

Agenda Report

TO: CITY COUNCIL **DATE:** JULY 31, 2006
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PRELIMINARY-PLAN REVIEW (PPR) FOR NEW MIXED-USE
DEVELOPMENT AT 680 E. WALNUT STREET

RECOMMENDATION

This report is for information only.

BACKGROUND

The administrative guidelines for Preliminary-Plan Review (PPR) require presentations to the City Council about projects of community-wide significance. The proposed, new mixed-use development at the southeast corner of E. Walnut Street and N. El Molino Avenue, in the CD-3 (Walnut Housing) zoning district, qualifies for a PPR presentation to the Council because it has more than 50 dwelling units.

PROJECT DESCRIPTION

The project site is located on five parcels at the southeast corner of Walnut Street at El Molino Avenue in the Central District. This district is transitioning to a higher density urban residential character. The proposed project envisions removing the four existing single-story buildings totaling 8,236 square feet, and the construction of three mixed-use buildings four to five stories in height with 59 dwelling units and 7,551 square feet of commercial area with a gross total of 93,149 square feet. The height of the proposed building would be 65'-0". Also included are 124 subterranean parking spaces. The Mixed-Use development standards apply to the five-story building at the southeast corner of Walnut and El Molino with a mix of commercial and residential units. The Urban Housing development standards apply to the remaining two buildings that are residential only.

The maximum residential density for the subject site is 87 units/acre, as identified in Figure 3-6 of the Zoning Code. City records indicate that the total square footage for the five lots is 41,207 square feet (.95 acres). Based on the lot size, the maximum allowable residential density of the site is 82 units. The 59 residential units proposed are within the maximum density allowed for the site. Mixed-Use and Urban Housing projects are subject to Inclusionary Housing requirements.

The maximum building height for the subject site is 60-feet. The maximum building height utilizing height averaging for the subject site is 75-feet.

The project utilizes height averaging. When utilizing height averaging, the additional height permitted cannot exceed 30% of the building footprint on a development parcel provided that the average height of that footprint does not exceed the otherwise maximum permitted building height. The Mixed-Use structure is 68 feet in height and the Urban Housing buildings are 58 feet and 49 feet in height. Height averaging requires approval of the Design Commission.

REVIEW OF DISCRETIONARY ACTIONS

Design Review: Design review is required for all new construction in the CD-3 zoning district. The Design Commission is responsible for conducting design review of a project of this scale at a noticed public hearing. At both concept review and final review, it will review the architectural design, site plan, materials, and landscaping. In addition, the Design Commission is also responsible for approving any requests for height averaging; in this case, the project utilizes height averaging.

Public Art Review: The public art requirements apply to the project.

Trees: The tree inventory list submitted indicates that 14 trees are proposed to be removed, seven of which are protected trees. Trees may only be removed if specific findings to support the removal can be made. Tree removal will be considered during the Design Review process.

Environmental Review: The CEQA review of the project will address traffic, air quality, aesthetics, and other issues.

Timeline: The following timeline outlines the major steps in the process.

Date	Activity
March 7, 2006	Application submitted for Preliminary Application Conference by City staff.
May 2006	City Staff reviews PAC comments with applicant. Development team responds to comments from City staff. Technical studies are identified and initiated.

July 17, 2006	Preliminary Plan Review presentation to City Council.
July/August 2006	Technical studies submitted to City. Environmental completed. If an EIR is required, this time line will need to accommodate the EIR process.
September 2006	Design Commission—Concept Design Review and Review of Height-Averaging.
To Be Determined by Applicant filing	Final Design Review

FISCAL IMPACT

The applicant will be required to pay fees for Design Review and the processing of environmental documents for the project which cover staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.


Respectfully submitted,


 CYNTHIA J. KURTZ
 CITY MANAGER

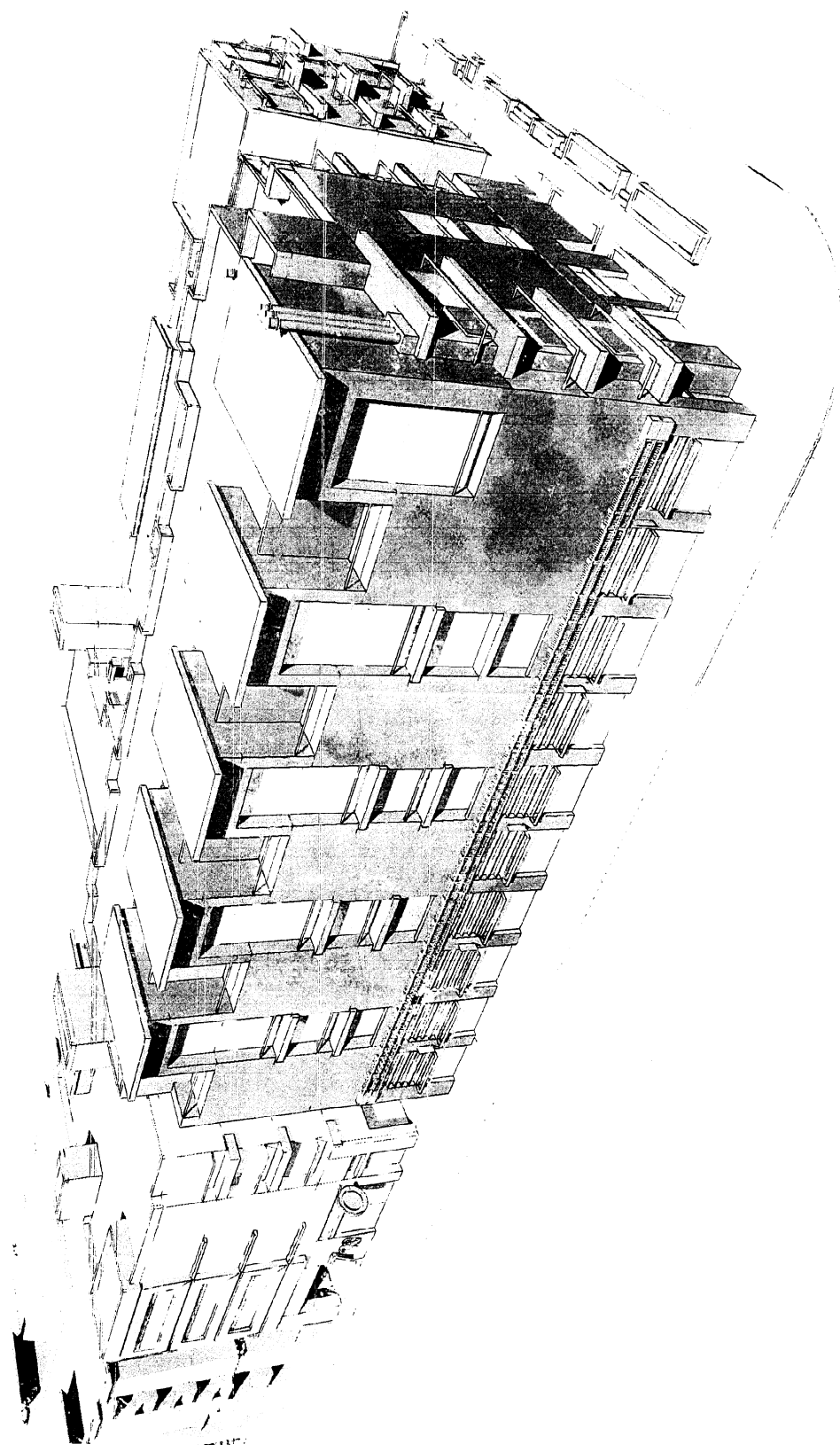
Prepared by


 Robert Avila
 Associate Planner

Approved by:

JRP 
 Richard J. Bruckner
 Director of Planning &
 Development

Attachment: Proposed Plans and Preliminary Elevations for "700 East Walnut,"
 Tyler Gonzalez Architects, 02/22/2006.

