



# Gateway Apartments

Project No. PRJ12-00043, SDP15-00002

Site Development Permit  
Development Commission Public Hearing

August 5, 2015

# Overview

The proposal is generally compliant with the Site Development Permit requirements

- **Connectivity**
  - Green Necklace
  - Circulation Facilities
  - Views
- **Quality open spaces: environmental, health and social well-being**
  - Public and private community spaces
  - Enhancement and Integration of natural areas
- **Placemaking**
  - Western Gateway (Sense of Place, Sense of Arrival)
  - Urban streetscape that prioritizes pedestrians
  - Pedestrian-scaled buildings

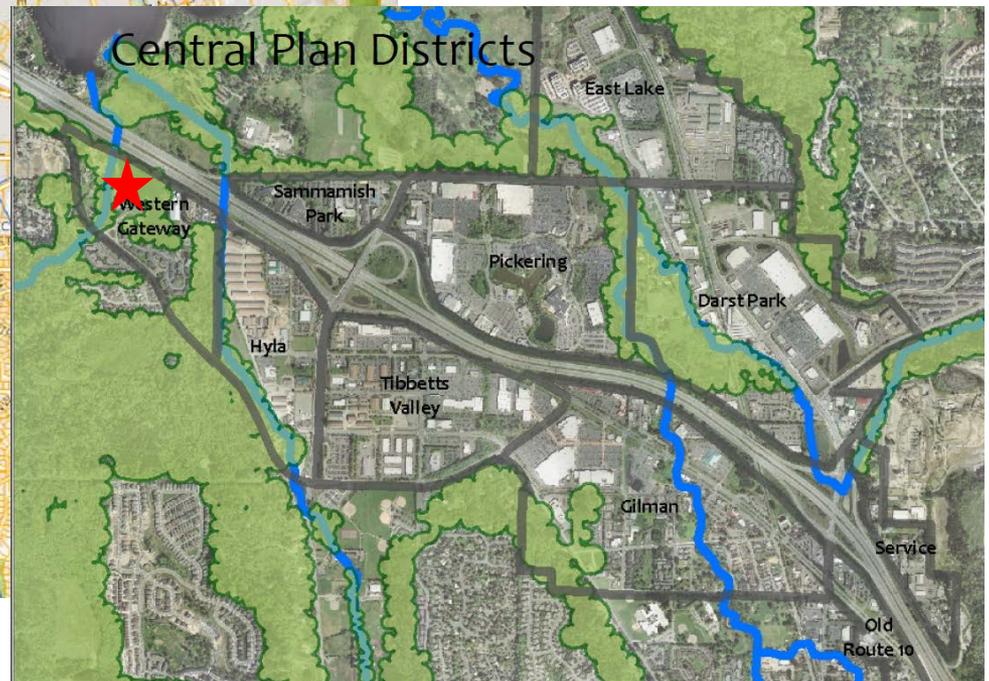
# Overview

## Concurrent Reviews

- SEPA (Environmental Review)
  - Draft MDNS published on July 30, 2015
  - Comment and appeal period ends August 20, 2015
- Citywide road and crosswalk safety study

# Location

*Vision: Attractive gateway that maintains significant open space views from I-90. Enhance Tibbetts Creek and buffers as key link of Green Necklace.*





Phase 2  
(not part of this  
SDP)

