BELROY COURT

CAPITOL HILL DESIGN REVIEW BOARD
May 19, 2010

Project No. 3010378

DESIGN REVIEW FOLLOW-UP: BUILDING MASSING

Follow-up to the April 21, 2010 Design Review Board Meeting

At the April 21 Design Review Board meeting, the Board requested that we further study the juncture of the three-story structure and the six-story portion of the building. We were also asked to make sure that the small retail space on the northeast corner would be functional and a long term asset for the neighborhood. This packet responds to those requests for review for the Board to review on May 19, 2010.

Building Massing

The proposal from April 21 showed the three story facade interweaving with the six-story facade and staying in the same plane. At the entry portal, the plane of the facade remained consistent along Bellevue Avenue E. This approach requires a departure from 23.45.052, Midrise Structure Width and Depth. Buildings over 150 feet in width would require a departure, and the building as proposed is measured at a width of 176-feet, including the portal. This width includes approximately 124-feet to the portal, and 40-feet from the portal to the north edge of the building. This proposal is shown in image 1 on the right.

The elevation in Image 2 shows the three-story and six-story portions of the building separated. This approach would not require a departure for building width. By fully separating the buildings, the diagram for the building becomes very simple, no longer an "L" shaped building with differing heights.

We are also including a variant on the complete separation of the buildings, Image 3, with a "bridge" pulled back approximately 15-feet from the Bellevue Avenue E facade. This approach allows a separate read of the two volumes and opens up the massing along the street, but also creates a covered outdoor "room" where the residents enter the site, with the mailboxes, bicycle storage and entry to the elevator all weather-protected. This approach would require the same departure for width of the building as the Image 1 approach (176-feet in building width rather than the 150-feet allowed outright), although the pulling back of the "bridge" building mass from the street may be considered an improved separation of building mass and a further reduction in perceived building width.

