



## TABLE OF CONTENTS

Site Information	2
Context Analysis	3-4
Zoning Data	5
EDG Summary	6
EDG Response	7-11
Site Plan	12
Floor Plans	13-16
Landscape Plans	17-18
Elevations	21-22
Material & Color	23
Adjacent Context	24-26
Renderings	27-31
Lighting Concept	32-38
Signage Concept	39
Sections	40-41
Supplemental Information	42-44

# BELLEVUE COURT APARTMENTS

1020 BELLEVUE CT E, SEATTLE, WA  
SDCI Project #3022687

Recommendation Meeting  
EAST DESIGN REVIEW BOARD  
October 24th, 2018

## PROJECT TEAM

### OWNER

XH Realty Inc/ Yu XiaHou  
138 W Lake Sammamish Parkway SE  
Bellevue WA 98008  
312-823-4486

### ARCHITECT

Studio19 Architects  
207<sup>1/2</sup> 1<sup>st</sup> Ave S. Suite 300  
Seattle, WA 98104  
206.466.1225

### LANDSCAPE ARCHITECT

AHBL  
JASON MORSE  
2215 NORTH 30TH STREET SUITE 300  
TACOMA, WA 98403  
206-267-2425

## SITE INFORMATION

Project Location:  
1016/1020 Bellevue Court E, Seattle WA 98102

Parcel #:  
0676000115; 0676000120

Lot Size:  
9,157 SF

FAR Allowed:  
1.5 or 2.0 (Within a Growth Area. The higher density limits apply if the project meets additional standards regarding parking location an access, alley paving, and green building performance)

Base Zone:  
LR-3

Overlay Zones:  
Capitol Hill (Urban Center Village)  
Frequent Transit Corridor

Design Guidelines:  
Capitol Hill Neighborhood Design Guidelines

## PROPOSAL SUMMARY

Total Gross Floor Area: 18,200 FT  
Building Height: 40 FT

Number of Residential Units: 43  
Number of Live Work Units: 0  
Number of Bike Stalls: 29

## PROJECT DESCRIPTION

This project proposes a 4-story apartment building consisting of 43 apartments. The proposal is located on a corner lot located within the Broadway neighborhood of the Capitol Hill neighborhood district, just east of the I-5 Express way, west of Broadway Ave E. and north of E. Mercer Street. The site is located within a Frequent Transit Corridor where the provision of off street parking is not required.



# CONTEXT ANALYSIS SURROUNDING BUILDINGS



**1- ABIDE MOMENT MUSIC**  
10207 BELLEVUE CT E | OFFICE BUILDING  
This 2-story brick building is directly across from our site along Bellevue Ct. E. Due to its location, it will affect the design of our project and will obstruct views on the lower two levels. This is a unique building; it houses apartments and is also a venue for live music.



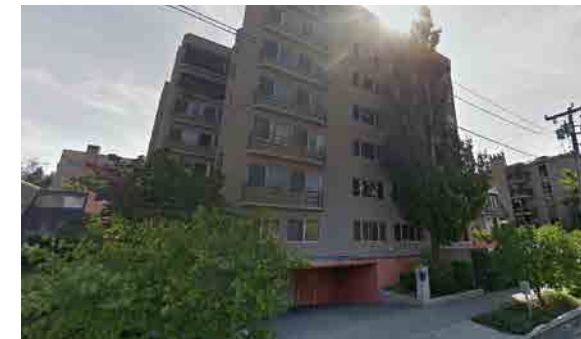
**2- ROUNDCLIFF APARTMENTS**  
845 BELLEVUE CT E #6 | APARTMENT  
Located across Bellevue Ct E from our site, this apartment complex is a 4-story tall that is clad in brick, has terra-cotta details, and has a corner entry. The building is 1-story tall at the north end of the site so hardly any views will be blocked on the lowest level of our design.



**3- SIR GALAHAD**  
903 BELLEVUE PL E | APARTMENT  
This historic, 3-story, brick apartment complex is located directly south of our project site.



**4 - BELLAGIO AT CAPITOL HILL**  
745 BELLEVUE AVE E | CONDOS / RETAIL FRONT  
This mixed use building was built in 2005 and is a half a block away from our site along Bellevue Ave. This building has retail along the street level. A significant amount of the façade is pushed back dividing the building and the street with landscaping.



**5- HILLSBOROUGH**  
740 BELLEVUE AVE E #10 | APARTMENT  
These apartments are located half a block away from our site along Bellevue Ave. This building is tall in comparison to the surrounding infrastructure. The parking can be accessed through a street-level garage which leads underground. The building itself has no retail & consists of 7 floors of apartment units and amenity space.



**6- MARK SPENCER APARTMENTS**  
727 BELLEVUE AVE E | APARTMENT  
This 5-story apartment building is set back from the street and has surface parking lot which occupies the majority of the lot, along with some covered parking. This project is located south from our site. Its design has a number of exterior walkways that access the units. There are two significant trees along the sidewalks along the site.



**7- THE SUMMIT**  
733 SUMMIT AVE E | APARTMENT  
This 3-story apartment complex is in the shape of a "U". The interior courtyard of this "U" is used as a pedestrian entrance and is heavily landscaped. This brick building's materials reflect the materials of the surrounding neighborhood.



**8- BELROY APARTMENTS**  
703 BELLEVUE AVE E | APARTMENT  
This 3-story apartment complex is in the shape of a "L" and is on the corner of Bellevue Ave and E Roy St. The "L" is parallel to the surrounding street edges and is extended towards the nearby park. A gated exterior pedestrian entrance is alongside the edge of the building.



**9- APARTMENTS: IN PROGRESS**  
736 BELLEVUE PL E | APARTMENT  
This 5-story apartment complex is located along Bellevue Place E across from the Bellevue Place Park. The proposal consists of a 5-story building with one large roof deck, located on the 4<sup>th</sup> floor, which overlooks views to the south. The building mass is parallel to the Bellevue Pl E.

# CONTEXT ANALYSIS SURROUNDING USES



# ZONING SUMMARY

## Street-Level Uses 23.45.504

Permitted outright:

Residential (except congregate housing "micro-units") Institutional, Child Care, Schools, Parks, Medical Service Uses, Cemeteries, Community Gardens.

## Structure Height 23.45.514

Allowed Maximum Base Height in Urban Centers: 40'-0"

Maximum bonus height per incentives: 44'-0"

-Ridge of pitched roofs on principal structures may extend up to 5' above the height limit, provided that the height exception in 23.45.514F is not used.

-Both high sides of a shed or butter fly roof may extend 3' above height limits provided that the low sides are no higher than the height limit.

-Height limit is increased 4' for a structure that includes a story that is partially below grade.

-Height limit is increased 2' for structures with a green roof covering 50% of the roof.

-4' additional allowed for parapets: 48'-0"

-10' additional allowed for stair penthouses: 54'-0"

-16' additional allowed for elevator penthouse: 60'-0"

## Floor Area Ratio 23.45.510

Lowrise (Inside Urban Centers): 1.5 or 2.0

To qualify for the higher FAR Limit, the following standards must be met:

-Commitment to meet green building performance standards

-Parking must be totally enclosed within the residential structure

-Access to parking shall be barrier free

-Access to parking shall be from the street frontage by one driveway

## Setback and Separation Requirements 23.45.518

Front setback: 5'

Rear setback: 15' (with no alley)

Side setback (facades under 40'): 5'

Side setback (facade over 40'): 5' minimum; 7' average

Separation between structures: 10'

Permitted projections into setbacks:

Weather protection, bay windows, decks, porches, steps, fireplaces, and chimneys

## Landscaping and Screening Standards 23.45.524

Green Factor Requirement: .60 or greater determined as set forth in Section 23.86.019

## Residential Amenity Areas 23.45.522

Required: 25% of lot area

-Minimum 50% provided at ground level or roof level

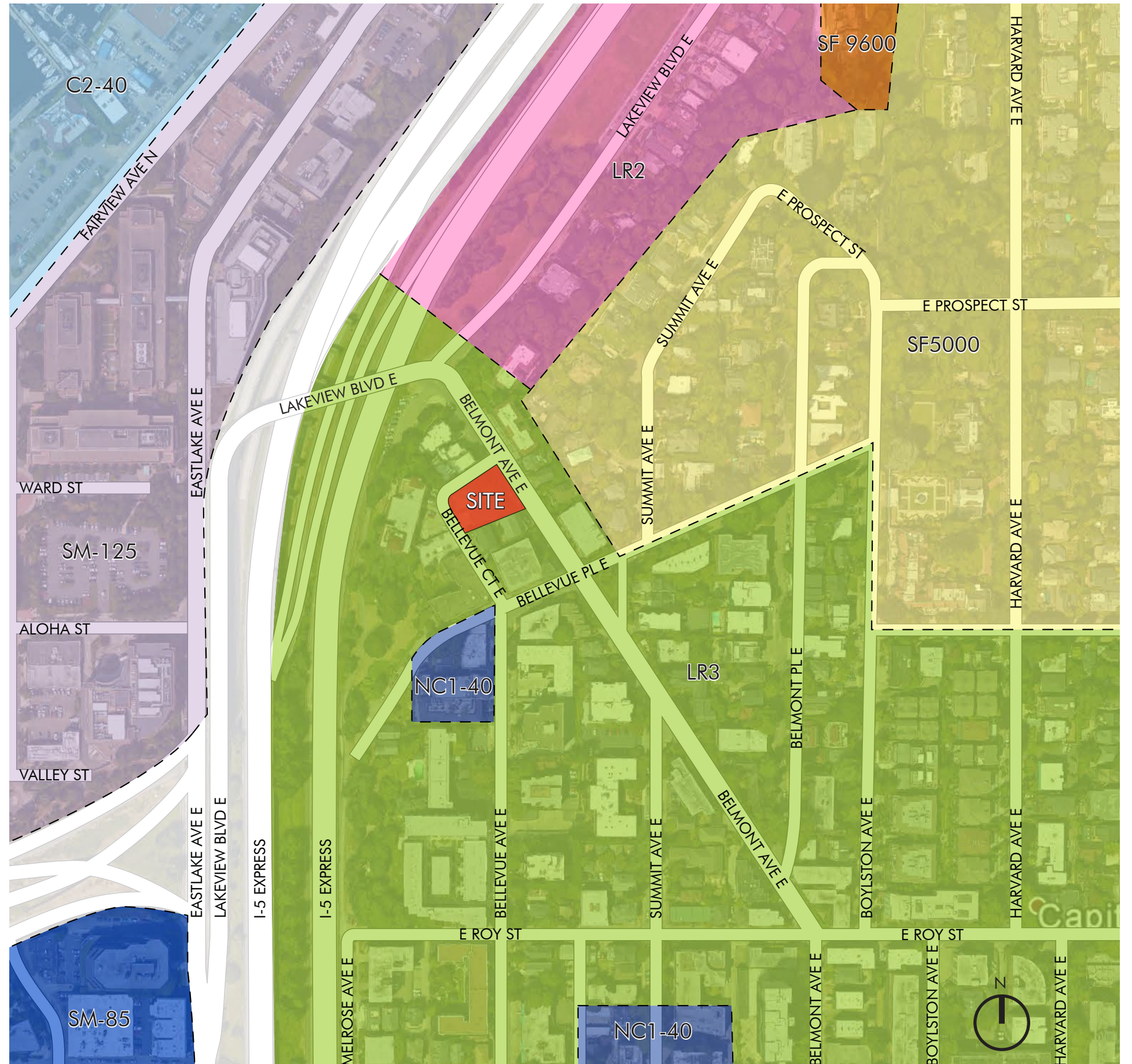
-Ground level amenity area must be common

## Required parking 23.45.015

Residential Use:

- No parking is required within urban centers, Off-street parking spaces are required to the extent provided in Chapter 23.54

-Bike parking for Residential Use: 1 per 4 units. No temporary bike parking.



# EDG SUMMARY MASSING OPTIONS



## OPTION 1 - INTERLOCKING (PREFERRED)

### PROS:

- Efficient unit layout
- Reduced upper story for perceived massing
- Residential roof deck

### CONS:

- Single building massing
- Less modulation compared to preferred option

### DEPARTURES:

- None Requested



## OPTION 2 - LIFT

### PROS:

- Covered amenity space at ground level
- Efficient building layout
- Reduced upper story for perceived massing
- Residential roof deck

### CONS:

- Single building massing
- Less modulation compared to preferred option

### DEPARTURES:

- None Requested



## OPTION 3 - SPLIT

### PROS:

- Private courtyard in center of building
- U-shaped massing breaks down the perceived scale
- Unit layout allows for more sunlight in units
- Residential roof deck

### CONS:

- Higher construction cost

### DEPARTURES:

- None Requested

# EDG RESPONSE

## Board Recommendations & Responses:

### 1. HEIGHT, BULK, AND SCALE:

In their early discussion, the Board was undecided as to which option to support. Ultimately, they discussed the strengths and weaknesses of the options and advocated for a hybrid design that takes these issues into consideration:

- Proportions of Option 1 generally worked with the larger usable south facing courtyard. Wanted to see more of a move to celebrate the corner per design guidelines.
- Lack of modulation in schemes 2 and 3.
- Appreciated that Option 3 stepped down the hill, which they felt was an elegant strategy.
- Questioned why Options 1 and 2 stepped up the hill in the opposite direction of the hillside and why the buildings did not open up the courtyard or focus on the views from the site and the corner location of the lot.
- Agreed that the setback along Belmont was a positive element.
- Undecided as to the best way to handle service access off such a busy thoroughfare.