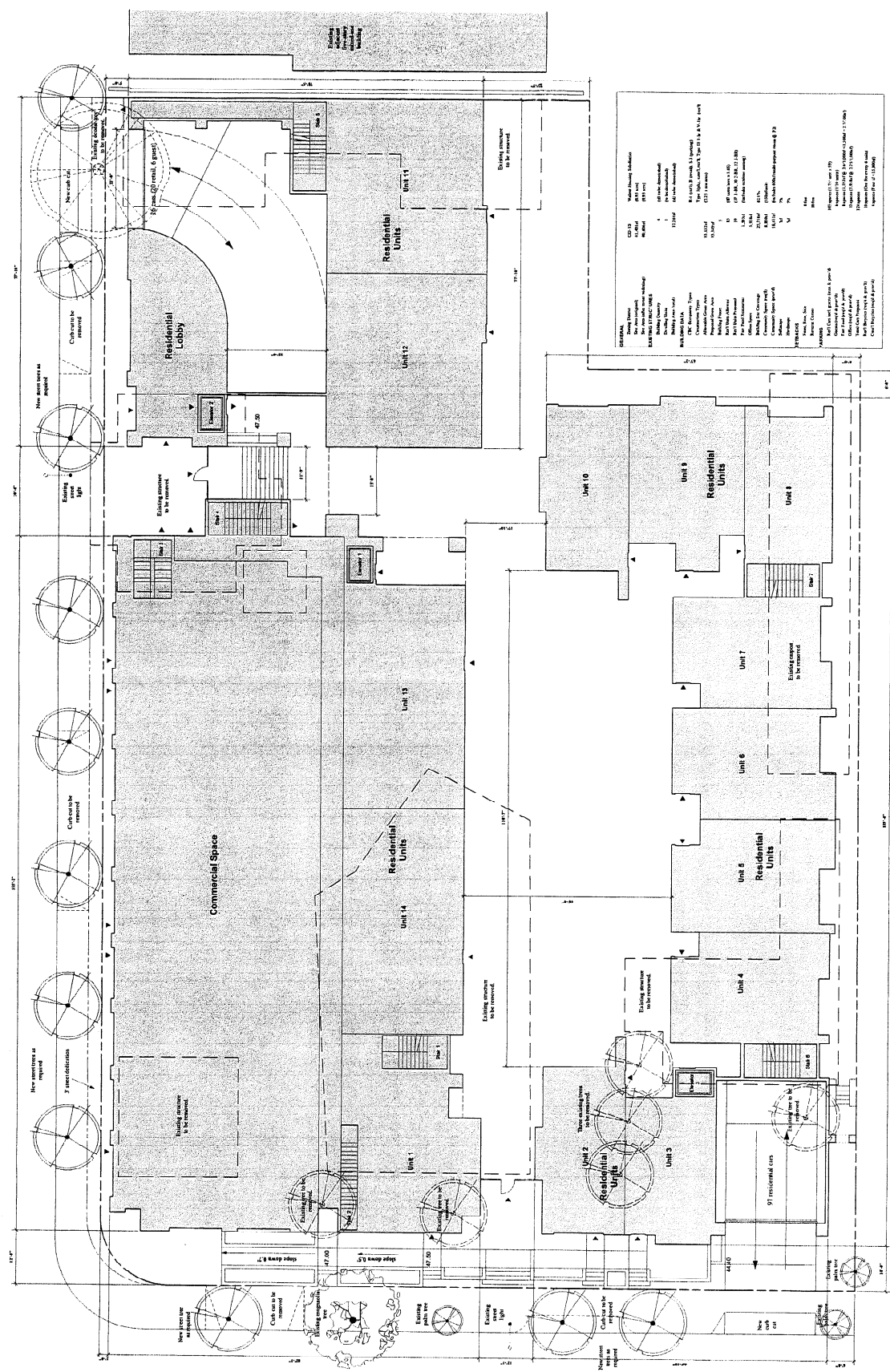


Northwest Overview

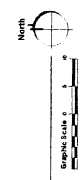
NO.	REVISIONS	DATE
1	Issue for Review	08/15/11
2	Issue for Construction	08/15/11

Wainui & El Molino
Project Designer:
700 East Walnut Street, 10th Floor, Suite 1010, Denver, CO 80202

NO.	REVISIONS	DATE
1	Issue for Review	08/15/11
2	Issue for Construction	08/15/11



SECTION	DESCRIPTION	DATE
SECTION 1	General Notes	08/15/11
SECTION 2	Structural Notes	08/15/11
SECTION 3	Mechanical Notes	08/15/11
SECTION 4	Electrical Notes	08/15/11
SECTION 5	Plumbing Notes	08/15/11
SECTION 6	Fire Protection Notes	08/15/11
SECTION 7	Energy Conservation Notes	08/15/11
SECTION 8	Accessibility Notes	08/15/11
SECTION 9	Other Notes	08/15/11



Site Plan

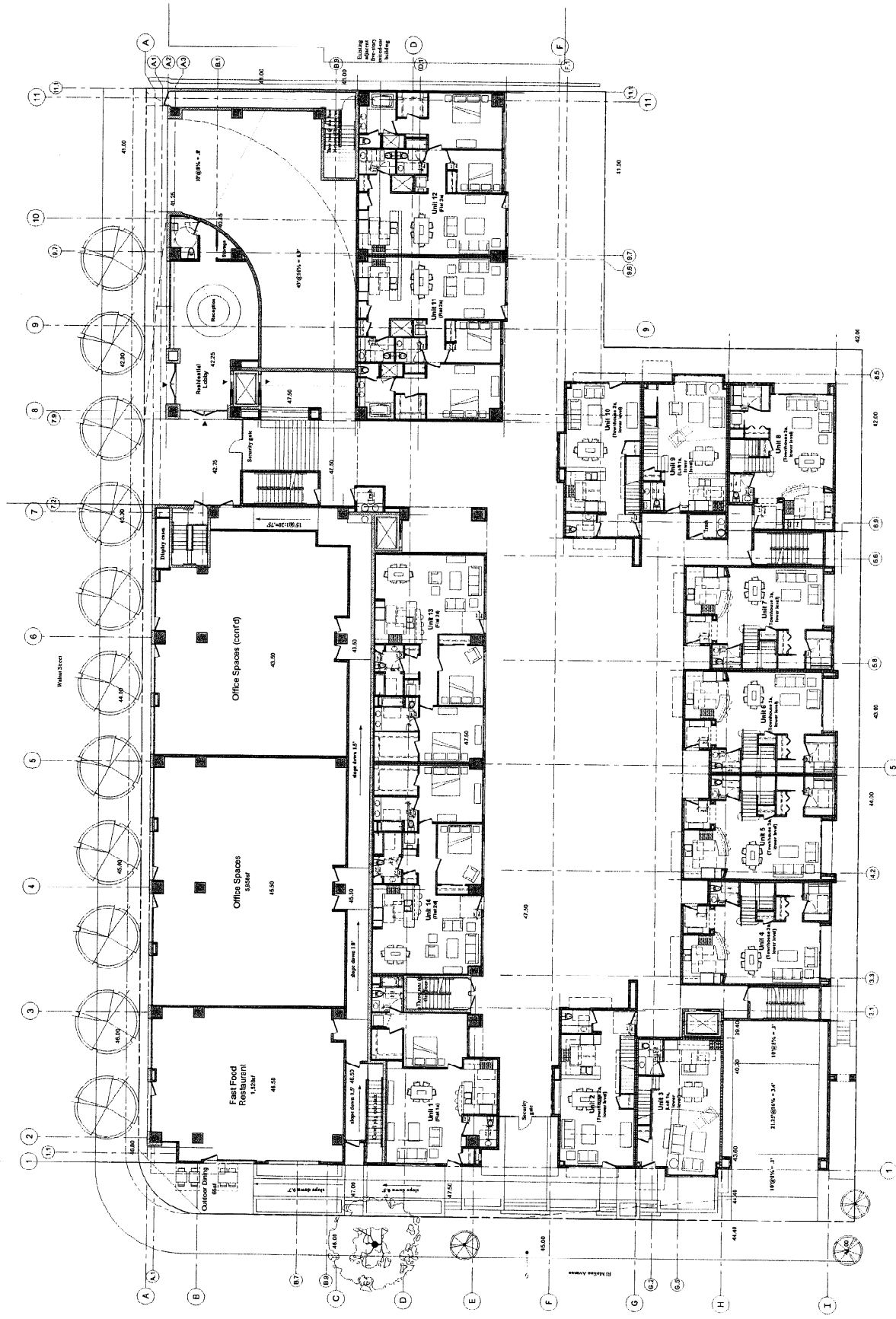
Revisions	Date	By
1. Final Design		
2. Design Development		
3. Construction Documents		

