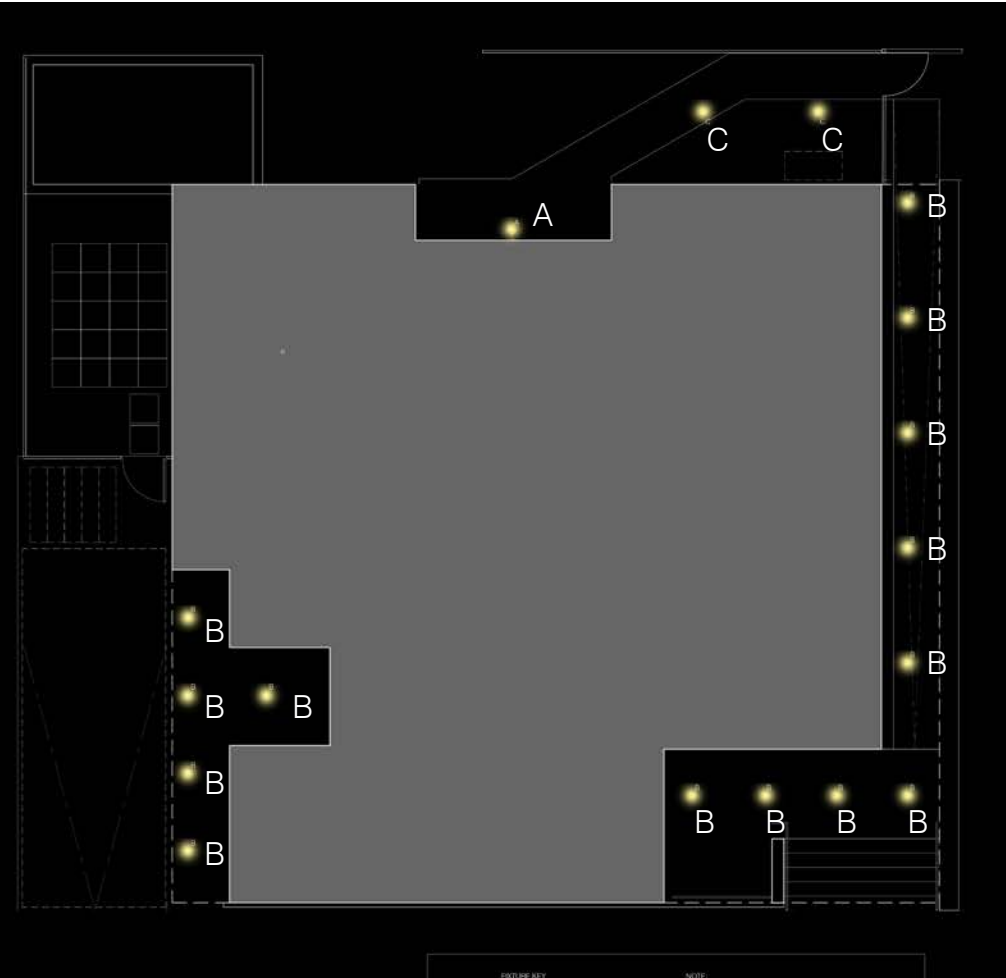
3pm



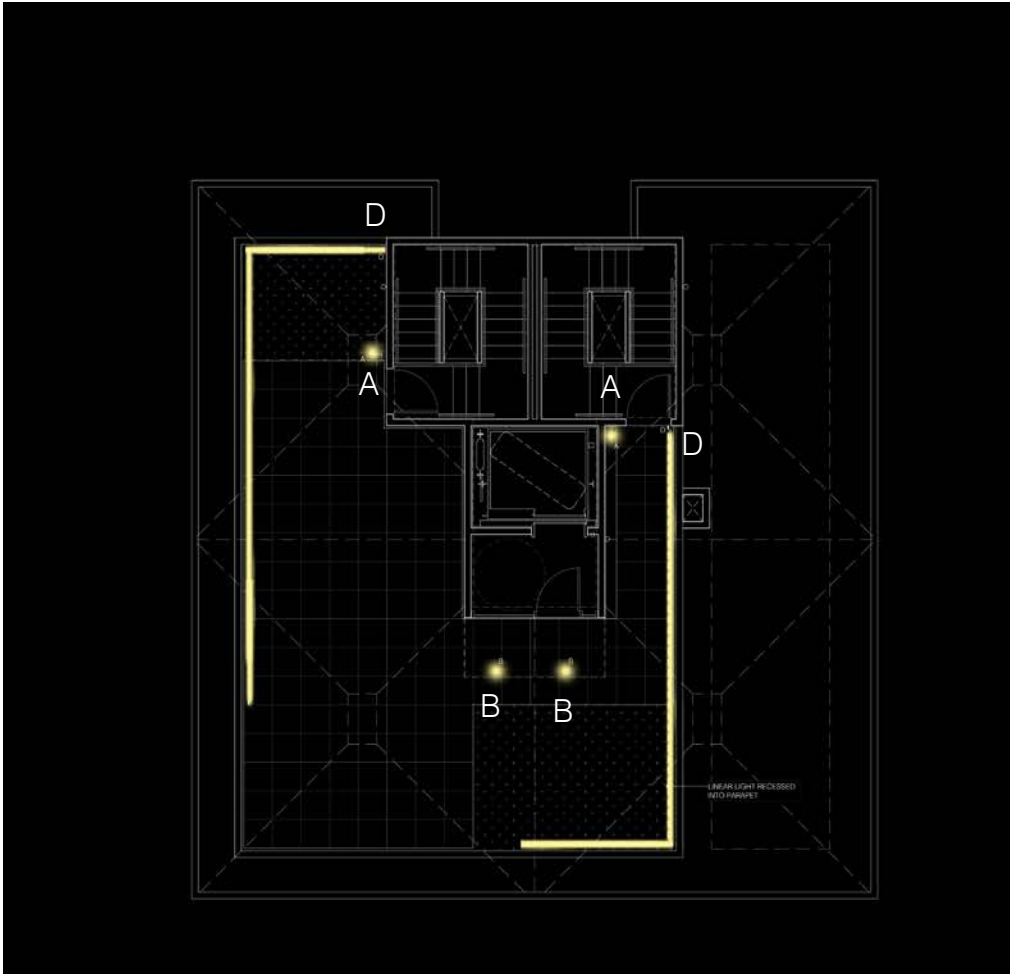
3pm



lighting



street level lighting plan



roof level lighting plan



A - downlight wall mounted



B - recessed downlight



C- bollard



D - recessed LINEAR led cove



east facade entry signage



east facade entry signage



single stair // alternate design

Given the exceptionally small site and additional constraints of the overhead power, the stair and elevator cores occupy an unusually high percentage of the floor area. The current plan has two stair enclosures and 5 units per floor with an overall building efficiency of 70%. The average size of the dwelling units is also small at 388 square feet.