Agreed that they leaned toward Option 1 as their preferred option with the following guidance: (CS1-B, CS1-C, CS2-B, CS2-D, DC2-A-2)

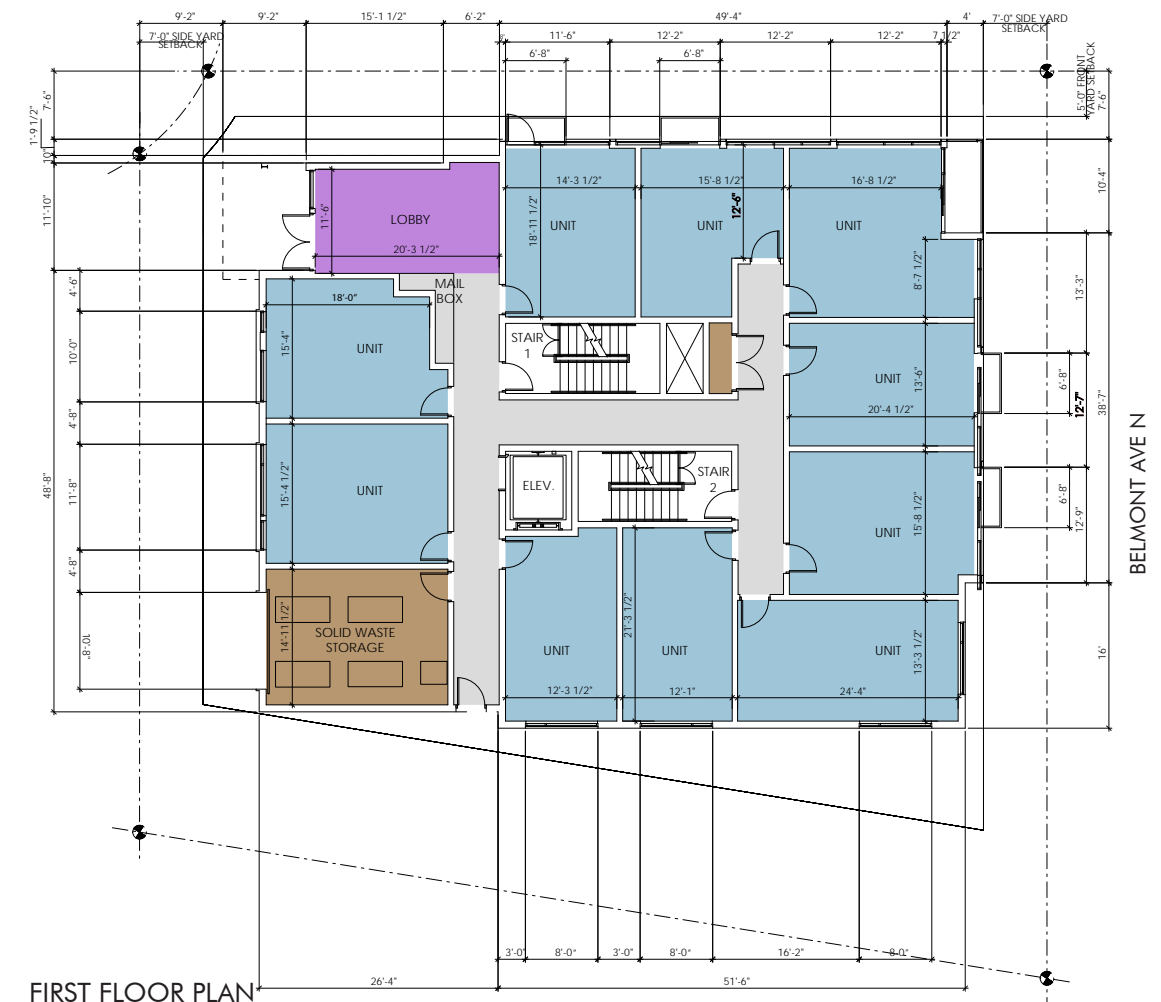
- Develop an alternative massing option which could possibly include an "L" shaped plan that could better celebrate both corners of the development site. (CS2-B-2, CS2-B-1, CS2-D)
- Develop a design approach that celebrates the circle corner of Bellevue Ct and Bellevue Ct. Specifically as well as the corner of Bellevue Ct and Belmont Ave. Develop clear and workable design for service entrances and refuse staging and removal. (CS1-C-1, CS1-C-2)
- Provide better and more dimensioning on site plan sets to include adjacent buildings, better elevation drawings clearly demonstrating the changes in grade, ground plane and entries and uses, and better rendered drawings show better contextual relationships. (CS1-C-1, CS1-C-2)
- Provide more accurate depictions of neighboring buildings in relationship to massing blocks, height and placement. (CS1-C, CS2-D-5)
- Provide an accurate sun shade and shadow study to help understand how the open spaces will have access to light and can be programmed accordingly. (CS1-B-2, CS2-D-5)
- Demonstrate how the neighbors privacy located to the south side of the site is being respected by the design. (CS1-B-2, PL3-B-2)

### RESPONSE:

The massing was reviewed and the current design relates to both property corners of the site as well as includes a mass that steps at the upper floor to open up view of the water and responds to the natural topography of the site. The building entrance designed with a brick façade is located along the Bellevue Court Circle to respond to the context. This volume has punched windows and a 3-story façade that respond to the neighboring developments. At the intersection of Bellevue Court and Belmont, the building is four stories with a fifth level recessed at the top to step with the topography. Larger windows and balconies are utilized on this façade to take advantage of the views and respond to the buildings along Belmont. This portion of building employs lighter material to contrast with the 3-story brick massing and provide background for it and also further break down the building mass to respond to the surrounding buildings. A courtyard is designed along the south property line to provide relief between the neighboring development. Additional site plan and building dimensions have been added to the proposed design for further clarification. Shadow studies have also been included.



VIEW FROM BELMONT AVE.



FIRST FLOOR PLAN

# EDG RESPONSE

## Board Recommendations & Responses:

### 2. COURTYARD:

The Board stated that many courtyards in the neighborhood context have a direct relationship between the courtyard and the main entry into the building, however none of these proposed massing options include this relationship. As such, Board members were concerned that in its current configuration, the courtyard lacks access to the sun, and a clear, contextual relationship to the point of entry. Members were specific in their concern that the courtyard space in Option 3 would be cast in shadow most of the year. Board members also had a concern with the lengthy large wall along Belmont designed to enclose the courtyard in Option 3. Additionally, this courtyard does not respond well to the site access, the main entry or view corridor. Some Board members questioned if the courtyard could possibly be opened up for greater access. (CS1-B, CS2-B-3)

a. Members suggested that the south side amenity space needs to be further developed into a viable/usable space. CS1-B-2, CS2-B-1, CS2-B-3, CS2-I

b. Avoid large retaining walls facing any of the streets as was shown in Option 3. (DC2-B-2)

c. The Board was curious about the open courtyard plaza concept in Option 2 and how it worked. Members wanted to know how the space might be programmed, who uses it and how the space might be accessed. Members were concerned as to why the courtyard was placed so that it would be in shadow most of the times of the year. (CS2-B-3, DC2-A-1)

### RESPONSE:

The courtyard is located to the south of the building, which will allow it to have access to light throughout the day. It is located at the same level as the entrance to the building and will have a connection to the street and building entrance. Additional plaza space is designed in the front of the building along Bellevue Court that will link the building entrance to the courtyard. Retaining walls are designed to limit the height as much as possible given the slope of the site. Open guardrails are used to allow light and view through the guardrail and open up the space. Landscaping, seating and open space will be provided in the courtyard.





# EDG RESPONSE

## Board Recommendations & Responses:

### 3. NEIGHBORHOOD CONTEXT:

The Board was concerned that the proposal did not relate well to the overall neighborhood context.

a. Members verbalized that they had difficulty understanding the relationship of the building footprint to the adjacent properties.

b. The Board members suggested that the two buildings located to the south of the proposal site had a much more residential feel while the proposed designs were very box like, and modern and perhaps commercial.

c. The Board also noted that the site is located at the edge of an urban boundary and that it is only two blocks away from a historical district which helps to define the edge of Capitol Hill.

d. The Board appreciated the placement of the upper level decks to maximize some views in all three design schemes. CS2-B, CS3-A, DC2-A

e. While they did not say that the detailing of the residential buildings should be duplicated in the proposed design they did suggest that not enough of the existing site context; prominent views, topography, corner location had not been taken advantage of in the current design. (CS1-C-1, CS1-C-2, CS2-B-1, DC2-A-1)

f. Board members wanted to see more neighborhood landscape context tied into the site. (DC4-D-1, DC4-D-2, DC4-D-4)

### RESPONSE:

The current proposed design fits well into the neighborhood context on all sides of the site. The building is broken down into 3 massing components to reduce the perceived mass. The main entrance is located at the corner of the Bellevue Court Circle and the façade is comprised of brick, which is consistent with the contextual feel of the neighborhood in this location. Smaller windows and door openings are utilized to tie into the adjacent historical buildings as well. The façade in this location is 3 stories, which is similar to other buildings in the area. The upper level façade is stepped back from the street to bring down the scale of this façade as well. The corner of Bellevue Court and Belmont is designed as a 4 story façade with a fifth level stepped back at the corner to bring down the scale of the building and also respond to the existing topography. Larger windows and balconies are used in this location to capture the views. Residential scale elements are used on all facades to bring down the scale of the building and respond to the neighborhood context. Residential scale landscaping is used throughout the project to be in keeping with the adjacent residential developments.



SOUTHWEST FACADE



NORTHEAST FACADE



NORTHWEST FACADE

# EDG RESPONSE

## Board Recommendations & Responses:

### 4. ACCESS AND SERVICES:

a. The Board recognized that this is a difficult site because of the extreme topography and its location on corner lot. Board members acknowledged that Option 1 did a better job in bringing the building down to the ground plane which allowed for better articulation than the other options. While the Board felt that the front door was in the most logical location off of Bellevue Court which is relatively level, they also felt an access point off of Belmont would be equally used and therefore should be designed with an identifiable entryway. (CS2-I-iii, DC2-A-1)

b. The Board agreed that the design team had not solved the placement nor the workings of the trash service. Board members had a hard time understanding how trash removal worked and suggested that it might work better off of the west segment of Bellevue Court where there is less pedestrian traffic. The Board did not agree with the placement of the access point for the trash on Belmont Ave., as it is a thoroughfare. (DC1-C-4, DC1-II)

c. Board members also would like to get a better understanding how the bike storage works at the next meeting because access would require putting bikes in the elevator to go down or going up a steep ramp through a trash door, down a hallway and into the storage in all three schemes which seemed inconvenient. (PL4-B)

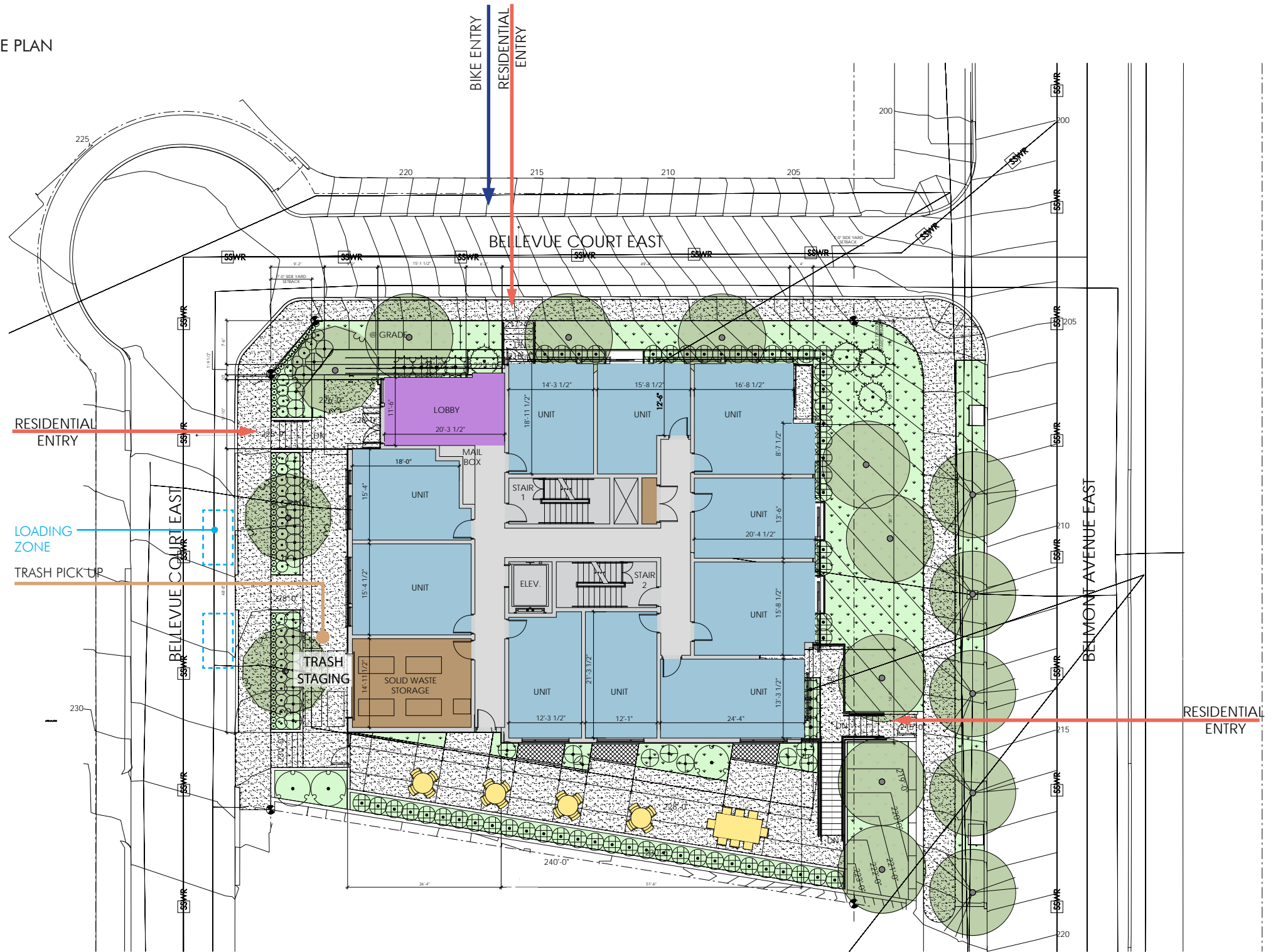
d. The Board also noted that the next meeting, they wanted the design team to address how and where people will move in and move out and the potential need for a loading zone. (CS2-I-iii, DC1-C-4)

e. The Board directed the team to develop two distinct and identifiable entry points with one coming off of Belmont Avenue. (CS2-I-iii, CS2-I-v)

### RESPONSE:

The main building entrance is located at the Bellevue Court Circle. Additional entrances are located off of Belmont Ave and Bellevue Court (north) for convenience. The secondary entrance from Belmont will be accessed via a stairway that connects to the street. The secondary entrance from Bellevue Court is accessed from the sidewalk and will be the primary entrance for bicycles, which is the same level as the bike storage room. The trash room is located on the main level and will be accessed from a hallway behind it. Trash will be picked up along Bellevue Court as suggested by the Board. Move-in and move-out loading will need to be accessed from Bellevue Court and located along the street.

SITE PLAN



# EDG RESPONSE

## Board Recommendations & Responses:

### 5. ARCHITECTURAL CHARACTER AND MATERIALS:

Some Board members noted in discussing and comparing the design proposal with the precedent images presented in the EDG packet, that paying more attention to the materials and scales of the surrounding neighborhood could help to inform a more modern design approach that could possibly fit in well with the existing neighborhood character. Other Board members did not support the precedent images in the packet because they did not fit with the character of the existing neighborhood and felt that more traditional materials and look would be more appropriate. (CS3-A)

a. Board members suggested that if the buildings were toned down in massing then there might be opportunities for modern detailing as well as traditional materials and building proportions usage and strongly recommended that the design explore these options. (CS3-A-1, DC4-A-1)

### RESPONSE:

The massing of the building is broken down into 3 main volumes employing different facade materials that respond to the site and corners of the property as well as the context around the site. The 3-story brick mass housing the building entrance anchors the street corner of Bellevue Court Circle. The brick facade with smaller punched openings is paying respect to the historic building across the street and in the neighborhood. The other two volumes use lighter materials to provide contrast and background to the brick volume. The volume anchoring the corner of Belmont and Bellevue Court consists of large glazing and decks that provide views from this location. The steel channel profiles at the floor lines provide the architectural details resonating with the adjacent brick massing. The facade that is along the south property line consists of corrugated metal siding that is smaller in scale to respond to the residential development along that facade. Concrete walls are utilized along the base of the building where the topography is stepping along the property lines. Overall, the material and the massing are well responding to the historical context yet resulting a modern building.