Walnut & El Molino
Project Architect

700 East Walnut Street, 150 North El Molino Avenue

UNIT 7 FLOOR PLAN (continued)

A-2.1	Project No.	1010
	Sheet No.	12/04
	Revision	
	Drawn By	
	Checked By	
	Project Name	First Floor Plan



Do not scale dimensions from this drawing.

First Floor Plan
(14 Units This Level)

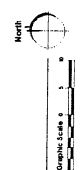
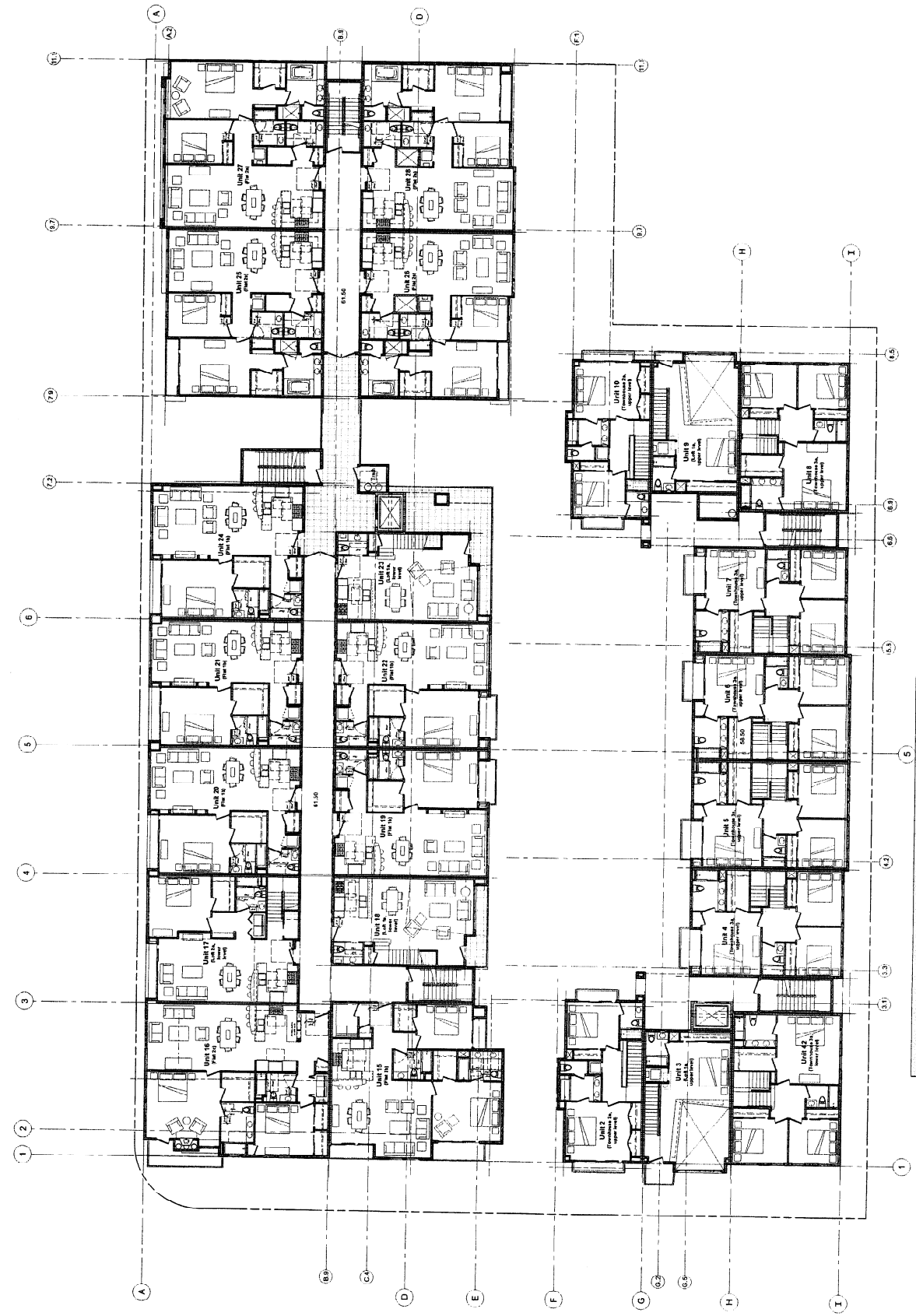
Approach	Date	By
Design Review		
Design Development		
Construction Documents		

No.	Description	Date
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Walnut & El Molino
 FROM THE ARCHITECT
 700 East Walnut Street, 190 Suite, El Molino, CA 94541

Use of Architect's Drawings
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Drawn By	Checked By	Approved By