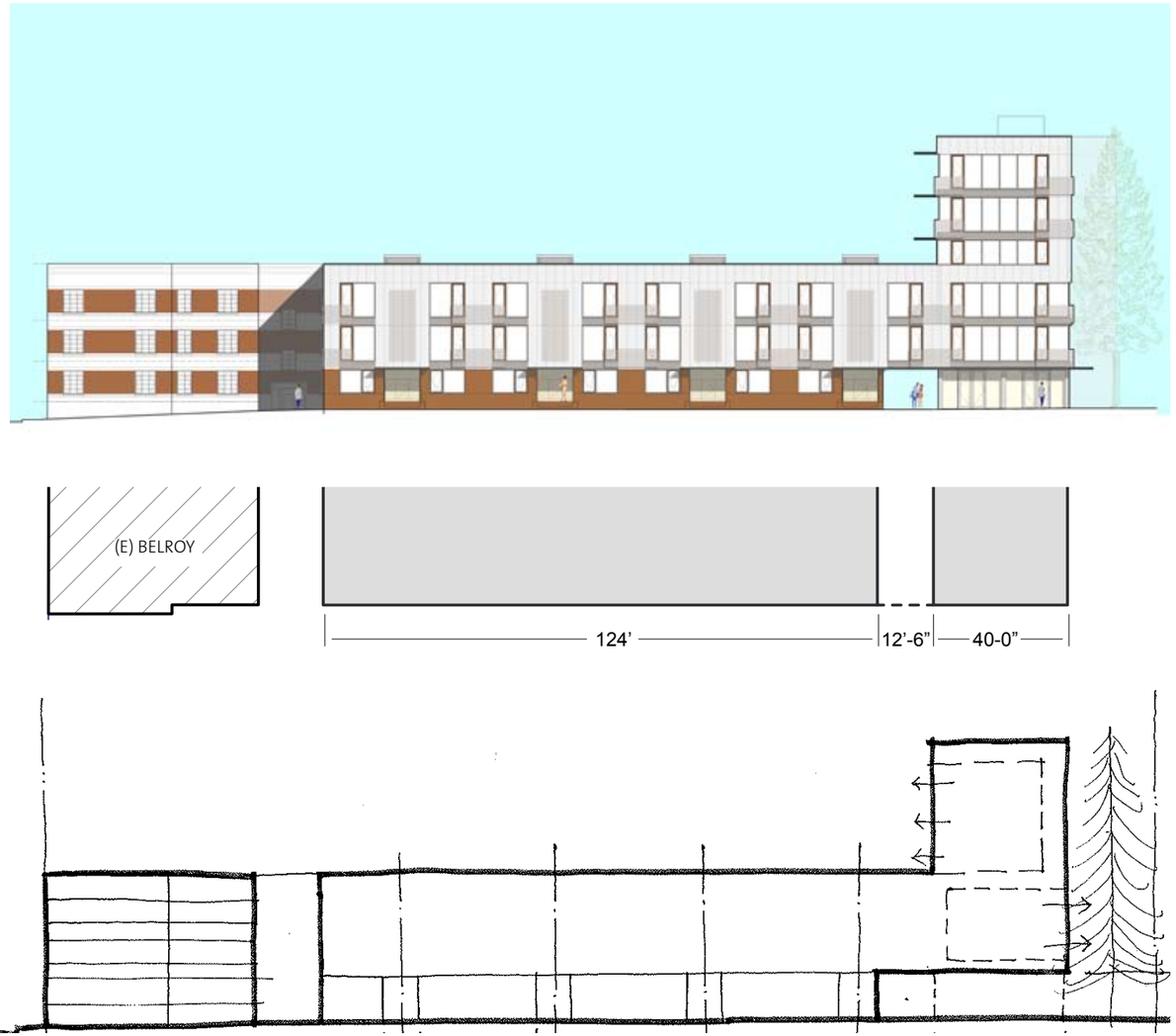


IMAGE 1. Bellevue Avenue E facade from April 21 proposal.