I-90 Freeway

**Developable Area:  
21.74 Acres out of 30 Acres**

Schneider  
Creek

Tibbetts Creek

Newport Way

# Proposed Gateway Apartments

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**400 units residential**

**Two 5-story buildings**

**16 3-story buildings**

**29,250 s.f. outdoor private community space**

# Existing Conditions: Project Site



Project area:  
30 acres



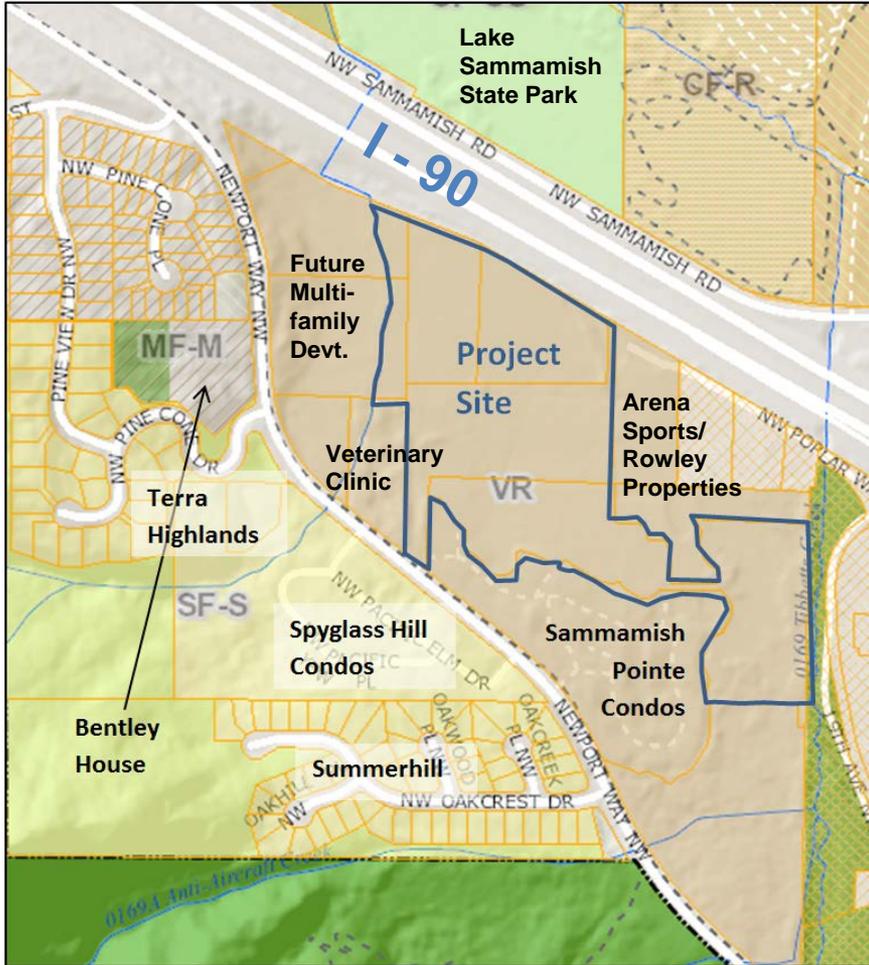
# Existing Conditions: I-90 View of Project Site



# Zoning District Standards

| Standard                 | Required/<br>Allowed                     | Proposed   |
|--------------------------|--|--|
| Floor Area Ratio - Base  | Min. 0.75 up to 1.25 w/o bonus density   | 0.78   |
| Height - Base            | 48 ft., up to 54 ft. with garage parking | 54 feet for 2 buildings (CIDDS amendment required) |
| Setbacks – side and rear | 0 feet                                   | varies   |
| Build-to-Line            | 0 – 15 feet                              | Ranges from 5 to 15 feet                           |
| Impervious Area          | 90% maximum                              | Approx. 65%  |