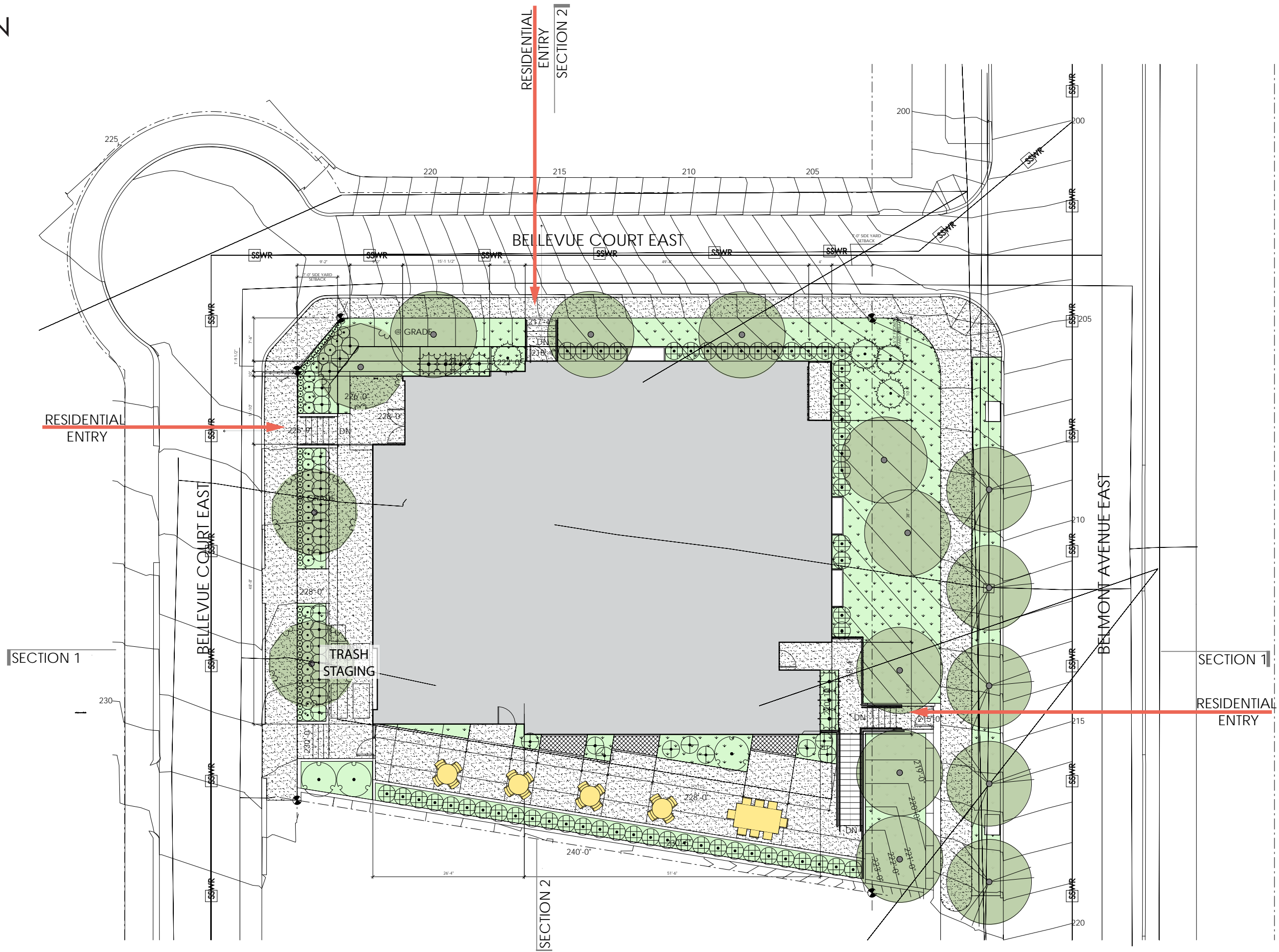


VIEW FROM BELMONT AVE.