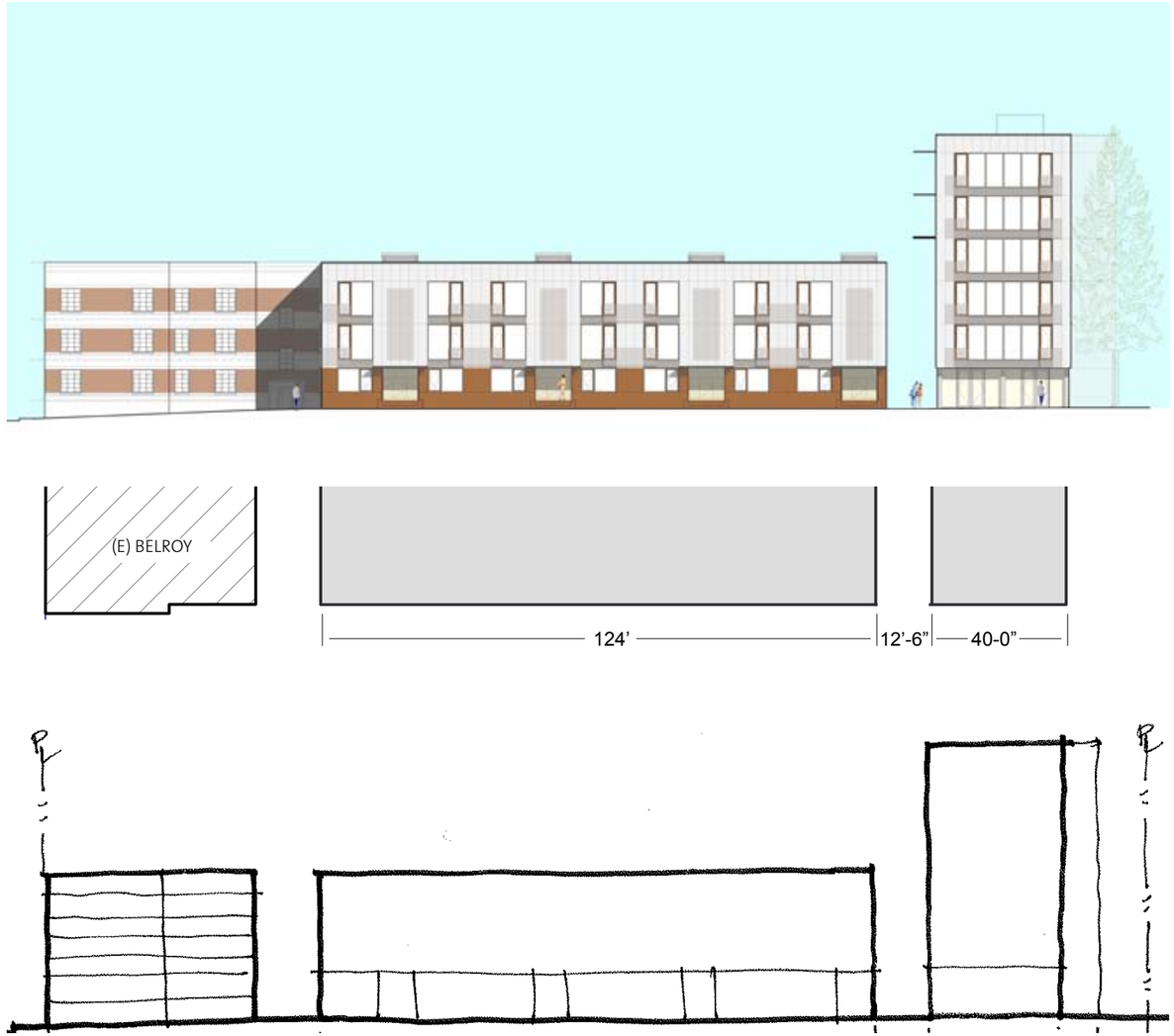


IMAGE 2. Bellevue Avenue E facade with full building separation.

