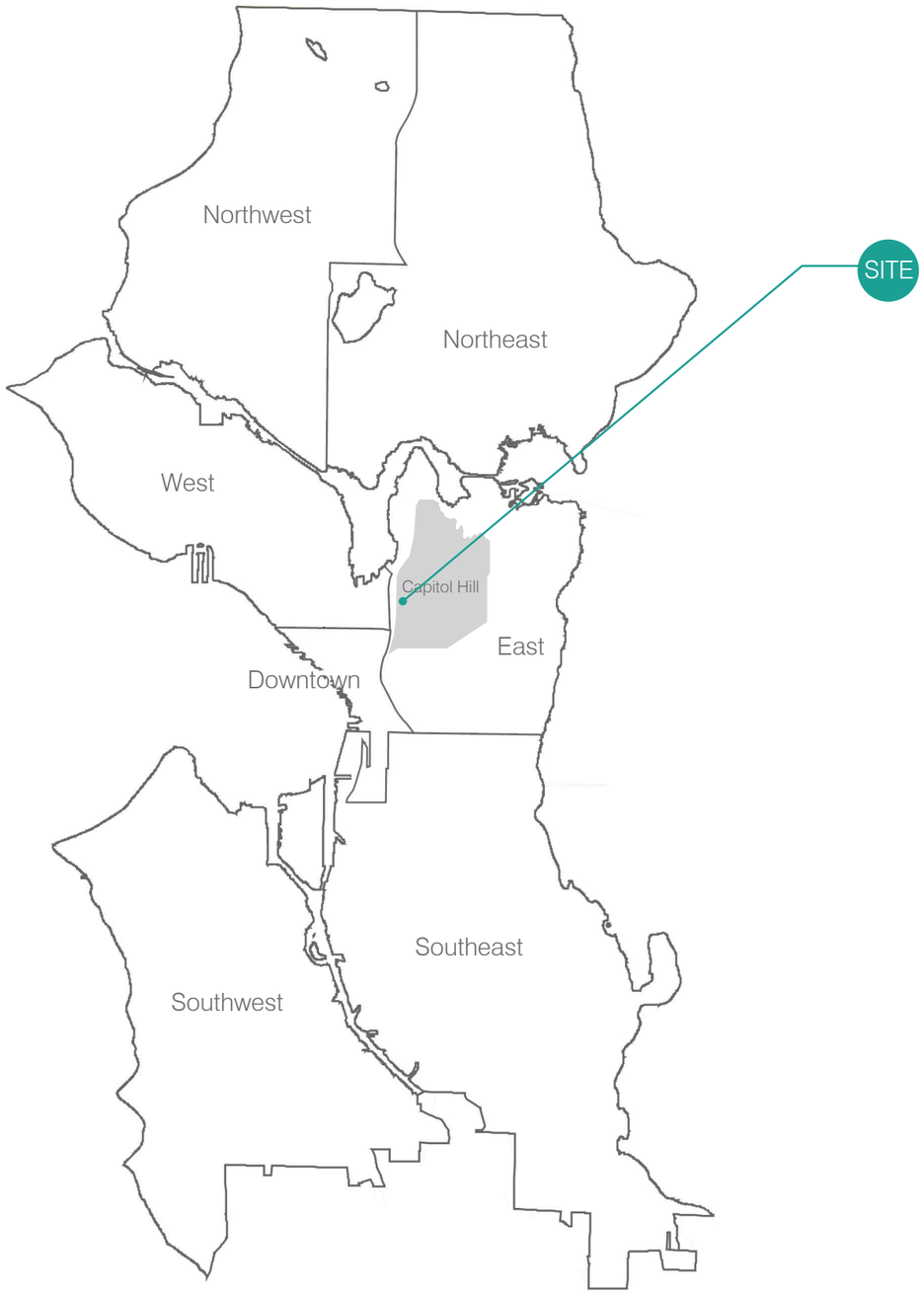
323 Bellevue Ave. E.

SDCI # 3018682

Design Recommendation

11 May 2016

d/Arch Llc



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323 Bellevue Ave. E.

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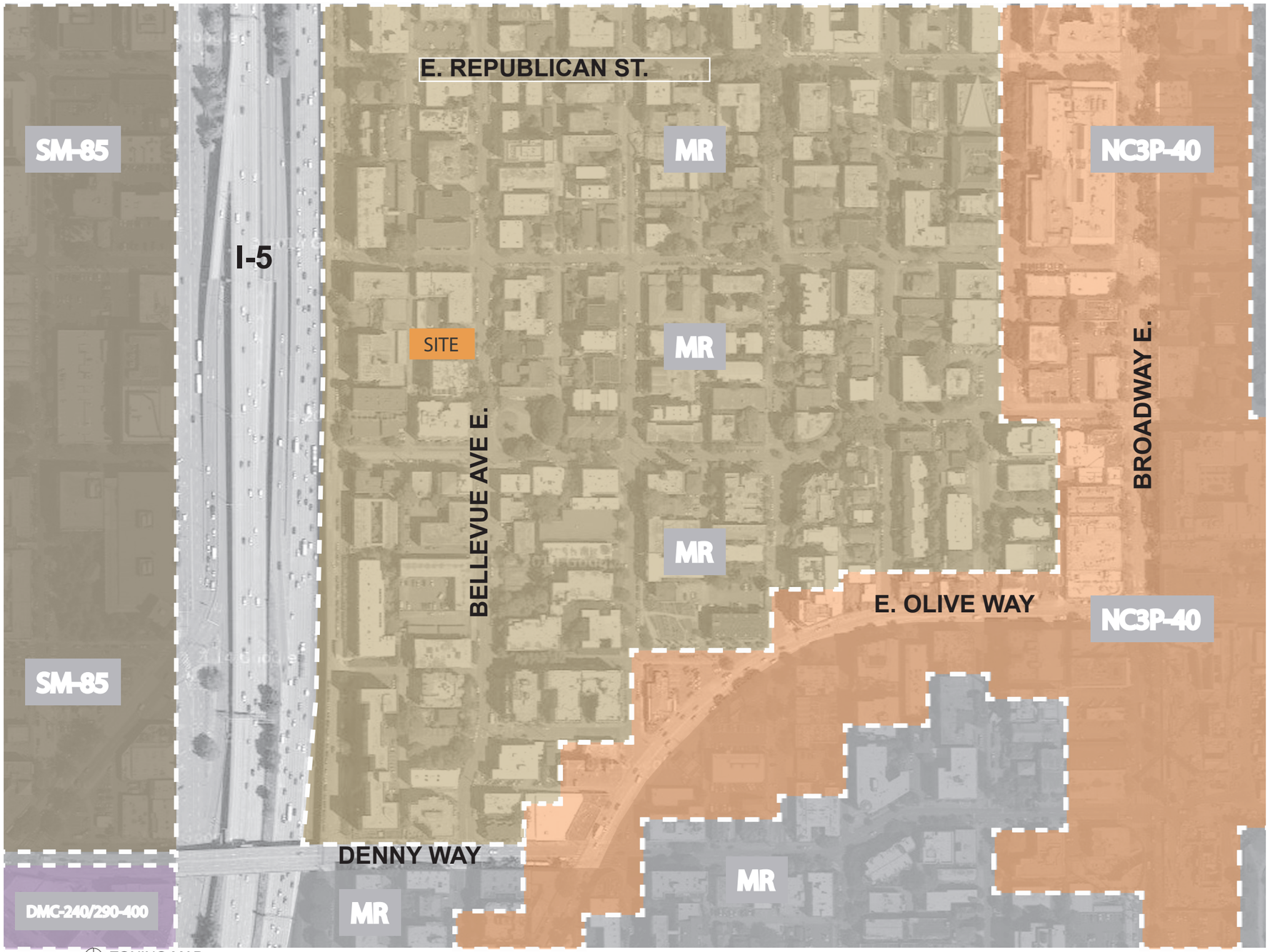
Development Objectives

Thje project is a five to six-story apartment building containing 34 - 47 small apartment units. Parking for approximnately 16 vehicles is provide in a garage below the Bellevue Ave. E grade and accessed from the alley.

Overall building area is about 30,000 sf including the interior open corridors.

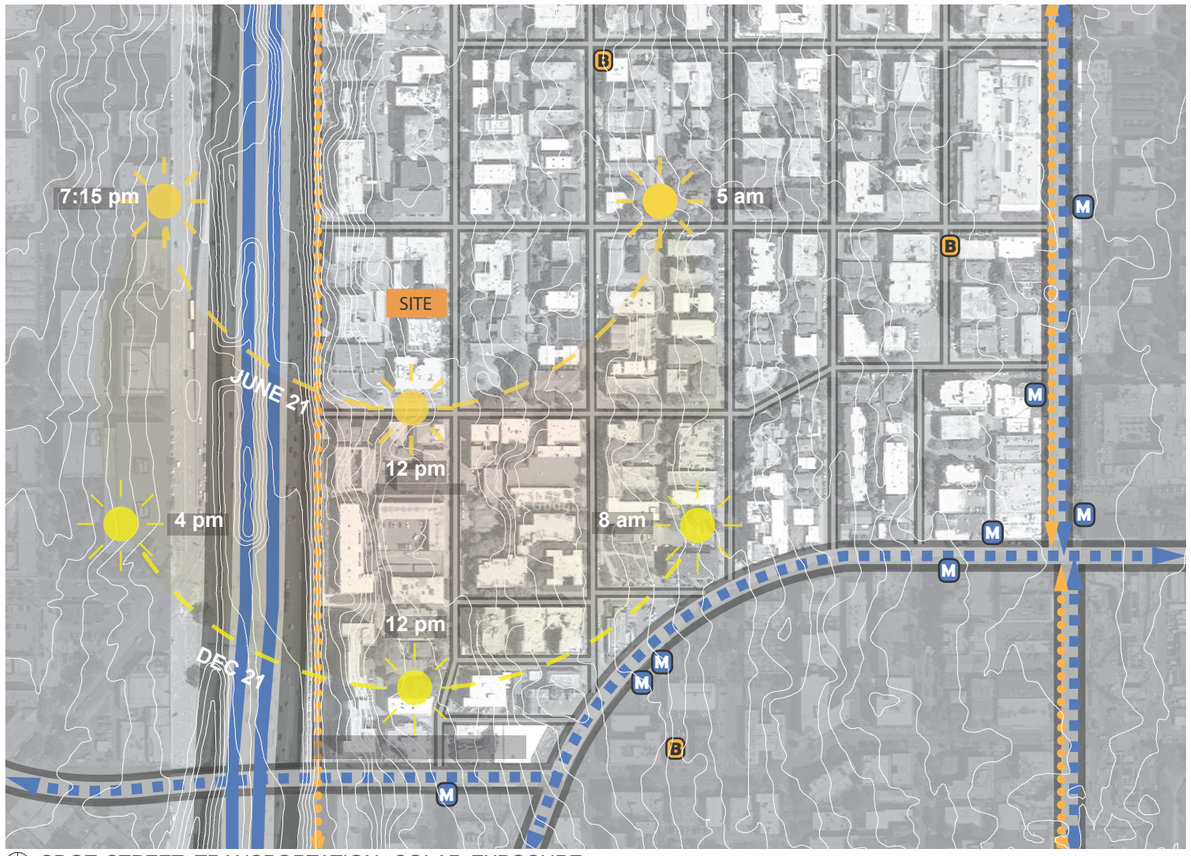
The intent is to provide small affordable apartment units in this active and vibrant urban neighborhood.



ZONING MAP

KEY: Zoning

- MR
- SM 85
- NC3P-40
- MR



SDOT STREET, TRANSPORTATION, SOLAR EXPOSURE MAP

URBAN CONTEXT MAP

KEY: SDOT Classification

- Primary Arterial
- Secondary Arterial
- Bus Route
- Bus Stop
- Bike Route
- Topography

KEY: Urban Context

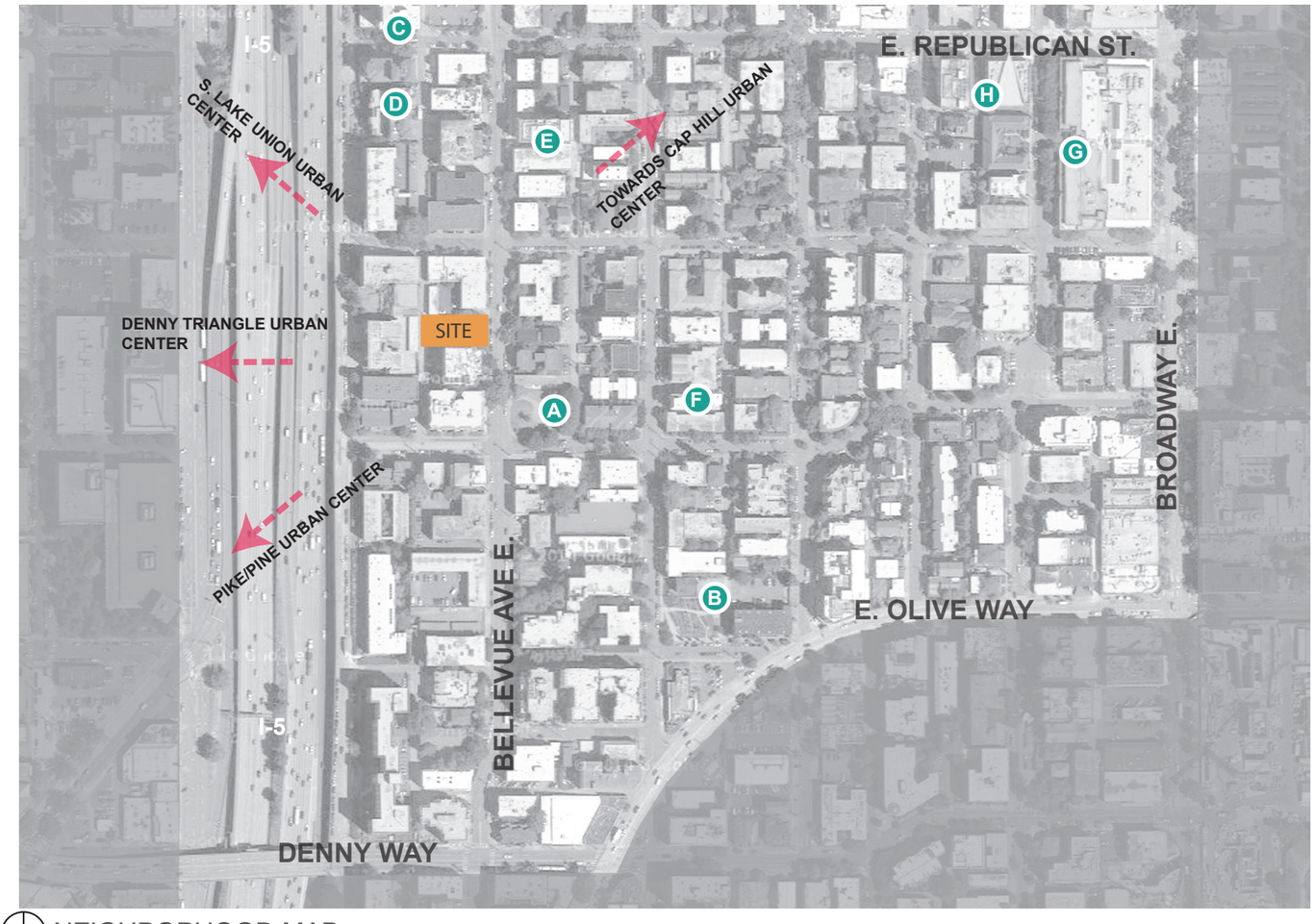
- Commercial
- Multi Family Apartments
- Single Family Homes
- Mixed Use

Proximity

Urban Context

The site is located in the Capitol Hill Neighborhood within the West Slope District Zone and the Capitol Hill Urban Center Village. The neighborhood is largely comprised of small to mid-size to apartment/condominium buildings. This project is located along Bellevue Ave. E., just North of the major arterial E. Olive St. This project site is within walking distance of the major shopping and entertainment centers along Broadway Ave. E.