In an attempt the increase the efficiency of the building and provide larger dwelling units, the design team has submitted a Code Modification Request to allow the project to be constructed with a single stair as allowed by a special provision in the code for buildings up to six stories. The request is to allow the six-story provision to be extended to a seven-story structure with some additional life safety measures. As this request is still under review, we are including documentation of how this change would impact the exterior of the structure.

With the plan changing to four units per floor, there are fewer perpendicular walls that intersect with the exterior wall and no bathrooms adjacent to the exterior walls on the east, south and west sides. A modified expression of the concept results.

Two Stairs

Number of Stories	7
Total Building Area	19,638 sf
Residential Unit Area	13,800 sf
Building Efficiency	70%
GFA Total	16,810 sf

SEDU Units	29 units
1 Bedroom Units	5 units
Total Units	34 units

Bicycle Parking	34 bikes
-----------------	----------

Single Stair

Number of Stories	7
Total Building Area	19,505 sf
Residential Unit Area	14,347 sf
Building Efficiency	74%
GFA Total	16,762 sf

SEDU Units	8 units
1 Bedroom Units	21 units
Total Units	29 units

Bicycle Parking	29 bike
-----------------	---------





sw corner



se corner



ne corner



nw corner



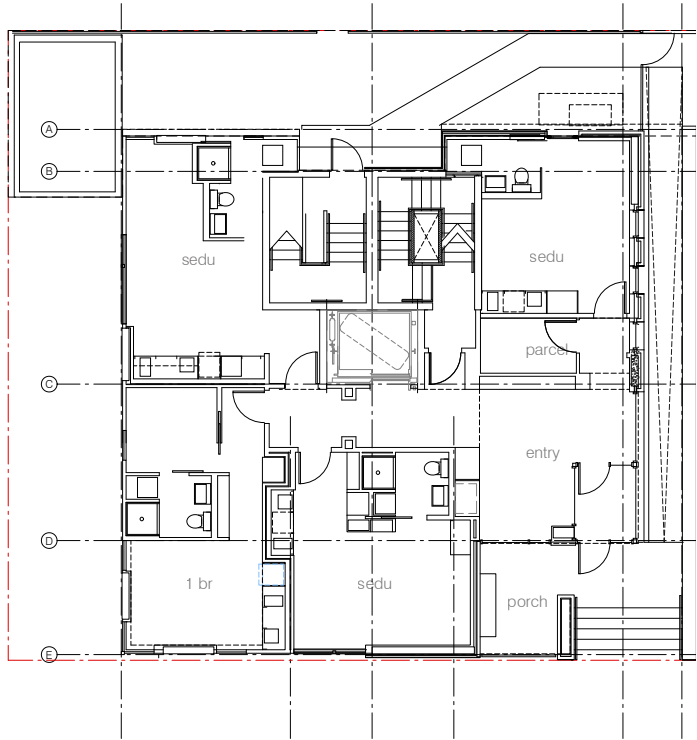
from the south



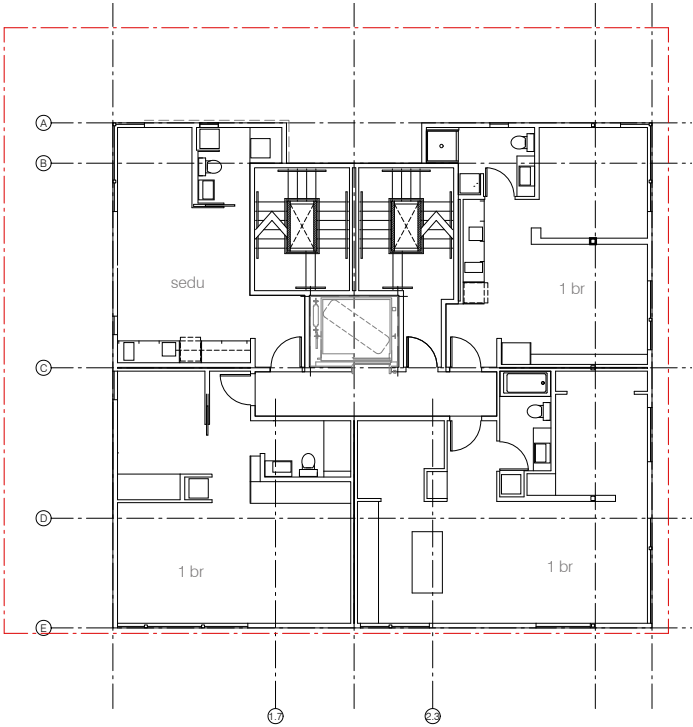
from the southeast



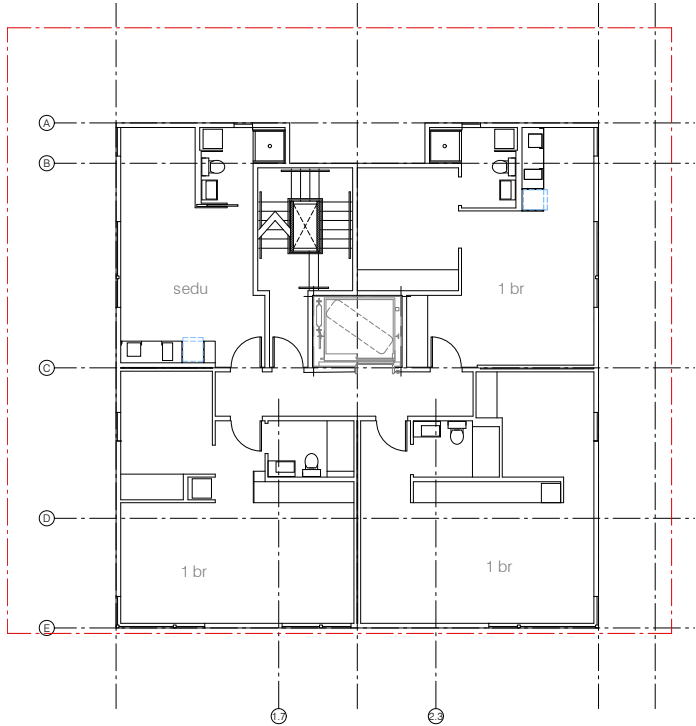
from the northeast



level 1 plan



level 2 & 3 plan



level 4 to 7 plan

intentionally blank

departure request 1

SMC 23.45.518.B Minimum rear setbacks for MR zone

In MR zones structures shall be setback 15 feet from a rear lot line that does not abut an alley.

Proposition

- To locate the structure a minimum distance of 9'-5" and an average of 10'-4" from the rear (north) lot line in order to:
- extend the prevailing side lot line building separation pattern in the neighborhood to this site
 - provide open space in proportion to surrounding open spaces
 - provide an equitable distribution of open space along both interior lot lines (west and north) benefitting both neighboring properties

Rationale

CS2-B.3 Character of Open Space DC3-C.1 Open Space Design

Provides an open space in proportion to the surrounding open spaces between buildings and preserves the exceptional tree.