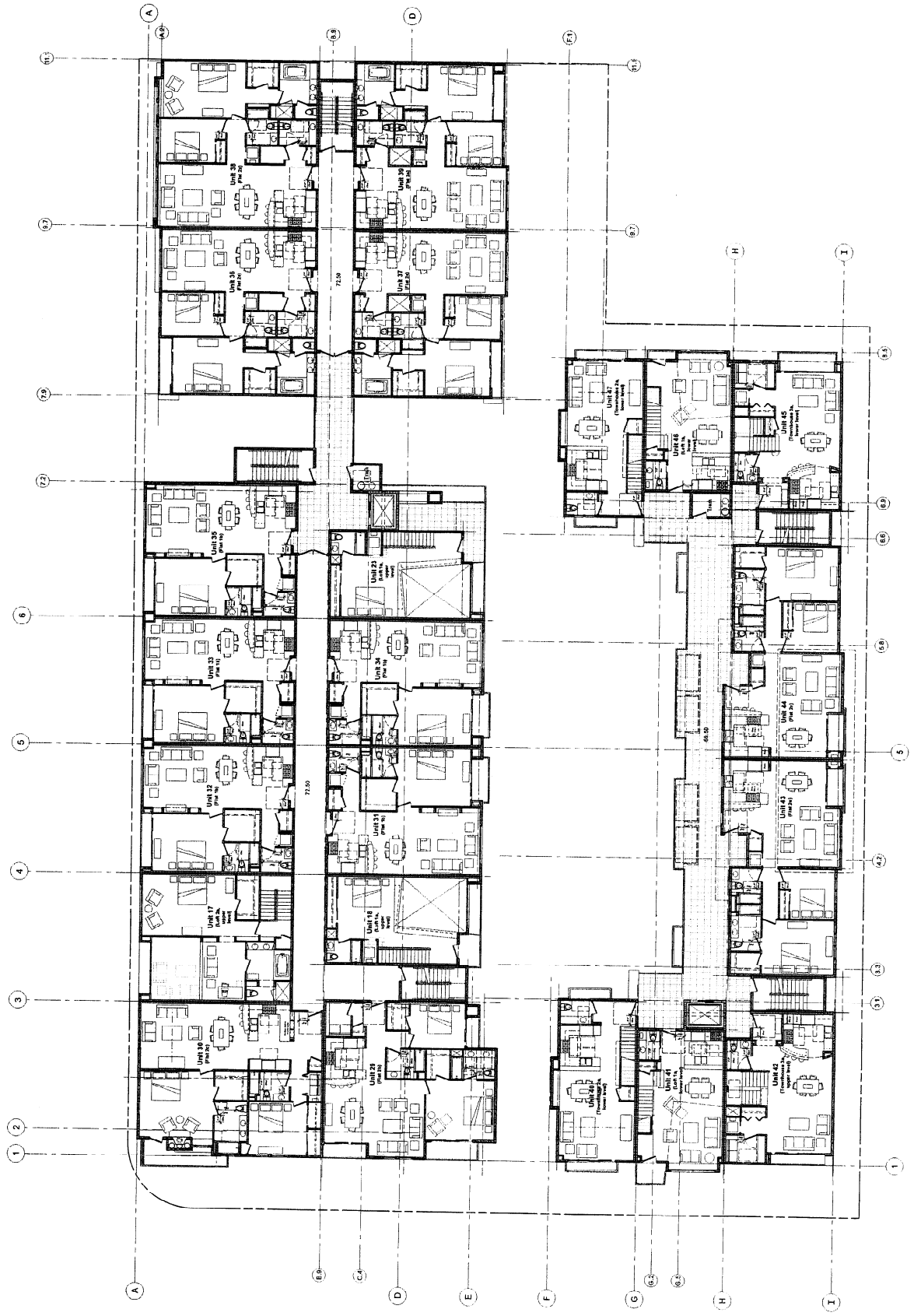
Second Floor Plan
 (14 Units in the Level)

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Walnut & El Molino
 PROJECT DESCRIPTION
 700 EAST WALNUT DRIVE, 100 NORTH EL MOLINO AVENUE

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Third Floor Plan
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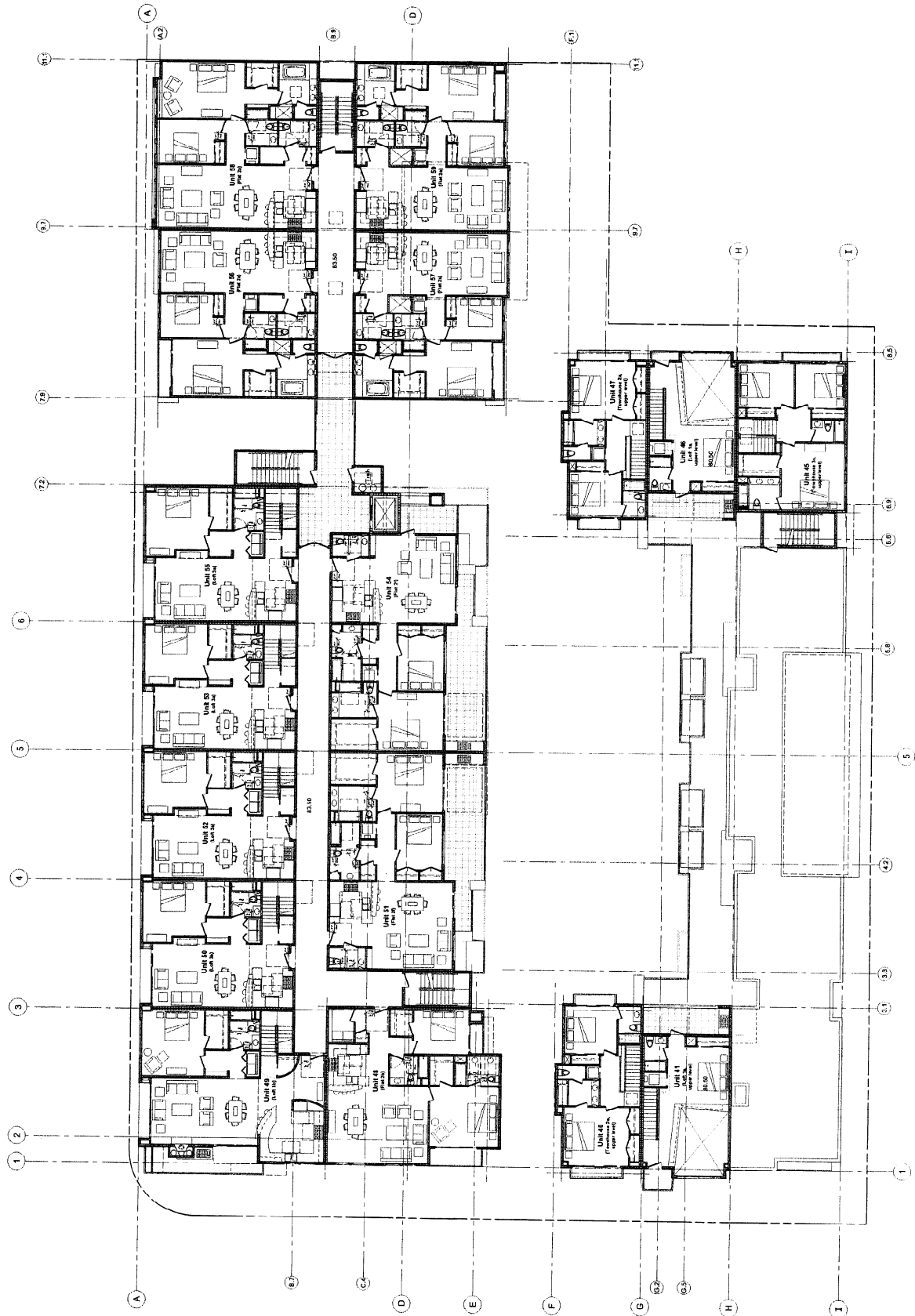
Approvals	Date
Architect	
Design Review	
Design Development	
Construction Documents	

Revisions	Date
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Walnut & El Molino
 Project Description
 200 East Walnut Street, 190 North El Molino Avenue

UNIT ARCHITECTS CONSULTANTS
 ARCHITECTS
 1000 S. GARDEN AVENUE
 SUITE 100, DENVER, CO 80202
 (303) 733-1100
 www.unitarchitects.com

Sheet No.	A-2.4
Scale	AS SHOWN
Drawn By	JKM
Checked By	
Project No.	
Project Name	
Project Address	
Project City	
Project State	
Project Zip	



Fourth Floor Plan
 (12 Units this level)

Description	Date	By
Final Floor Plan	10/20/11	TLG
Design Development	09/20/11	TLG
Construction Documents	08/20/11	TLG