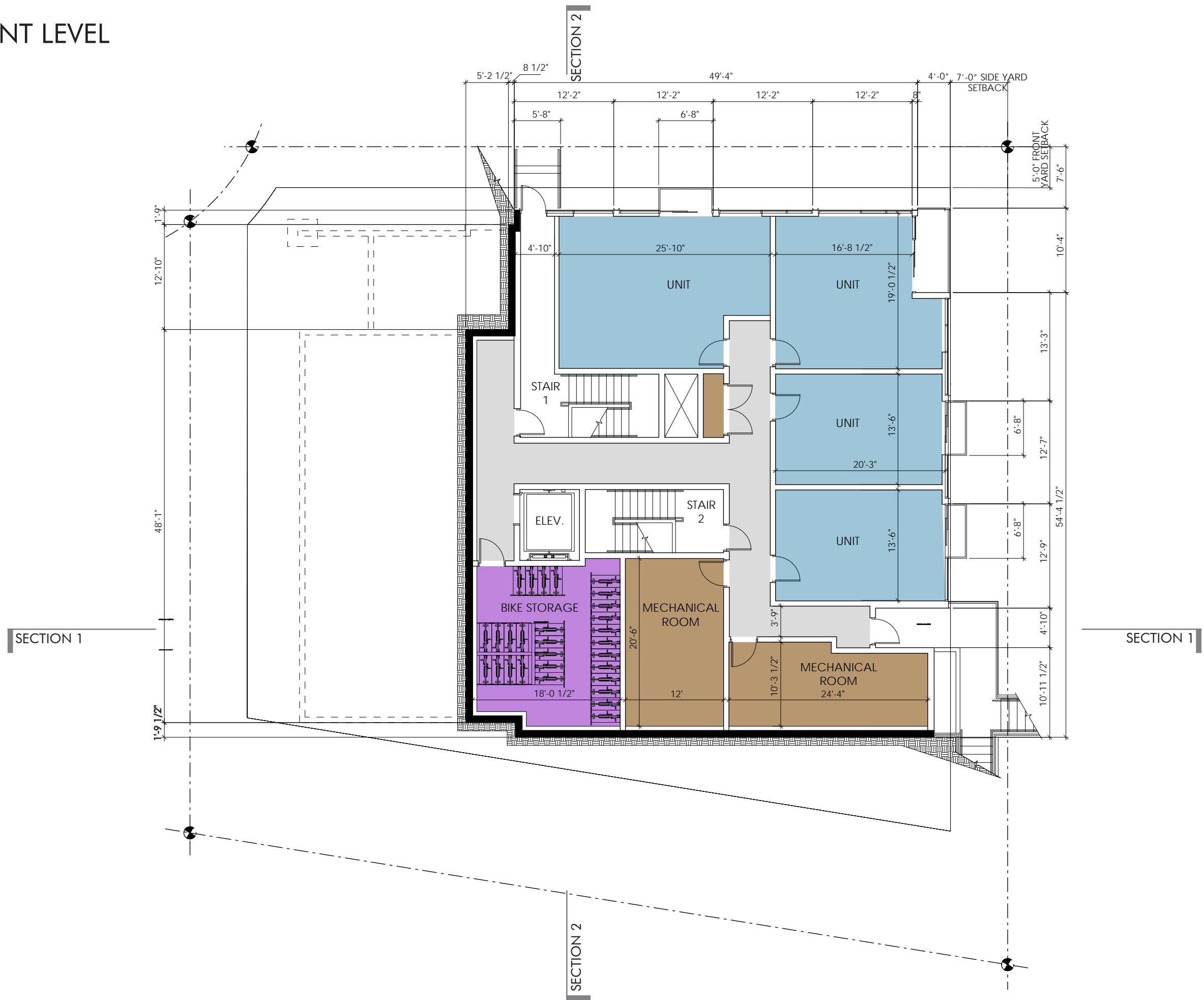


VIEW FROM BELLEVUE COURT AVE

# SITE PLAN



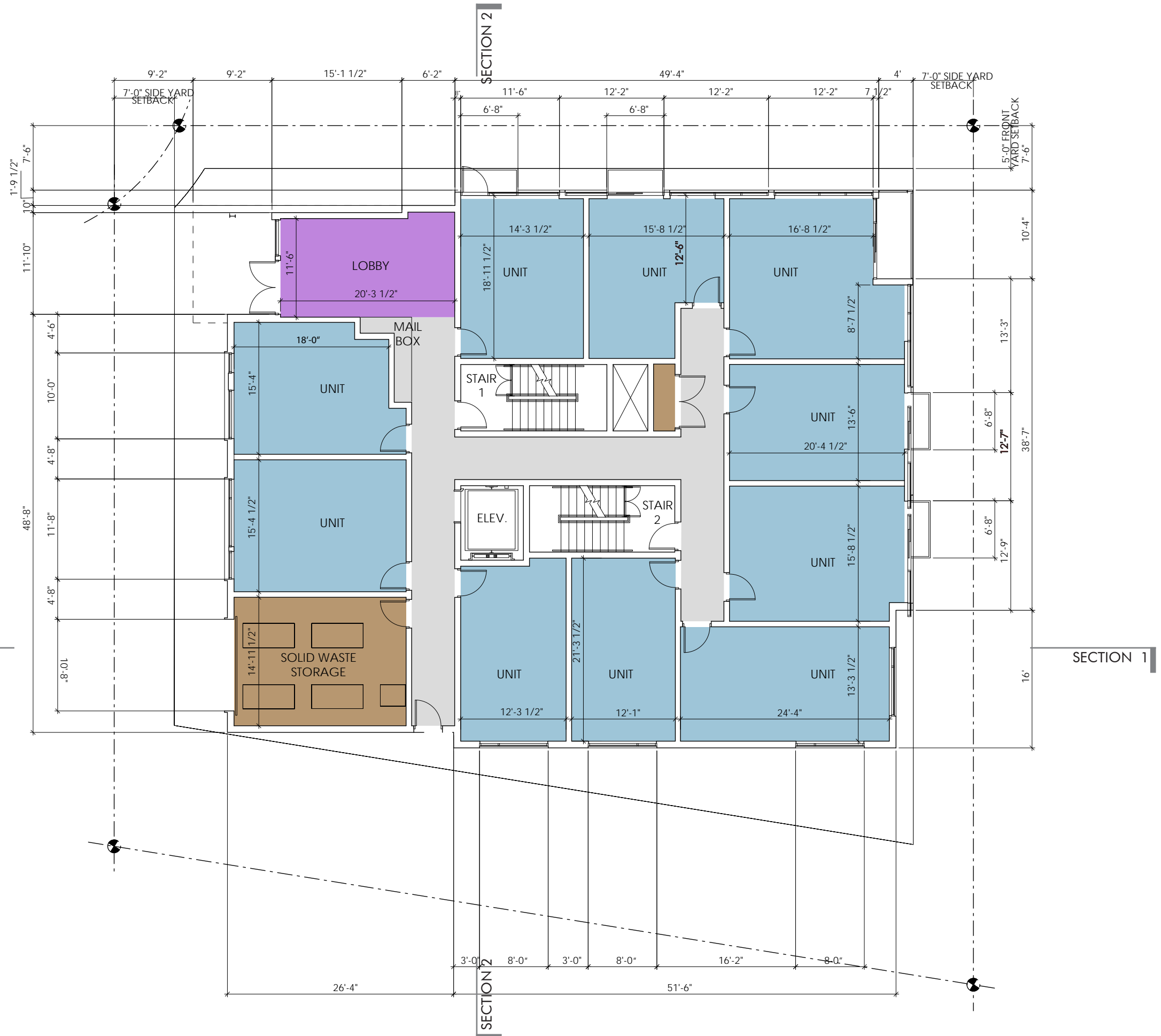
# FLOOR PLAN BASEMENT LEVEL



- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- APARTMENT AMENITIES



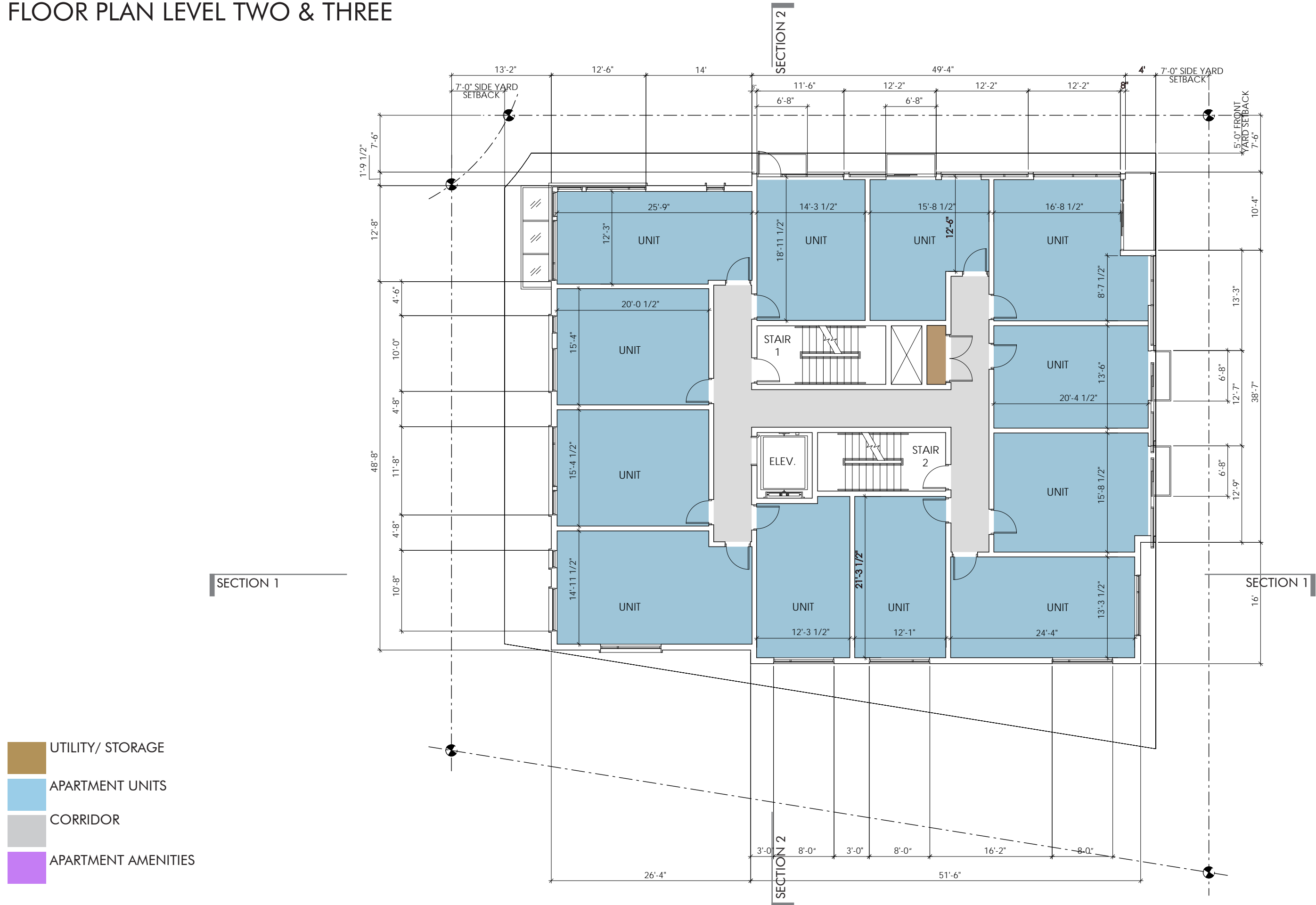
# FLOOR PLAN LEVEL ONE



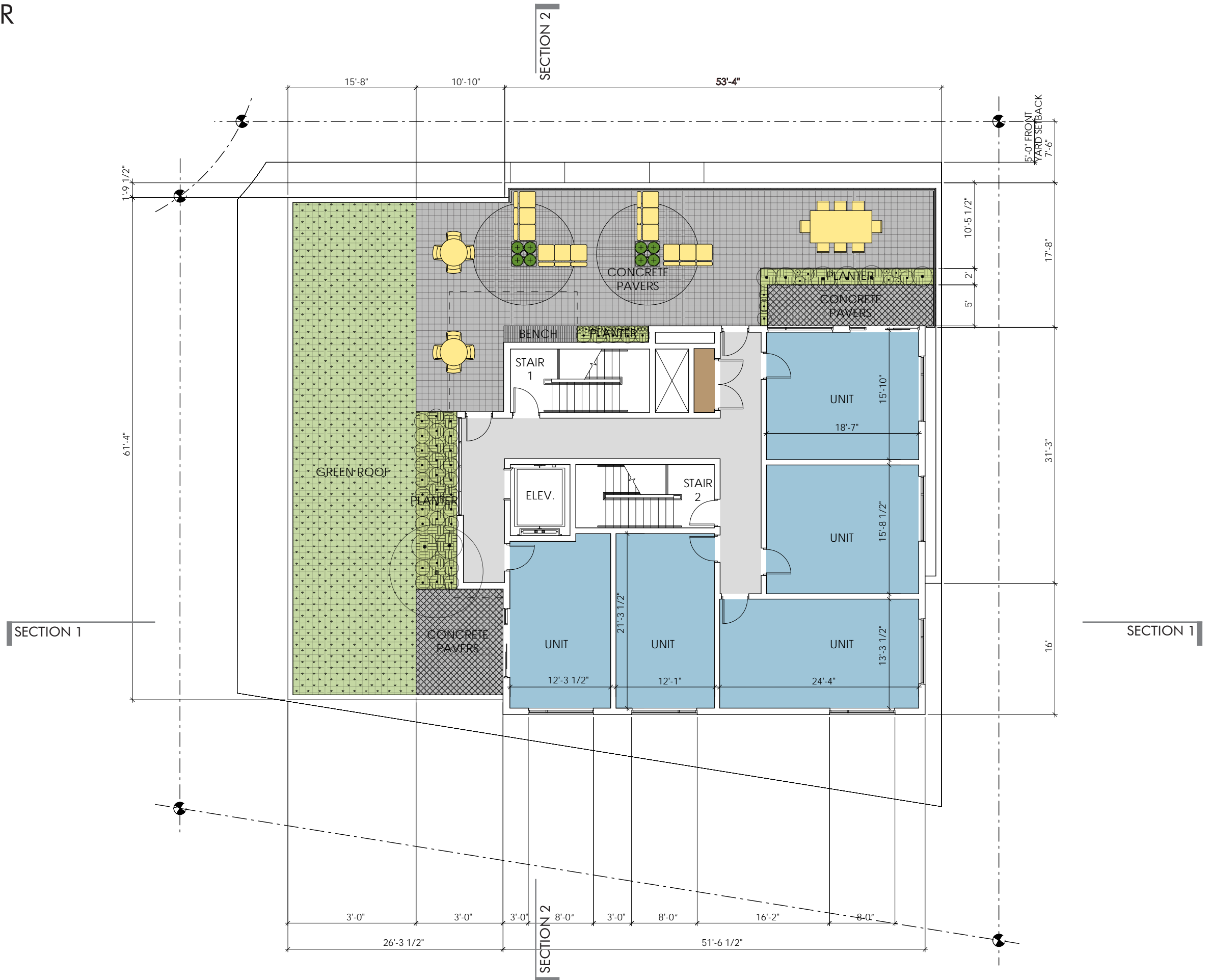
- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- APARTMENT AMENITIES



# FLOOR PLAN LEVEL TWO & THREE



# FLOOR PLAN LEVEL FOUR



- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- APARTMENT AMENITIES



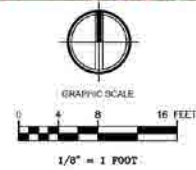
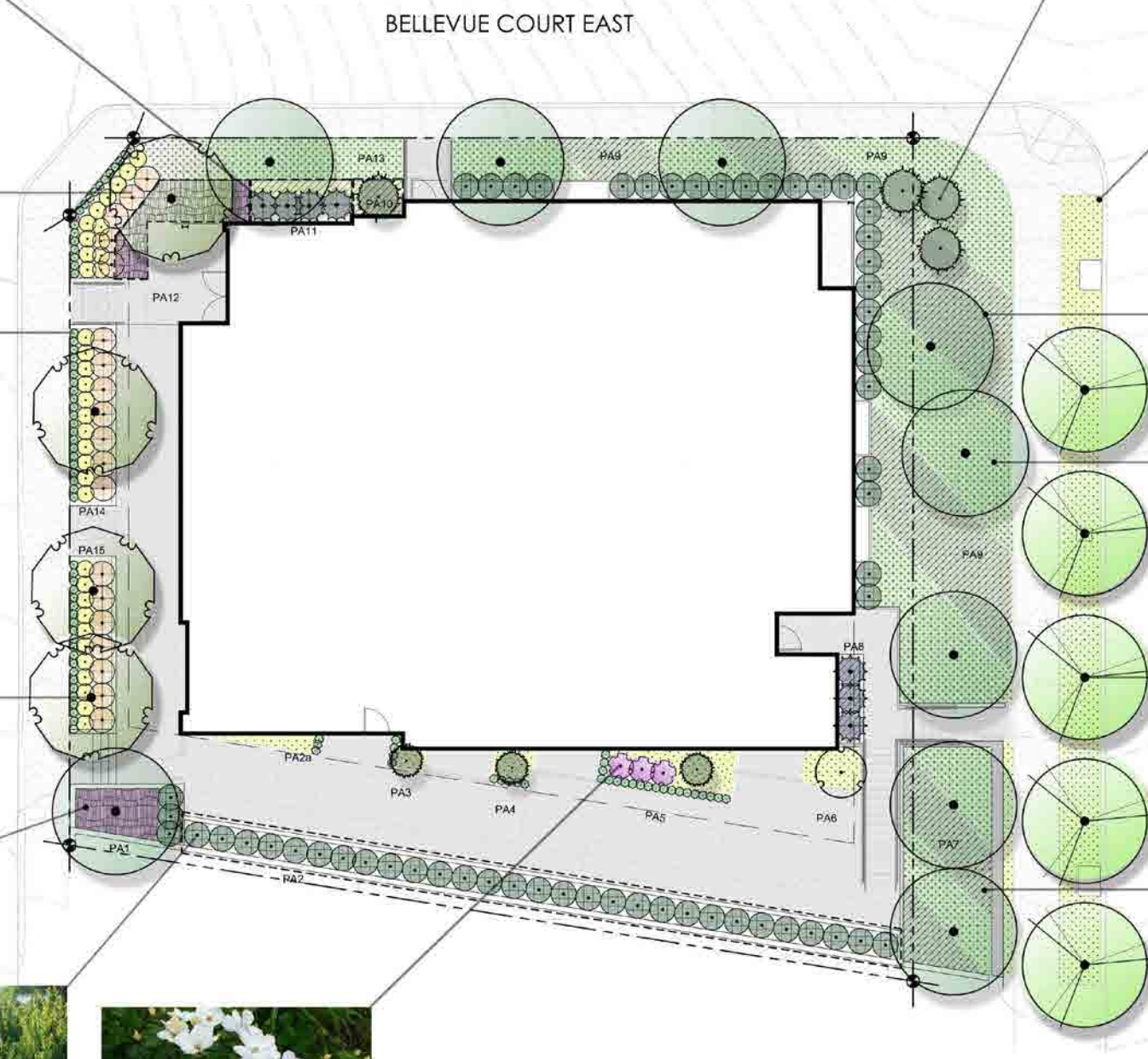


# LANDSCAPE SITE PLAN

The planting design creates an aesthetically pleasing landscape that complements the building's design while being drought tolerant and low maintenance. Layers of planting and small flowering trees frame the building's entrance. A hedge of evergreen yews provides privacy for the southern courtyard. Low evergreen and deciduous shrubs cover the slope along Belmont Avenue East. A row of street trees will line Belmont Avenue East. The trees exfoliating bark will great year round interest. An existing street tree will be removed due to impediment to drivers at the intersection and it interference with the overhead wires. Over 80% of the planting is evergreen with the addition of deciduous shrubs for spring flowers and fall color. Overall the main floor of the site will be visually pleasing to passers-by, connect with the surrounding neighborhood and be an enjoyable amenity for residents. The planting design for the fourth floor roof deck is focused on year round interest and extreme drought tolerance. Small accent trees in raised planters create a gentle overhead plane and dappled shade. Rosemary and carpet roses create a soft, pleasing fragrance while the grasses act like kinetics sculptures in the rooftop breezes. The planting design softly defines and separates the public and private areas. This allows for privacy for both users. The rooftop planting will support year round use of the amenity.



GREEN FACTOR KEY	
SYMBOL	DESCRIPTION
PA#	GREEN FACTOR PLANTING AREAS




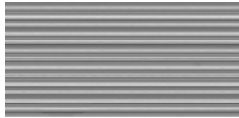



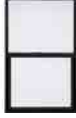
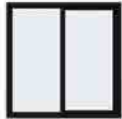



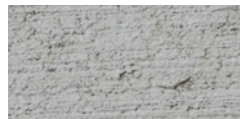

# LANDSCAPE ROOF PLAN



# ELEVATIONS EAST

- ◆ HEIGHT LIMIT - ELEVATOR  
283' - 7 1/2"
- ◆ T.O.S. ELEVATOR PENTHOUSE  
274' - 10"
- ◆ HEIGHT LIMIT - PARAPET  
271' - 7 1/2"
- ◆ TOP OF PARAPET  
269' - 1"
- ◆ HEIGHT LIMIT  
267' - 7 1/2"
- ◆ T.O.S. ROOF  
267' - 7"
  
- ◆ F.F. LEVEL 4  
257' - 10"
  
- ◆ F.F. LEVEL 3  
247' - 4"
  
- ◆ F.F. LEVEL 2  
237' - 8"
  
- ◆ F.F. LEVEL 1  
228' - 0"
- ◆ A.B.E.  
227' - 7 1/2"
  
- ◆ BASEMENT LEVEL  
218' - 4"



	01 BRICK VENEER		02 LIGHT GREY CORRUGATED METAL SIDING		03 BLACK FIBER CEMENT PANEL		04 BLACK METAL C CHANNEL PROFILE		05 GLASS GUARDRAIL		06 BLACK VINYL WINDOWS
	07 BLACK ALUMINUM WINDOW/DOOR		08 BLACK METAL CANOPY		11 METAL SIGNAGE		12 BLACK METAL PANEL		13 ARCHITECTURAL CONCRETE		14 CORTEN STEEL LOOK PANEL


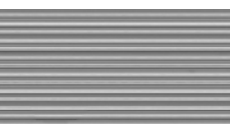




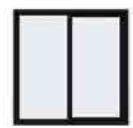





# ELEVATIONS NORTH

- HEIGHT LIMIT - ELEVATOR  
283' - 7 1/2"
- T.O.S. ELEVATOR PENTHOUSE  
274' - 10"
- HEIGHT LIMIT - PARAPET  
271' - 7 1/2"
- TOP OF PARAPET  
269' - 1"
- HEIGHT LIMIT  
267' - 7 1/2"
- T.O.S. ROOF  
267' - 7"



- F.F. LEVEL 4  
257' - 10"
- F.F. LEVEL 3  
247' - 4"
- F.F. LEVEL 2  
237' - 8"
- F.F. LEVEL 1  
228' - 0"
- A.B.E  
227' - 7 1/2"
- BASEMENT LEVEL  
218' - 4"

- 01
- 12
- 14
- 13

	01 BRICK VENEER		02 LIGHT GREY CORRUGATED METAL SIDING		03 BLACK FIBER CEMENT PANEL		04 BLACK METAL C CHANNEL PROFILE		05 GLASS GUARDRAIL		06 BLACK VINYL WINDOWS
	07 BLACK ALUMINUM WINDOW/DOOR		08 BLACK METAL CANOPY		11 METAL SIGNAGE		12 BLACK METAL PANEL		13 ARCHITECTURAL CONCRETE		14 CORTEN STEEL LOOK PANEL

