

MISSING MIDDLE APARTMENTS

301 BING ST. NW

DESCRIPTIVE NARRATIVE

The 301 Bing Street property is located to the west of the west side bowling alley and is adjacent to single family homes to the north and apartments on the west. The site has access from the commercial to the south of the property and by Bing Street, which connects to Jackson Avenue to the north. The site also has an existing storm pond located on it which serves the commercial buildings to the south and east.

The building is U-shaped and is proposed to have three-stories and 93 residential units, with a courtyard in the middle to the south. These units are intended to be on the smallish side to help keep rents lower. In fact, there are 14 efficiency units which are only 336 SF. It has a mix of 2 bedrooms, 1 bedroom, studio and efficiency units. There will also be tenant amenities; lounge/party room, fitness center, BBQ area and possibly a pickleball court in the courtyard.

The site will be fenced with generous perimeter landscaping. There will be surface 100 parking stalls, which includes 4 ADA parking stalls. There will be 10 visitor bike stalls and 30 long-term bike racks, which will most likely be located in the 1 and 2-bedroom units. The driveway will be normal asphalt and the parking stalls are intended to be constructed with pervious asphalt. The existing storm water pond will be upgraded to meet current standards. The project should have a monument sign on both the north and south entrances.

One building style under consideration is a craftsman design, which would include trellises, gable beams with exposed fasteners, knee-braces supporting upper floor bump outs, stone accents, hardie-siding products and NW earth tone colors.