CS2-D2 Existing Site Features

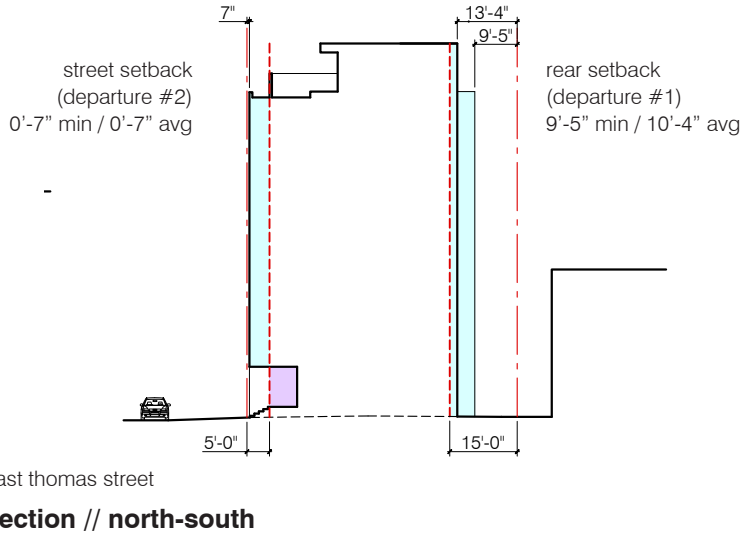
Preserves the exceptional tree to buffer building height from the shorter neighboring building.

DC1-C1 and C4 Below grade parking and Service Uses DC3-C Reinforce existing open space and support natural areas DC4-D.4 Place Making

Rear setback flexibility allows for a building footprint that supports incorporating waste and recycling into the building structure instead of in a screened exterior space located in the rear yard. This emphasizes the importance of the exceptional tree and allows for an at grade amenity space that is connected to the public realm.

DC2-A Massing DC2-C3 Fit with Neighboring Buildings

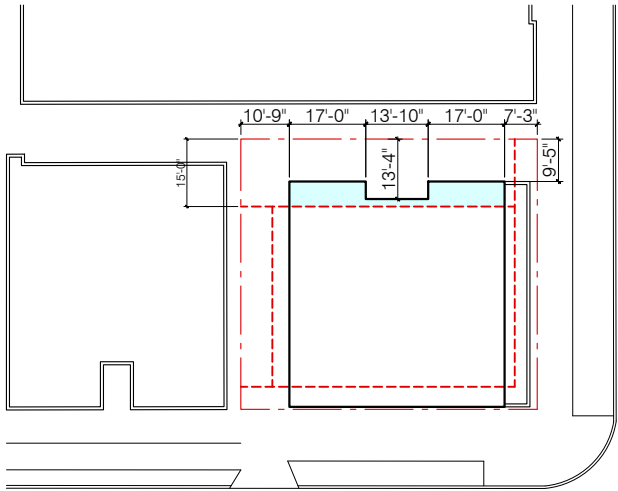
Allows the massing of the building to be arranged on a very small corner lot in a manner that is more contextually responsive.