Bus routes and the I-5 freeway are easily accessible. Thomas Street Mini-Park is across the street to the SE.



NEIGHBORHOOD MAP

Landmarks, Greenscapes, & Residences

- A Thomas Street Mini Park, 306 Bellevue Ave E
- B Summit Slope Park, 200 Summit Ave E
- C 511 Melrose Ave E Apartments
- D Highmark Condominiums, 311 E. Republican
- E 418 Bellevue, 418 Bellevue Ave E
- F 306 Summit, 306 Summit Ave E
- G Broadway Market, 449 Broadway E.
- H Capital Hill Branch Library

A Thomas Street Mini Park

B Summit Slope Park

C 511 Melrose Ave Apartments

D Highmark Condominium

E 418 Belllevue

F 306 Summit

G Broadway Market

H Capital Hill Library

Streetscape: Types of Buildings

A Single Family Residence

B Traditional Brick Apartment

C Modern Multy-Family Condos

Streetscape: Slopes, Courtyards, Balconies

1 Slope (on map)

2 Slope (not shown)

3 Slope (not shown)

4 Courtyards (on map)

5 Courtyards (not shown)

6 Courtyards (not shown)

7 Balconies (on map)

8 Balconies (not shown)

9 Balconies (not shown)

Vicinity

Streetscape Context

Neighboring buildings are residential , mostly 3-4 story apartment/condominium buildings, with an occasional single-family house. Parking is generally accessed off an alley. An exception is the project, immediately to the North of the site that has a garage and carpark accessed off the street.

Older buildings from the 20's and 30's are straightforward in massing, with limited modulation and articulation, and with brick facades. The newest buildings tend to emulate these older structures. In between stand buildings such as this project's neighbor to the south.

Site

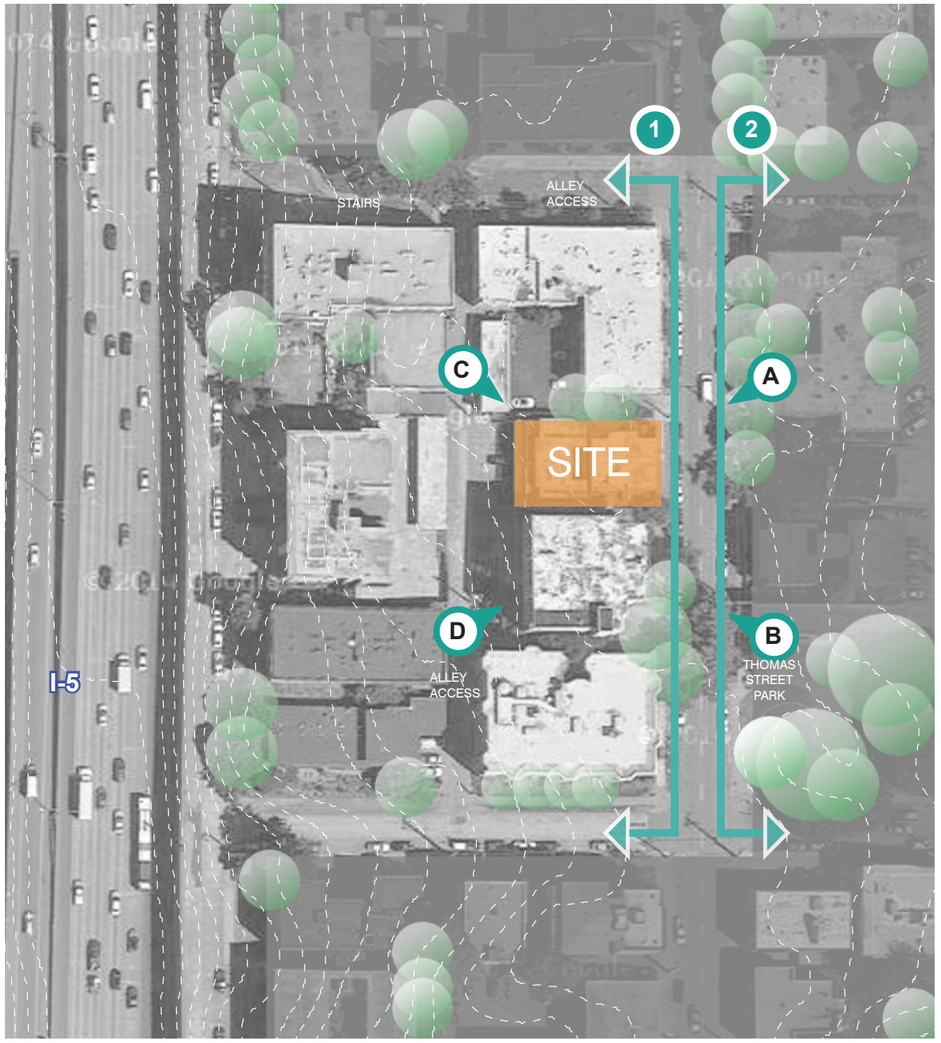
Existing Uses & Structures

The project site is comprised of a single parcel with a wood framed apartment project built in the

All existing structures and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

Physical Features

The site is drops approximately 11' from the high NE corner to the low SW corner.



CONDITION MAP

Existing Buildings: Views

A Facing Northeast

B Facing Southwest

C Facing Northwest

D Facing Southeast

The site is located mid-block running lengthwise from East to West with views partially blocked by neighboring buildings. The carpark to the NW opens up views towards Lake Union. There are views between and around buildings in every direction. The apartment to the south with its mainly blank wall is the most limiting. Upper floor views to the Northwest, West and Southwest are mostly open.

Units are oriented to the East, North, and West towards the most open views. The stairs and elevator are to the South adjacent to the blank walls of the neighboring apartment.

Site topography with a drop down to the alley facilitates the placement of parking and service functions below street grade.

A Looking West on Bellevue Ave E

B Looking East on Bellevue Ave E

ZONING (MR)

Parcel #: 684770-0410
Zoning: MR
Overlays : Capitol Hill Urban Center Village
Lot Area: 7,206.6 sf

CHAPTER 23.45 - RESIDENTIAL MULTIFAMILY

504 Permitted and Prohibited Uses

Residential permitted

510 Floor Area Ratios

D. Permitted MR FAR: 3.2; 4.25 FAR Permitted per 23.45.516

Permitted FAR: 3.2
Proposed FAR: 2.88 (See sheet CS03 – Diagram FAR)

E. Exempt from FAR limits:

1. All underground stories

4. Portions of a story that extend no more then 4' above existing or finished grade, whichever is lower, excluding access. See Exhibit 23.45.510

5. Area exempt from FAR
   a. avg. ht. not > 1 story
   b. roof area flat; used for amenity area
   c. 25% of amenity area not enclosed

Parking area is in a portion of a structure that is partially above grade.
(See sheet CS03 – Diagram Average Grade)

514 Structure Height:

B. Base Ht.: 60' max.

G. Base Ht. limit increased by 5' if one of the following conditions is met:

2. All stories 9', or >

J. Rooftop features

2. Parapets/railings/clerestories/skylights 4' above ht.

5. Stair penthouses 15' above ht.

6. Elevator penthouses 16' above ht.

Base Height is 60' + 5' if number of stories does not exceed 6 and floor to ceiling heights of 9' or more. (See sheet CS04 – Diagram Building Height)

516 Additional Height and extra residential floor area in midrise and highrise zones

A. Comply with SMC 23.45.526 and Chapter 23.58A

1. Extra residential area up to max. per SMC 23.45.510 – 4.25 FAR.

2. Extra height up to max. per SMC 23.45.510 – 75'

Not applicable. Will not be needed.

518 Setbacks & Separations:

B. Front: 7' average and 5' min.
Rear: 10' min. from alley
Side: < 42' façade length; 7' avg. and 5' min.
> 42' façade length; 10' avg. and 7' min.

H. Projections permitted in all required setbacks

1. Roof eaves, etc. – max. 4' with min. 3' to property line

3. Bay windows 10' in width, 2' depth, min. 5' to property line

5. Unenclosed porches extend to within 4' of property line

I. Unenclosed decks and balconies may extend max. 4', max. 20' width, min. 5' to property line; separation ½ width of projection required

J. Structures in required setbacks

2. Barrier free ramps may be in required setbacks

4. Underground structures

6. Signs 6' or <

7. Fences - max 6' high; 4' in front setback; 2' additional for arbors/trellises

8. Retaining wall – max 6' high

9. Arbor – max. 40 sf footprint; 30' sf abutting street

Front setback is 7.3' average. Rear setback is 10'. Requesting a Departure for side setbacks. (See sheet CS02 – Development Standards Departure Matrix).

522 Amenity Area:

C. Apartments
5% of total gross floor area of structure in residential use

D. General Requirements

1. All units shall have access to common or private amenity area

4. a. No min. dimension for private. amenity area; except 10' at side property line

5. Common amenity area

a. Common amenity area – 250 sf and 10' min. dimension

b. 50% of ground amenity area landscaped

Total residential GSF is 26,239. If multiplied by 5%, total required amenity space equals to 1,312 GSF. We are providing a total of 1,620.

(See sheet CS04 – Diagram Amenity Area)

524 Landscaping Standards

A. Landscaping Standards

2. Green Factor requirement
   b. Green Area Factor of 0.5 or greater

B. Street Tree requirement

1. Street trees are required

Total Green Factor is 0.557. (See sheet L101 – Green Factor Score Sheet)

526 LEED, Built Green and Evergreen Sustainable Development Standards

A. 4-Stair Built Green Multifamily Standards required for extra area or height per SMC 23.45.516

529 Design Standards

C. Treatment of Street Facades

1. Façade Openings
   a. 20% shall consist of windows / doors

2. Façade Articulation
   b. If street-facing façade of a structure exceeds 750 sf, division of façade is required
   c. Separate façade plane shall have a minimum of 150 sf and max. of 500'

Front façade consists of 20% of allowable openings. (See sheet CS12 – Diagram Allowable Openings)

534 Light and Glare Standards

A. Directed away from adjacent properties

536 Parking Location, Access, and Screening

A. Off-street parking per Chapter 23.54

C. Access to parking

1. Alley access required except as permitted per 23.45.536 C. and D

D. Screening of parking

3. Screening by garage doors

Off-street parking stalls will be provided on Bellevue Ave East. Access to parking garage shall be from alleyway via E. Harrison St. and E. Thomas St. Parking garage shall be screened by garage door. (See sheet A100 – Site Plan)

CHAPTER 23.53 - REQUIREMENTS FOR STREETS, ALLEYS, AND EASEMENTS

015 Street Improvement requirements and exceptions

D. Exceptions

1. Streets with existing curbs
   b. 1. 1'-0" setback plus 3'-0" setback required on Bellevue Ave. E

CHAPTER 23.54 - QUANTITY AND DESIGN STDS. FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

015 Required Parking

A. Table B.
No parking required for multifamily uses in Urban Center Village

K. Bicycle parking per Table D.
1 per 4 units

Per table B 23.54.015, no parking is required. Providing 14 stalls.
Per table D 23.54.015, 11 bicycle stalls are required. Providing 18 stalls.

(See sheet A001 – Data)

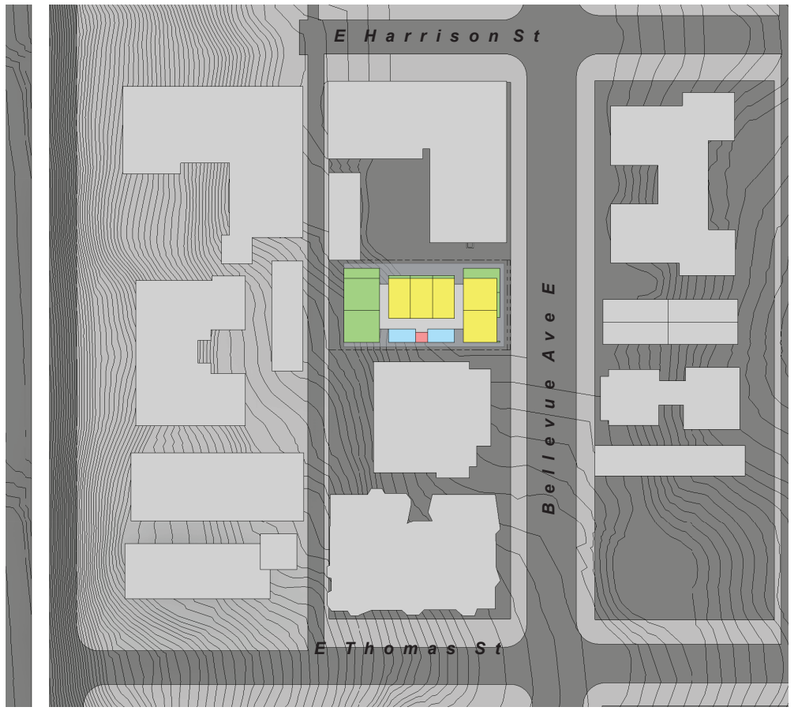
040 Solid Waste and Recyclable Materials storage and Access

A. Table A.
26-50 units – 375 sf

Per table A 23.54.040, 375 sf is required. 405 sf is provided – 338 on P1, 67 sf on L1.