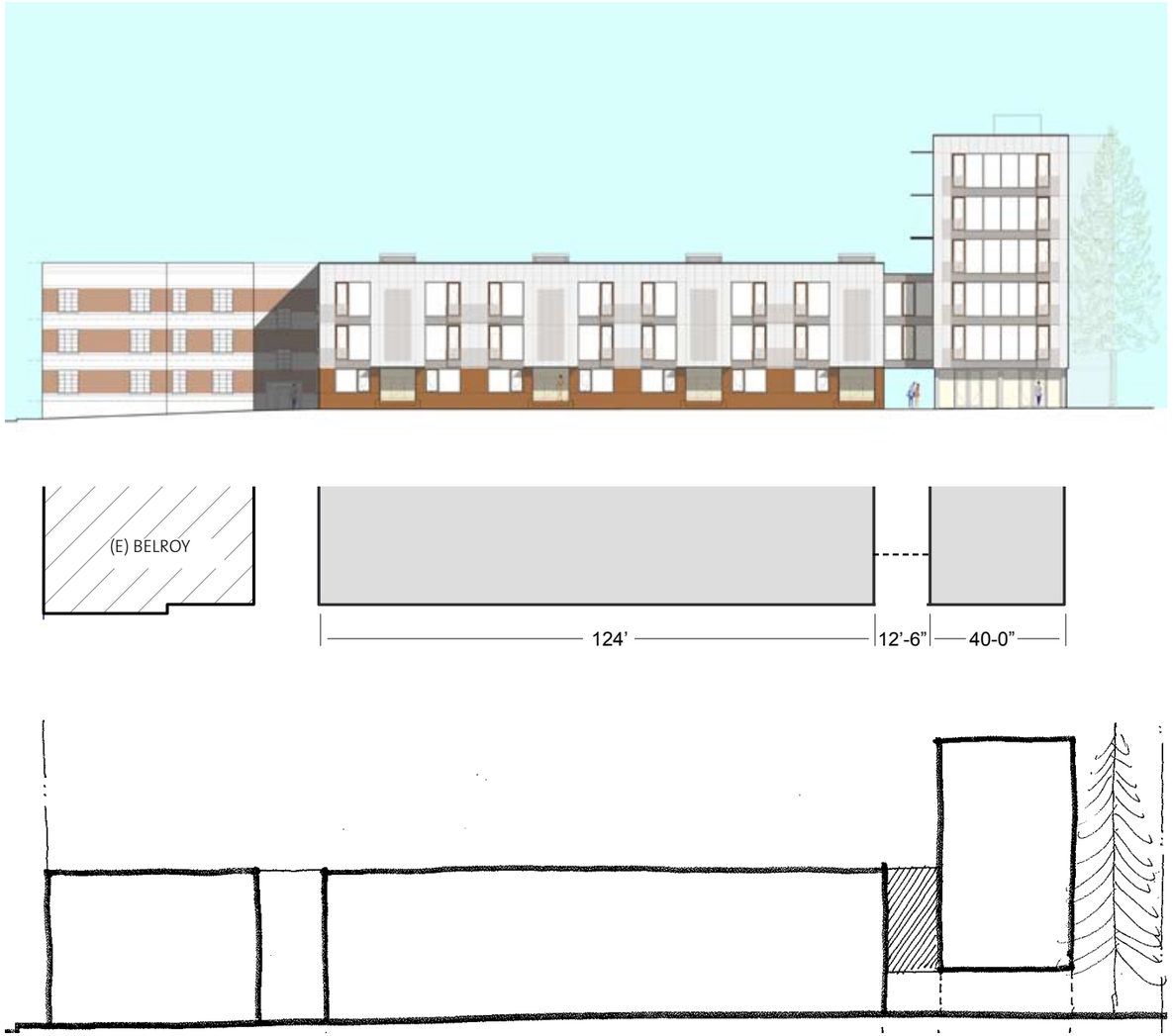


IMAGE 3. Bellevue Avenue E facade with bridge pulled back from street.

IMAGE 1. ENLARAGED: Bellevue Avenue E facade from April 21 proposal.

DESIGN REVIEW FOLLOW-UP: BUILDING MASSING

IMAGE 2. ENLARGED: Bellevue Avenue E facade with full building separation.

IMAGE 3 ENLARGED: Bellevue Avenue E facade with bridge pulled back from street.

DESIGN REVIEW FOLLOW-UP: BUILDING MASSING

Building Massing

The perspectives show the original facade design, the separated buildings, and the separated building with the bridge. This view illustrates the relationship between the three-story mass and the six-story piece. The separation of the masses, with or without the bridge, makes a clear differentiation, and reads as a modulated form.