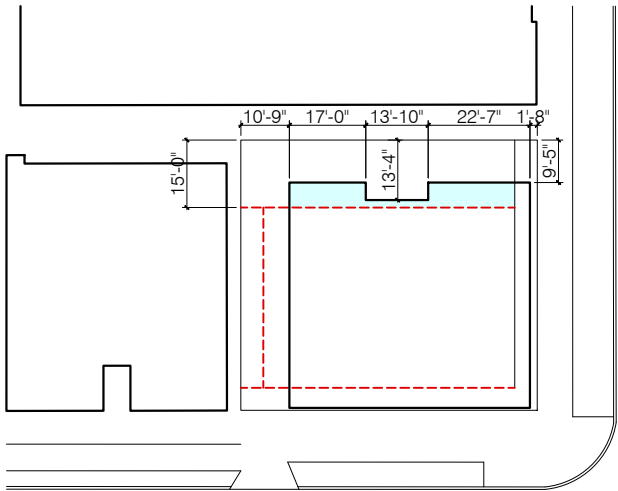
section // north-south



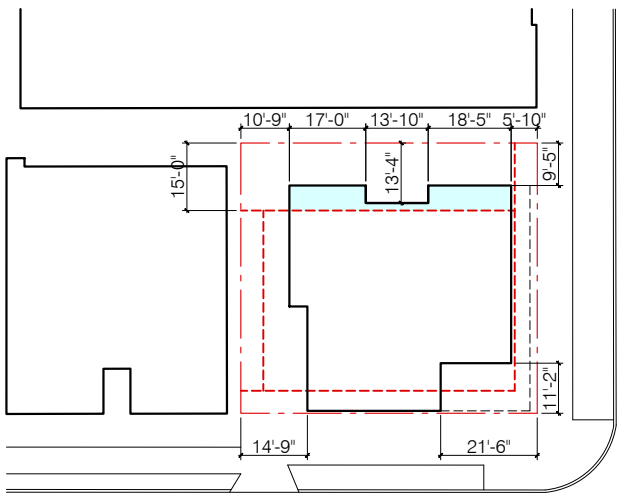
diagram // region of departure



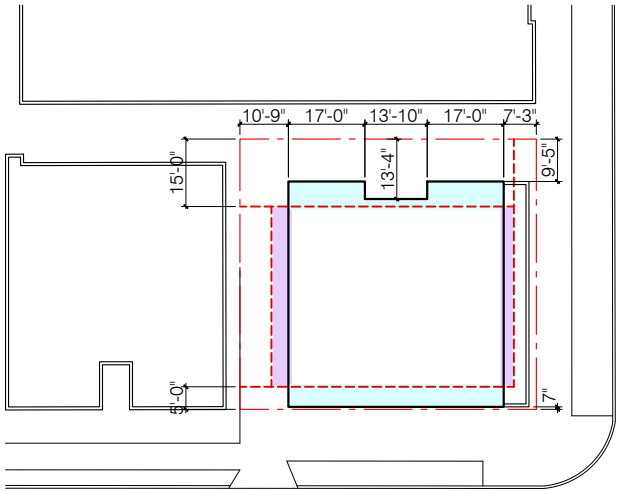
plan // level 4 to 7



plan // level 2 and 3

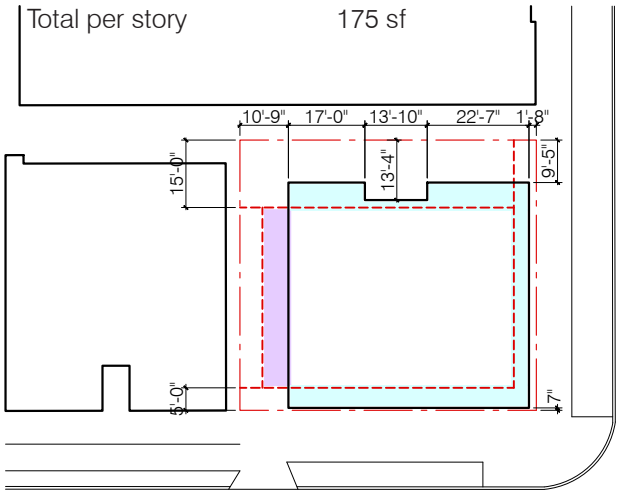


plan // ground level



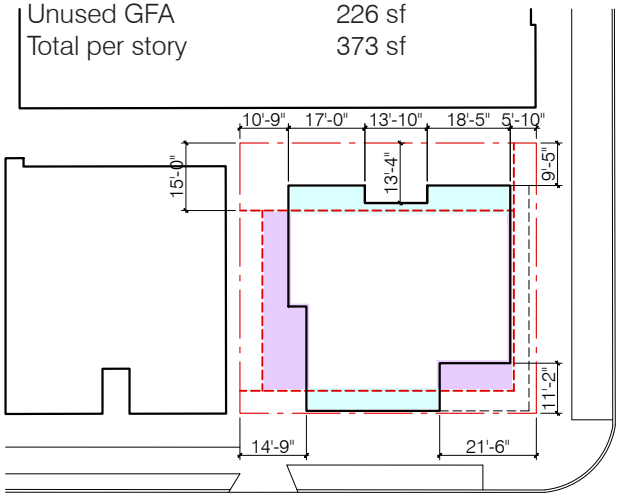
additional GFA // level 4 to 7

Additional GFA	411 sf
Unused GFA	236 sf
Total per story	175 sf



additional GFA // level 2 to 3

Additional GFA	599 sf
Unused GFA	226 sf
Total per story	373 sf



additional GFA // ground level

Additional GFA	338 sf
Unused GFA	428 sf
Total	(90) sf

Additional GFA Summary

(see diagram previous page)
note includes areas exempt from FAR
below grade

Ground Level	(90) sf
Level 2	373 sf
Level 3	373 sf
Level 4	175 sf
Level 5	175 sf
Level 6	175 sf
Level 7	175 sf

Total **1,356 sf**

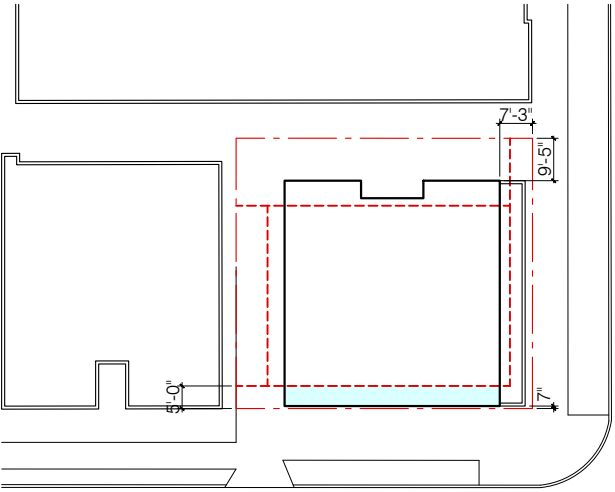
GFA without Departures **17,133 sf**
GFA with Departures **18,489 sf**
Percentage increase **7.9%**

FAR // Allowable **4.25**
FAR without Departures **3.83**
FAR with Departures **4.25**

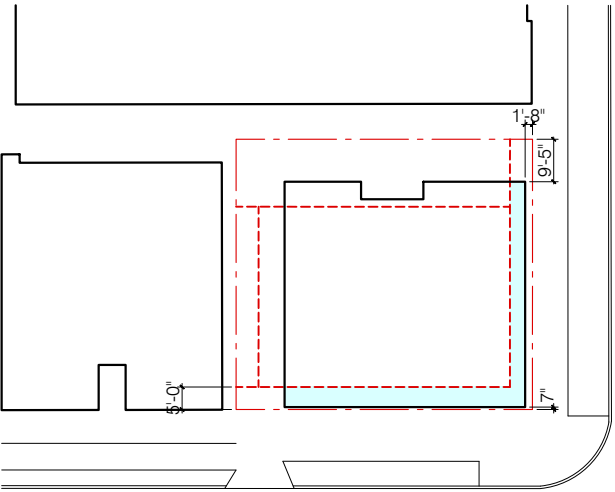
note
unused GFA refers to areas where additional
setback is being provided to offset the
reduction of setback through departures.

Diagram Key

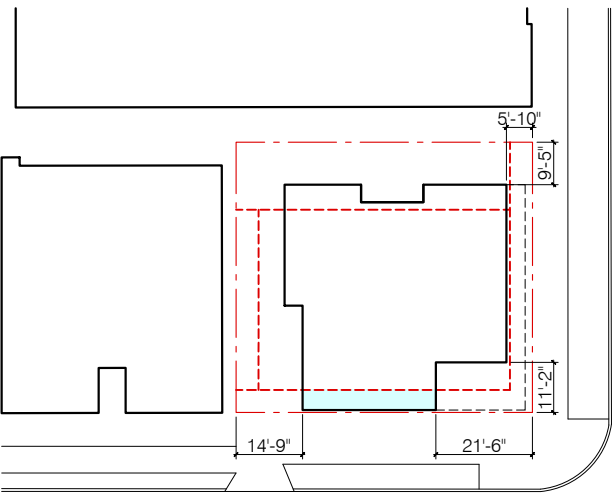
- Departure Area
- Undeveloped Allowable Footprint
- Unused GFA