(See sheet A001 – Data, A200 – Level P1, A201 – Level 1)

Alternate 3 (Preferred)



Alternative 3 (Preferred)

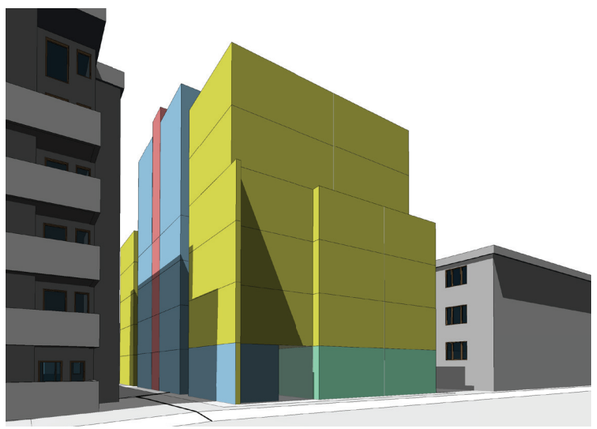
Basement & 6 Stories (w/amenity area at L6)Deck	
Unit Count	45
Parking (Stalls)	16
Total Floor Area	32,449 sf
Typ. Resid. Floor	4,711 sf
Typ. Upper Floor	4,155 sf
FAR Proposed	3.08
FAR allowed	3.20
Amenity Area Provided	1,150 sf
Amenity Area Required	980 sf

Pros:

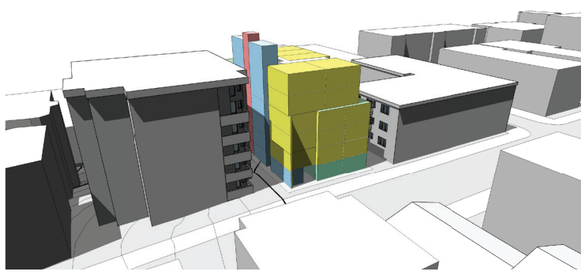
- Upper levels step back at West, North and East
- Top floor steps back at alley for L6 amenity area
- Porous; open in North-South direction at open corridor
- Greater setbacks on North

Cons:

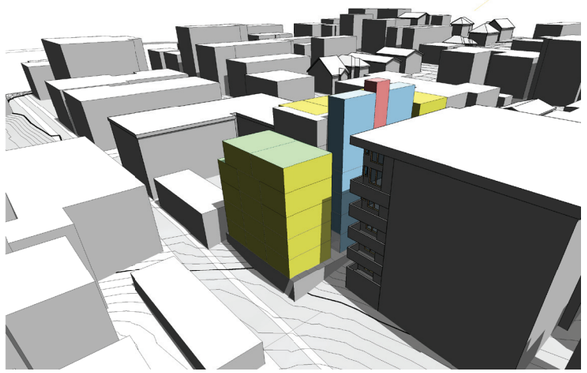
- Standard departure for reduced side setback above 42’ at South
- Mostly blank South Facade
- Building mass pushed to South



Street View on Bellevue Ave. E LKG. Northwest



Aerial View LKG. Northwest



Aerial View LKG. Northeast

SECOND EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

PRIORITIES AND BOARD RECOMMENDATIONS

After considering the analysis of the site and context provided by the proponents, and the Design Review Board members provided the following siting and design guidance.

1. **Massing Options|** The Board approved of the massing Alternate 3 as the stepped façade massing relates to the neighboring buildings and respects the solar access of the northern neighbor. **(Guidelines CS2-B, CS2-C, CS2-III)**

   a. Acknowledging the packet showed a lot of specificity, the Board strongly supported the overall design direction, in particular the window design, and directed the applicant to proceed with the preferred option. **(Guidelines CS3-I, DC2)**

   b. Noting that the outdoor amenity space is very narrow, the Board gave guidance to look at the proportion of the amenity space; refine the design to create access to views, light and air. **(Guideline CS1-B-2, DC3-I)**

2. **Street Level Uses|** The Board gave direction regarding the street level uses.

   a. The Board was concerned about the bike storage space and directed the applicant to consider access and internal connections for bicyclists when developing the design.**(Guideline PL4-B-2)**

   b. The Board suggested the applicant consider how the street level uses would provide activation and engagement with the streetscape. Recognizing that the office and lounge spaces make up the larger portion of the ground level street façade, the Board recommended studying the relationship between the office and the lounge to see if there would be a potential for having a space that supports both functions. At the next meeting, the Board would like to see more specific information about these spaces. **(Guidelines PL2-B, PL3-I, DC1-A)**

3. **Building Entries & Edges|** The Board gave guidance for the design development of the entries and site edges.

   a. The Board discussed the entry and how the fin relates to the entry sequence and directed the applicant to consider how the fin relates to accent color, suggesting a muted color for this area. **(Guidelines PL3-A, DC4-II)**

   b. The Board was concerned with the proposed fencing surrounding the perimeter of the site and directed the applicant to consider other transitions and/or develop the design and scale well. **(Guidelines PL1-B, PL2-II, DC3-I)**

4. **Materials|** The Board supported the quality of materials proposed; particularly the four stories of brick wrapping the corner. **(Guidelines DC4-A, DC4-II)**

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below.

CONTEXT AND SITE

CS2|Urban Pattern and Form| Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.
CS2-B|Adjacent Sites, Streets, and Open Spaces|

CS2-B-1. Site Characteristics| Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street| Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space| Contribute to the character and proportion of surrounding open spaces.

The building's rectilinear massing is in keeping with the older, and the most recently built, apartment buildings in the neighborhood. The pedestrian entrance will be evident and is directly from the street. The front façade will be parallel to the street, and with only a single lot, is not as wide as several nearby buildings. The building is pushed to the south, towards the 'blank' wall of the adjacent building and away from the building façade to the North. This, also, augments the 'open space' on-site and off-site, to the North of the project.

CS3|Architectural Context and Character| Contribute to the architectural character of the neighborhood.

Capital Hill Supplemental Guidance:

CS3-I|Architectural Concept and Consistency|

CS2-I-i. Signage| Incorporate signage that is consistent with the existing or intended character of the building and neighborhood

CS3-I-iv. Materials| Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

Building signage will be simple and attached to the building. The strong building mass and single-lot site, repeats a neighborhood pattern. Our intent is to fit a contemporary building into the neighborhood: one that doesn't replicate the context, but fits into and enhances it. Brick will be used at Bellevue Ave. E. to tie into many of the older neighborhood buildings.in the neighborhood.

PUBLIC LIFE

PL1|Connectivity| Complement and contribute to the network of open spaces around the site and the connections among them.
PL1-A|Network of Open Spaces|

PL1-A-1. Enhancing Open Space| Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life| Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B|Walkways and Connections|

PL1-B-1. Pedestrian Infrastructure| Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes| Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities| Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Setting the building to the south allows a "view corridor" to the north of the building when combined with the driveway of the older building to the north. The main residential entry will tie the building to the sidewalk. It will allow building residents to pause, just off the sidewalk, before transitioning into the private entry. The sidewalk will be widened at this entry node. Lighting, seating, planting, and a unique entry gate would provide interest and activate it. The interior corridor and lounge are both visible from the street and will enliven the sidewalk with visible human activity.

PL2|Walkability| Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
PL2-B|Safety and Security|

PL2-B-1. Eyes on the Street| Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety| Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency| Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Capital Hill Supplemental Guidance:

PL2-II|Pedestrain Open spaces and Entrances|

PL2-II-i. Entryways| Provide entryways that link the building to the surrounding landscape.

PL2-II-ii. Link Open Spaces| Create open spaces at street level that link to the open space of the sidewalk.

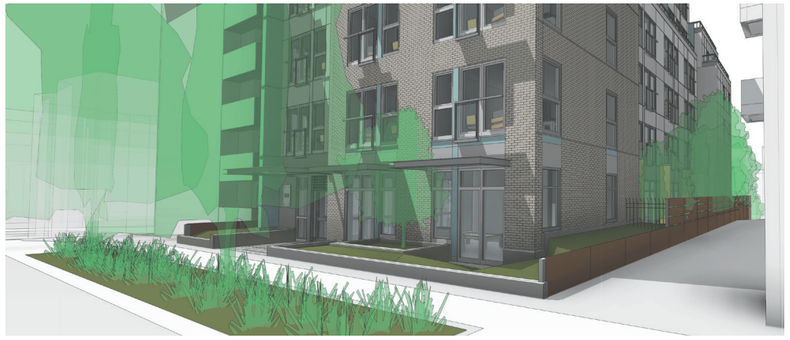
PL2-II-iii. Ingree/Egress| Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

PL2-II-iv. Residential Entrances| Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where unavoidable, minimize their impact to the vitality of the retail commercial streetscape.

CS 3: decklets enhance and the design and make it a better

DL 1: visible and active building entry

DL 2: open decorative entryway



DL 3: building front facade on street level

The residential entry, located on Bellevue Ave. E. is visually, and aurally, open to the interior open corridor and elevator door. A decorative locked gate secures the entrance. There are no hiding places. The open corridors at the interior, are less isolated, and connect to adjacent properties and residents. Oversight from the units and the lounge will enhance on-site and entry safety. Entry, pathway, and security lighting will be provided.

PL3|Street-Level Interaction| Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A-1. Design Objectives| Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries| Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries| Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements| Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Capital Hill Supplemental Guidance:

PL3-I|Human Activity|

PL3-I-i. Open Storefront| Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods.

PL3-I-ii Outdoor Seating| Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.

PL3-I-iii. Visual Access| Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.

The main pedestrian entry is located at the front of the building on Bellevue Ave. E. It is located off-center to provide a more direct, visible, and safe relationship to the elevator. A slightly widened area will physically connect the building visually and physically to the sidewalk. The Lounge at the NE corner of the building will contribute to activating the sidewalk. Glazed openings will visually tie the interior L1 spaces at the front to the sidewalk.

PL4|Active Transporation| Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B|Planning Ahead for Bicyclist|

PL4-B-1. Early Planning| Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities| Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Facilities for bike storage and maintenance are included in the project design at Level P1. The concrete floor finish at Level 1 will withstand bringing bikes through the lobby.

DESIGN CONCEPT

DC1|Project Uses and Activities| Optimize the arrangement of uses and activities on site.connections among them.

DC-A|Arrangement of Interior Uses|

DC1-A-1. Visibility| Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC3-A-2. Gathering Places| Maximize the use of any interior or exterior gathering spaces.

DC3-A-3. Flexibility| Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC3-A-4. Views and Connections| Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses

The primary residential entrance on Bellevue Ave. E. will be the project's connection to the sidewalk and Bellevue Ave. E.. All service uses will be from the alley, one level below street grade. The dumpsters and recycling will be collected within the building and are screened from view.

DC2|Architectural Concept| Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B|Architectural and Facade Composition|

DC2-B-1. Facade Composition| Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls| Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians

The design intent is to keep the building simple with a limited palette of exterior finish materials. Secondary architectural features, color, scale and texture, and form and function will inform the design. The south wall of the stair/elevator tower is "blank". It is towards the middle of the site and is screened from the street at Level 1 by extensive landscaping.

DC3|Open Space Concept| Integrate open space design with the building design so that they complement each other.

Capital Hill Supplemental Guidance:

DC3-I|Residential Open Space|

DC3-I-i. Open Space| Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.

DC3-I-ii. Courtyards| Create substantial courtyard-style open space that is visually accessible to the public view.

DC3-I-iii. View Corridors| Set back development where appropriate to preserve view corridors.

DC3-I-iv. Upper-floor Setbacks| Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

DC3-I-v. Street Trees| Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

DC3-I-vi. Landscape Materials| Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

DC3-I-vii. Porouos Paving| Use porous paving materials to enhance design while also minimizing stormwater run-off.

The open space has been designed in conjunction with the project form. The private ground floor space on L1 is accessed from individual units. A large common amenity area is located on the roof. These relationships will encourage their use and social interaction. The spaces will be designed to support suitable activities. The building steps to the East at Level 6 and to the south at Level 5. Street trees will be provided. Landscaping has been selected for sustainability. Pervious pavers will also be used.

DC4|Exterior Elements and Finishes| Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A|Exterior Elements and Finishes|

DC4-A-1. Exterior Finish Materials| Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness| Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Capital Hill Supplemental Guidance:

DC4-II|Exterior Finish Materials|

DC4-II-i. Building Exteriors| Should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

1. Use wood shingles or Board and batten siding on residential structures.

2. Avoid wood or metal siding materials on commercial structures.

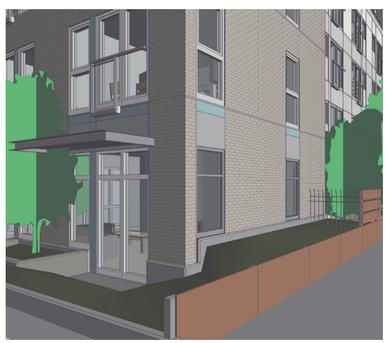
3. Provide operable windows, especially on storefronts.

4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.

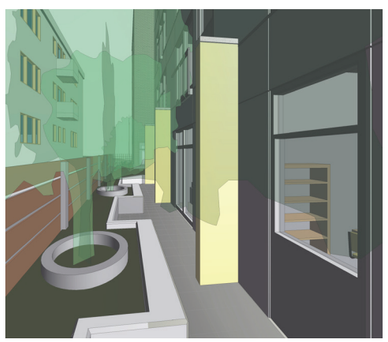
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.

6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

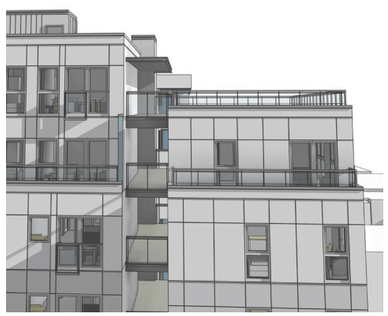
Materials will be of durable and of high quality. Exterior finish materials will be chosen for their fit into the contemporary design of the project and with the surrounding neighborhood. The predominate exterior materials will be brick at the northeast corner of the building, metal siding at the stir/elevator tower, and fiber cement panels, elsewhere. Windows will be large and operable. Aluminum and glass guardrails will provide additional detail and human scale.. Color, texture, and pattern will be consistent with the intended design. A building sign will be incorporated in the ground floor design.



DC 3: NE building corner



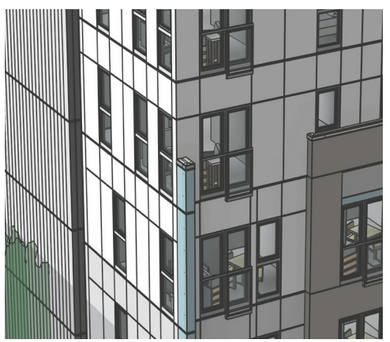
DC 3: private outside spaces on the ground level