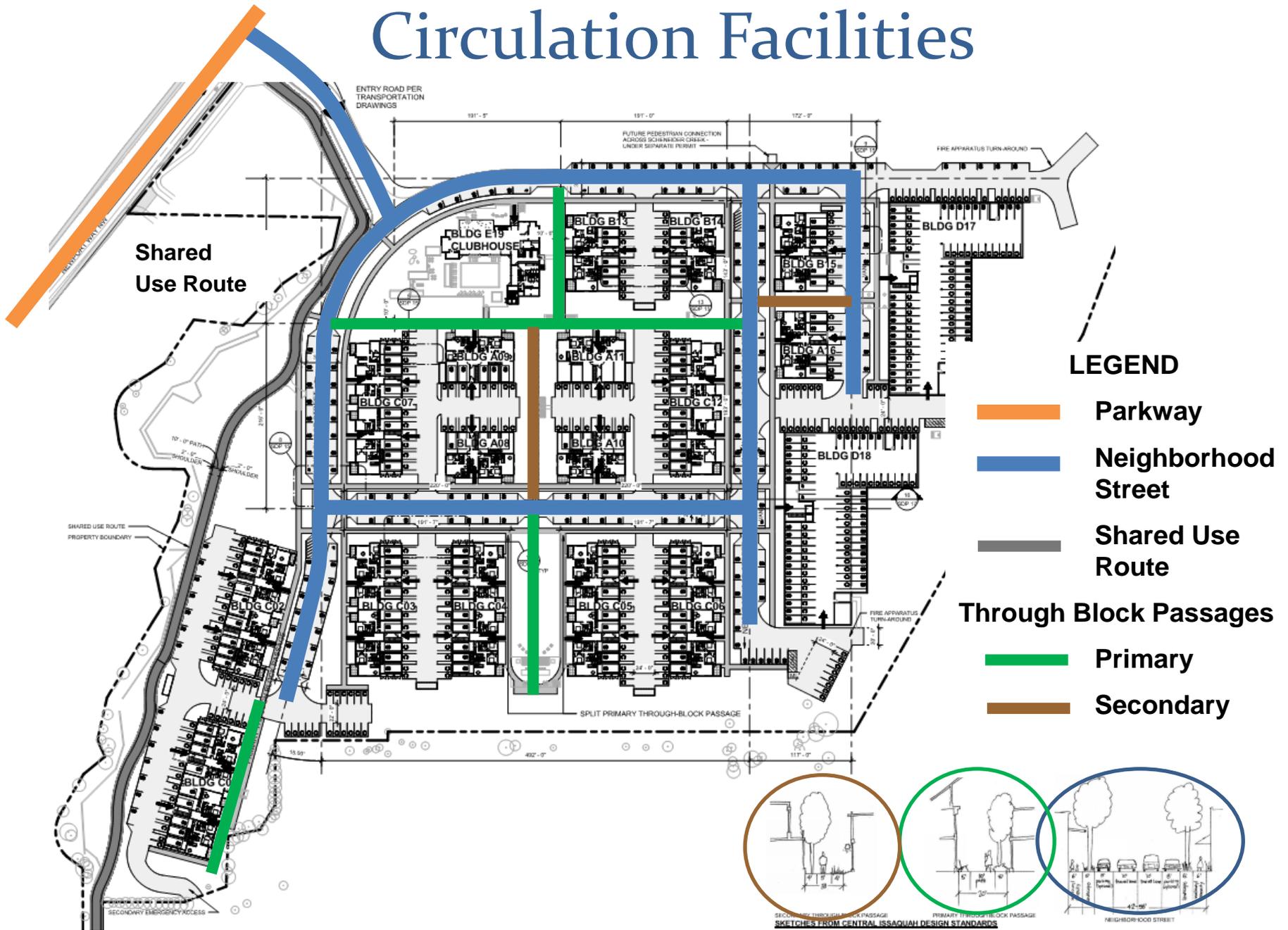
# Land Use and Zoning



| Development Name          | Zoning                       | Density (du/acre) |
|---------------------------|------------------------------|-------------------|
| Sammamish Pointe Condos   | VR, Village Residential      | 14.45             |
| Spyglass Hill Condos      | SF-S, Single-family Suburban | 5.15              |
| Bentley House             | MF-M, Multi-family Moderate  | 15.00             |
| <b>Gateway Apartments</b> | VR, Village Residential      | 13.33 or 18.40*   |