PERSPECTIVE A1: Bellevue Avenue E April 21 proposal

PERSPECTIVE A2: Bellevue Avenue E full building separation

PERSPECTIVE A3 Bellevue Avenue E separated buildings with bridge

DESIGN REVIEW FOLLOW-UP: BUILDING MASSING

PERSPECTIVE B1: Bellevue Avenue E April 21 proposal

PERSPECTIVE B2: Bellevue Avenue E full building separation

PERSPECTIVE B3 Bellevue Avenue E separated buildings with bridge

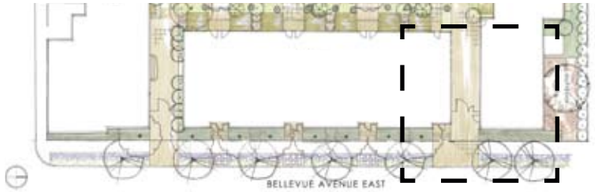
DESIGN REVIEW FOLLOW-UP: RETAIL SPACE

Commercial Space and Public Realm

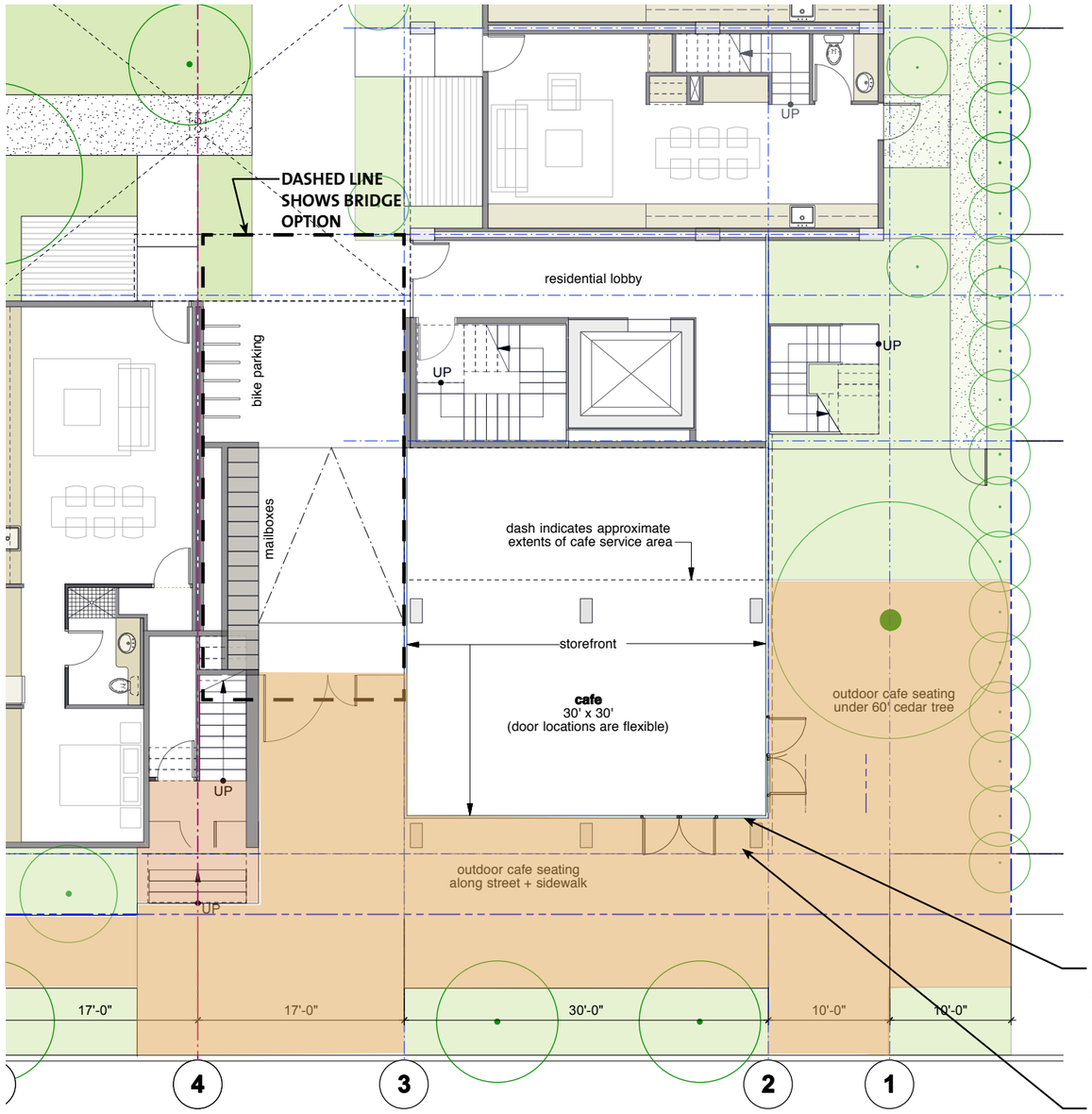
We have made several important changes to the commercial space in response to the discussion with the Board.