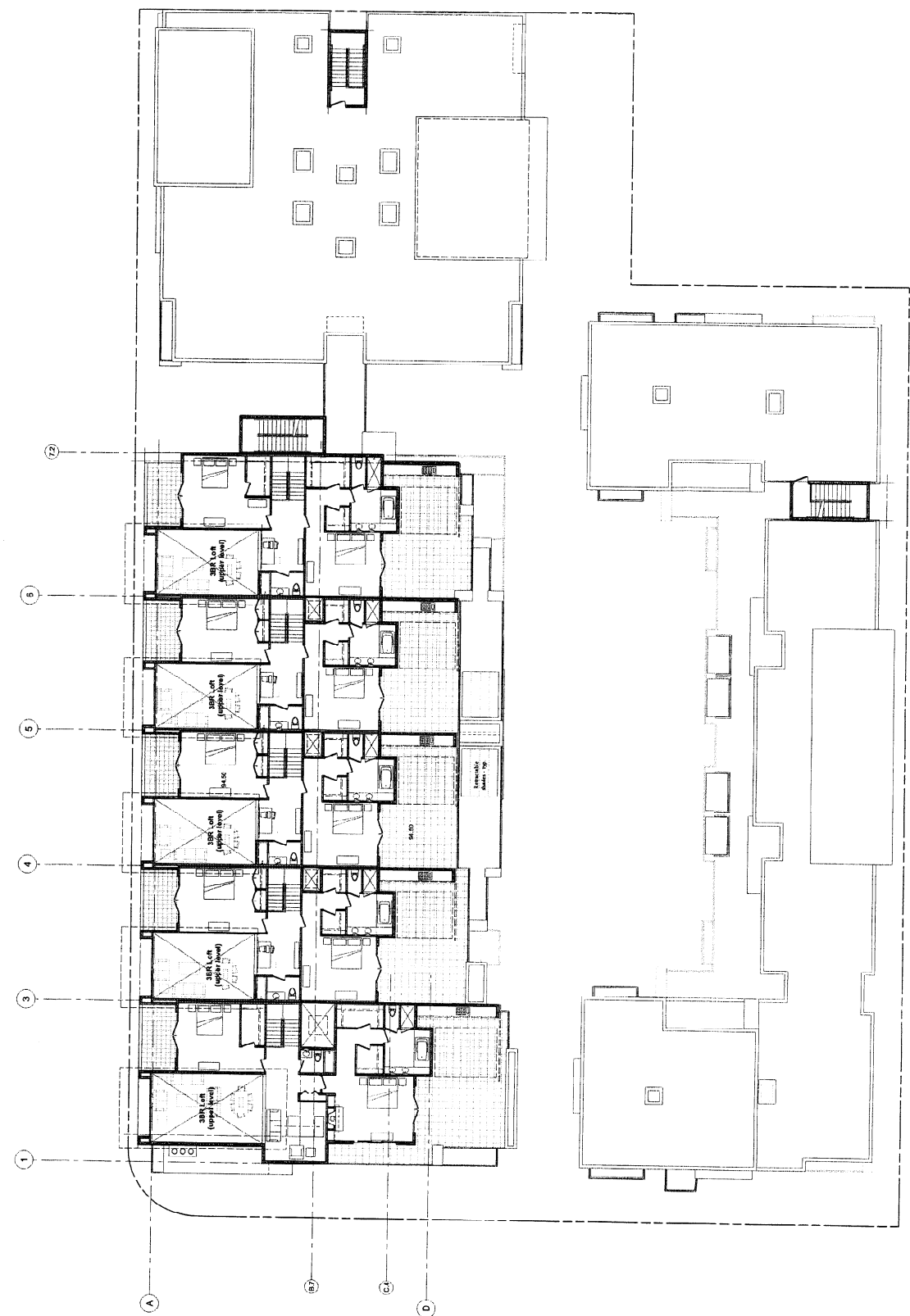
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1	Revised	10/20/11
2	Revised	10/20/11
3	Revised	10/20/11

Walnut & El Molino
 Project Description
 788 East Walnut Street, 100 North El Molino Avenue

U.P. ARCHITECT GROUP
 1000 W. 10th Street, Suite 100
 Fort Worth, TX 76102
 Phone: 817.339.8888
 Fax: 817.339.8889
 www.uparchitect.com

NO.	DATE	BY	CHKD.
A-2.5	10/20/11	TLG	TLG
Drawn By	TLG	Checked	TLG

Project No. _____
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Fifth Floor Plan

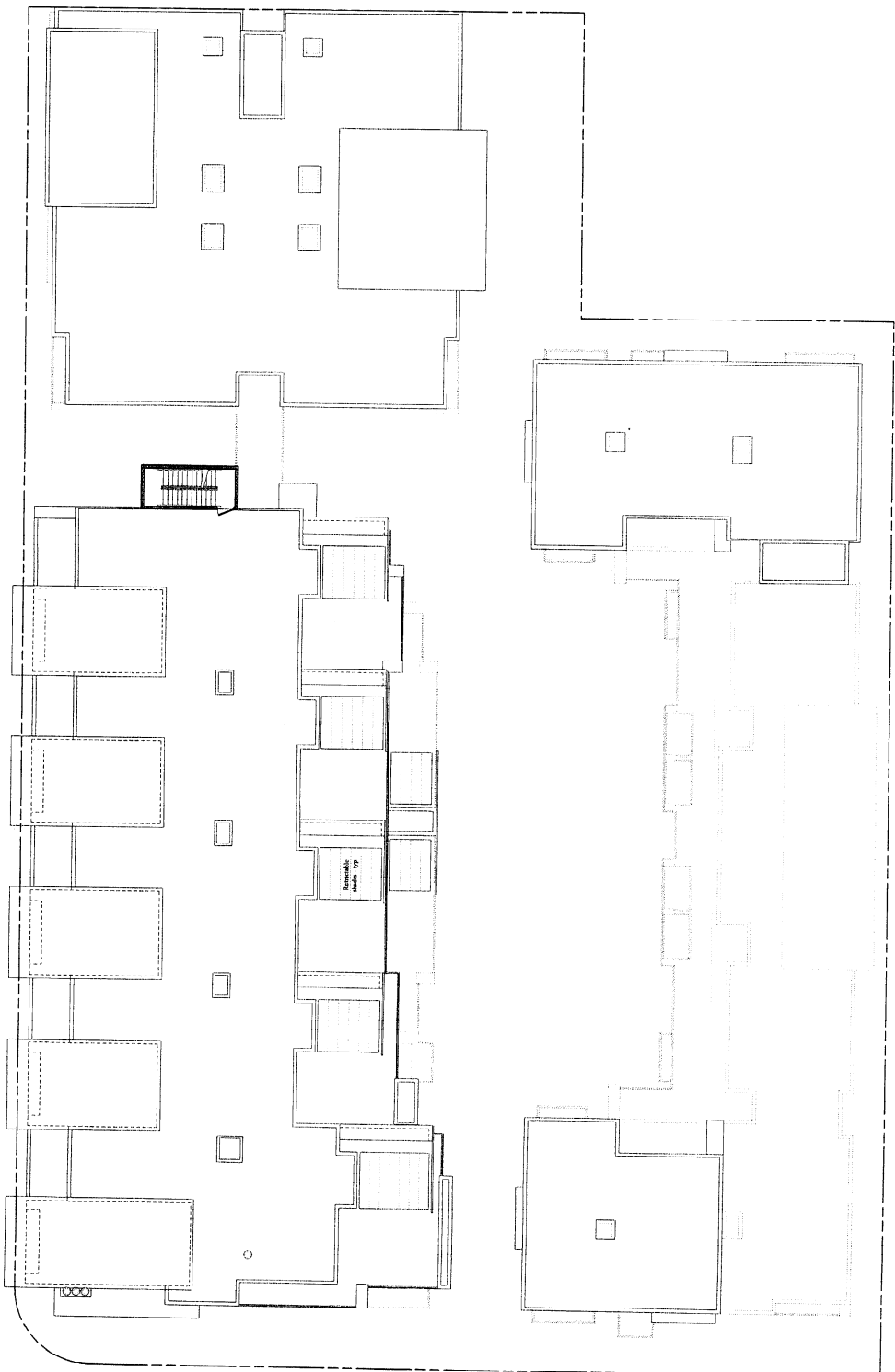
Approvals	
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Design Approval	
Construction Review	