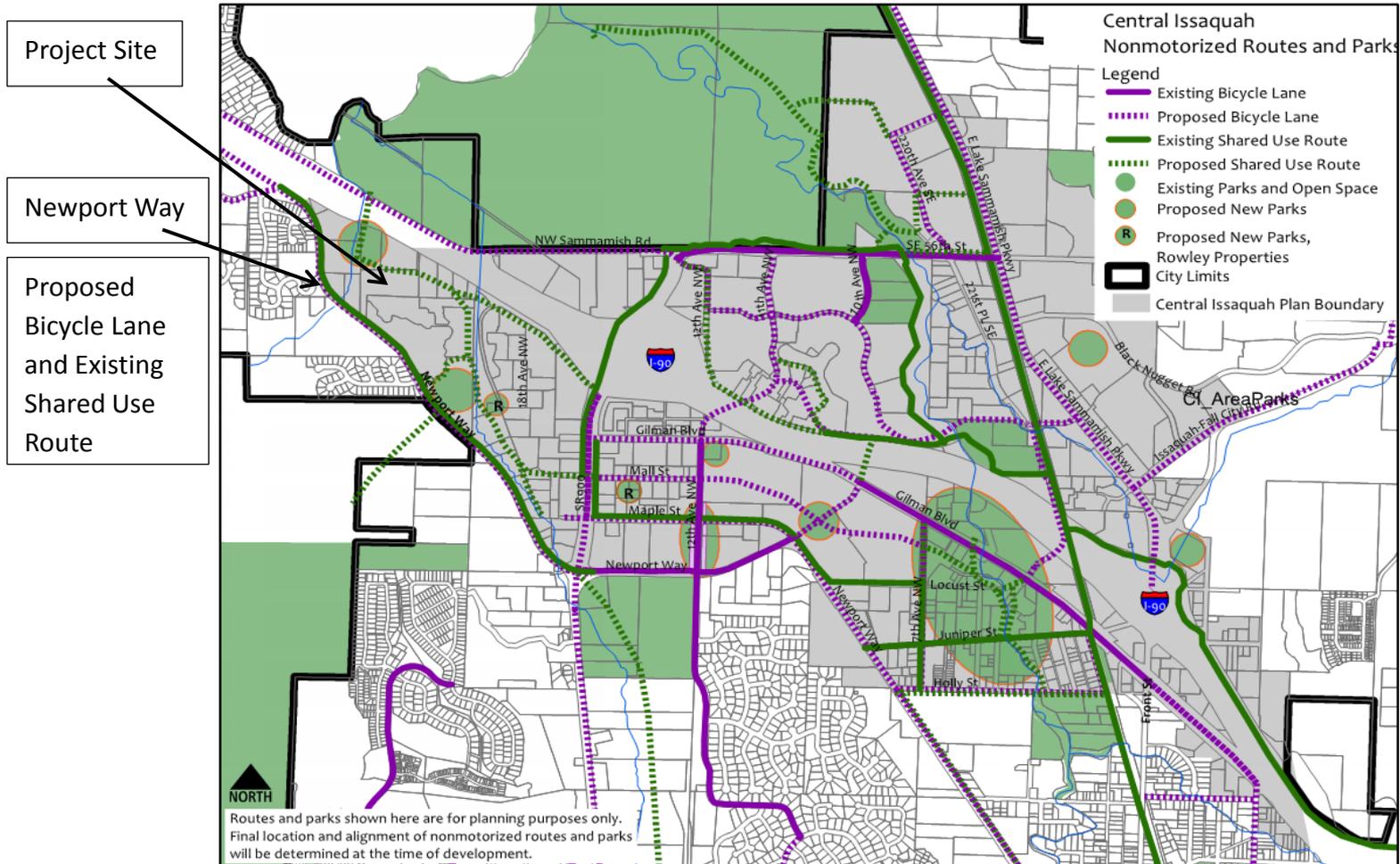
\* based on developable area

# Circulation Facilities



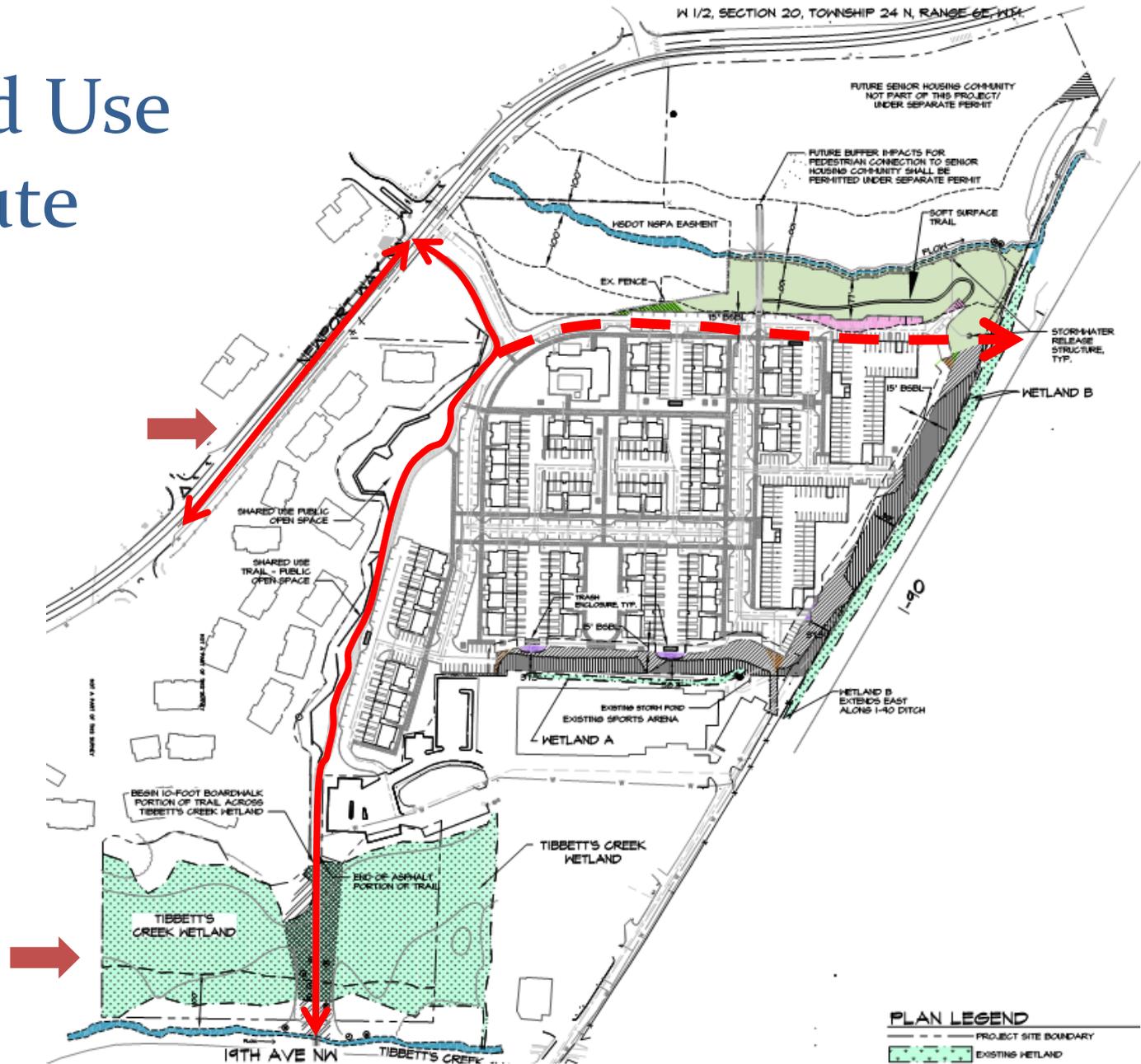
# Circulation Facilities

## How does the proposal fit into the regional network?

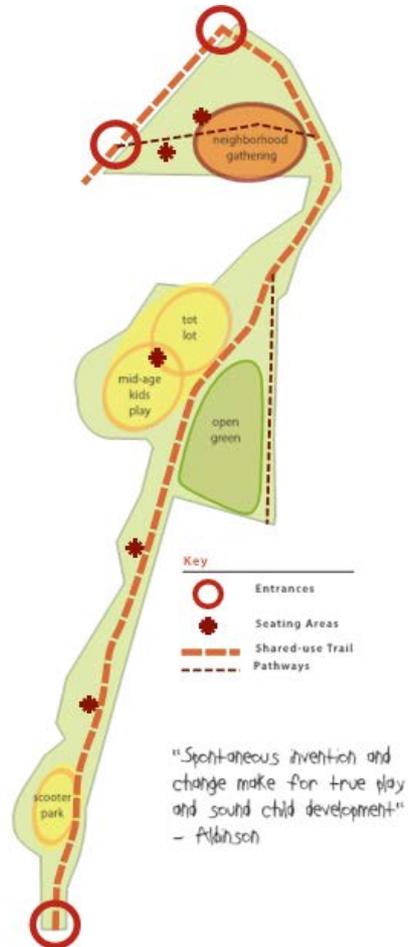