DC 3: side view on roof deck and upper level private balconies

DC 3: private spaces at top levels/ materials

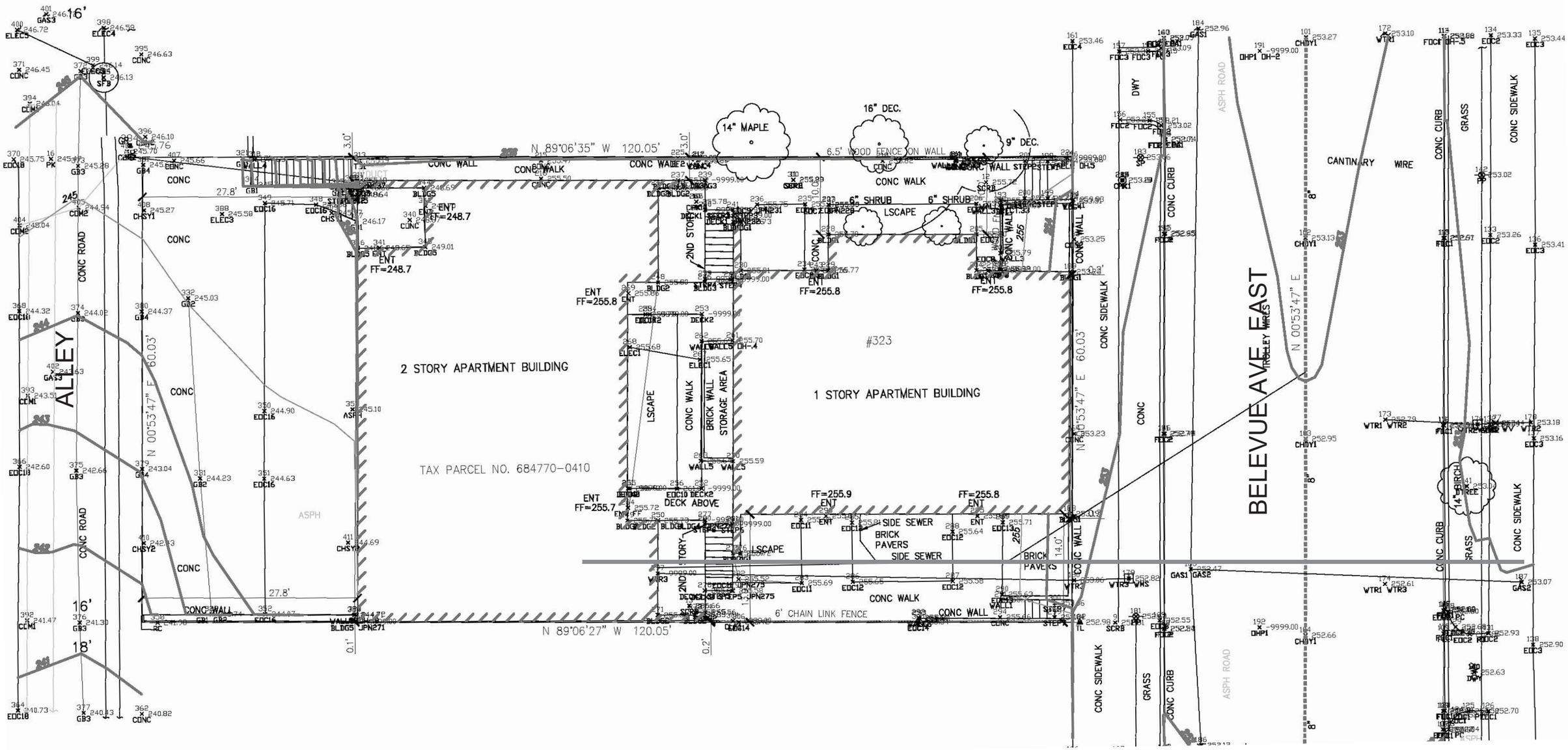
DC 2: materials and patterns



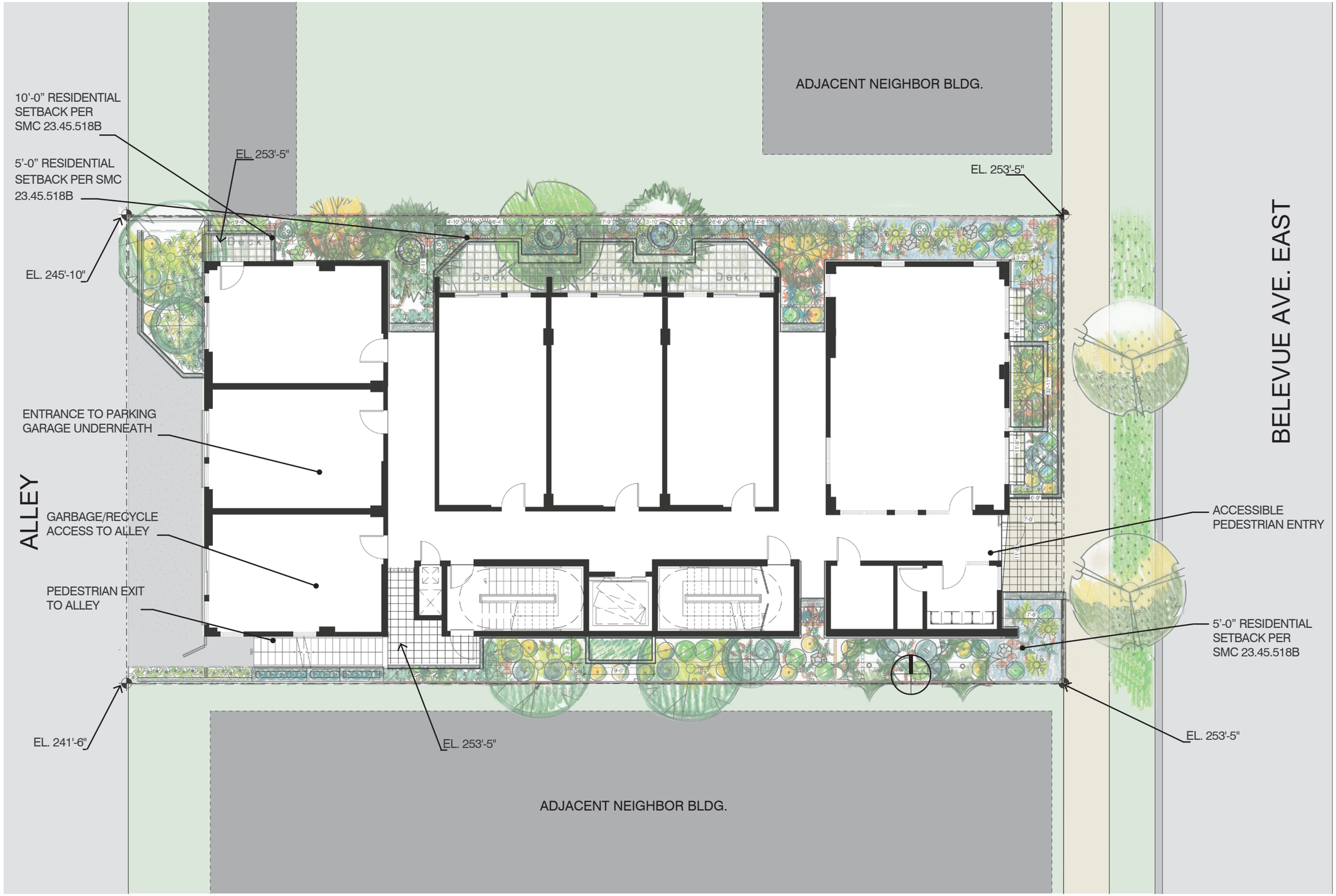
DC 4: SE corner/ predominate exterior materials

Site Analysis: Existing Conditions - Survey

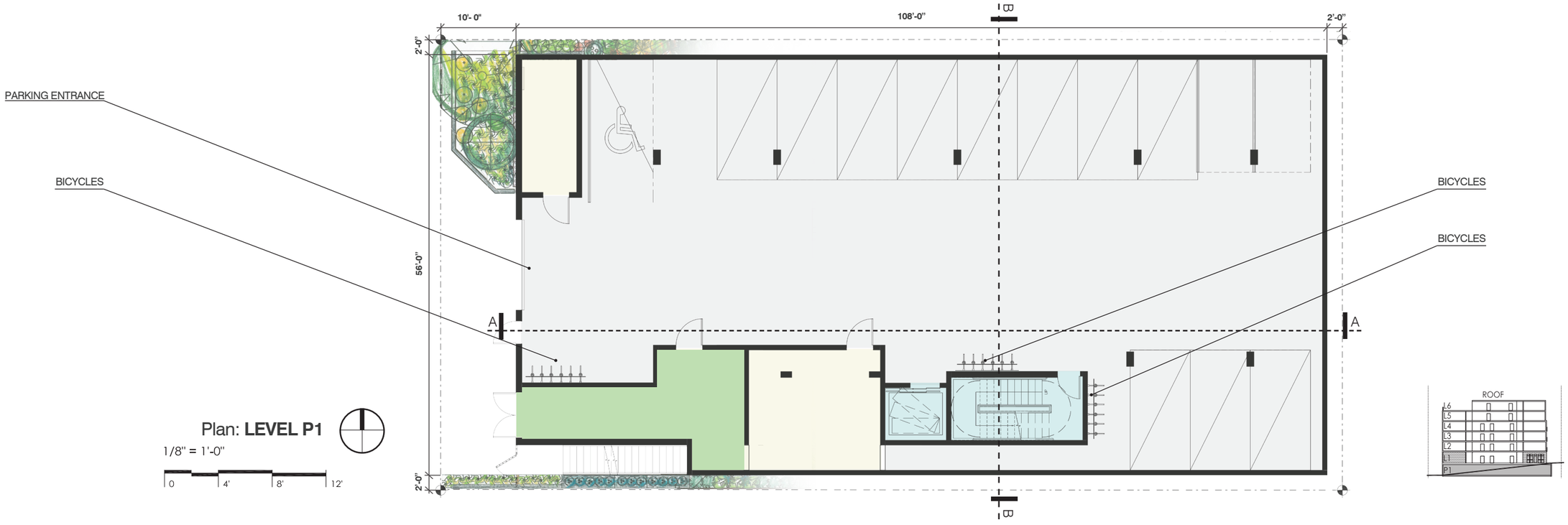
Partial Survey shown from survey by True North Surveying, 09|16|2015



Plan: Survey
3/16" = 1'-0"



Plan: SITE
3/16" = 1'-0"

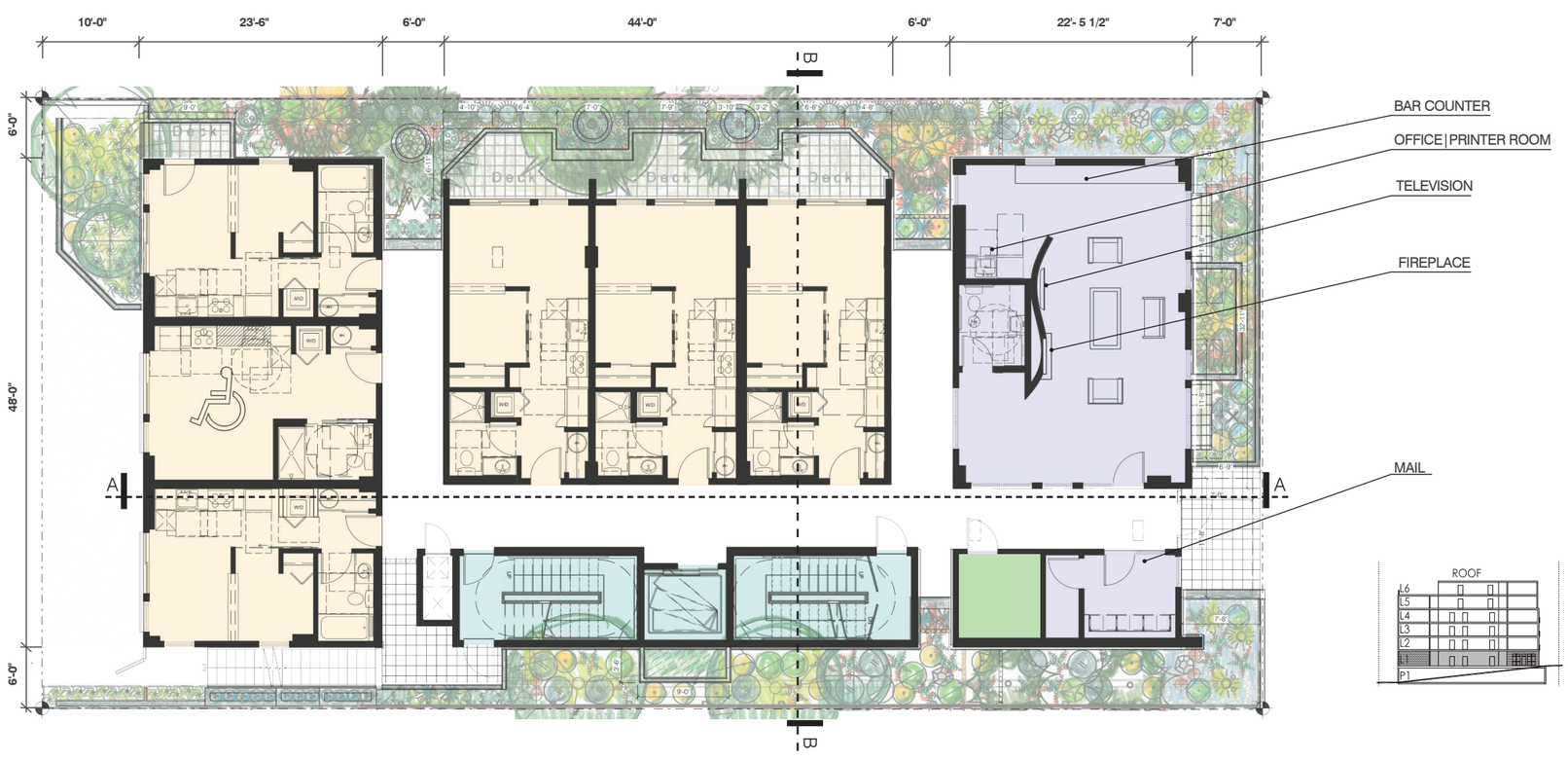


Plan: **LEVEL P1**

1/8" = 1'-0"

0 4' 8' 12'

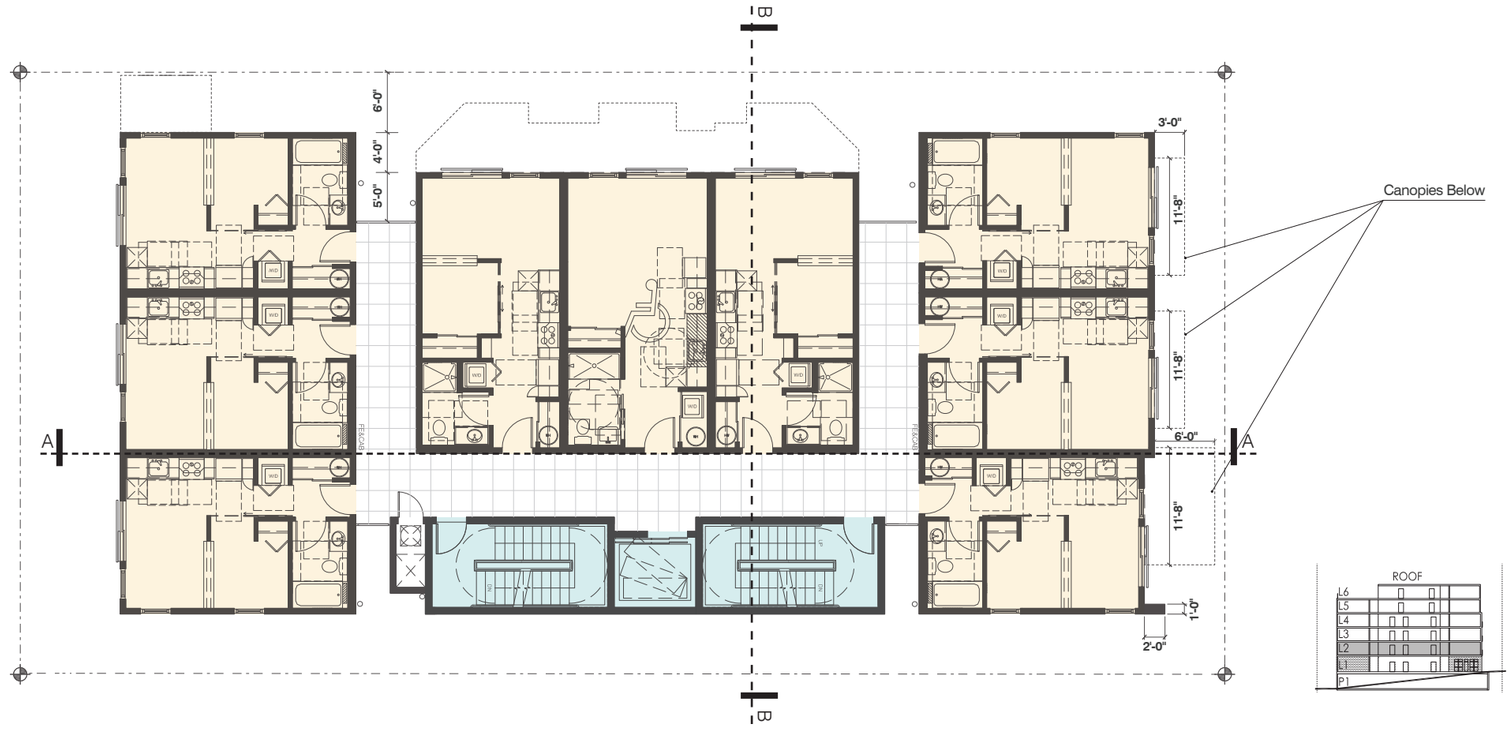
- PARKING
- GARBAGE | RECYCLE
- MECHANICAL | SERVICES
- RESIDENTIAL
- STAIRS | ELEVATOR
- LOUNGE | MAIL ROOM