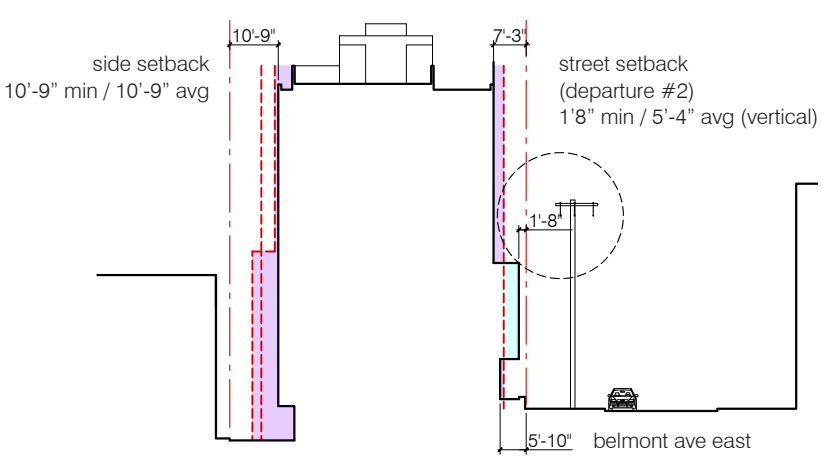
plan // level 4 to 7



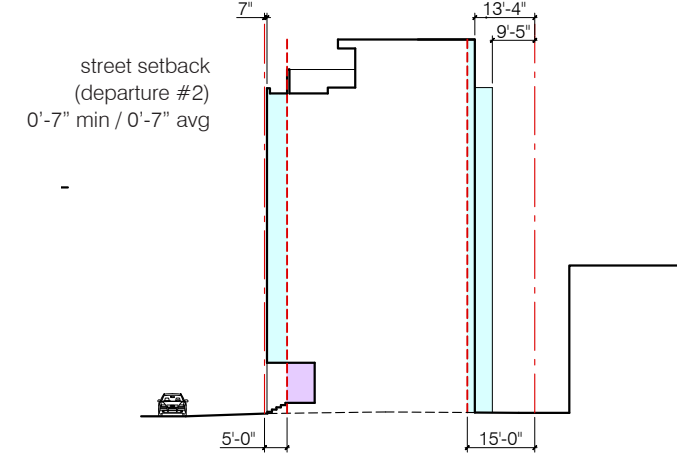
plan // level 2 and 3



plan // ground level



section // east-west



section // north-south



diagram // region of departure

departure request 2

SMC 23.45.518.B Minimum street lot line setbacks for MR zone.

In MR zones structures shall be setback 7 feet average and 5 feet minimum from street lot lines.

Proposition

- To locate the south facade of the structure 7" from the lot line and the east facade of the structure, at levels two and three, 1'-8" from the lot line in order to,
- extend the prevailing urban edge condition of the neighborhood.
 - equally distribute open space to both interior lot lines
 - provide a greater than required side setback in order to transfer building mass from the west side of building to the south side
 - expand the separation between structures and to reduce the east/west bulk of the project.

Rationale

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

CS2-A.1 Sense of Place
CS2-B.2 Connection to the street
CS2-C.1 Corner Sites

Extends the urban edge condition prevalent throughout the neighborhood on corner sites.

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

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

arborist tree protection

Corinne R. Hollister

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

Consulting Arborist Services


To: Ofer Avnery
Steve Bull, Workshop AD

Reference: Response to comment from planner

Date: July 3, 2020

Site Address: 301 Belmont Ave. E. Seattle

Parcel: 6848200536



Corinne Hollister
206-779-3118
corinne@earthdancedesign.com
ATA Horticulture-Landscape Design
ISA Certified Arborist

Dear Mr. Avnery,

You contacted me and subsequently contracted my services to develop a tree inventory/feasibility study for the property referenced above, and to identify any significant trees. I visited the site on Tuesday, May 15, 2018, and delivered a feasibility study to you the same day. I was subsequently contacted by your architect, Steve Bull, of Workshop AD, to respond to a request from a city planner to “include recommendations to address the health and viability of the Horse Chestnut during and after construction of the building.” I met Mr. Bull on June 29, 2020, at the property to talk about potential impacts to the tree. I also received an architectural plan set from Workshop AD, dated June 4, 2019.

Summary:

I recommend four things in regard to the exceptional 35.5-inch Horse chestnut (*Aesculus hippocastanum*):

- Detailed tree protection measures, including but not limited to demolition of the exiting home and detached garage, removal of the nearby Western red cedar (*Thuja plicata*), tree protection fencing placement, construction guidelines for the new building, the bioretention planter, a walkway, and any other construction activities within the dripline. *NOTE: Dripline and DBH need updating on site plans; disturbance calculations were not provided.*
- Pruning specifications for canopy reduction to create clearance for building construction following ANSI standards and best management practices from the International Society of Arboriculture (ISA).
- On-site monitoring by an ISA certified arborist during excavation and specific construction activities (TBD) within the dripline.
- A post-construction monitoring plan, to ensure the health and stability of the tree.

If all tree protection measures, pruning specifications, and post-construction management plans are followed, it is likely the tree will survive. Given the extent of the disturbance proposed, there will be no opportunity for short-cuts or compromise on protection guidelines during demolition and construction.

Ofer Avnery/Steve Bull
Recommendations and Preliminary Tree Protection Measures
301 Belmont Ave. E. – 6848200536
July 9, 2020
Page 2 of 9

Introduction

I visually inspected the trees on site and identified two significant trees and one exceptional tree on the property. They are listed in the table on page 4, along with ratings for both health and structure. All the trees have been limbed up and trimmed away from the house but are in fair to good condition.

The project plan includes retaining and protecting the exceptional 35-inch Horse chestnut, located at the north property line, behind an existing garage. The dripline, from center of trunk, measures 18 feet to the south, in the direction of construction and proposed root disturbance. The inner root zone (IRZ) is 9 feet, or 254.34 square feet. No disturbance is allowed in the IRZ. The outer root zone (ORZ) area is 763.02 square feet. Up to 1/3 of the outer root zone may be disturbed, or a total of 254.34 square feet, if the project team can show no negative impact to the tree.

The existing garage is located within the dripline of the tree, and a portion of it crosses into the IRZ.

In addition to root disturbance, the canopy will require significant reduction to provide clearance for the new building, see illustration on page 6.

Significant trees are defined by the city of Seattle as those over six inches in diameter, measured 4.5 feet from the ground. Exceptional trees are those that have significant value due to size and species, having unique historical, ecological or aesthetic value. Tree protection provisions are set by the city of Seattle in 25.11.

Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property, utilizing the most practical means available. This report is based solely on what is readily visible and observable, without any invasive means. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time.

There are several factors that can affect a tree’s condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree’s condition.

Tree protection measures contained in this report are meant to be preliminary based on what I know. No tree protection fencing placement or disturbance calculations have been provided.

Corinne Hollister

Earth Dance Design

117 E. Louisa St. #128

Seattle, WA 98102

Tree Inspection

I visually inspected each tree from the ground. I performed the equivalent of a Level 1 tree risk assessment.¹ This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory. This is a limited visual assessment focused on identifying trees with imminent and/or probable likelihood of failure, and/or other visible conditions that will affect tree retention.

I recorded tree species and size (DBH). I estimated the average dripline of each tree.

I rated the condition of each tree, both health and structure. It is important to consider that high-risk trees can appear healthy, sometimes with a dense, green canopy. This may occur when there is sufficient sapwood or adventitious roots present to maintain tree health, but inadequate strength for structural support. On the other hand, trees in poor health may, or may not be stable structurally. Tree decline due to root disease, for example, is likely to compromise a tree’s structure, while decline due to drought or insect attack may not. Tree health and structure are linked in that healthy trees are more capable of compensating for any structural defects. A healthy tree often develops adaptive growth that adds strength to parts weakened by decay, cracks, and wounds.