# Shared Use Route



# Neighborhood Park

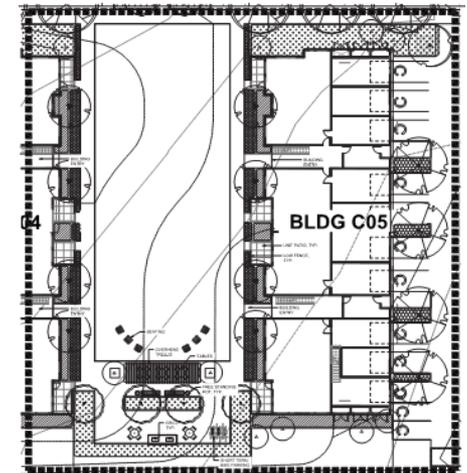
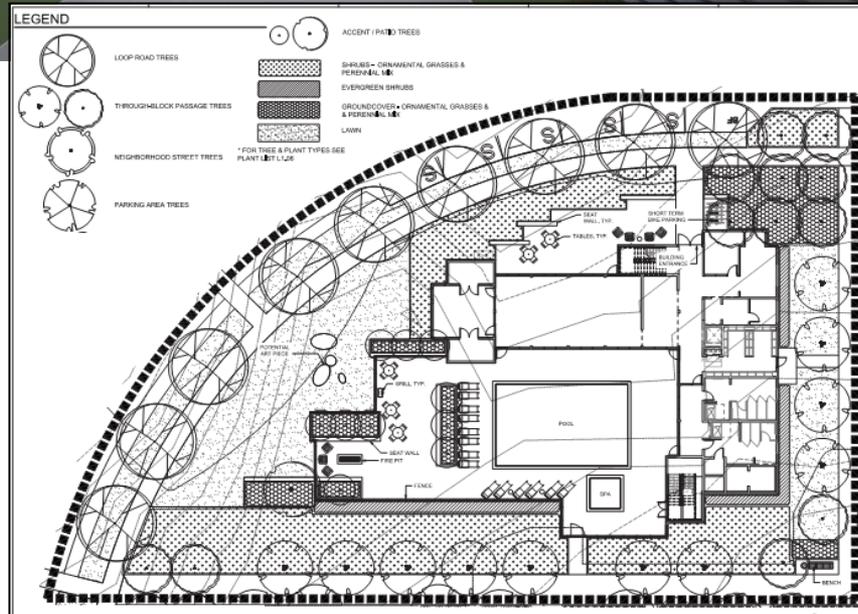


# Required (private) Community Spaces



Through Block Passages

Community Center (clubhouse)