Revisions	
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Project Description:
Walnut & El Molino
 700 East Walnut Street, 100 North El Molino Avenue

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Scale	Project No.	Sheet No.
A-2.6		
Drawn By	Checked By	Approved
Sheet Title		



North

Graphic Scale: 0 1 2

Roof Plan

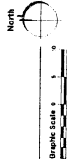
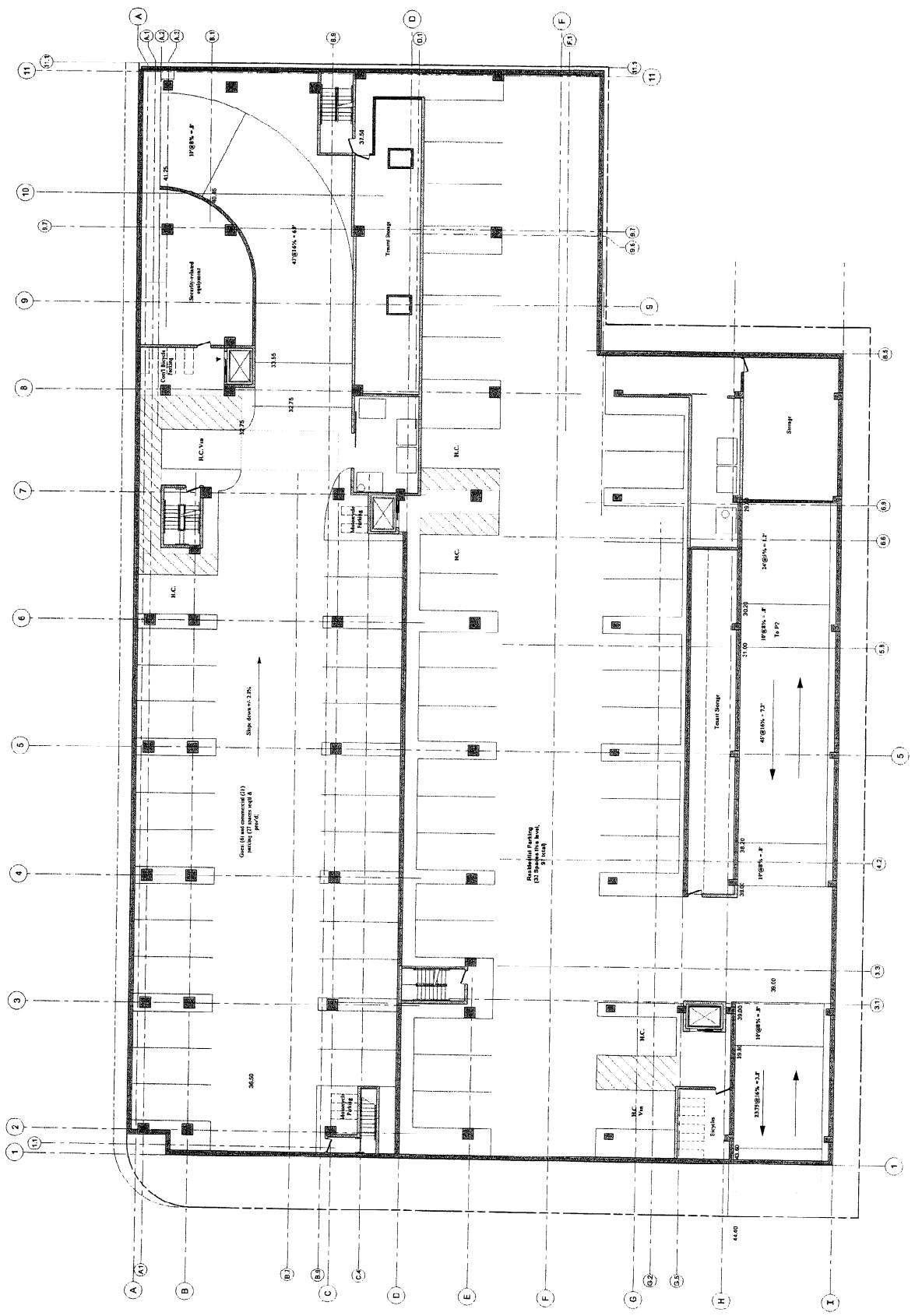
Description	By	Date
Final Design	TLG	10/15/13
Design Development	TLG	09/10/13
Schematic Design	TLG	08/01/13
Conceptual Design	TLG	07/01/13

No.	Description	Date
1	Revised	10/15/13
2	Revised	10/15/13
3	Revised	10/15/13
4	Revised	10/15/13

Project Designer:
Walnut & El Molino
 700 East Walnut Street, 100 West El Molino Avenue

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A-2.7	13-001



P1 Level Plan

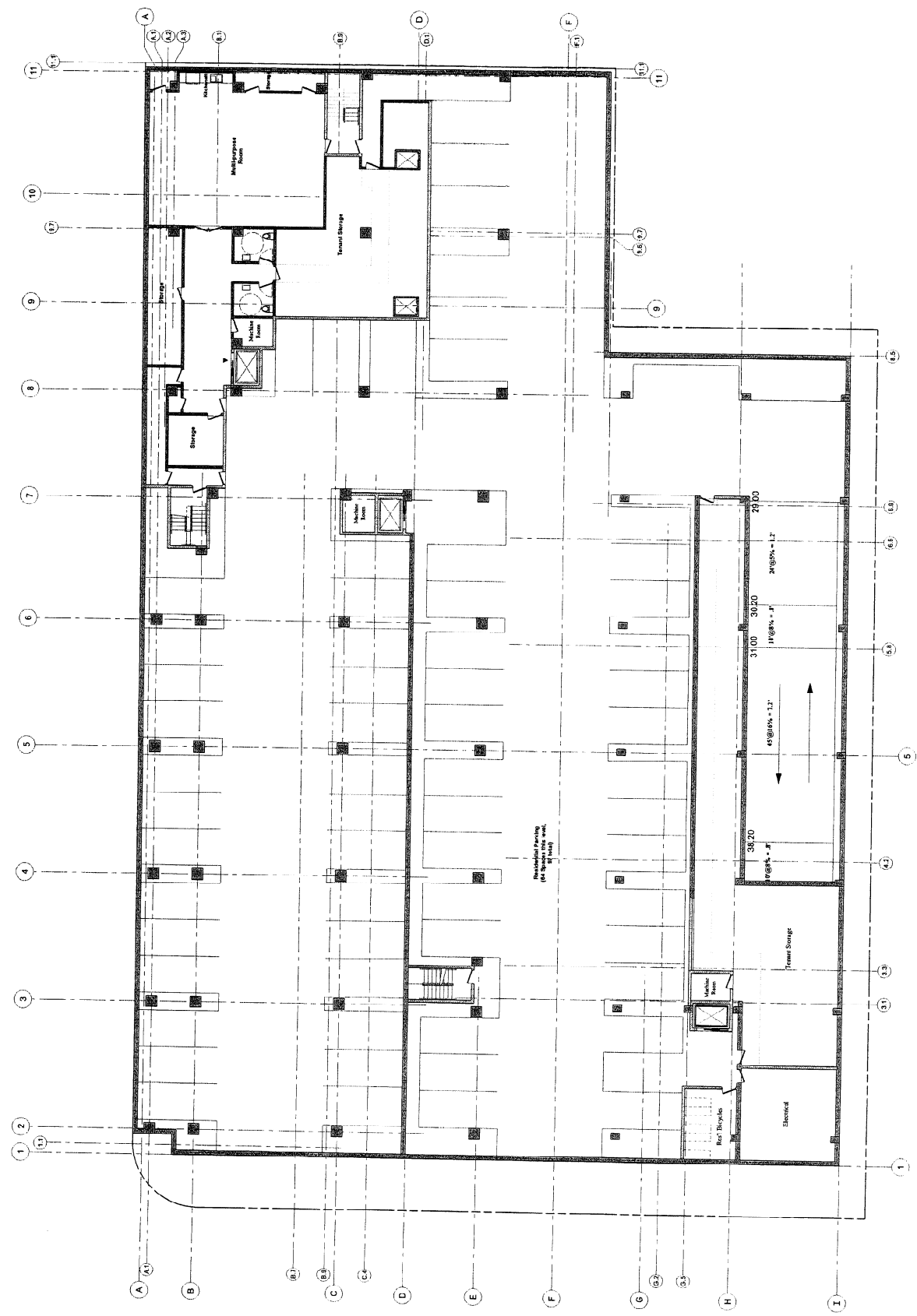
Approval	Date	By
Design Review		
Final Design Review		
Construction		