# ELEVATIONS SOUTH



01 BRICK VENEER



02 LIGHT GREY CORRUGATED METAL SIDING



03 BLACK FIBER CEMENT PANEL



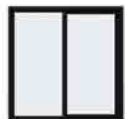
04 BLACK METAL C CHANNEL PROFILE



05 GLASS GUARDRAIL



06 BLACK VINYL WINDOWS



07 BLACK ALUMINUM WINDOW/DOOR



08 BLACK METAL CANOPY



11 METAL SIGNAGE



12 BLACK METAL PANEL



13 ARCHITECTURAL CONCRETE



14 CORTEN STEEL LOOK PANEL

# ELEVATIONS WEST



01 BRICK VENEER



02 LIGHT GREY CORRUGATED METAL SIDING



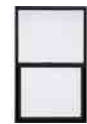
03 BLACK FIBER CEMENT PANEL



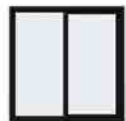
04 BLACK METAL C CHANNEL PROFILE



05 GLASS GUARDRAIL



06 BLACK VINYL WINDOWS



07 BLACK ALUMINUM WINDOW/DOOR



08 BLACK METAL CANOPY



11 METAL SIGNAGE



12 BLACK METAL PANEL



13 ARCHITECTURAL CONCRETE



14 CORTEN STEEL LOOK PANEL

# MATERIAL AND COLOR PALETTE



01 BRICK VENEER



02 LIGHT GREY CORRUGATED METAL SIDING



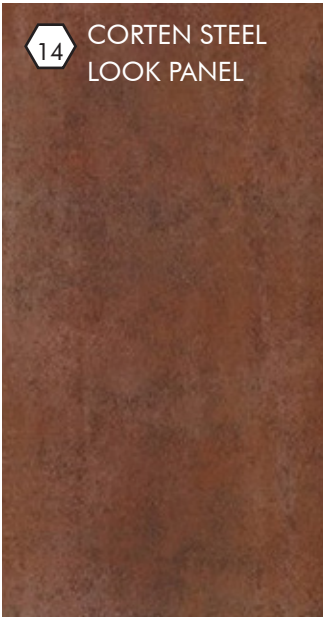
03 BLACK FIBER CEMENT PANEL



12 BLACK METAL PANEL



13 ARCHITECTURAL CONCRETE



14 CORTEN STEEL LOOK PANEL

ADJACENT CONTEXT BELMONT AVE





# ADJACENT CONTEXT BELLEVUE COURT EAST



ADJACENT CONTEXT BELLEVUE COURT EAST



# RENDERINGS



# RENDERINGS



# RENDERINGS



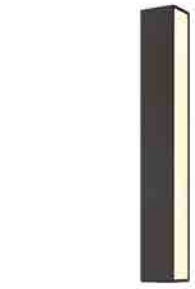
# RENDERINGS



# RENDERINGS



# LIGHTING GROUND PLAN



A. WALL MOUNTED LIGHT FIXTURE



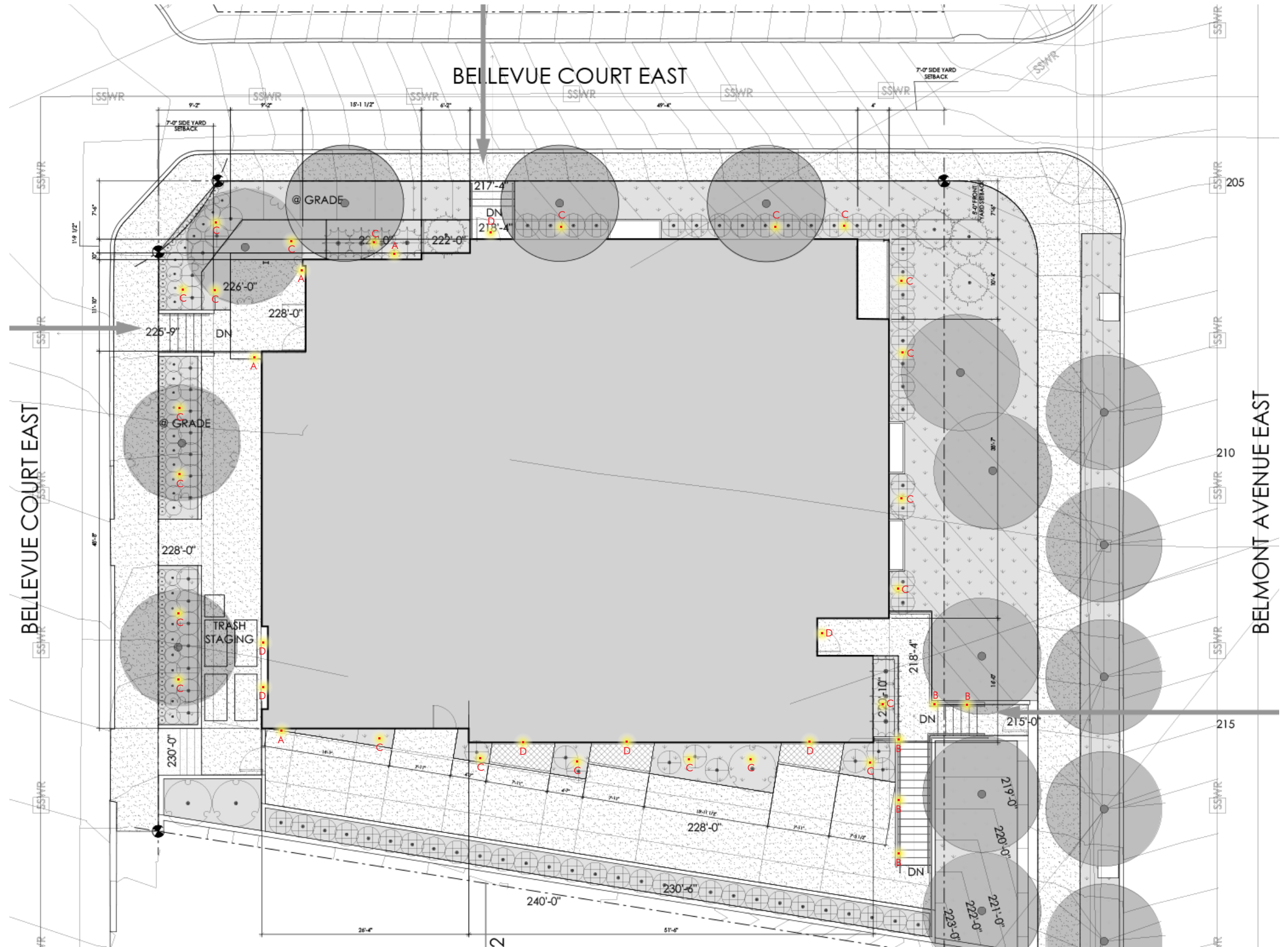
B. WALL MOUNTED STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE

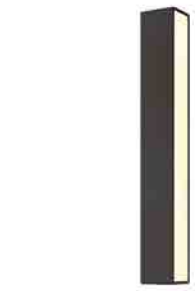


D. WALL MOUNTED LIGHT FIXTURE





# LIGHTING ROOF PLAN



A. WALL MOUNTED LIGHT FIXTURE



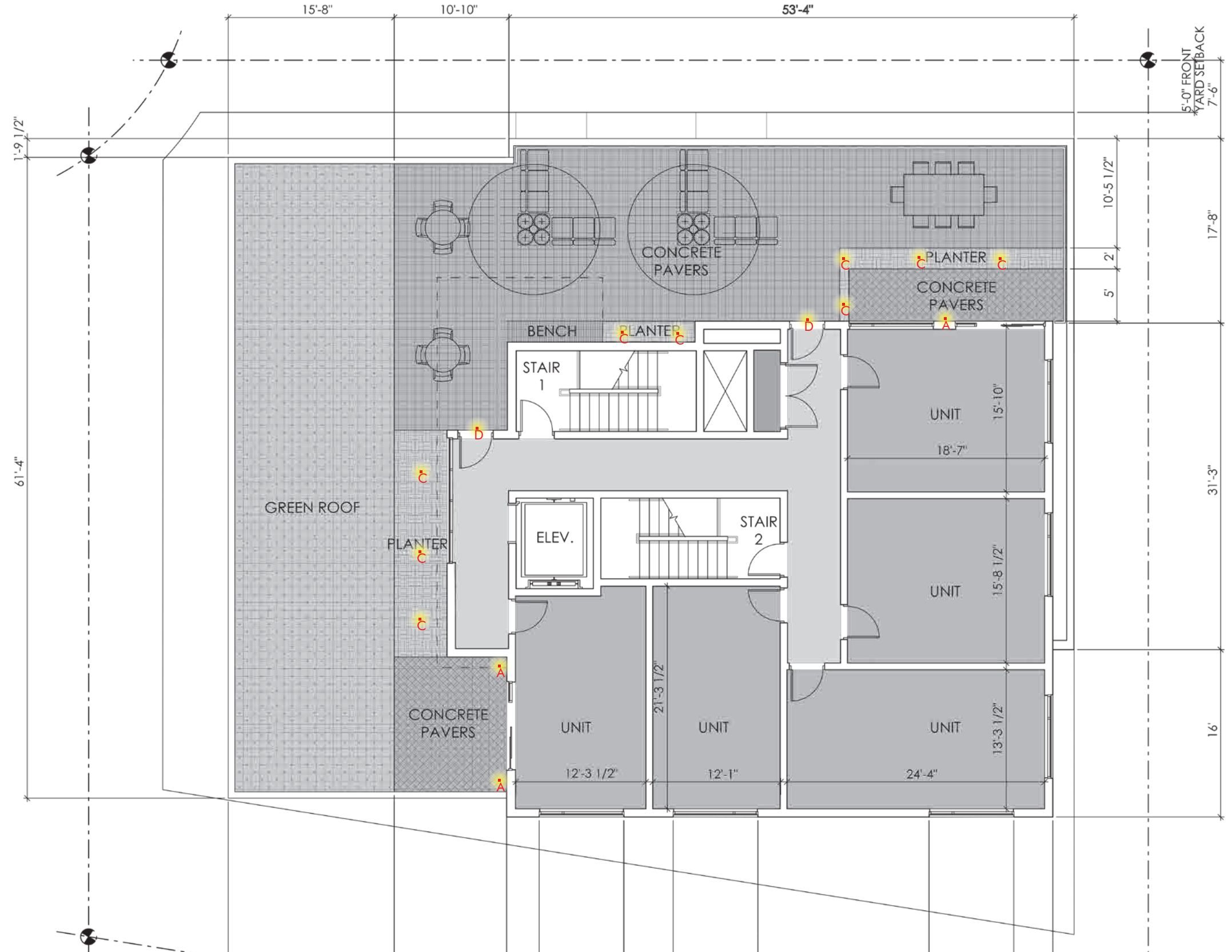
B. WALL MOUNTED STEP LIGHT



C. LANDSCAPE IN-GROUND LIGHT FIXTURE



D. WALL MOUNTED LIGHT FIXTURE



# LIGHTING EAST ELEVATION

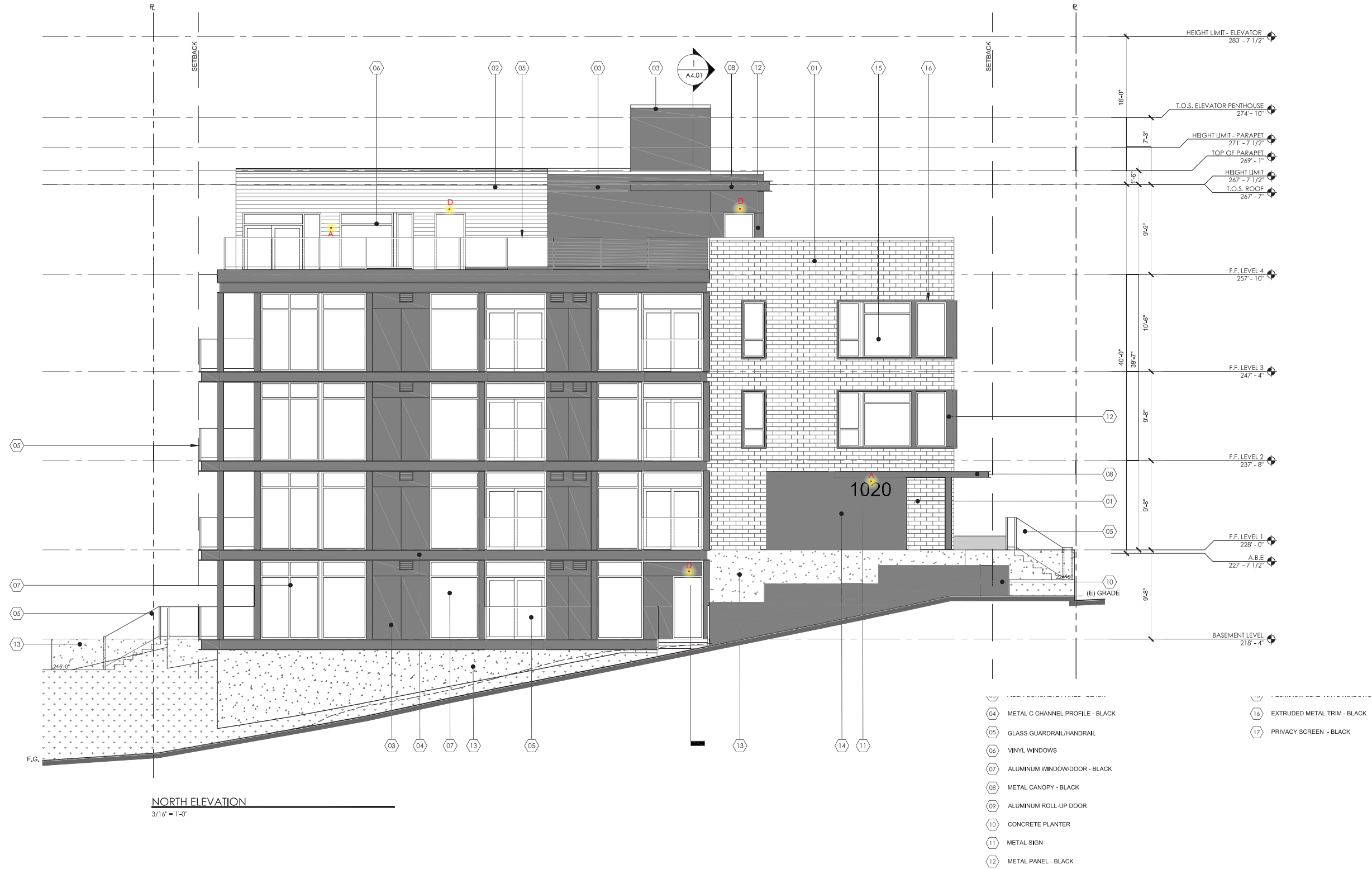


**EAST ELEVATION**  
3/16" = 1'-0"

**KEY NOTES**

- (01) BRICK VENEER
- (02) CORRUGATED METAL SIDING - LIGHT GREY
- (03) FIBER CONCRETE PANEL - BLACK
- (04) METAL C CHANNEL PROFILE - BLACK
- (05) GLASS GUARDRAIL/HANDRAIL
- (06) VINYL WINDOWS
- (07) ALUMINUM WINDOW/DOOR - BLACK
- (08) METAL AND PERFORATED CONCRETE
- (09) ALUMINUM ROUGH SCREEN PANEL
- (10) CONCRETE ALUMINUM CLAD VINYL WINDOWS
- (11) METAL SIGN
- (12) METAL PANEL - BLACK
- (13) (E) GRADE
- (14) METAL SIGN
- (15) METAL SIGN
- (16) EXTRUDED METAL TRIM - BLACK
- (17) PRIVACY SCREEN - BLACK

# LIGHTING NORTH ELEVATION



# LIGHTING SOUTH ELEVATION



# LIGHTING WEST ELEVATION



# LIGHTING VISUALS



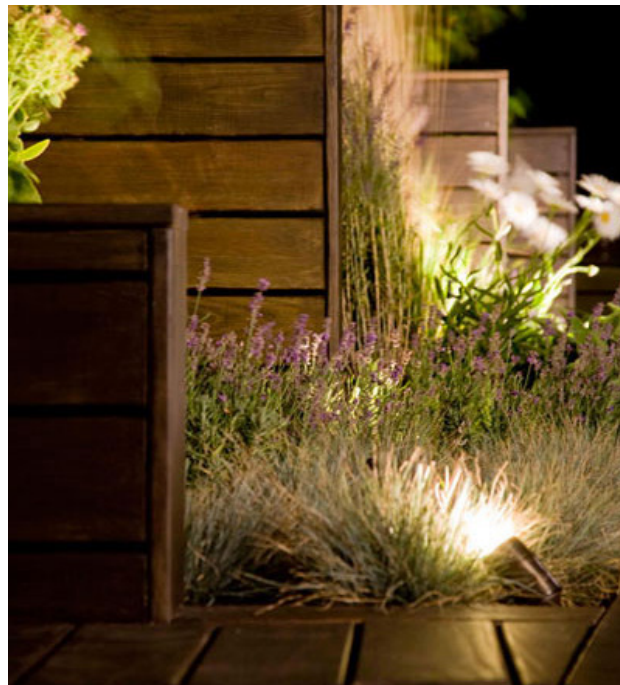
PRODUCT RENDERING  
DOUBLE-SIDED VERTICAL WALL  
MOUNTED SCONCE (A)