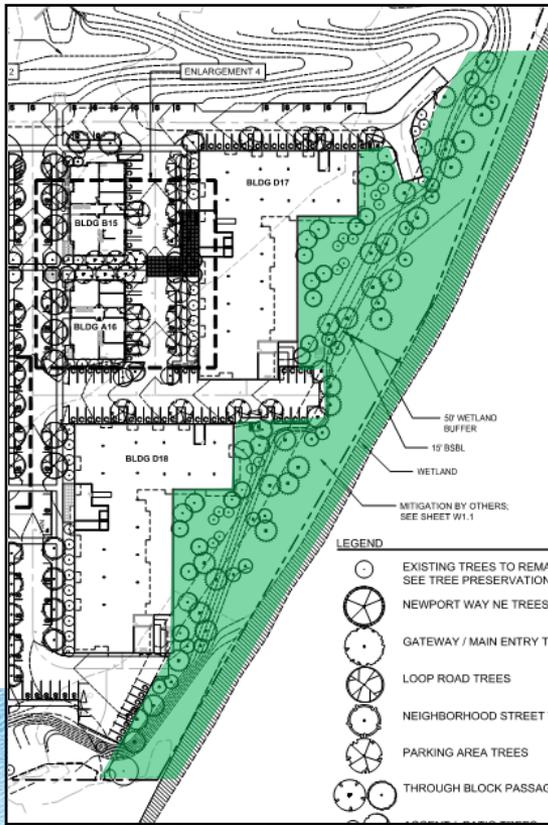


Central Green Space

# Proposed Gateway Apartments



# I-90 Green Edge of Property





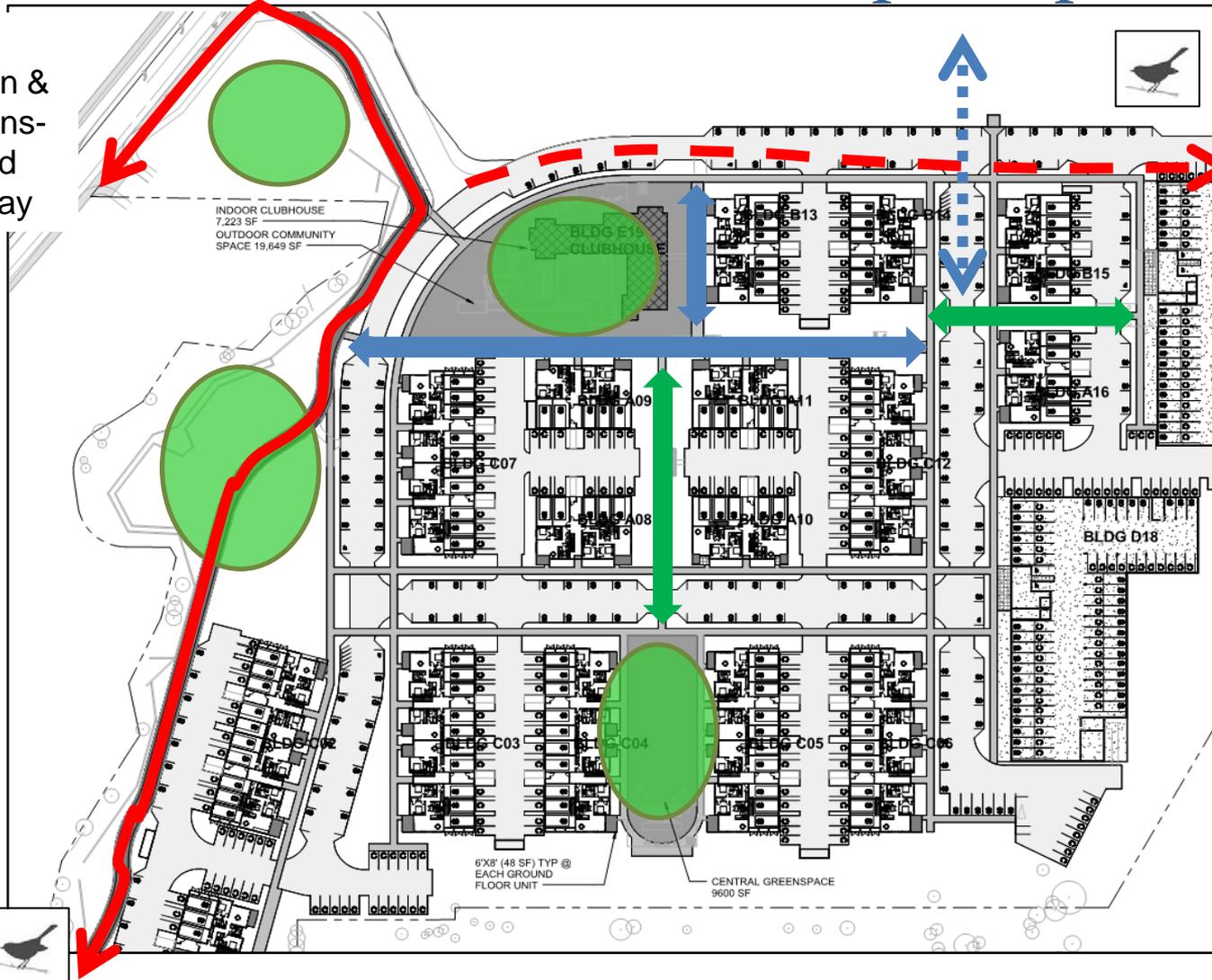
# Putting it all together: Circulation Facilities + Open Spaces