The intent of this report is to identify any unhealthy trees based on existing health conditions and tree structure, and to specify which trees are most suitable for preservation.² No invasive procedures were performed on any trees at the time of my inspection. The results of this inspection are based on what was visible at the time of the inspection.

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

- Number – as shown on the aerial photo attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground, unless otherwise noted.
- Dripline – average branch extension from the trunk measured as radius in feet.
- Category – significant or exceptional, as defined by Seattle Tip 242 and Director’s rule 16-2008.
- Ratings – from 1 to 3 (where 1 indicates no visible defects, in structure or health; 2 indicates minor problems that may require action; 3 indicates significant problems or defects and tree removal is recommended.).
- Visible defects – Visible structural defects or diseases:
Included bark – bark embedded between two stems, may decrease strength of attachment;
Multiple leaders – multiple stem attachments which may lead to tree failure, requiring maintenance and monitoring;

¹ Smiley, Matheny, Lilly: Companion publication to the ANSI A300 Part 9: Tree Shrub and Other Woody Plant Management – Standard Practices, Tree Risk Assessment. 2017. ISA.
² Fite, Smiley: Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2008. ISA.

Tree Inventory Table

Tree #	Species	DBH	Dripline	IRZ	Health	Structure	Category	Notes
1	Western white pine <i>Pinus monticola</i>	23 in.	17 ft.		1	2	Significant	Co-dominant stems. Included bark. Limbed up.
2	Western red cedar <i>Thuja plicata</i>	15 in.	10 ft.		1	1	Significant	
3	Horse chestnut <i>Aesculus hippocastanum</i>	35.5 in.	18 ft.	9 ft.	1	2	Exceptional	35.5 inch diameter measured at 2 ft. just below three main stems. 23, 16, 12.5 inches = 30.7 in. calculated by quadratic mean. Located at north property line behind the detached garage.

Limits of Disturbance – Tree Protection Zones

Limits of Disturbance (LOD) are calculated for one exceptional Horse chestnut. The measurements are listed below as radii in feet from the trunk center, for the side of the tree to be impacted by construction. LOD measurements are determined by using specifications in the Seattle Municipal Code, with a consideration given to root plate³, trunk diameter⁴ ⁵, and ISA Best Management Practices⁶.

The LOD is the minimum distance from a tree for any soil or root disturbance, and represents the areas to be protected during construction. Tree protection fencing shall be installed prior to any site prep or demolition and remain in place for the duration of the project. (See also Tree Protection on Construction and Development Sites, Oregon State University, 2009⁷, for details on construction activity limits.)

³ Coder, Kim D. 2005. *Tree Biomechanics Series*. University of Georgia School of Forest Resources.
⁴ Smiley, E. Thomas, Ph. D. *Assessing the Failure Potential of Tree Roots, Shade Tree Technical Report*. Bartlett Tree Research Laboratories.
⁵ Fite, Kelby and E. Thomas Smiley. 2009. *Managing Trees During construction; Part Two*. Arborist News. ISA.
⁶ Companion publication to the ANSI A300 Series, Part 5: Managing Trees During Construction. 2008. ISA.
⁷ <http://www.seattle.gov/Documents/Departments/SDCI/Codes/TreeProtectionConstructionDevelopmentSites.pdf>

Limits of Disturbance in feet from center of trunk – see specific Tree Protection Measures below.

Tree No.	DBH	Tree Species	DL	Inner Root Zone – No Disturbance	Area of proposed disturbance* See detail on page 11.
3	35.5"	Horse chestnut <i>Aesculus hippocastanum</i>	18'	9'	IRZ = 254.34 sq. ft. ORZ = 763.02 sq. ft Disturbance % in ORZ not provided

(DL = dripline, measured as average from trunk center to tip of branches)
* Calculated by design team. Not to exceed 1/3 total outer root zone, minimizing disturbance with construction guidelines.
NOTE: The existing concrete garage slab crosses into the inner rootzone. Demolition of the slab shall be accomplished from outside the dripline or manually, with no equipment crossing into the root zone of the tree. Fill will be provided in that area under the direction of the project arborist based on the presence of any exposed roots immediately following demolition.

DBH and dripline measurements are inaccurate on site plans provided.

Location and Type of Protection Measures – PRELIMINARY

All tree protection fencing shall be installed as outlined by OSU, referenced above – a minimum six-foot temporary chain-link fence, or orange plastic mesh construction fencing placed as close to the dripline as possible. Fencing shall be installed before any demolition or construction. A city planner or project arborist must approve any modifications to tree protection measures.

A 6- to 8- inch layer of arborist chips shall be installed under the dripline to the maximum extent possible, except on the sidewalks. Where the tree protection fencing is placed inside the dripline to allow for construction, fill, or ROW requirements, 5/4 inch plywood may be placed on top of the arborists chips for additional protection.

No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed inside the tree protection fencing/LOD or in the ORZ to the maximum extent possible.

Demolition: The existing home, adjacent fencing and retaining walls shall be removed from the south and east, away from the exceptional tree. All debris shall be lifted up and away from the trunk and branches for maximum protection. Any tracks or tires from heavy equipment shall remain outside the dripline area, including areas within the ROW. Tracks and tires may go up to the foundation line within areas of approved disturbance.

Garage and fill: See note above.

Walkway: In the areas where any walkway crosses inside a dripline, roots shall be exposed with air excavation – monitored by a certified arborist on site – following completion of all other construction. After review by the project arborist, the walkway shall be constructed with minimal impact to the existing roots. If the roots are found to be minimal, they shall be cut clean at the edge of the walkway location, covered with soil or arborist chips, and kept moist. If extensive roots are found, the walkways shall be constructed on top of existing grade with no root disturbance. Three to four inches of topsoil or compost may be applied to meet grade of the walkway edge, but kept away from the trunk. See detail.⁸

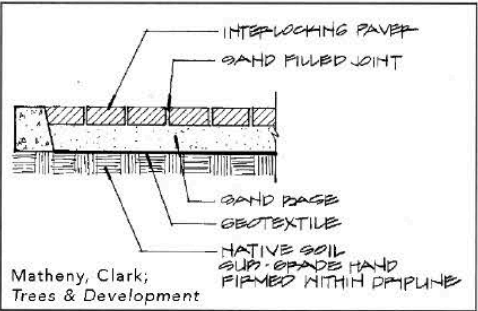


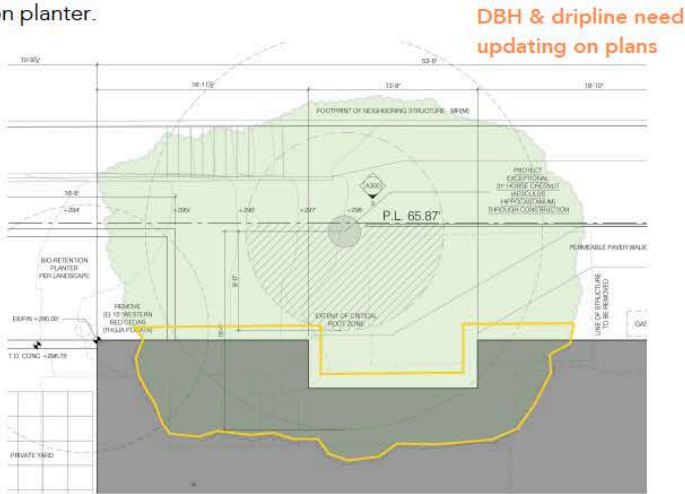
FIGURE 8.4 Brick or interlocking pavers on sand often are recommended as pervious paving. Use of geotextile under the sand and hand-firmed subgrade can minimize root impacts.