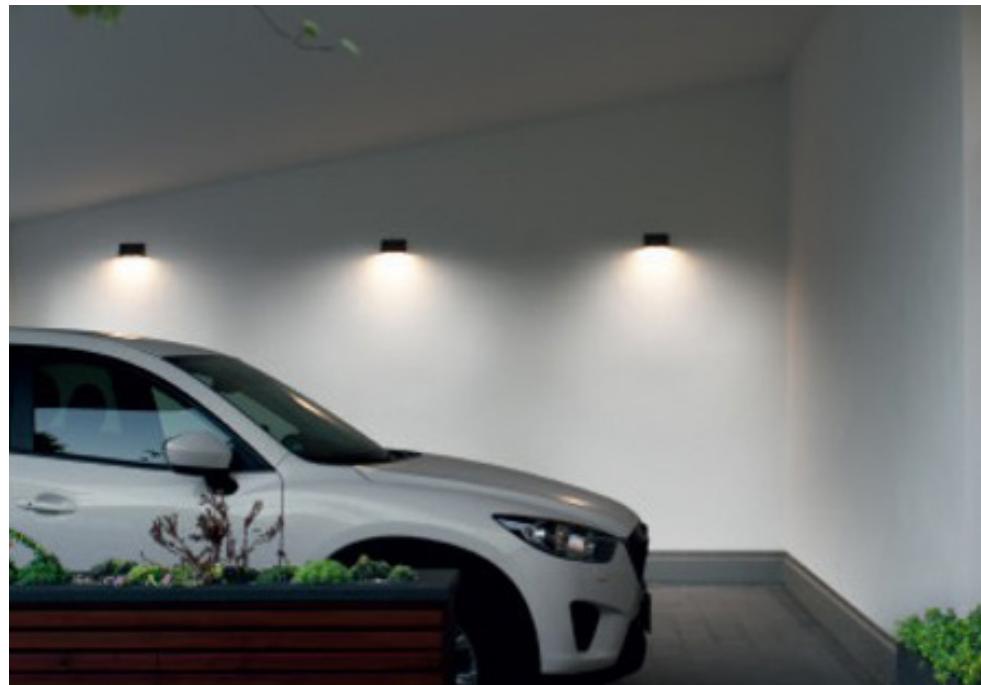
INSPIRATION IMAGE  
PLANTER MOUNTED STEP LIGHT GRAZING THE WALKWAY (B)



INSPIRATION IMAGE  
DECK MOUNTED LIGHTING



INSPIRATION IMAGE  
IN-PLANTER LIGHTING (C)



PRODUCT RENDERING  
WALL MOUNTED SCONCE (D)

SIGNAGE CONCEPT

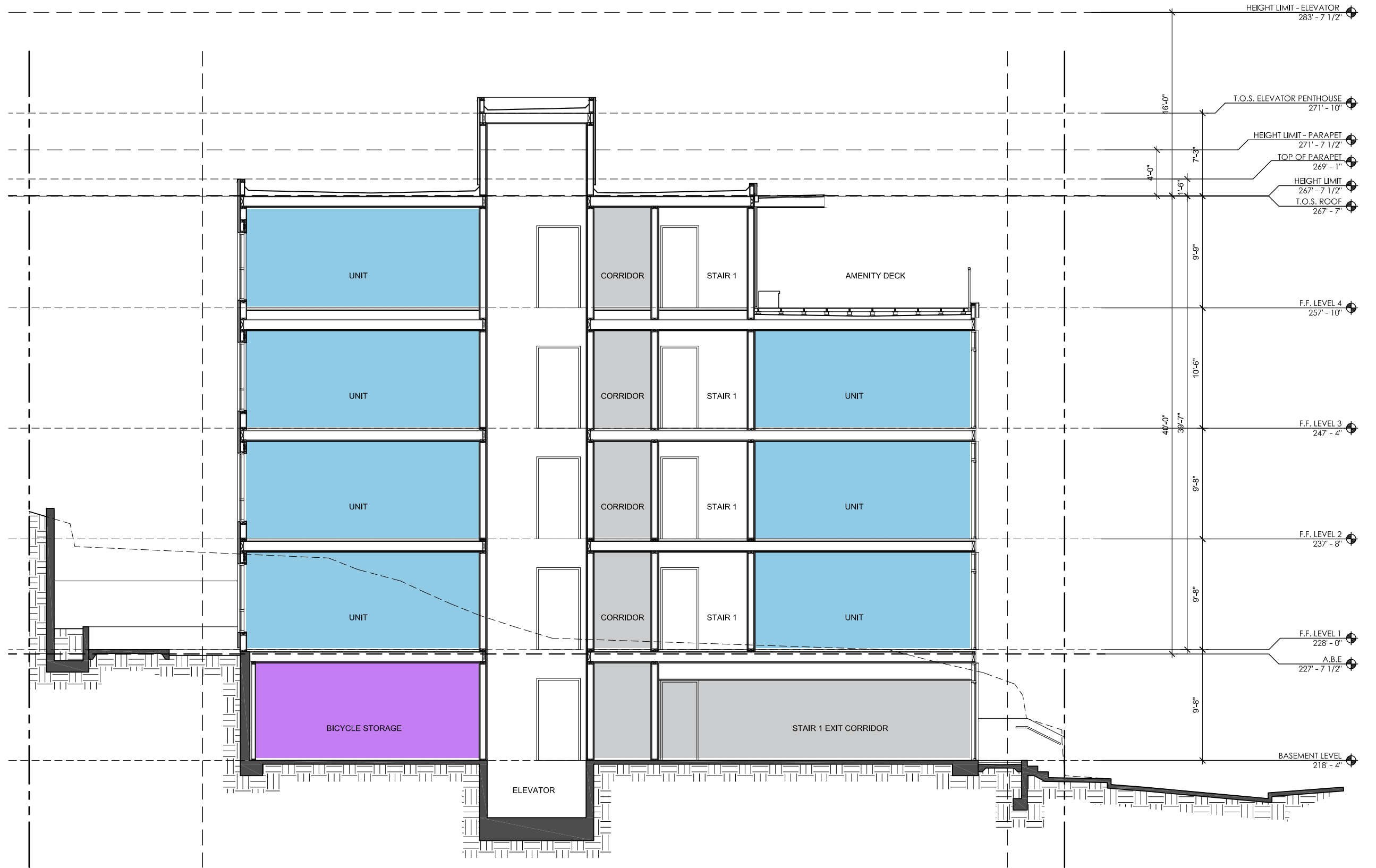


CANOPY MOUNTED RETAIL SIGN



WALL MOUNTED ADDRESS SIGNAGE

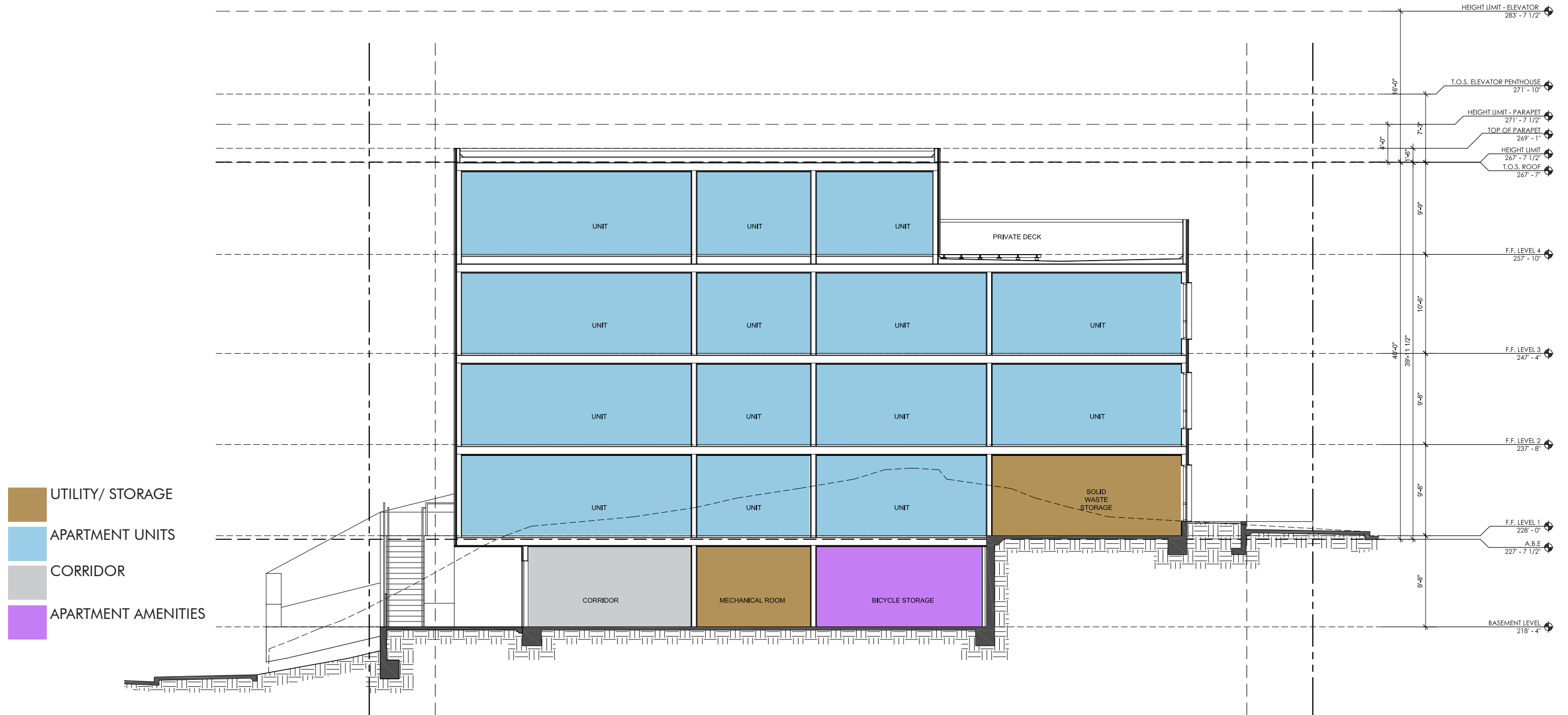
# SECTION 1 NORTH-EAST



- UTILITY/ STORAGE
- APARTMENT UNITS
- CORRIDOR
- APARTMENT AMENITIES



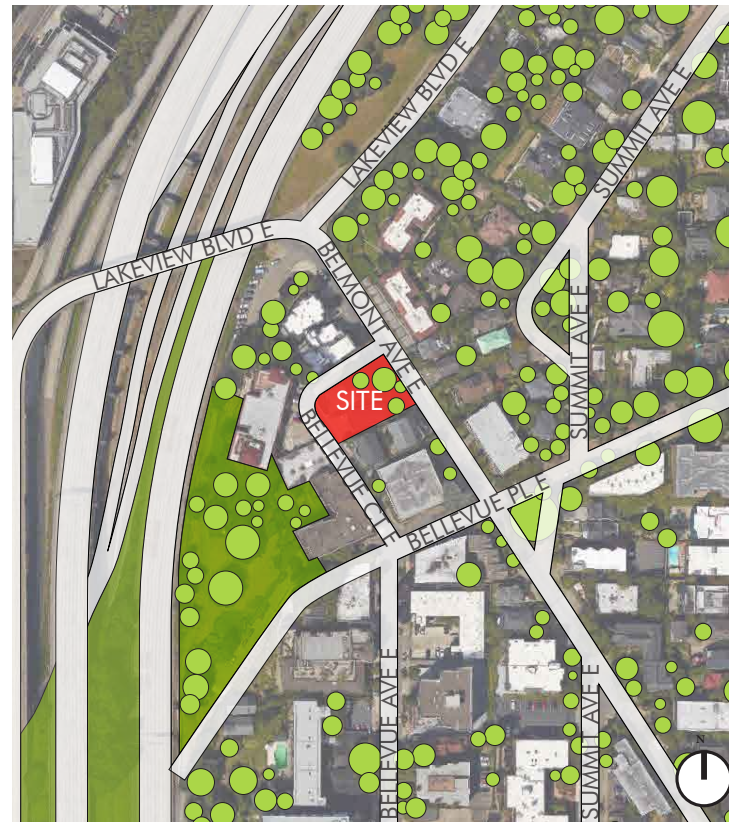
# SECTION 2 SOUTH-EAST



# SUPPLEMENTAL INFORMATION SITE ANALYSIS

## TREES + SURROUNDING PARKS

No exceptional trees have been identified within the boundaries of our site. There is a street tree along Belmont Avenue. There are two tall trees along the perimeter of Bellevue Ct, north of the site, which should be within setbacks and should not affect the design. There is also a park southeast of the project site within walking distance.

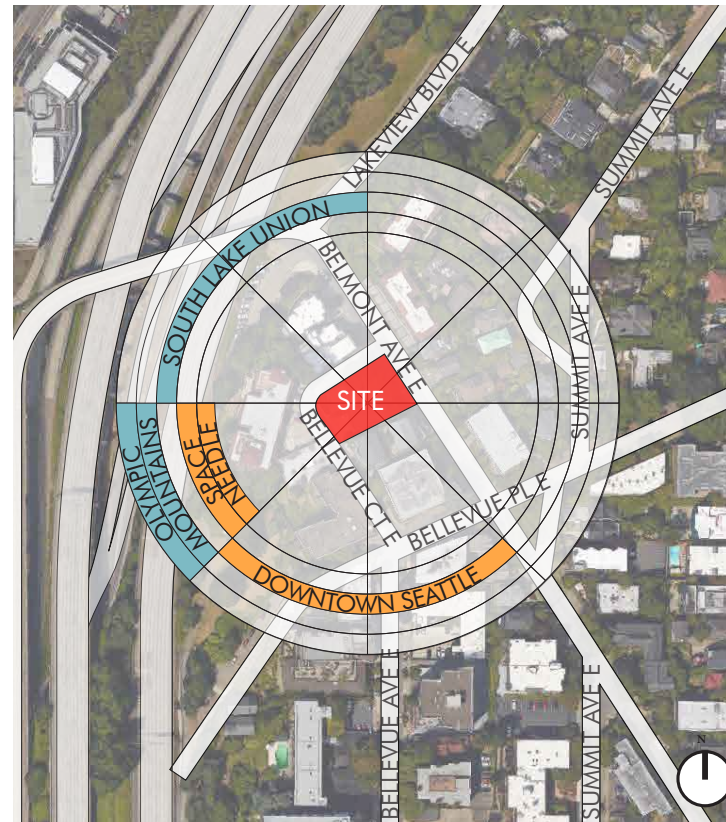


### TREES LEGEND

- Site
- Trees
- Green Space

## SIGNIFICANT VIEWS

There are no immediate ground level views due to the heights of the surrounding buildings. The upper floor and the building's rooftop will have views of the Space Needle, surrounding neighborhoods, Olympic Mountain range, South Lake Union, and partial views of Downtown Seattle.