Cougar Mountain & Mountains-to-Sound Greenway



Schneider Creek



Tibbetts Creek

# Views

VIEW FROM THROUGH-BLOCK  
PASSAGE TO COUGAR MOUNTAIN



VIEW FROM COMMUNITY CENTER  
TO COUGAR MOUNTAIN



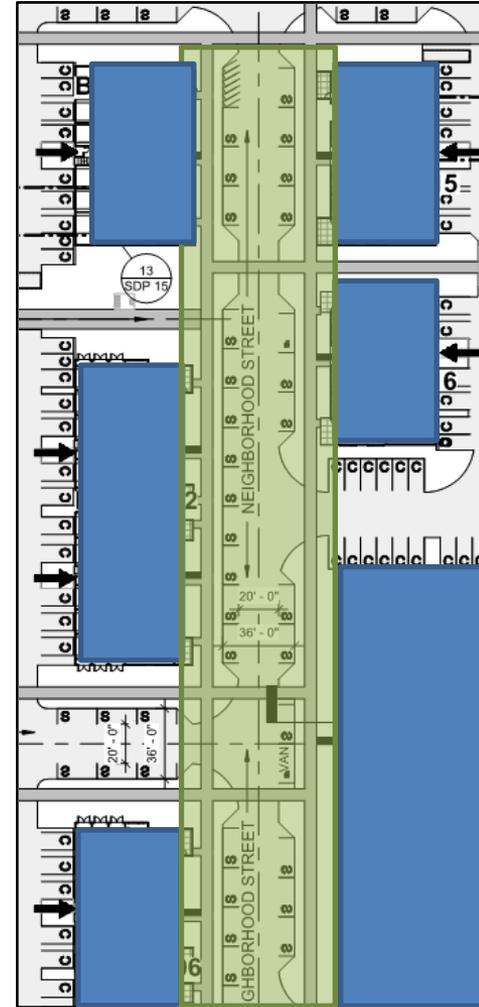
VIEWS FROM SITE TO  
CASCADE FOOTHILLS



VIEWS FROM BUILDING D  
UNITS TO LAKE SAMMAMISH



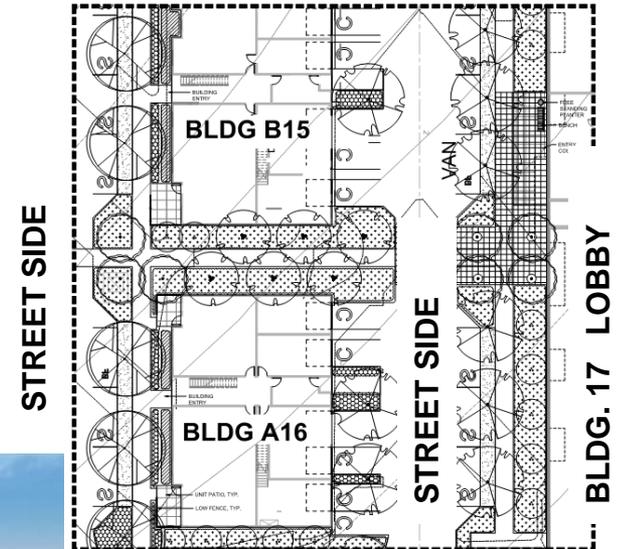
# Urban Streetscape: Streetwall



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# Urban Streetscape: Ground-floor Treatment