Plan: **LEVEL L1**

1/8" = 1'-0"

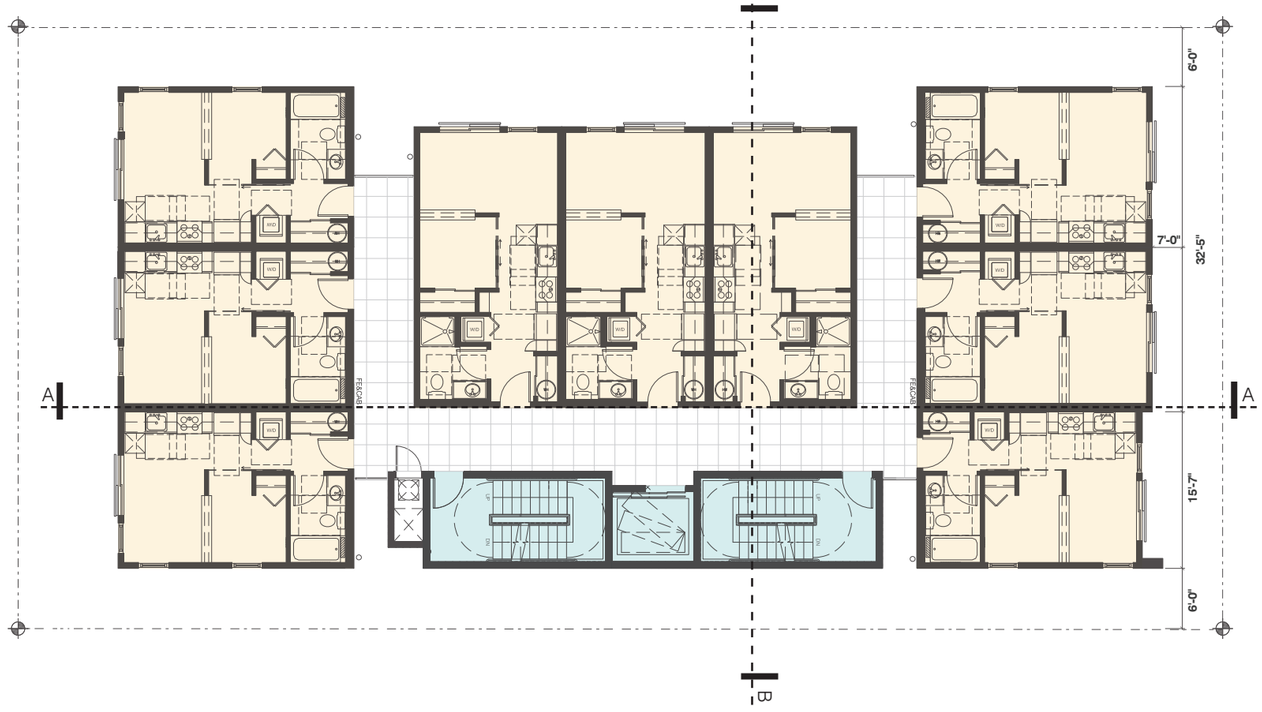
0 4' 8' 12'

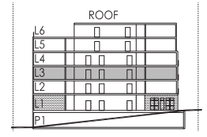


Plan: **LEVEL L2**

1/8" = 1'-0"

0 4' 8' 12'





RESIDENTIAL

STAIRS | ELEVATOR

LOUNGE | MAIL ROOM |

Plan: **LEVEL L3**

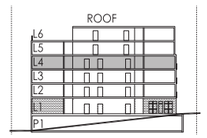
1/8" = 1'-0"

0 4' 8' 12'

Plan: **LEVEL L4**

1/8" = 1'-0"

0 4' 8' 12'



RESIDENTIAL

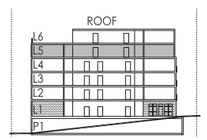
STAIRS | ELEVATOR

LOUNGE | MAIL ROOM |

Plan: **LEVEL L5**

1/8" = 1'-0"

0 4' 8' 12'



Plan: **LEVEL L6**

1/8" = 1'-0"

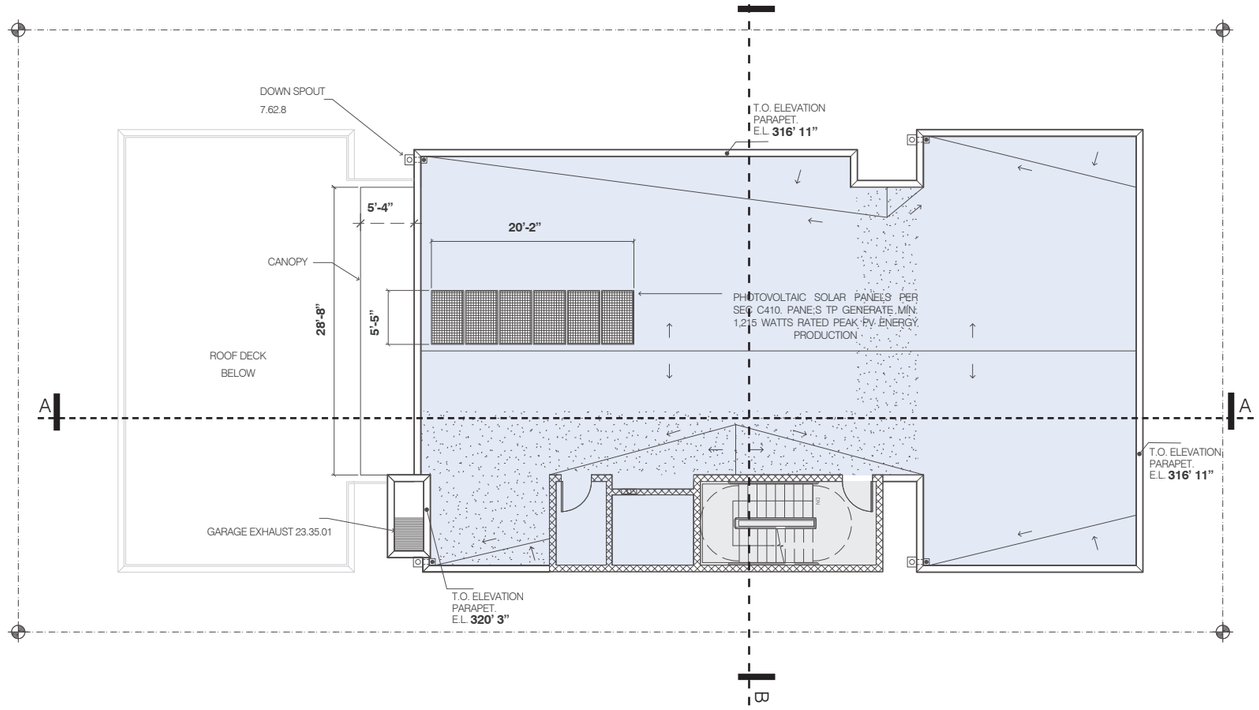
0 4' 8' 12'

ROOF

RESIDENTIAL

STAIRS | ELEVATOR

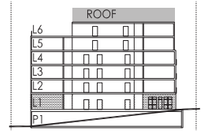
LOUNGE | MAIL ROOM |

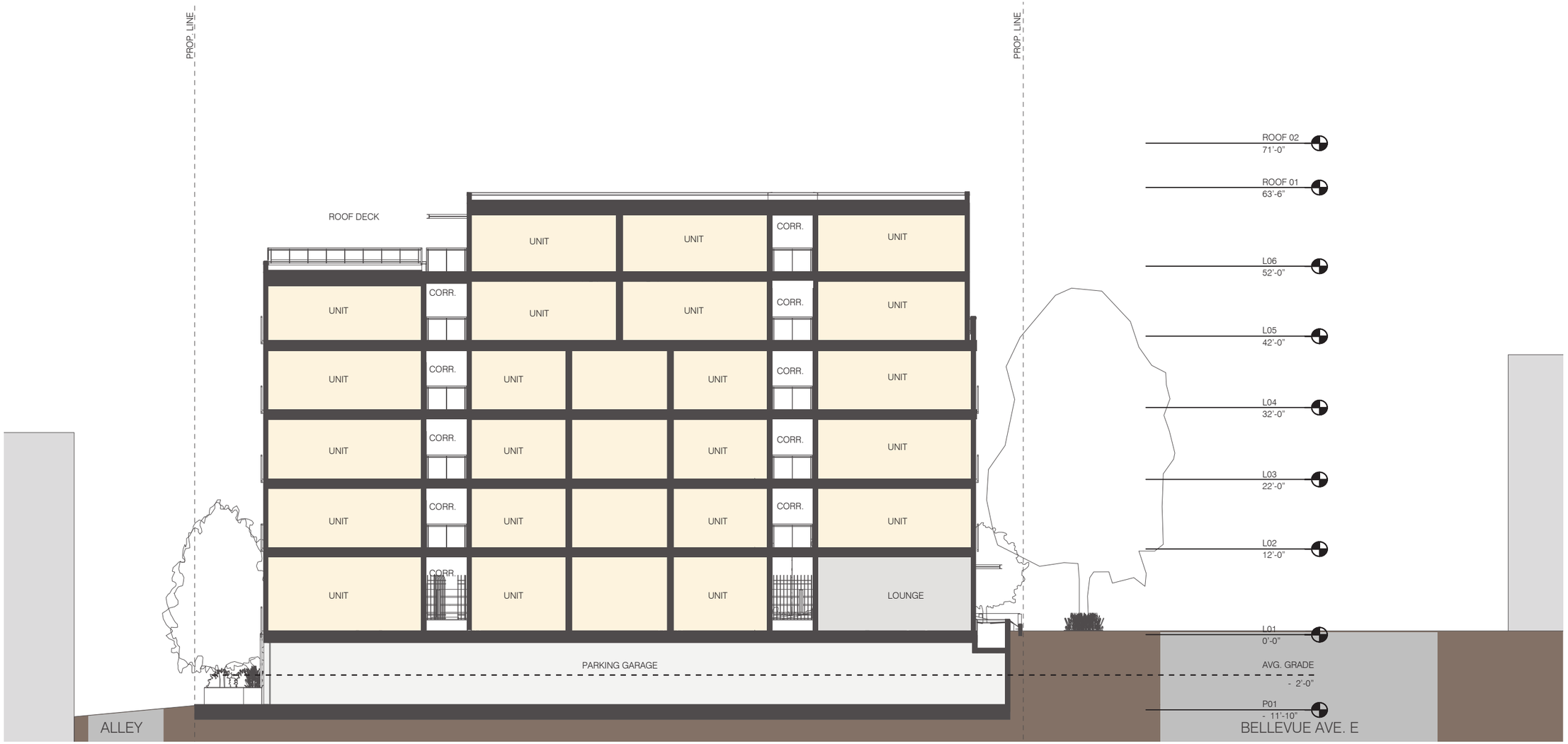


Plan: **ROOF**

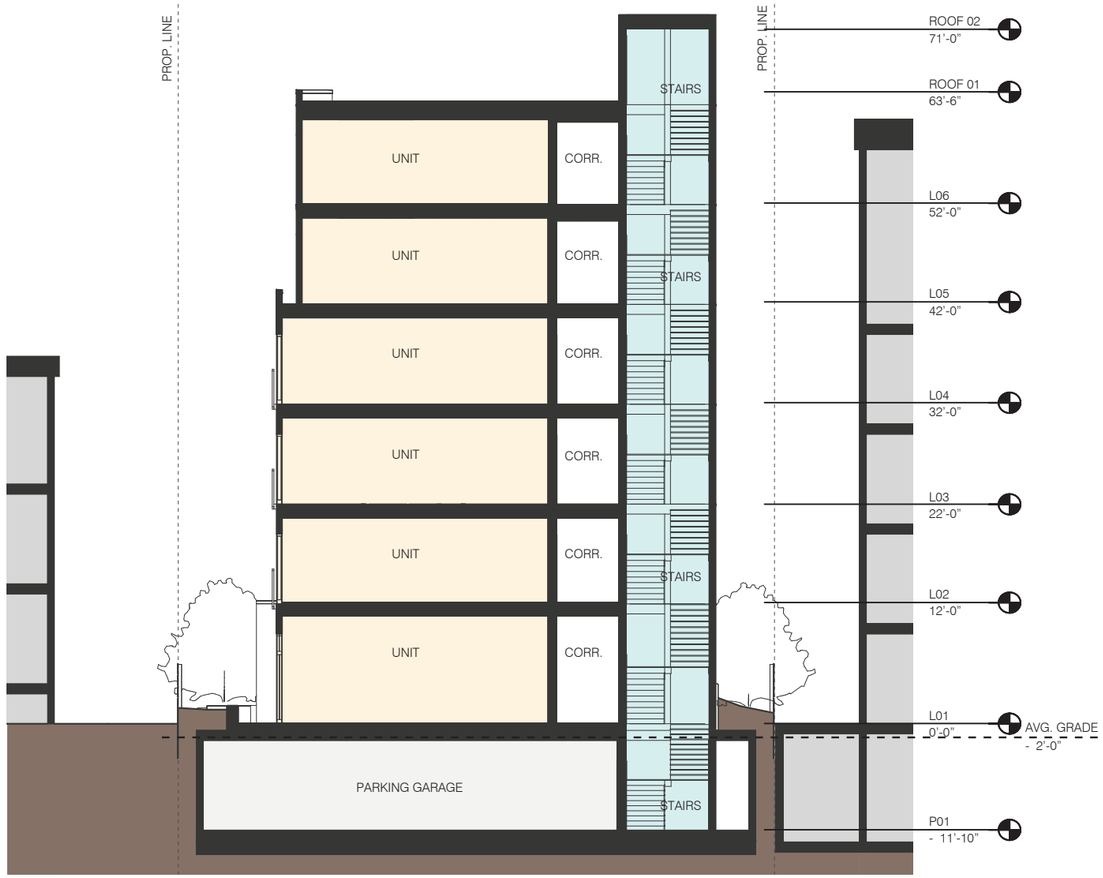
1/8" = 1'-0"

0 4' 8' 12'