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Walt & El Molino
 Project Description:
 700 East Walnut Street, 100 South El Molino Avenue

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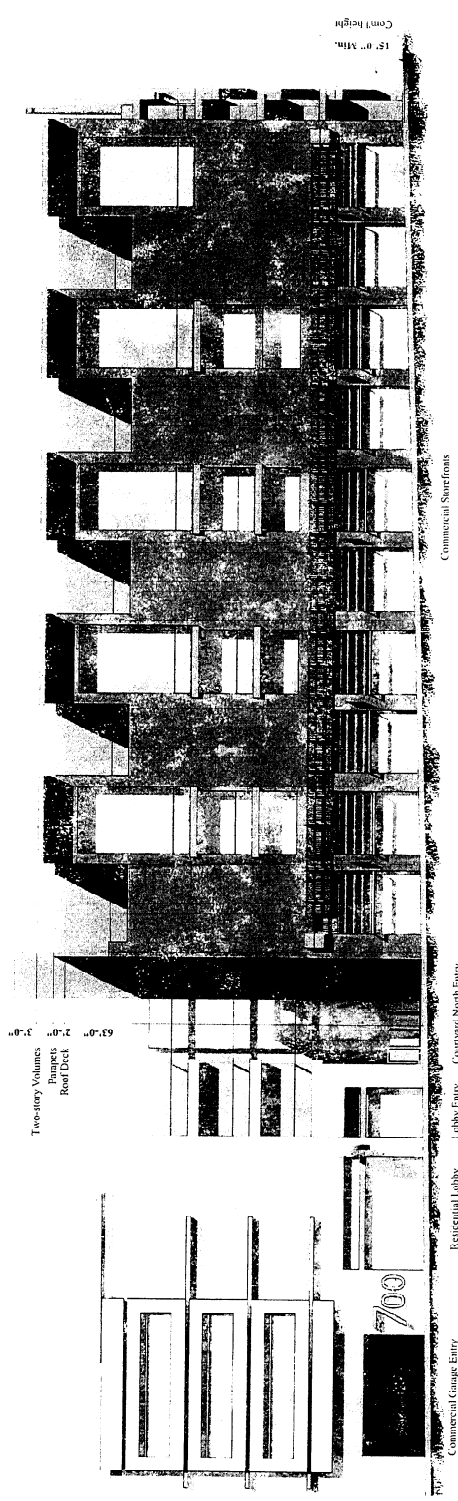
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A-2.8	



P2 Level Plan

Revisions	Date	By
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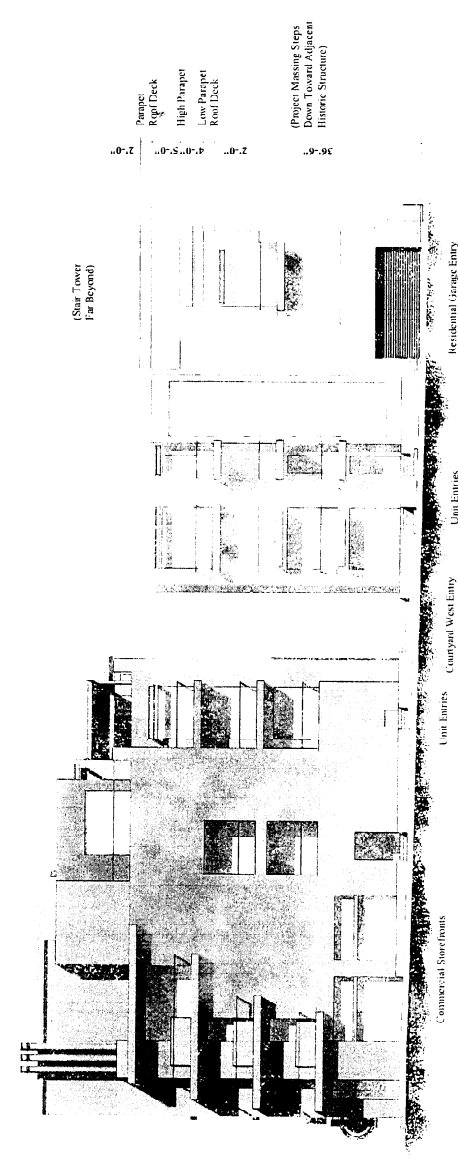
No.	Description	Date
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North Walnut Elevation

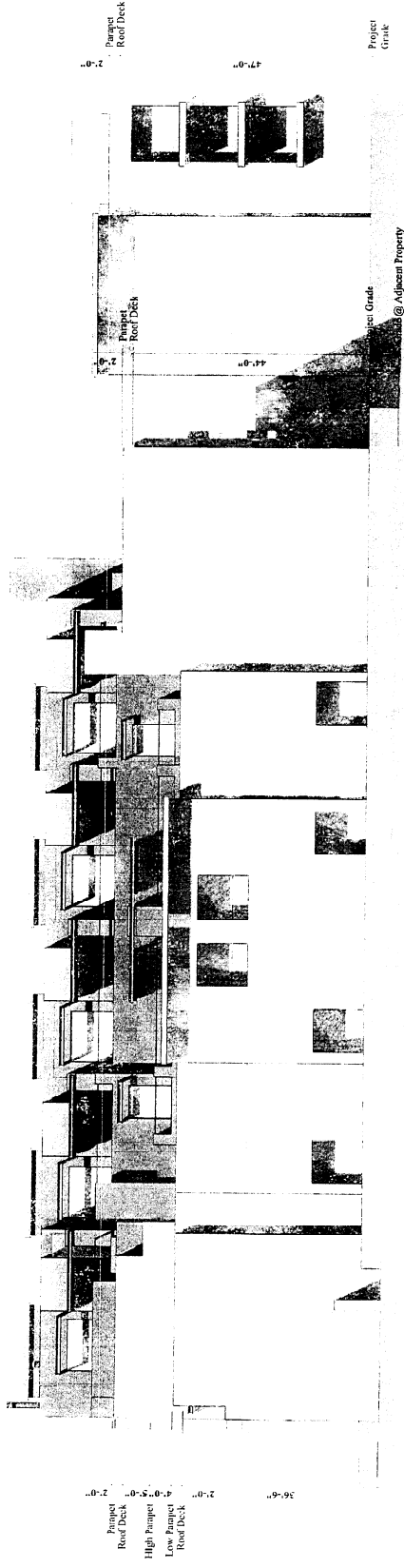
Link to ARCHITECTURE DOWNLOAD

Sheet No.	Project No.
A-4.1	0418
Drawn By	02/20/16
Checked By	02/20/16
Project	02/20/16
North & West Elevations	