Foundation: Roots shall be exposed manually or with air excavation and cut clean with sharp pruning tools at the edge of the new foundation. All exposed roots shall be covered with soil, burlap or arborist chips and kept moist. Soil shall be backfilled immediately following any cuts to and removal of the existing foundation.

All stormwater management shall be directed outside the driplines and away from the retained tree to the fullest extent possible. The proposed bioretention planter.

Landscaping: Soil amendment and planting within the dripline of the exceptional tree shall be kept to a minimum to limit root disturbance. Irrigation lines should not cross into undisturbed areas and increased watering added only as part of a long-term management plan for tree survival.

Pruning specifications All pruning shall be in accordance with ANSI Standards and BMPs from the ISA and completed by a certified arborist, with the project arborist monitoring on site. This graphic shows the extent of canopy reduction required (preliminary).



A post-construction monitoring and maintenance plan shall be developed, including strategies for mulch, fertilization, irrigation, soil aeration and pruning, where necessary. The tree shall be inspected annually for three to five years after construction to assess changes in condition and signs of stress or disease.

Tree protection is required throughout construction.

⁸ Matheny and Clark, A Technical guide to Preservation of Trees During Land Development, ISA, 1998.

Attachment 1: Assumptions and Limiting Conditions

1. A field examination of the site was made on May 15, 2018. I revisited the site on June 29, 2020, to update data. My observations and conclusions are as of that date. Please note that tree protection measures are incomplete at this time.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor, and this tree survey is based on aerial maps obtained from free online resources. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
5. Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.
6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.
8. Construction activities can impact trees in unpredictable ways. All retained trees should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

Corinne Hollister Earth Dance Design 117 E. Louisa St. #128 Seattle, WA 98102

Attachment 2: Certificate of Performance

I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA).