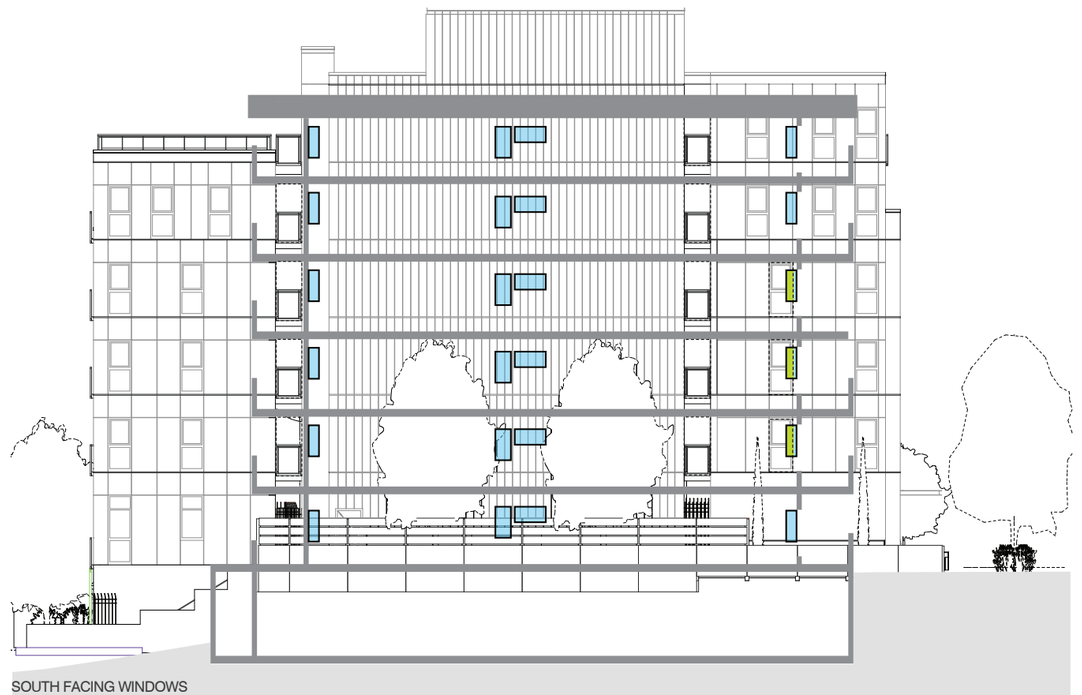



PROP. LINE
PROP. LINE
ROOF DECK
UNIT
CORR.
LOUNGE
PARKING GARAGE
ALLEY
BELLEVUE AVE. E
ROOF 02
71'-0"
ROOF 01
63'-6"
L06
52'-0"
L05
42'-0"
L04
32'-0"
L03
22'-0"
L02
12'-0"
L01
0'-0"
AVG. GRADE
- 2'-0"
P01
- 11'-10"

Section: A-A:



Section: B-B:



323 BELLEVUE WINDOWS | OPEN CORRIDORS

NEIGHBOR'S WINDOWS

OVERLAPPING AREA

Elevations: Materials & Color

Exterior Materials Legend

C1	Concrete Arch Finish
FCP1	Fiber Cement Panel (Light Gray)
FCP2	Fiber Cement Panel (Light/Medium Gray)
FCP3	Fiber Cement Panel (Medium Gray)
FCP4	Fiber Cement Panel (Faded Teal)
FCP5	Fiber Cement Panel (Yellow)
TB1	Thin Brick
GD	Garage Door
MS1	Metal Siding (Galvanized Gray)
MS2	Metal Railings/Flashing/Fences
MS3	Steel Gates/Canopies/Open Fences
V1	Vinyl Windows
V2	Vinyl Sliding Glass Door
MF1	Metal Fence

FCP-1 Fiber Cement Panel

Light Gray

FCP-2 Fiber Cement Panel

Light / Medium Gray

FCP-3 Fiber Cement Panel

Medium Gray

FCP-4 Fiber Cement Panel

Faded Teal

FCP-5 Fiber Cement Panel

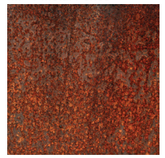
Yellow

TB-1 Thin Brick

Mutual Materials Teal Brown (Mission)

C-1 Architectural Concrete

MF-1 Metal Fence



Pre-Weathered Steel

MS-1 Metal Siding

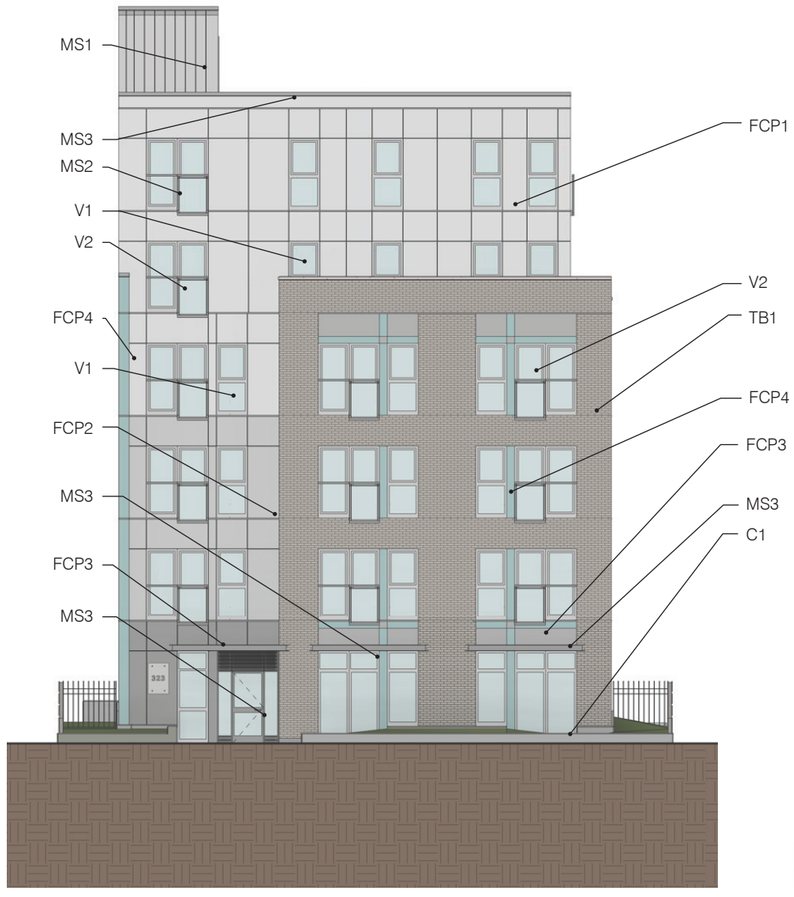
Galvanized metal siding with 6" reveal Spacing Gray