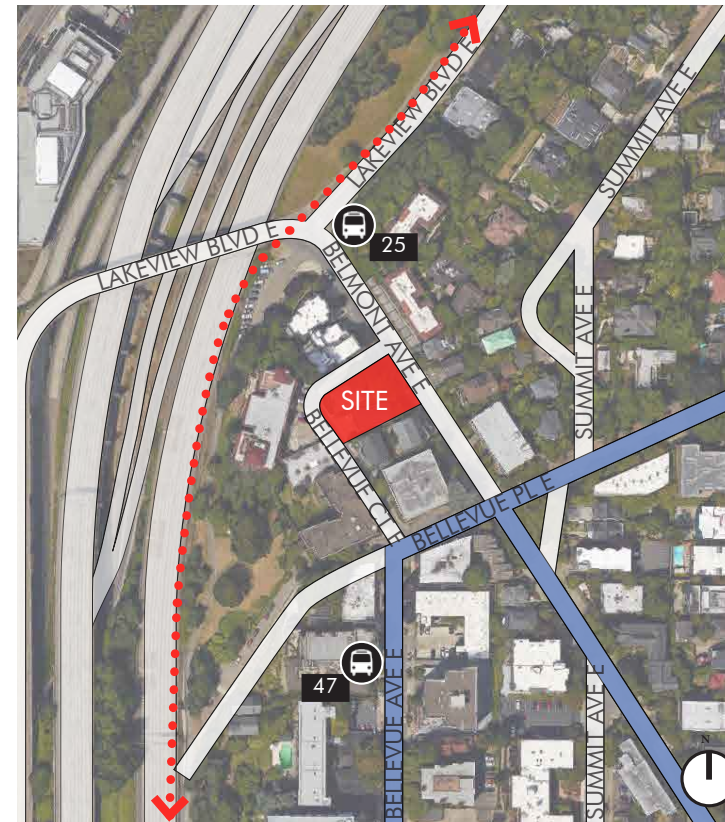


### VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

## ACCESS OPPORTUNITIES + CONSTRAINTS

The site is currently two residential lots on a sloped site. The site is surrounded by streets on three of its sides. Two sides are along Bellevue Court and the other is along Belmont Avenue. The north side of the site is on a semi-steep slope. The site is also against two existing townhome structures on the south side. The site is located within an urban designated zone and is close to two nearby bus stops. One of these stops will take you further into Capitol Hill and the other will take you Downtown.

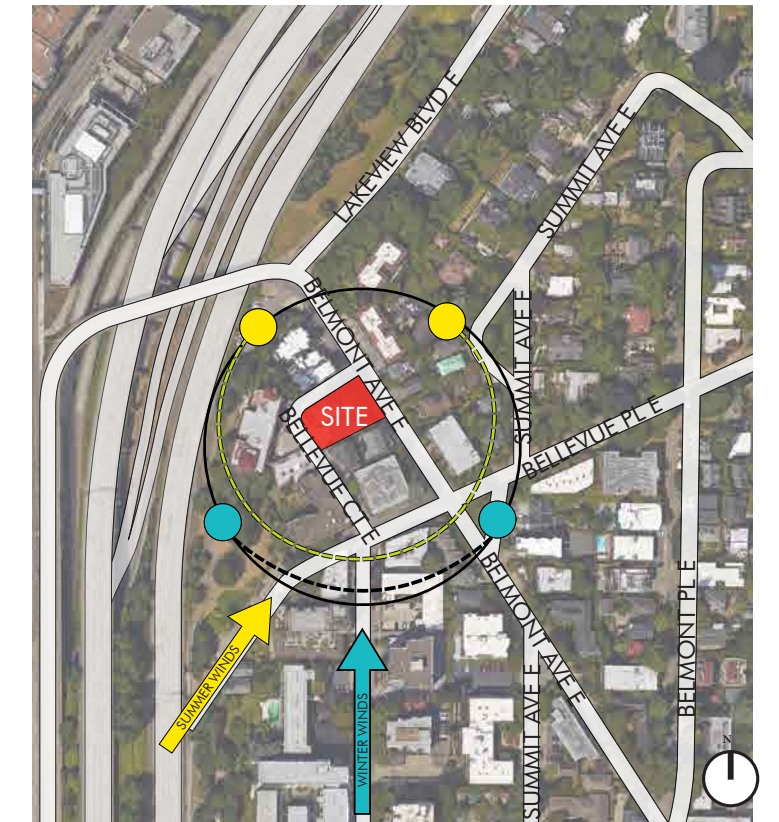


### ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- Bus Stops

## SOLAR EXPOSURE + PREVAILING WINDS

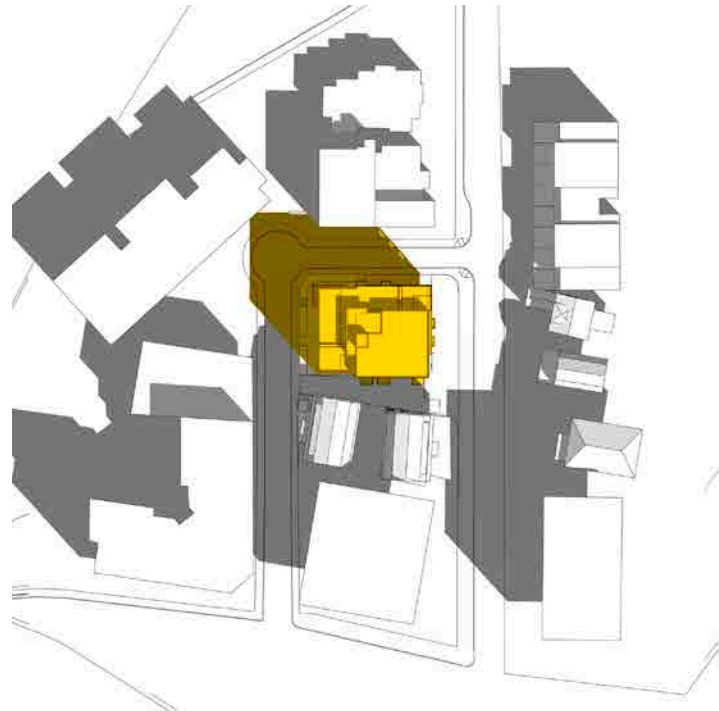
The site is enclosed by a 4-story building to the southwest of the site, a 3-story building to the west, and a 4-story building to the south. Since no buildings of significant heights are to the east and north of the site, our building should get plenty of northern light. Due to the buildings height's on the south and west sides of the site, the proposed design will have limited exposure to the sun/wind on the design's southern and southwestern façade. This will be the case especially on the lower 3 levels of these façades.



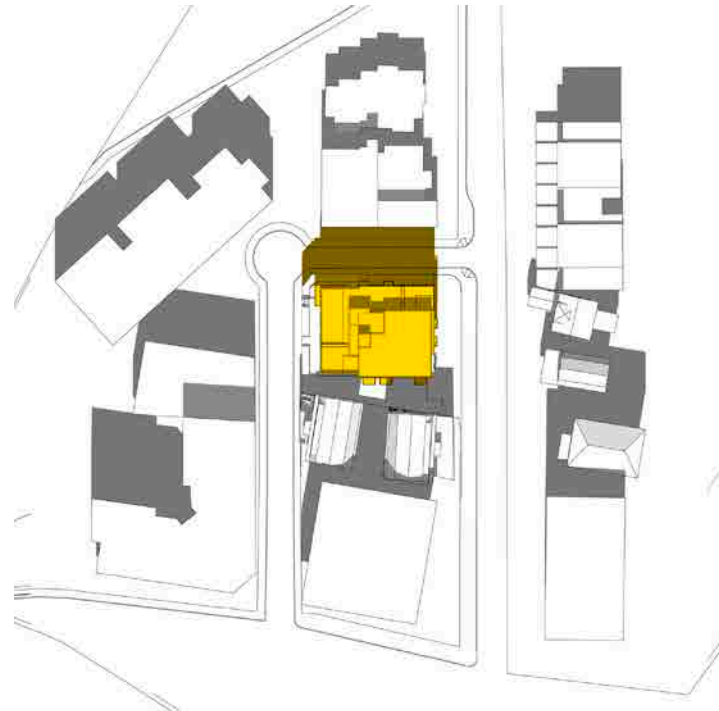
### SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