Signed,



Corinne Hollister

Date: July 9, 2020

Corinne Hollister Earth Dance Design 117 E. Louisa St. #128 Seattle, WA 98102












neighborhood use / zoning data

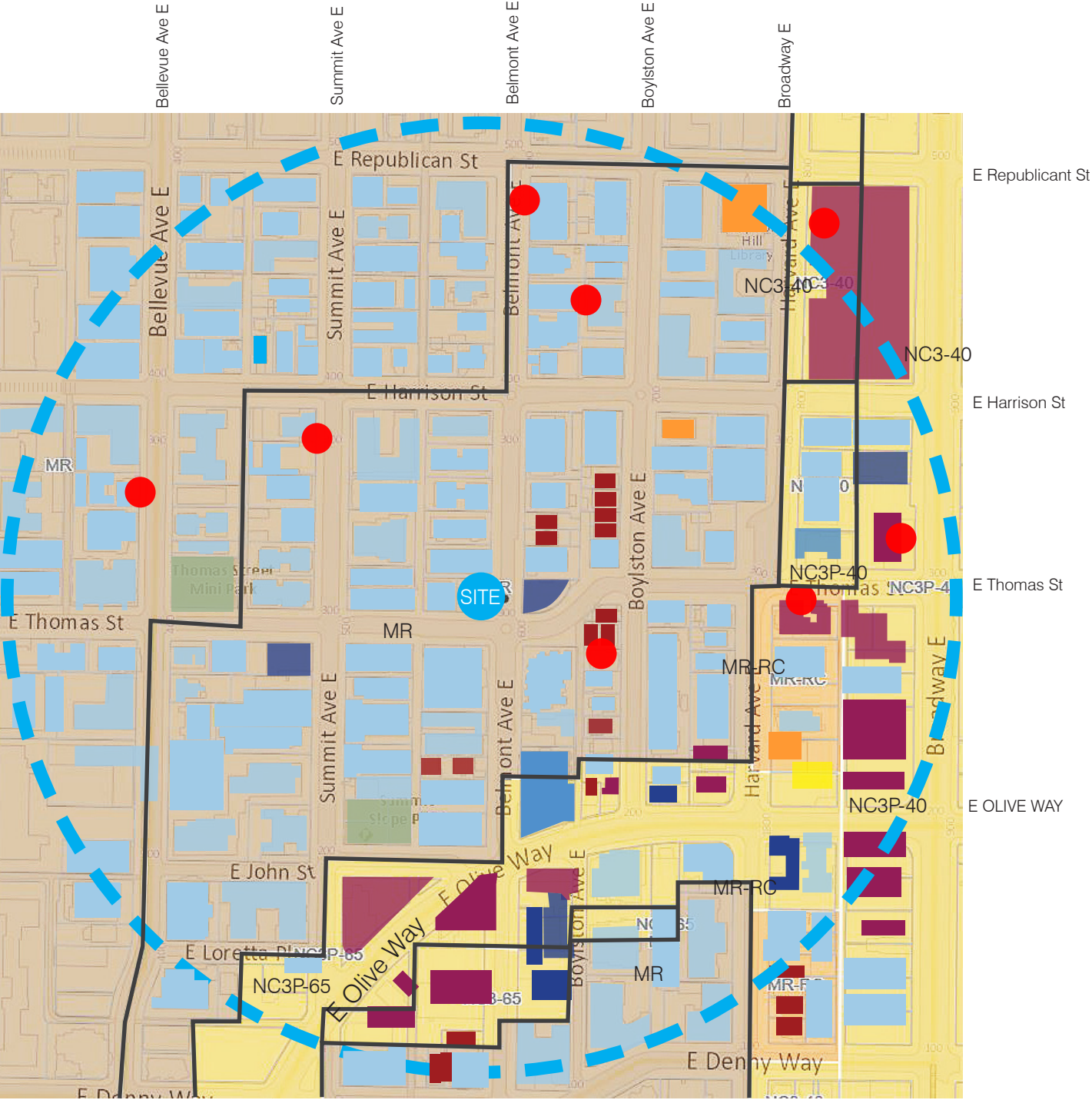
301 Belmont Ave E

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

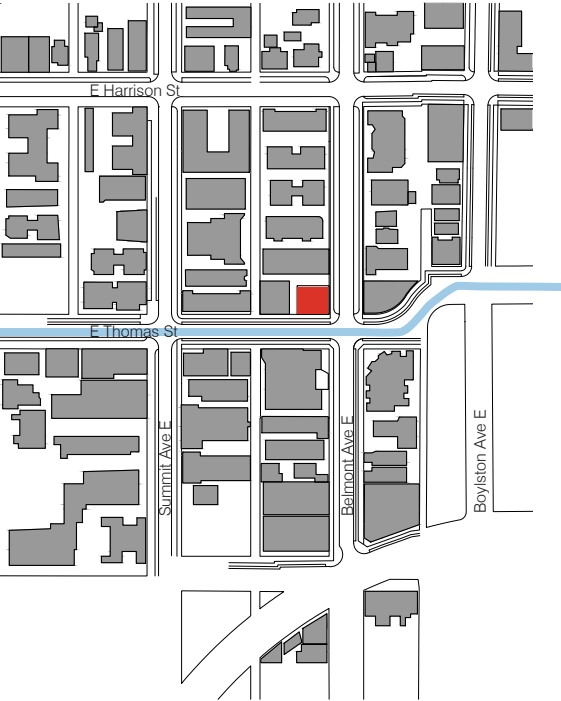
Affordable Housing Incentive

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

multi-family housing	
mixed-use	
commercial / retail / office	
industrial / warehouse	
single family residential	
civic / religous	
institution / education	
recreation / open space	
proposed housing development	
proposed mixed-use development	
1/16 mile radius	



street photos



East Thomas Street
South Side



1926

Boylston Ave E

1910

alley

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

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

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

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

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

East Thomas Street
North Side



1956

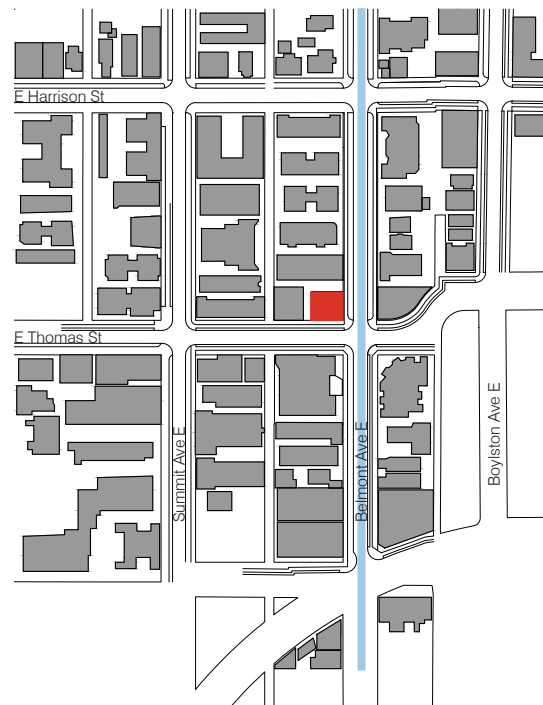
alley

516th E Thomas St // condominium
1917 // 4-story red brick
punched windows

project site

Belmont





**Belmont Ave E
East side**



**Belmont Ave E
West side**



Across from site



1959

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

Thomas Street

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

1994



Thomas Street

project site

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

1965

1963

architect | developer housing projects



Workshop AD, & KKLA | 800 Denny | Seattle WA



Workshop AD & KKLA | Stadium 302 condominiums | Tacoma WA



Workshop AD & KKLA | CODA mixed-use | Seattle WA



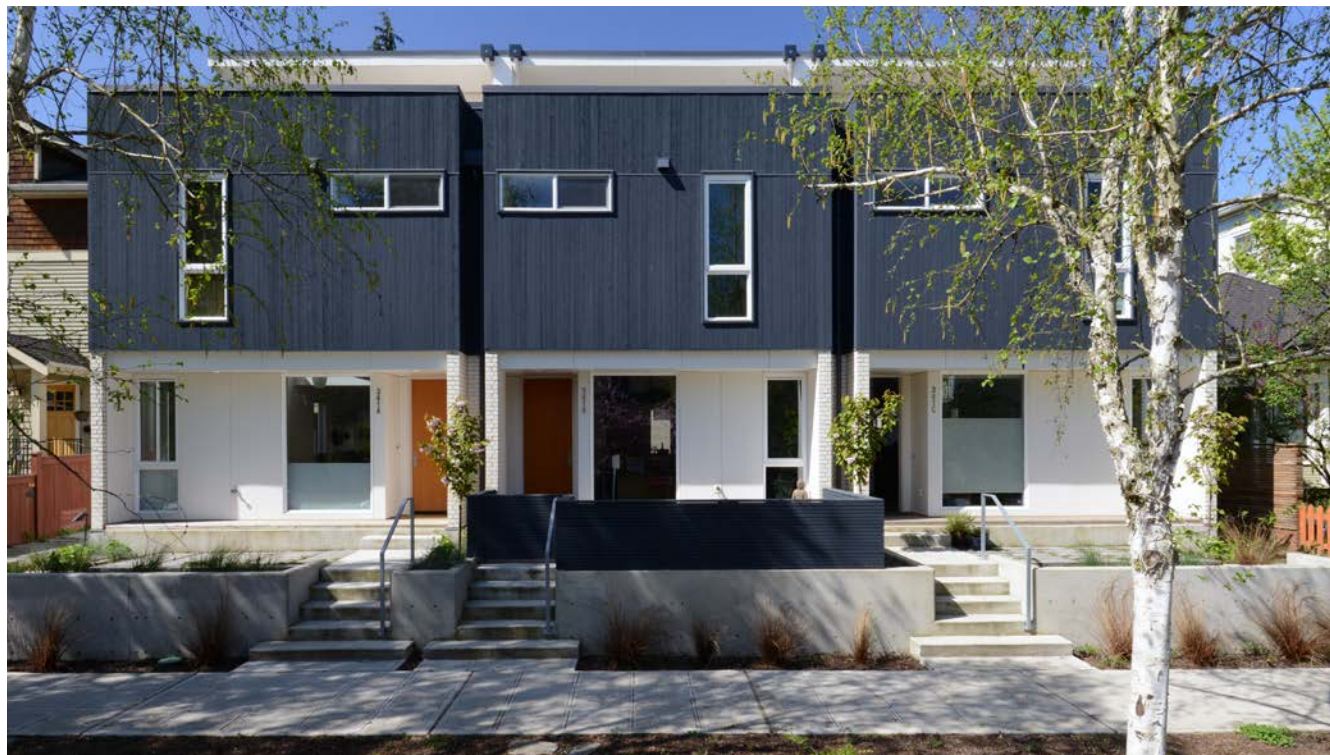
Workshop AD | Colman triplex | Seattle WA



Workshop AD, & KKLA | 157 12th | Seattle WA



Workshop AD & KKLA | A77 mixed-use | Seattle WA



Workshop AD | Project 339 townhouses | Seattle WA



Workshop AD | Howell 10 | Seattle WA