The east wall of the commercial space has been pulled in to behind the columns, distingishing this as commercial space and enlagring the public realm space. The glazing now goes from ceiling to grade. The glazing is highly operable, and access is possible from both the north side and the east side. The ground plane is now hardscape, linking outside and inside. The seating space beneath the tree is also fully connected to the sidewalk, making a gracious usable space as part of the neighborhood's public realm.

The drawing has a dashed line where the possible bridge element would be located. An advantage of the bridge is that the entry's elements - mailboxes, bicycle parking and access to the elevator - would be weather protected and have the feel of a distinct outdoor room. This "hub" was conceived as an important space in the everyday life of the residents.



KEY PLAN



ENLARGED PLAN

CHANGES TO THE NORTHEAST CORNER:

GLAZING IS PULLED BACK TO BEHIND COLUMNS

GLAZING ETENDS TO GROUND, AND IS HIGHLY OPERABLE

SIDEWALK FULLY MEETS BUILDING IN ORDER TO MAKE AN OUTSIDE/INSIDE CONNECTION TO COMMERCIAL SPACE

TAN SHADING INDICATES PUBLIC REALM

DESIGN REVIEW FOLLOW-UP: COMMERCIAL SPACE

The height of the commercial space was also discussed at the Design Review Board meeting. We have looked at several spaces with successful small retail, and have found a variety of ceiling heights ranging from 8'-9" to 11'. These have a fairly intimate feel, and do not need a civic scale height.

The size of the space and its height need to feel proportional in order to feel comfortable, and the commercial space we are creating is relatively small. The entire area is 30' by 30', and the seating area is likely to use an area about 20' x 30'. This area will be glazed on three sides with full height glass, and have a strong connection between indoor and outdoor space.

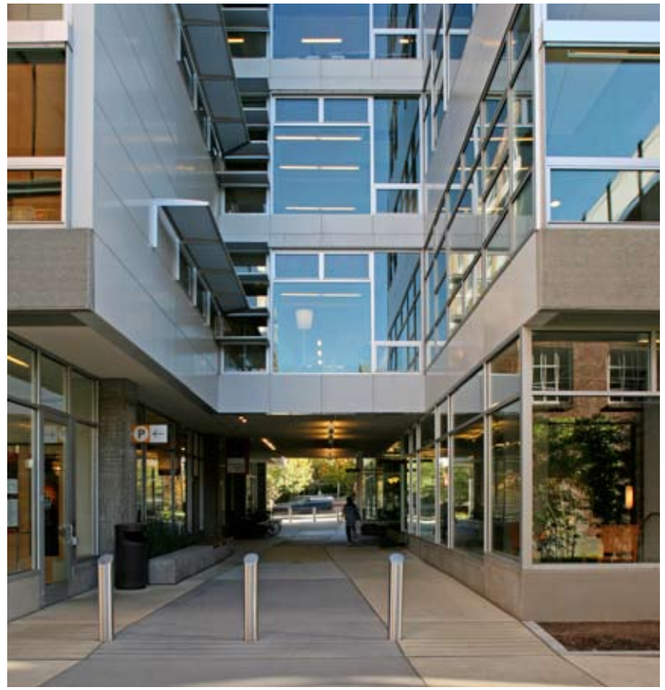
The floor to floor height is 9'-9". Floor to underside of slab will be approximately 9 feet, and the ceiling will be exposed. We will work to keep mechanical equipment minimal in order to maximize the graciousness of the commercial volume.

Pettirosso - ccommercial cceiling height approx. .8'-9"

Top Pot - commercial ceiling height approx. 11'

231 Summit Avenue- commercial ceiling height approx. 110-6'

BRIDGES / BREEZEWAYS



Bridges and Breezeways

There is precedent throughout time of the bridge typology. At its best, a bridge makes a human-scale portal that defines the space. It also serves as weather protection for uses at the entry. Locally, Alley 24 has used bridges to create intimate and welcoming spaces.