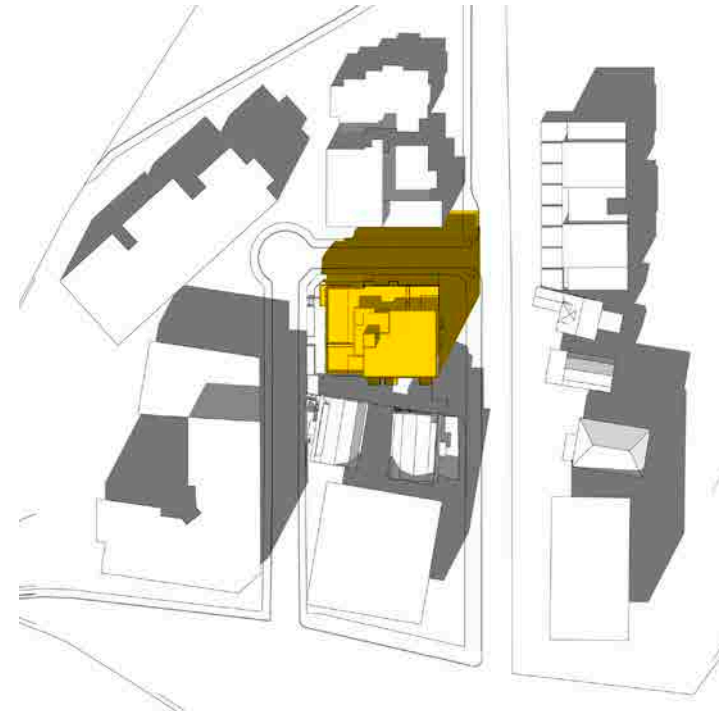
# SUPPLEMENTAL INFORMATION SHADOW ANALYSIS



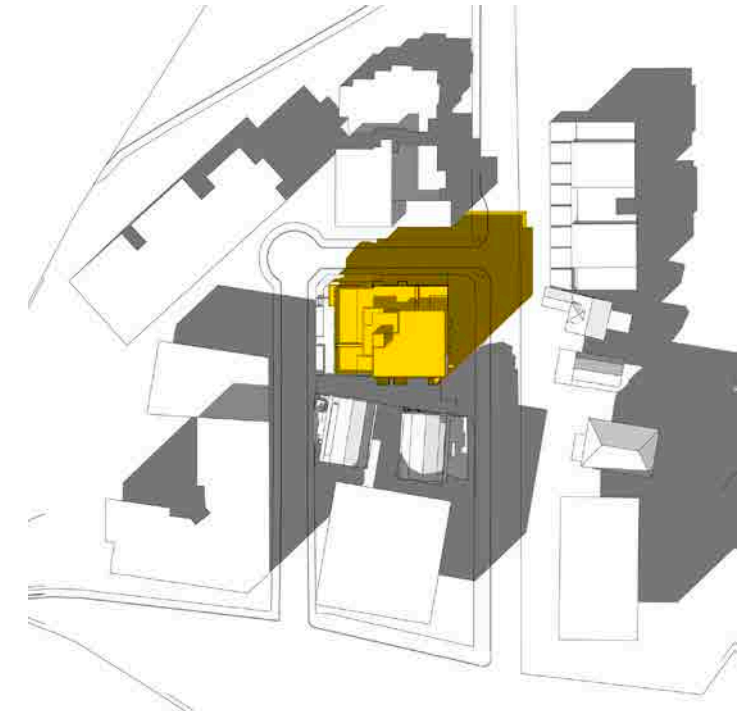
March 21st 2018, 10AM



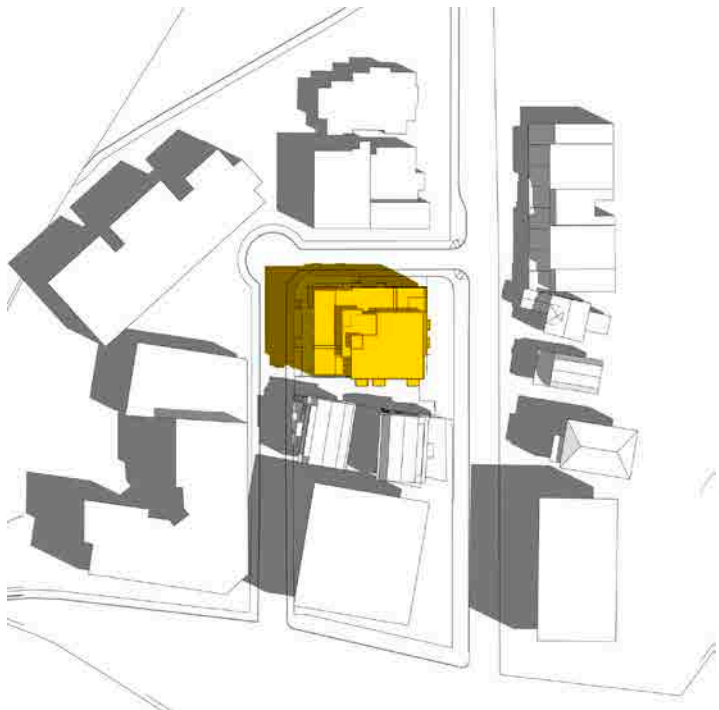
March 21st 2018, 12PM



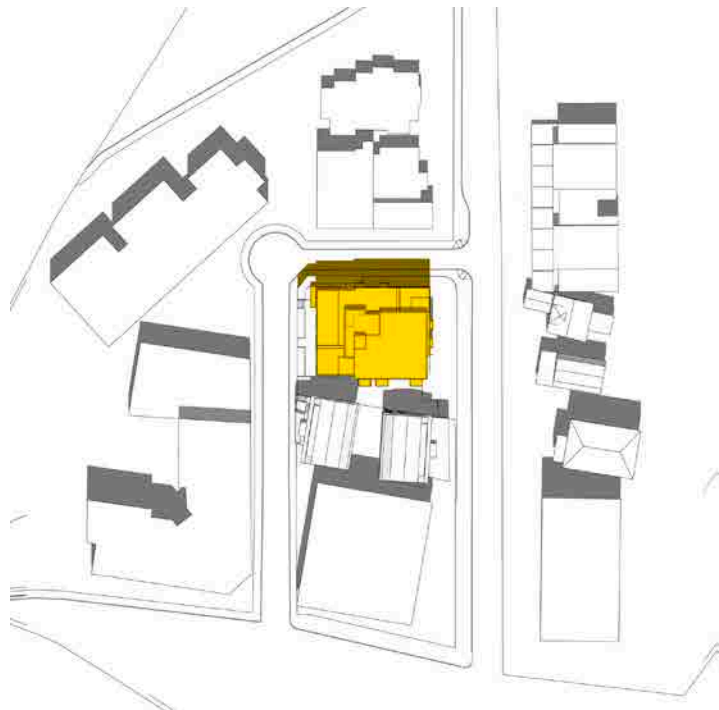
March 21st 2018, 2PM



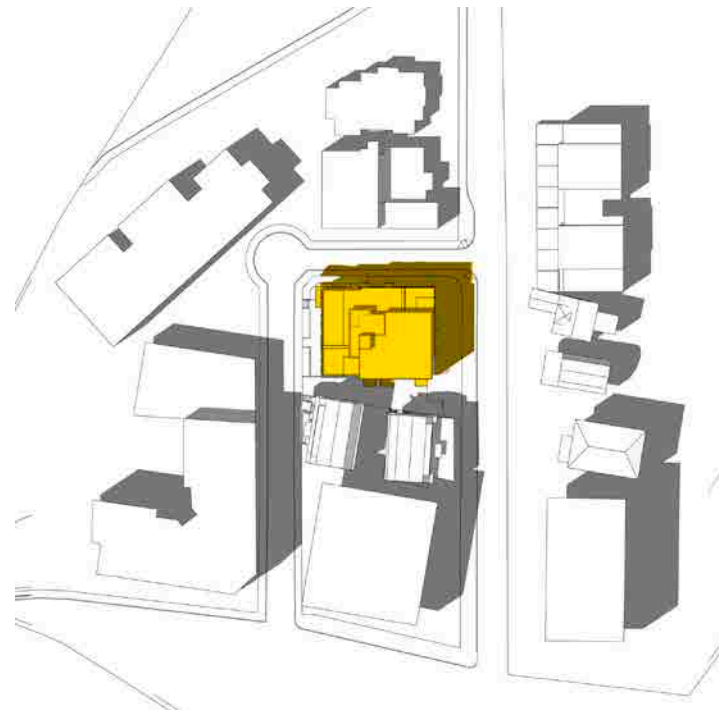
March 21st 2018, 4PM



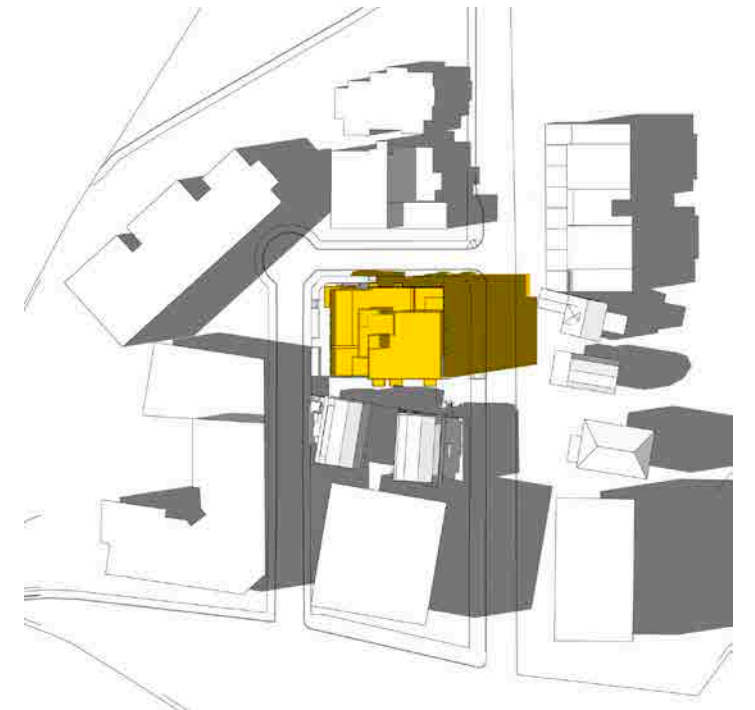
June 21st 2018, 10AM



June 21st 2018, 12PM

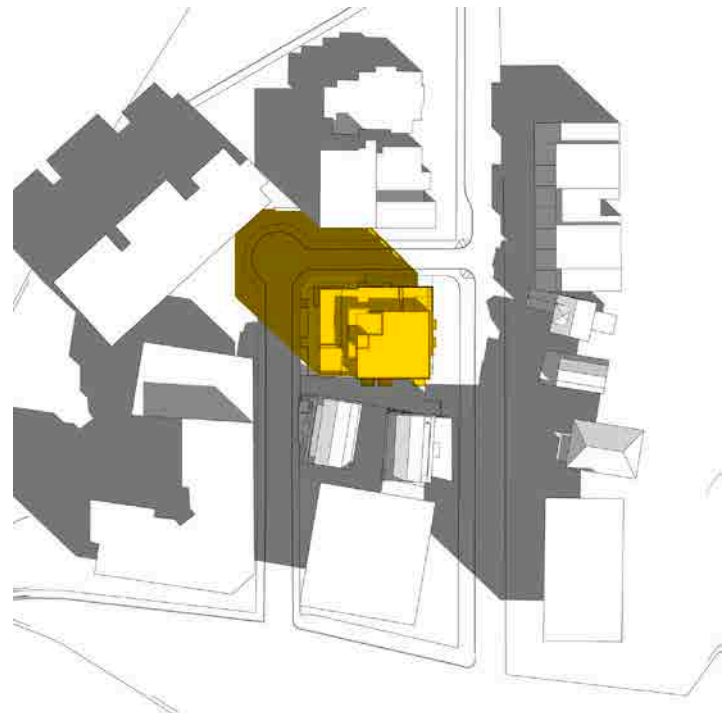


June 21st 2018, 2PM

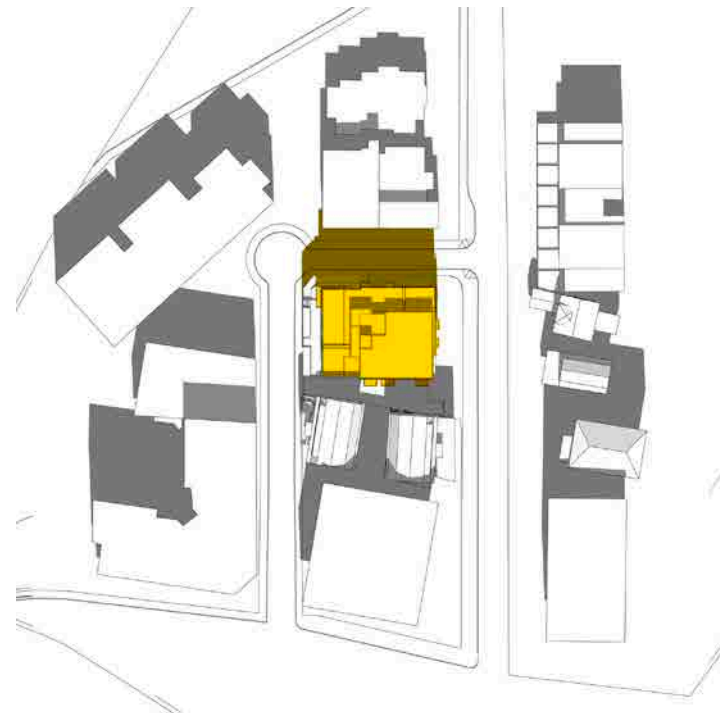


June 21st 2018, 4PM

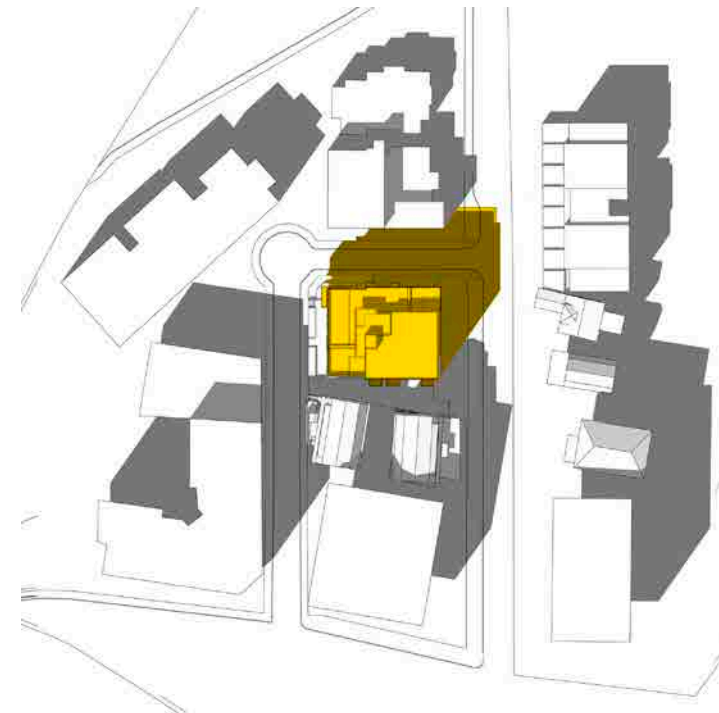
# SUPPLEMENTAL INFORMATION SHADOW ANALYSIS



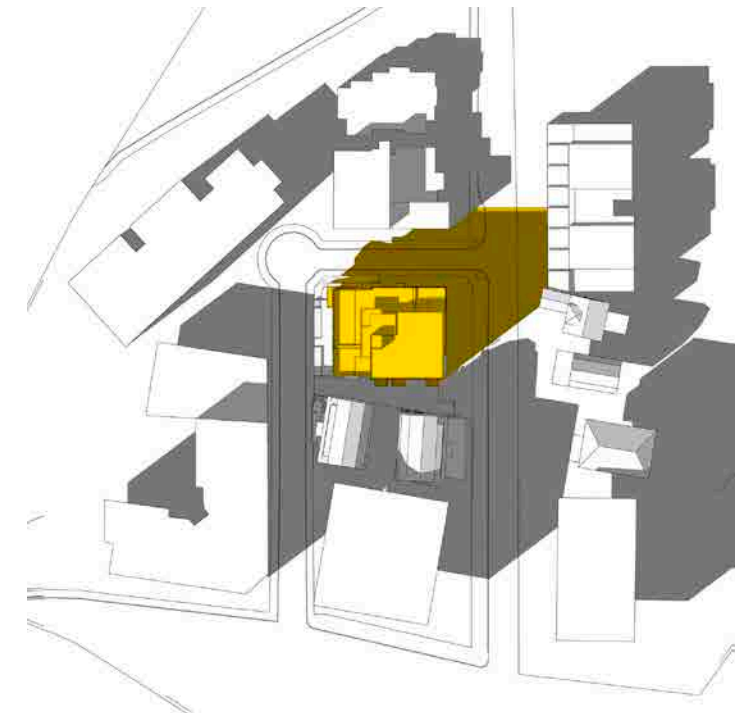
September 21st 2018, 10AM



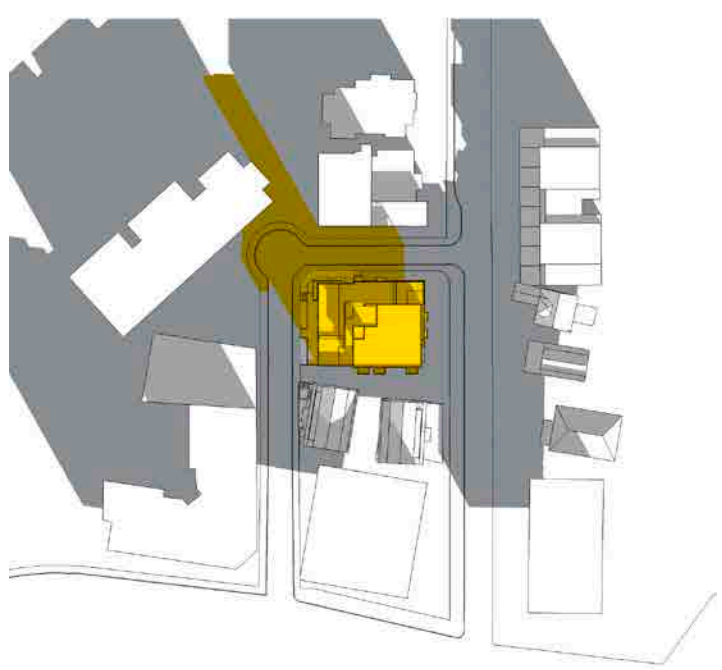
September 21st 2018, 12PM



September 21st 2018, 2PM



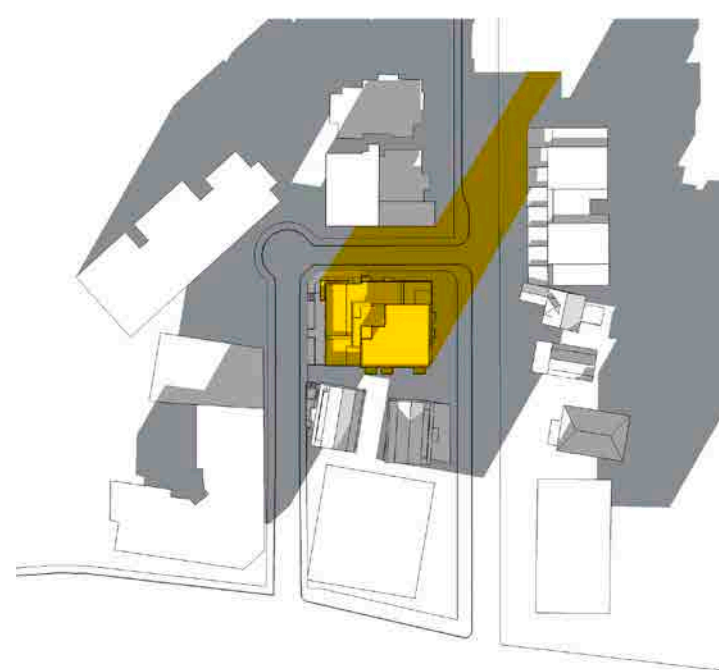
September 21st 2018, 4PM



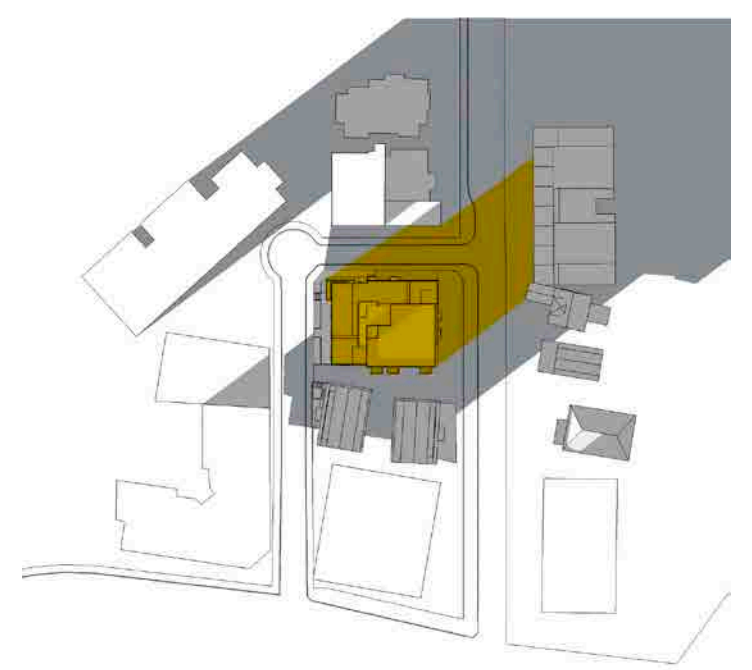
December 21st 2018, 10AM



December 21st 2018, 12PM



December 21st 2018, 2PM



December 21st 2018, 4PM