MS-2 Glass Railings

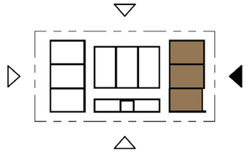
Metal matches MS-3

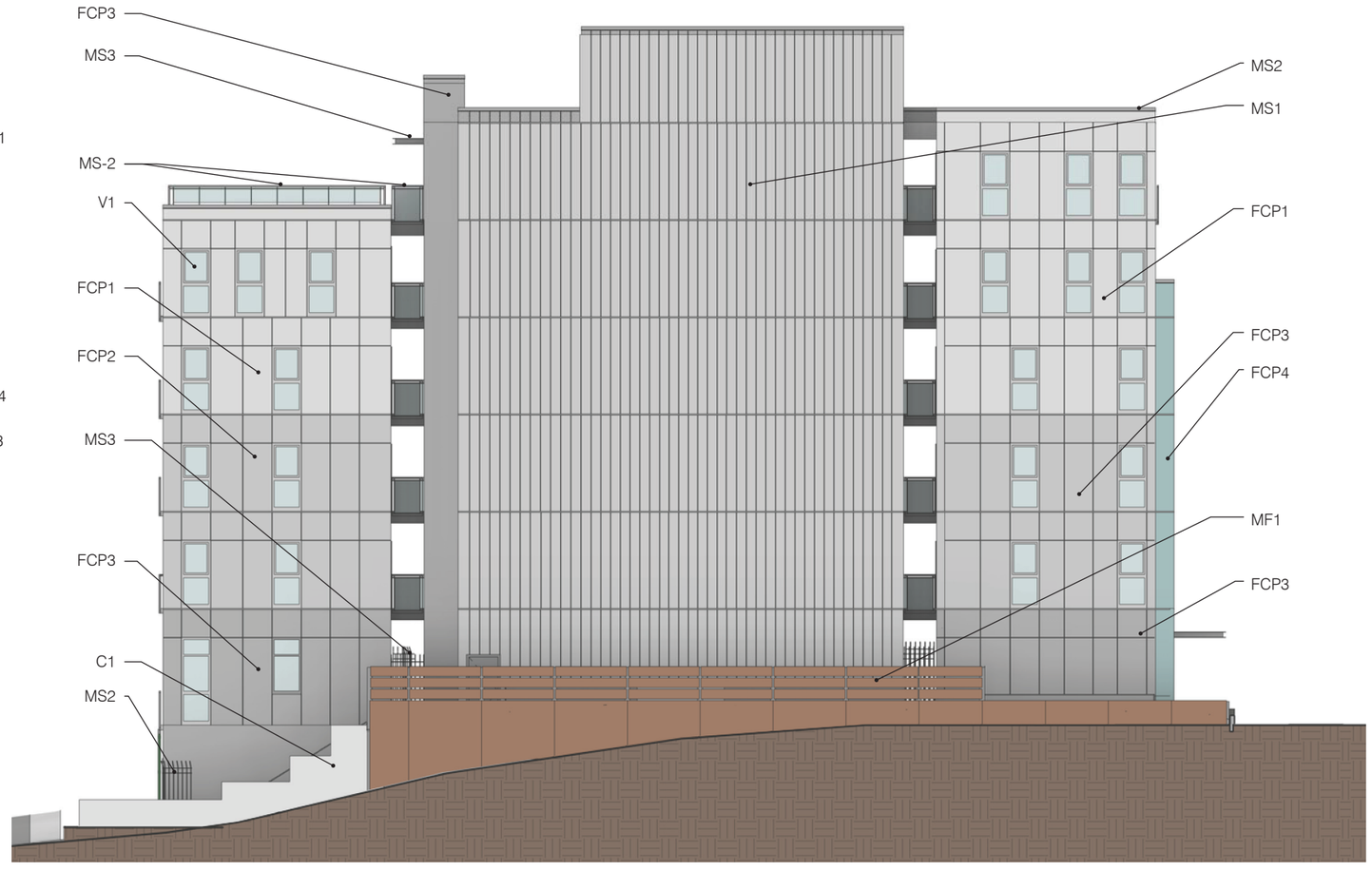
MS-3 Metal Canopies/Fences

Dark Rustic Metal

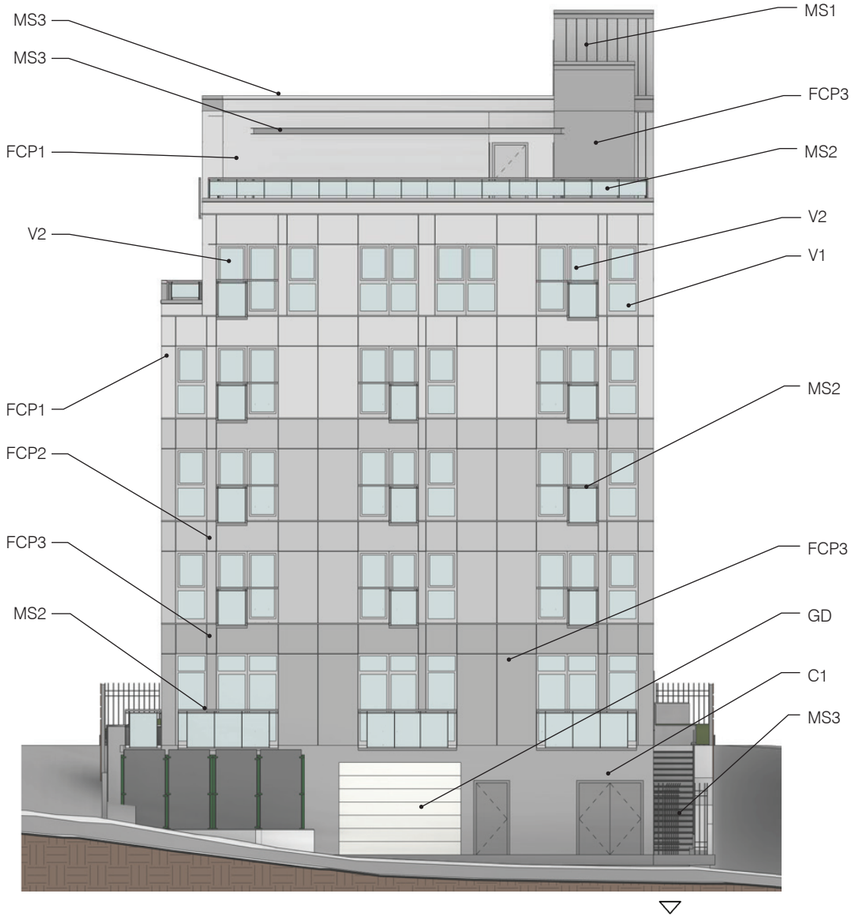


Elevation: East





Elevation: South



Elevation: West

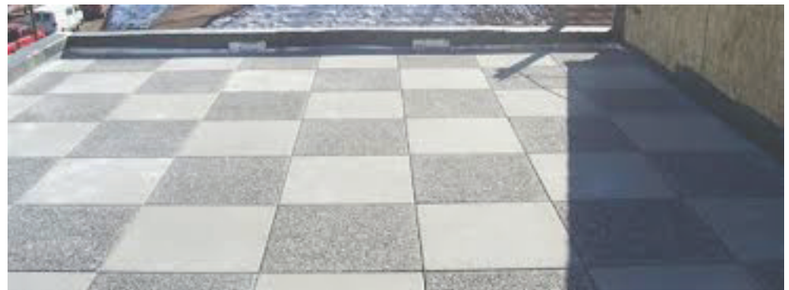
Elevation: North

PLANTER WALLS - concrete

GREEN ROOF

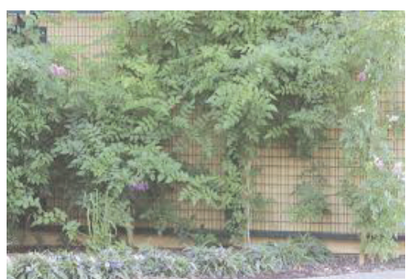
PLANTER WALLS - corten

PLANTERS

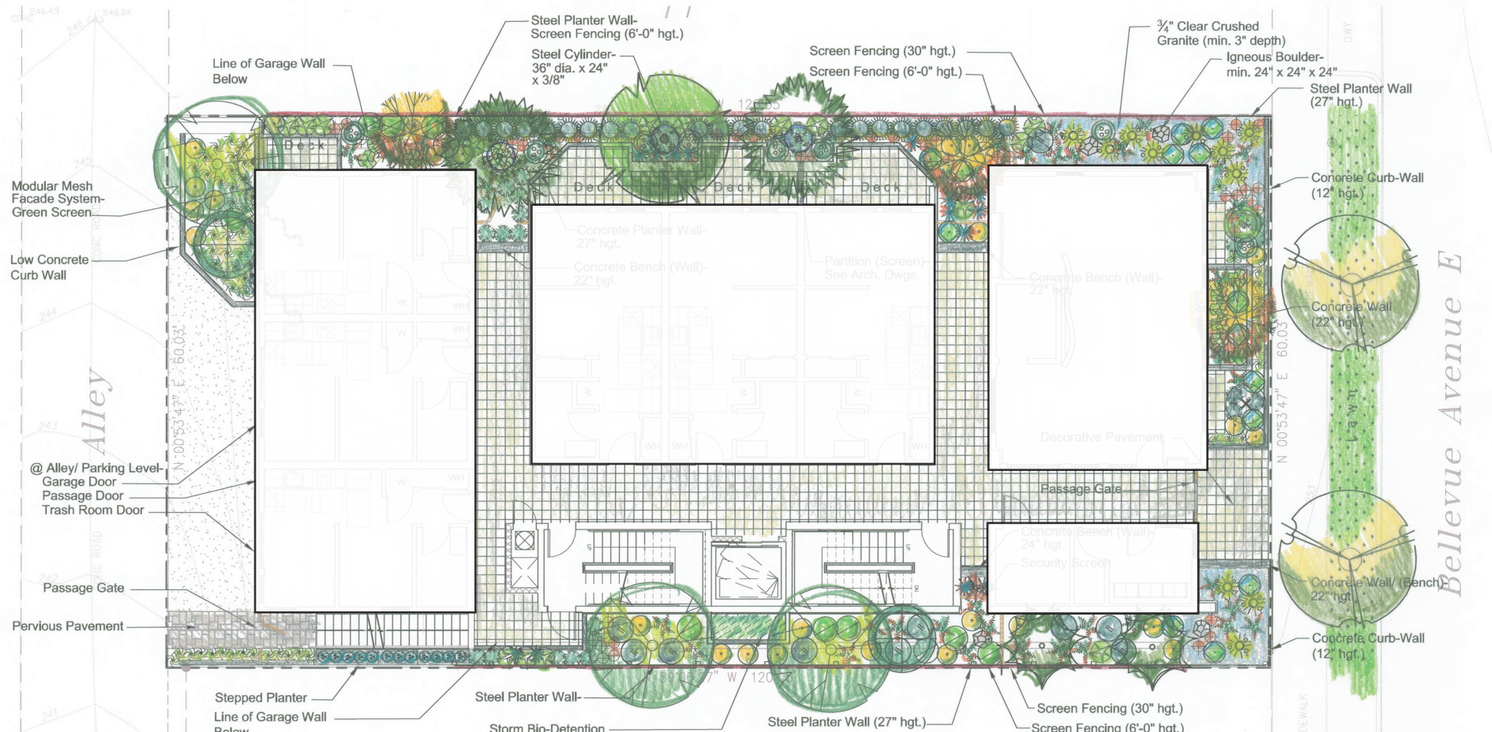


PAVEMENT TREATMENT

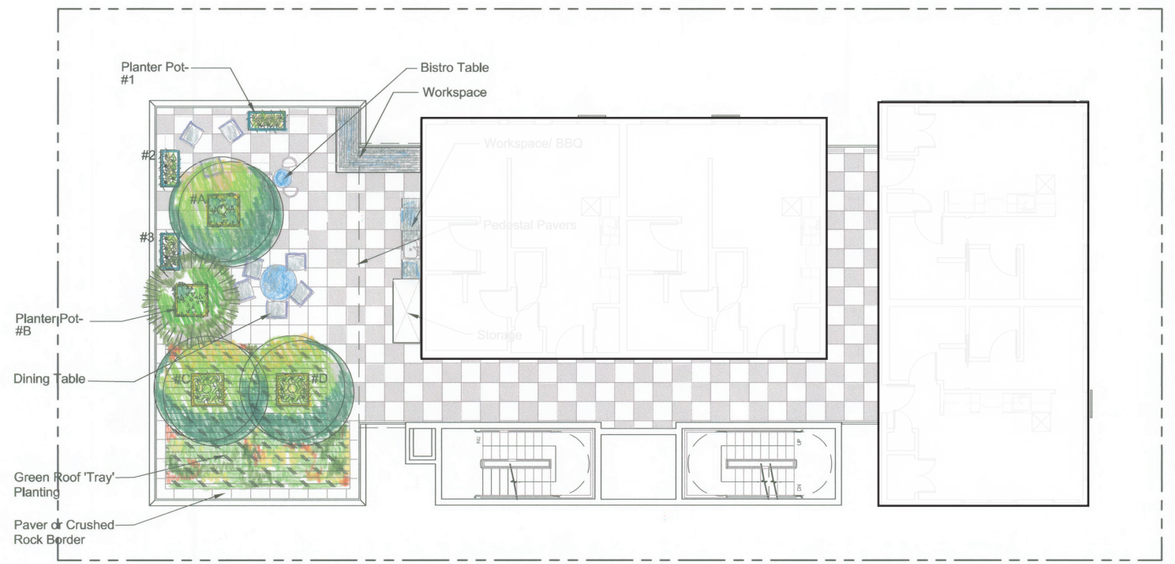
OUTSIDE FURNITURE



GREEN WALL - mesh



STREET LEVEL



ROOF

PLANTS

Qty.	Symbol	Botanical/Common Name	Size/Remarks
		TREES:	
3		Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
3		Acer griseum/ PAPERBARK MAPLE	min. 2" cal.
2		Chamecyparis o. `Gracilis'/ SLENDER HINOKI CYPRESS	min. 6'-0" hgt.
1		Pinus d. `Umbraculifera'/ TANYOSHO PINE	min. 2" cal.
2		Magnolia g. `Victoria'/ EVERGREEN MAGNOLIA	min. 1-1/2" cal.
3		Pyrus c. `Cambridge'/ FLWG. PEAR	min. 4' hgt.& spr., non-sheared. provide photo for approval
1		Stewartia psuedocamellia/ JAPANESE STEWARTIA	min. 2" cal.
2		Ulmus p. `Emer II'/ ALLEE ELM	min. 2-1/2" cal.
		SHRUBS/ GRD.COVERS/ PERENNIALS:	
2		Akebia quinata/ FIVE FINGERED AKEBIA	5 gal. cans
11		Buxus `Winter Gem'/ KOREAN DOGWOOD	min. 21" spr.
1		Enkianthus campanulatus/ RED VEINED ENKIANTHUS	min. 36" hgt. central leader
23		Epimedium x v. `Sulpherum'/ BISHOPS CAP	min. 1 gal.
10		Fargesia utilis/ BAMBOO	#10, min. 7' hgt.
14		Hakonechola m. `Aureola'/JAPAN. FOREST GRASS	min. 1 gal.
11		Hemerocallis `Lennox'/ DAYLILLY	min. 1 gal.
2		Hosta f. `Aurea Marginata'/ HOSTA	min. 1 gal.
12		Ilex c. `Sky Pencil'/ JAPAN. BOXLEAF HOLLY	min. 24" hgt.
8		Kalmia l. `Ostbo Red'/ MTN. LAUREL	min. 24" spr.
1		Ligustrum j. `Texanum'/ TEXAS WAX LEAF PRIVET	min. 4' hgt., trained standard
45		Liriope m. `Big Blue'/ LILY TURF	min. 1 gal.
1		Lonicera s. `Dropmore Scarlet'/ HONEYSUCKLE	5 gal. can
1		Mahonia bealei/ LEATHERLEAF MAHONIA	min. 24" hgt.
2		Myrica californica/ PACIFIC WAX MYRTLE	min. 30" hgt.
16		Nandina d. `Compacta'/ HEAVENLY BAMBOO	min. 30" hgt.
94		Pennisetum a. `Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
14		Pittosporum t. `Wheeler's Dwarf'/ TOBRIA	min. 24" spr.
39		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
36		Prunus l. `Mt. Vernon'/ DWARF LAUREL	min. 15' spr.
13		Sarcococca humilis / LOW SARCOCOCCA	min. 12" spr., spreading forms.
22		Taxus b. `Fastigiata'/ IRISH YEW	min. 5'-0" hgt.
10		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
as required		Lawn	No. 1 Sod
as required		Juncus ensifolius/ DAGGER LEAF RUSH Scripus microcarpus/ SM. FRUITED BULRUSH	Bare root slips subject to approval. 2 per hole. Allowed late Nov.- late Apr. only OR 2-1/4" pots @ 12" o.c.
as required		`LIVE ROOF' Lite Modular Tray System (2-1/2" Soil Depth)	Pre-planted with LIVE ROOF/ GREENFEATHERS `Forest Glen' Sedum Mix.

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.
* Plant names shown in`bold' are native/ drought tolerant.
* Prior to the beginning of any Right of Way Construction, notify SDOT Urban Forestry (206.684.5693) for inspection annd approval of Tree placement and Soil Preparation.


Acer Griseum / PAPERBACK MAPLE


Acer Circinatum / VINE MAPLE


Pyrus c. “Cambridge”/FLWG. PEAR


Magnolia g. “Victoria”/ EVERGREEN MAGNOLIA

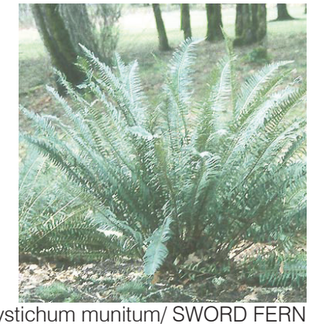

Lonicera s. Dropmore Scarlet”/ HONEYSUCKLE


Fargesia utilis/ BAMBOO

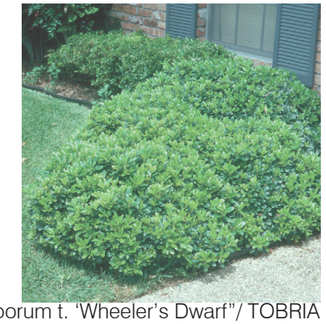

Kalmia l. ‘Ostbo Red’/ MTN. LAUREL


Buxus ‘Winter Gem’/ KOREAN DOGWOOD

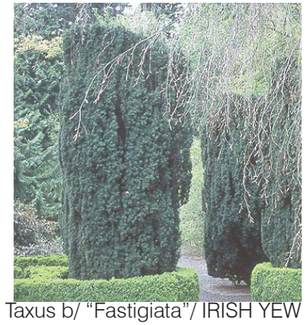

Nandina d. ‘Compacta’/HEAVENLY BAMBOO


Polystichum munitum/ SWORD FERN


Vaccimium ovatum/EVERGREEN HUCKLEBERRY


Pittosporum t. ‘Wheeler’s Dwarf”/ TOBRIA


Mahonia bealei/ LEATHERLEAF MAHONIA


Taxus b/ “Fastigiata”/ IRISH YEW

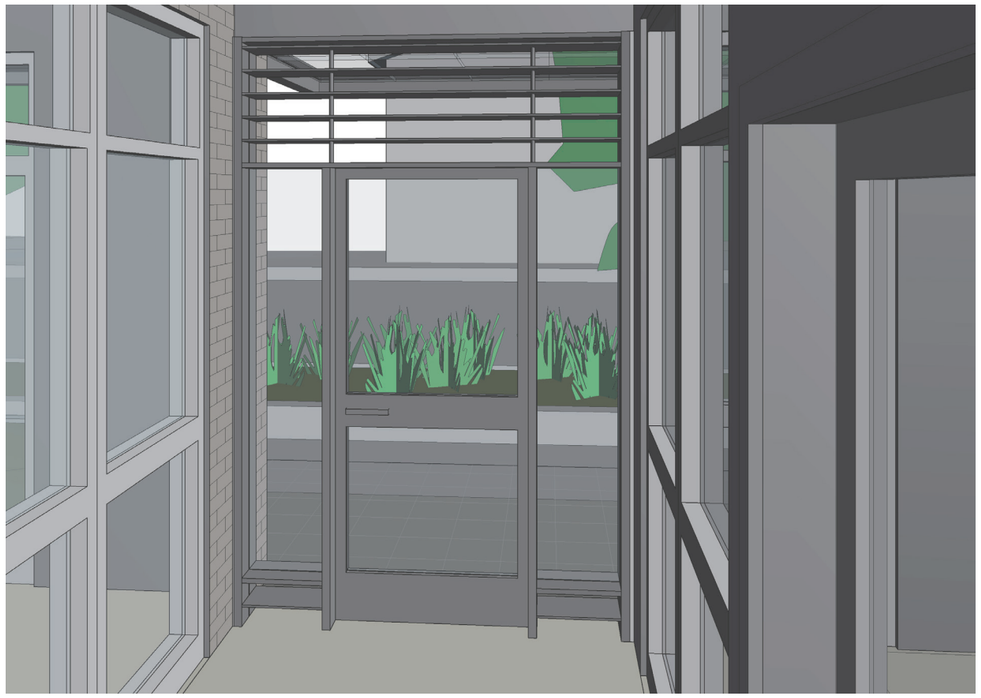

Stewartia pseudocamellia/ JAPANESE STEWARTIA


Ilex c. “Sky Pencil”/ JAPAN. BOXLEAF HOLLY

NORTHEAST AERIAL VIEW/ FRONT FACADE

SOUTHEAST BUILDING CORNER

FRONT FACADE ON STREET LEVEL

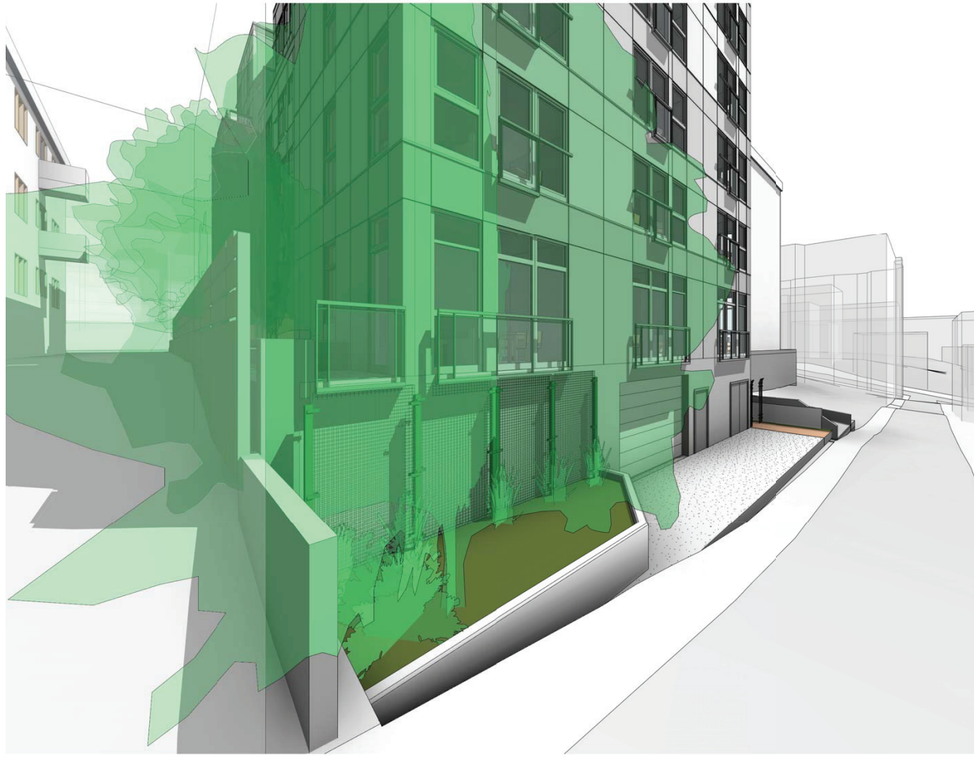


MAIN ENTRY DOOR FROM THE STREET

NORTHEAST CORNER/ VIEW FROM BELLEVUE AVE

NORTHWEST AERIAL VIEW/ ALLEY FACADE

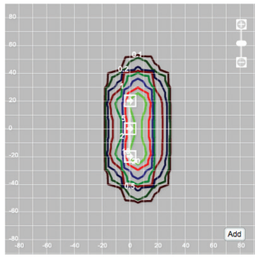
VIEW TOWARDS BACK STAIRS AND GARAGE ENTRANCE