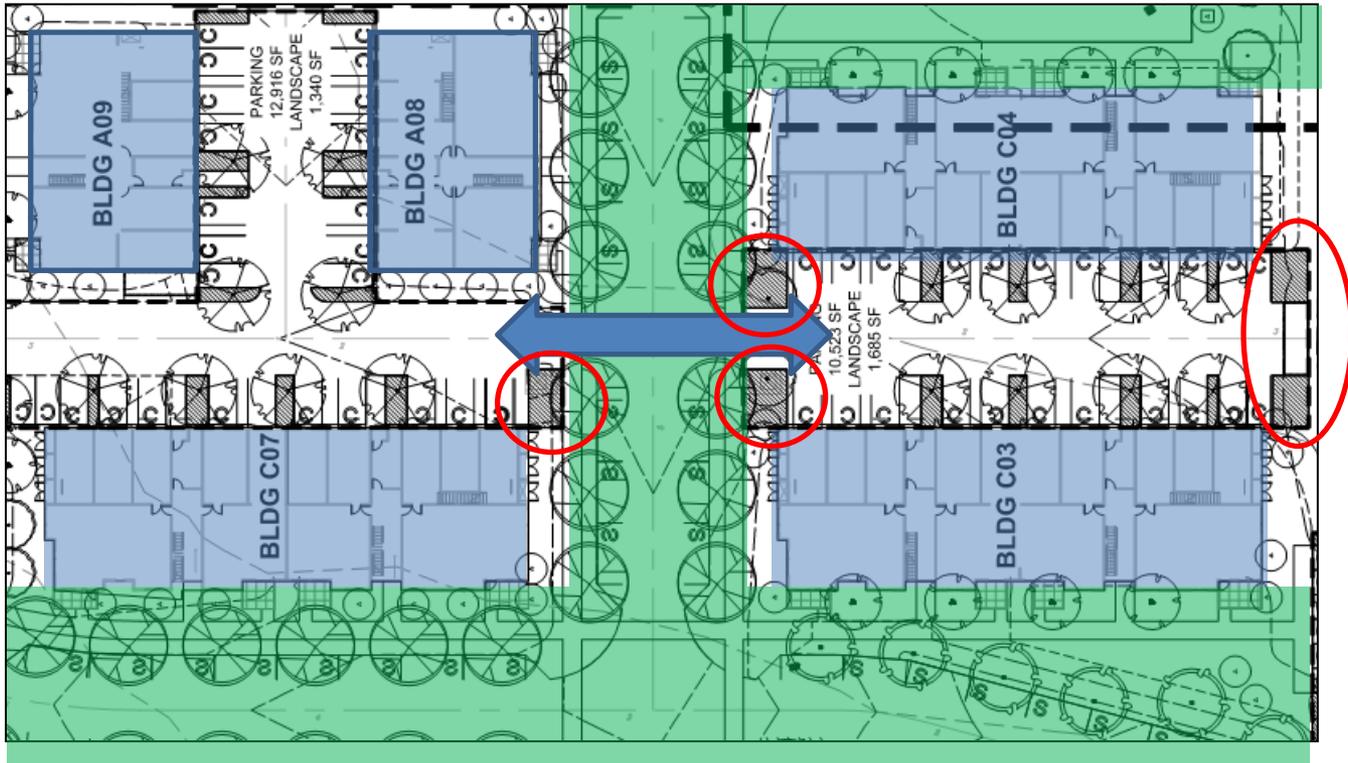


# Urban Streetscape: Next Steps: Pedestrian comfort and safety



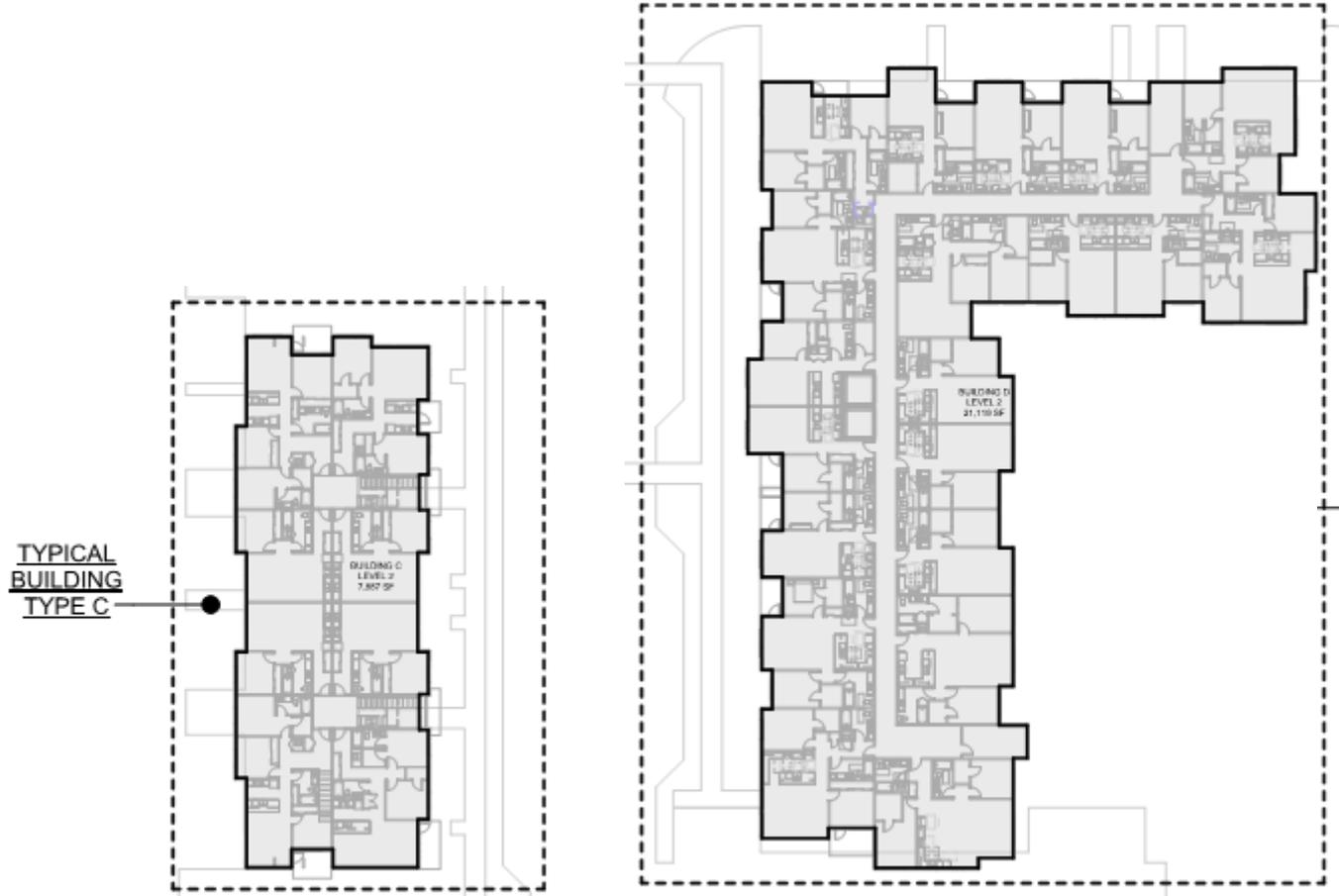
- On-street parking
- Street Trees
- Continuous sidewalks connecting parking areas to building entries
- Multiple walk routes to community spaces

# Urban Streetscape: Screening Parking



20 feet driveway – view of parking from streets

# Pedestrian-scaled Buildings: Modulation and Articulation



# Pedestrian-scaled Buildings: Modulation and Articulation



## Next Steps:

- Final SEPA Determination
  - August 20, 2015 (comment and appeal period closed)
- Development Commission Decision
  - August 26, 2015 (tentative)

### *Corrections:*

**Condition #6:** “IF A SIGNAL IS TO BE PROVIDED, the signal shall be integrated into the City’s fiber optic interconnect system...”

p. 55 Reference to “7<sup>th</sup> and Gilman” in the 2<sup>nd</sup> paragraph

# Thank You