West (El Molino) Elevation

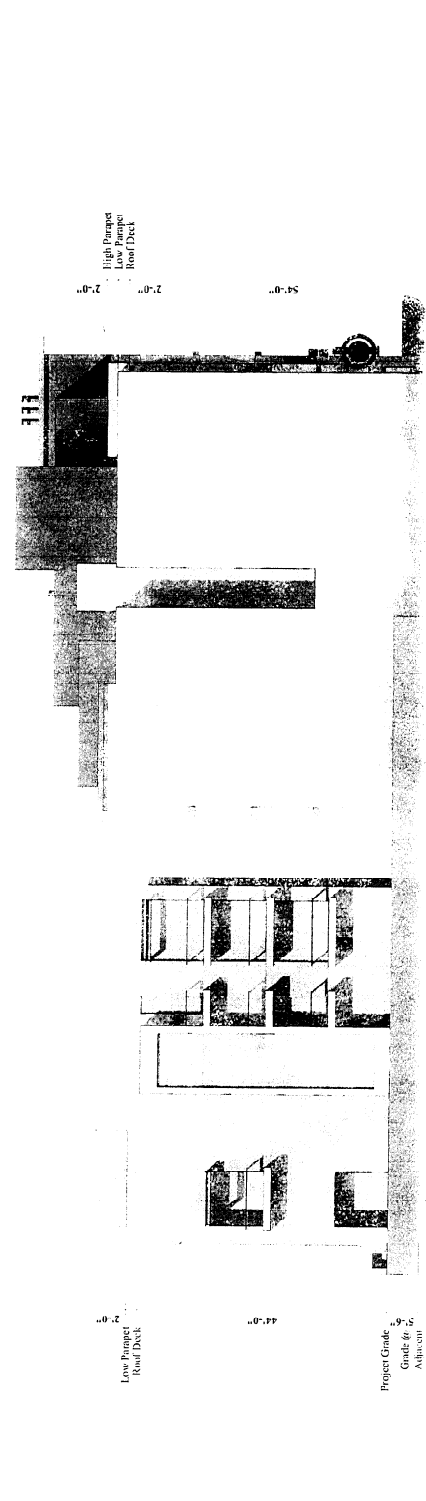
REVISIONS	
No.	Description
1	Initial Design
2	Final Design
3	Final Design
4	Final Design



(Lower-story Development Adjacent to Neighboring Historic Structure and for Improved Courtyard Solar Access)

South Elevation

REVISIONS	
No.	Description
1	Initial Design
2	Final Design
3	Final Design
4	Final Design



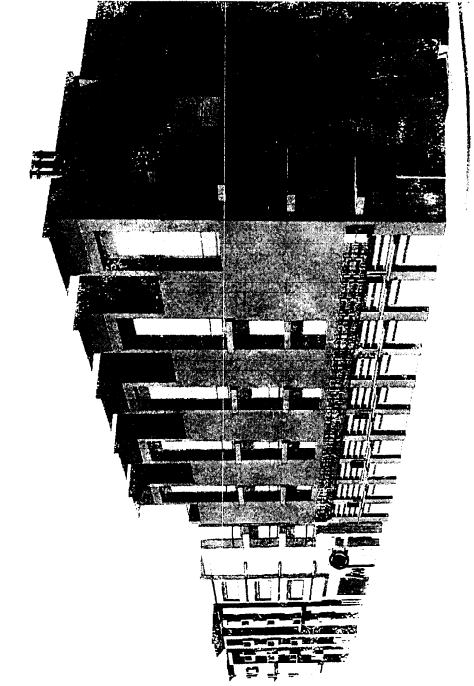
East Elevation

ADDRESS	DATE	BY
100 East Walnut Street North Seattle Northwest District Seattle, Washington 98109, WA		
REVISIONS	DATE	BY

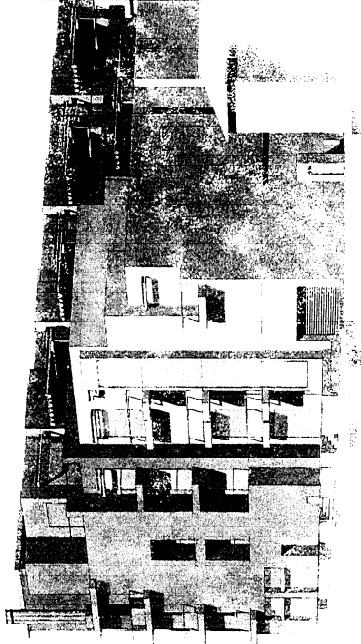
Project Designer
Walnut & El Molino
 100 EAST WALNUT STREET, 100 WEST EL MOLINO AVENUE

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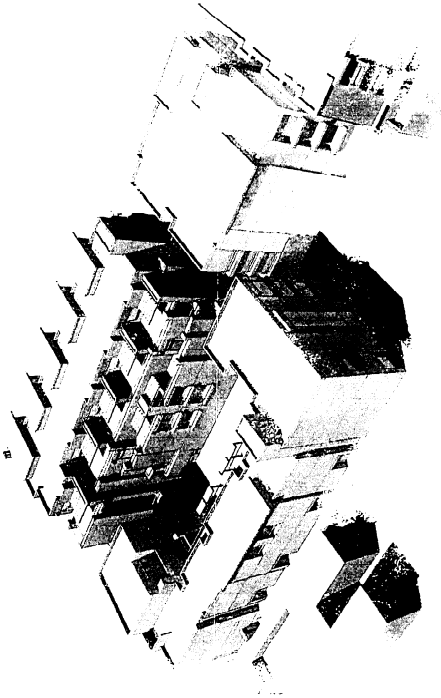
PROJECT NO.
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 02/27/08
DESIGNED BY
 T. Gonzalez
PROJECT ARCHITECT
 S.H. Yarragotturi



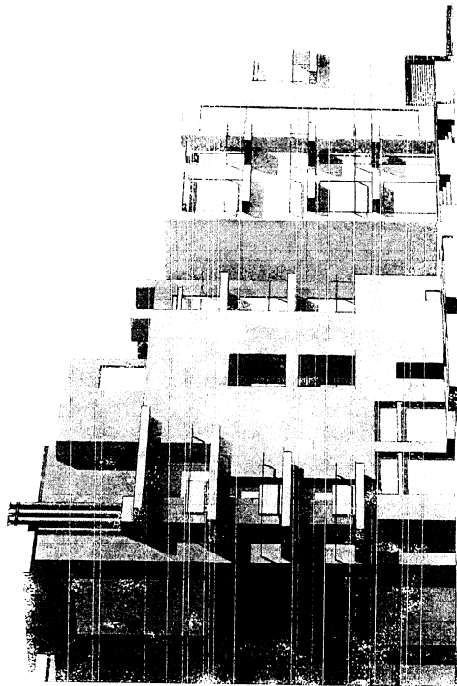
Walnut Looking East



El Molino Looking North



Southeast Overview



El Molino Looking South