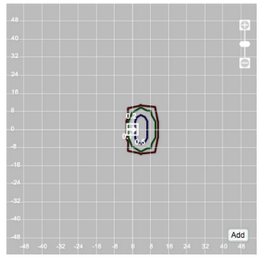
ALLEYWAY LANDSCAPE TREATMENT
AND GARAGE ENTRY

WEST/ VIEW FROM THE ALLEY

EXTERIOR LIGHTING STRATEGIES:



1 LED 80W Wallpacks



2 SLIM LED Wallpacks

3 Canopy Lights

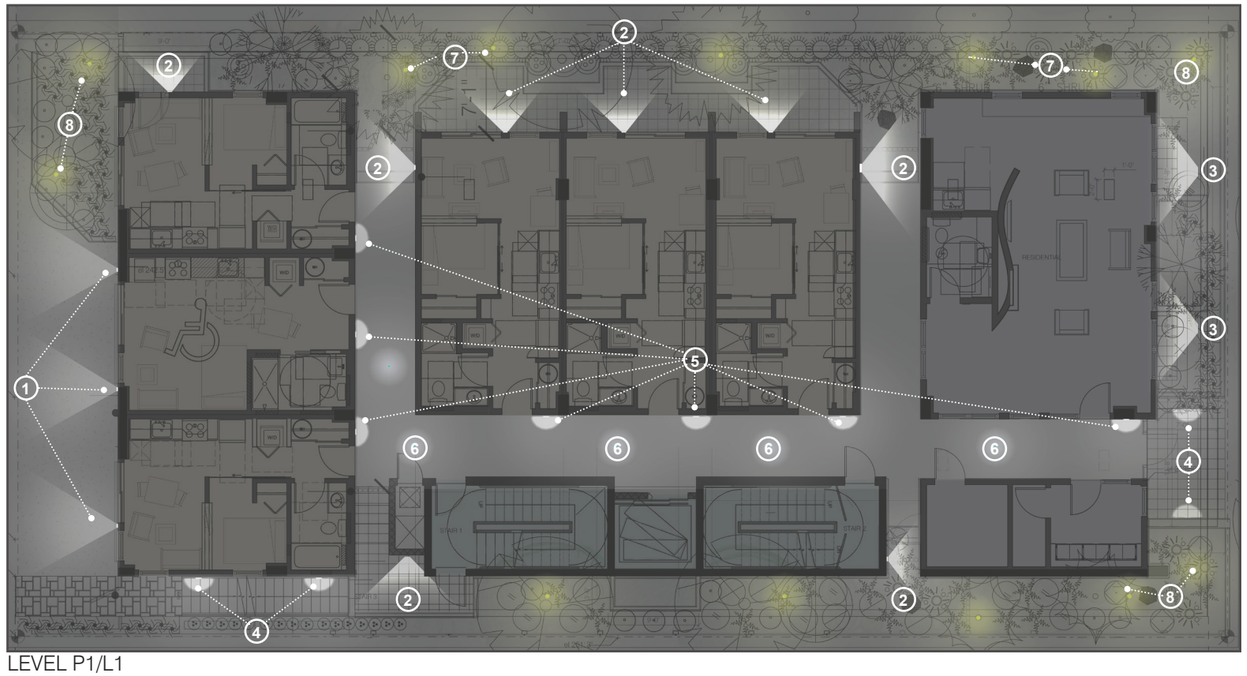
4 Step Lights

5 Wall Mounted Lights

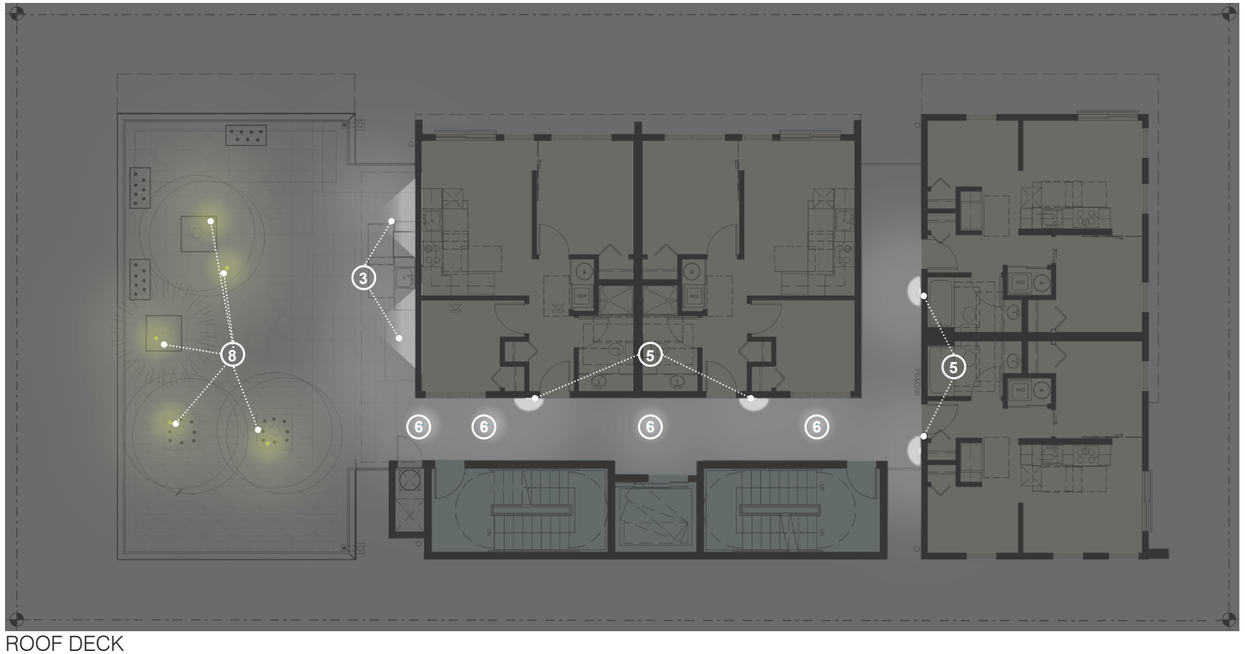
6 Ceiling Mounted Down lights

7 Landscape Up Light/
Landscape Down Light

8 Recessed Step/Path Lights



LEVEL P1/L1

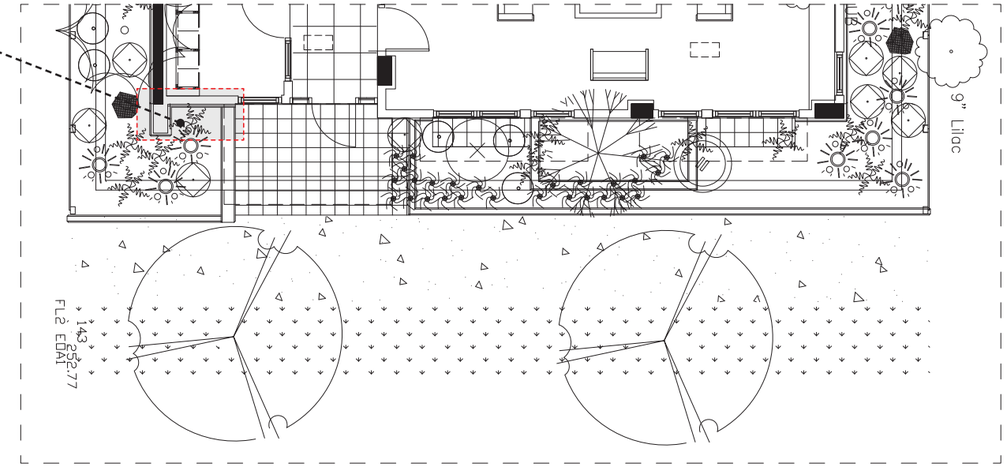


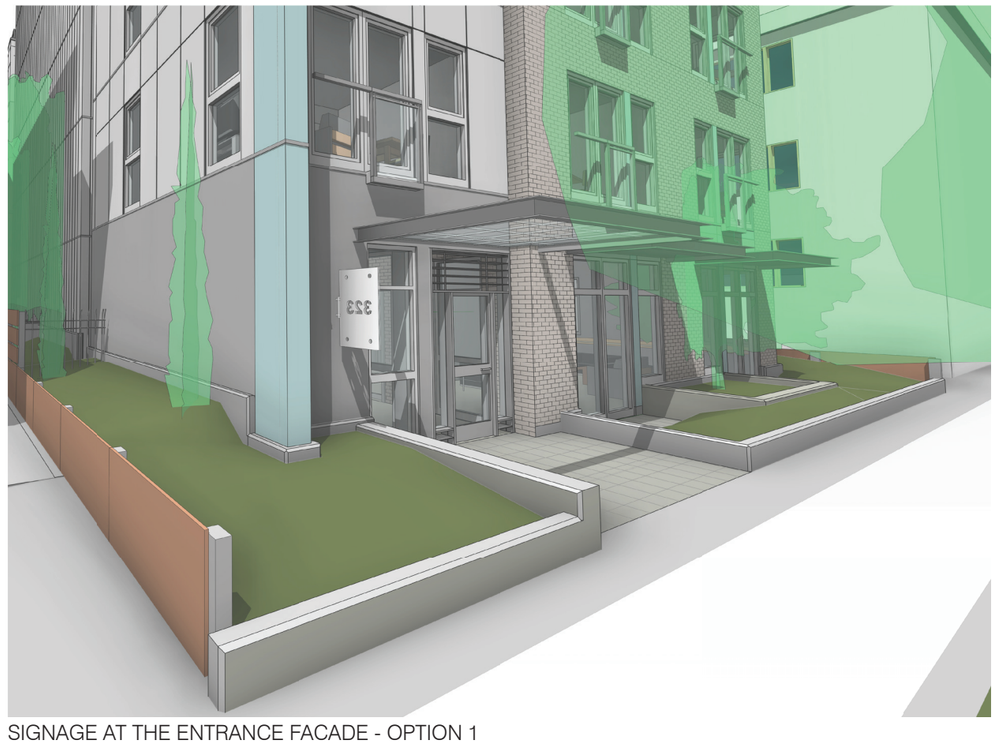
ROOF DECK

SIGNAGE CONCEPT PLAN STRATEGIES:

PRECEDENT STUDY

SIGNAGE LOCATION





SIGNAGE AT THE ENTRANCE FACADE - OPTION 1

SIGNAGE AT THE ENTRANCE FACADE- OPTION 2

DEPARTURES

LAND USE CODE REQUIREMENT

S.M.C. 23.45.518 Setbacks and Separations

B. Table B- Required Setbacks in MR Zones measured in feet

Side:

- 42 feet or less in height: 7 foot average setback; 5 foot minimum setback
- Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.

Front Yard:

- 7 foot average setback; 5 foot minimum setback (no longer requested)

Based of EDG Meeting:

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendations on departures are based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure.

At the time of the second Early Design Guidance meeting, the following departures were requested for the preferred option:

1. **Side Setback (SMC 23.45.518 B):** The Code requires a 10 foot average setback and 7 foot minimum for portions of a structure over 42 feet in height. The applicant proposed a 6.12' average and 5.20' minimum setback for the height under 42' of the structure. The Code also requires a 10 foot average setback and 7 foot minimum for portions of a structure over 42 feet in height. The applicant proposes a 6.20' average with 5.20' minimum setback for the height over 42' of the structure.

   The Board indicated early support for the side setback departure since the upper setback shift to the south respects the solar access of the northern neighbor, with a limited impact on the building to the south. (Guidelines CS2-D and CS2-III)

2. **Front Setback (SMC 23.45.518 B):** The Code requires a 7 foot average setback with a 5 foot minimum setback. The applicant proposed a 5.8' average and a 5.2' minimum setback.

   The Board indicated early support for the front setback departure as it responds to the existing context by providing a setback drawn between the two neighboring buildings. (Guideline CS2-C-2)

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

PROPOSAL

South Property Line:
L1 - 4:
Allow side yard setback at Levels 1-4 (<42' ht.) to have 6.50' average with 6' minimum setback instead of 7' average & 5' min.

L5:
Allow side yard setback at Level 5 (>42' ht.) to have 6.5' average with 6' minimum setback instead of 10' avg. & 7' min.

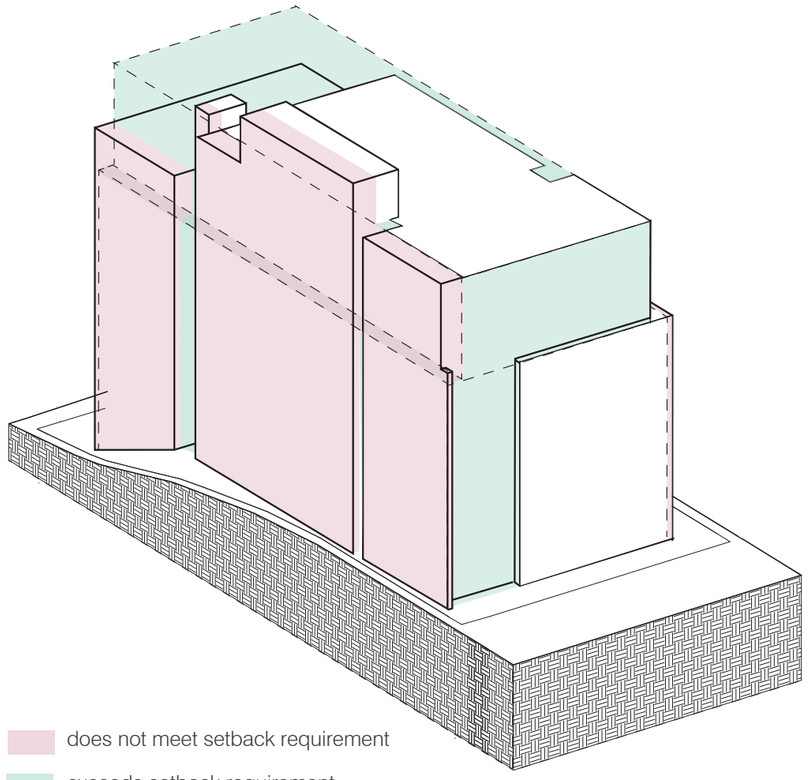
L6:
Allow side yard setback at Level 6 (>42' ht.) to have 6.63' average with 6' minimum setback instead of 10' avg. & 7' min.

East Property Line:
Departures are not requested

North Property Line:
L1-4:
Side yard setback at Levels 1-4 (<42' ht.) to have 8.7' average with 6' minimum setback instead of 7' average & 5' min.

L5:
Side yard setback at Level 5 (>42' ht.) has 11.32' average with 10' minimum setback instead of 10' avg. & 7' min.

L6:
Side yard setback at Levels 5-6 (>42' ht.) has 11.6' average with 5.2' minimum setback instead of 10' avg. & 7' min.



does not meet setback requirement

exceeds setback requirement

JUSTIFICATION

The overall building mass is shifted slightly to the south allowing better exposure to sunlight for the property to the north. The building doesn't not significantly affect property to the south, but greatly benefits northern neighbor.