1722 Bellevue Ave.

Seattle, WA 98122 3037200-LU

Design Recommendation Meeting: February 23, 2022

Owner

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Juno 1700 Montgomery Street, #108 San Francisco, CA 94111

Architect Ennead Architects 1 World Trade Center, 40th Floor New York, NY 10007

Landscape Architect Board & Vellum 115 15th Avenue East, Suite 100 Seattle, WA 98112



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PROJECT INFO

ADDRESS:

PARCEL #'S:

ZONING:

OVERLAYS:

1722 Bellevue Avenue Seattle, WA 98122

SDCI PROJECT NUMBER: **# RESIDENTIAL UNITS: COMMERCIAL AREA:** SITE AREA:

SITE LEGAL DESCRIPTION:

3035772-EG / 005167-19PA 98 5,548 SF 15,346.45 SF

1722, 1718, 1710

Twelfth Ave Add Replat Plat Block: 9 Plat Lots: 5, 6, 7

> NC3-75 (M) Commercial/Mixed Use NC3

Capitol Hill Urban Center Village

TOTAL LOT AREA: 15,346.45 SF

TOTAL PARKING STALLS: O proposed (O required)

PROJECT TEAM:

OWNER

Juno 1700 Montgomery Street, #108 San Francisco, CA 94111

ARCHITECT

Ennead Architects 1 World Trade Center 40th Floor New York, NY 10007

LANDSCAPE ARCHITECT

Board & Vellum 115 15th Avenue East Suite 100 Seattle, WA 98112

DESCRIPTION

This proposal is for a 8-story building which includes ground floor retail and lobby, and 7-stories of a mix of studio, one-bedroom, and two-bedroom units. Level L2 has fewer units while Levels L3-L8 have a consistent quanitity of units per floor. The existing 1-story grocery store will be demolished but will be included as part of the new building along with additional retail oportunities along Bellevue Avenue.

DEVELOPMENT OBJECTIVES

Through best-in-class design and construction and an unparalleled living experience, this project proposes an 98-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.

DESIGN OBJECTIVES

Juno's objective is to rethink how housing is developed to inspire residents and help neighborhoods flourish. Residential unit and building design supports sustainability by using low-carbon materials, reducing construction waste and eliminating natural gas. The wellbeing of residents is front and center with increased access to natural light and air, organic and anti-microbial surfaces, and adaptive low energy lighting. Overall, the building and units are designed to inspire with design care and curation, without comprising comfort or quality, delivering modern livable spaces residents will be proud to call home.

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SITE CONTEXT LOCATION

The project site is located on the southwest edge of the Capitol HIII Urban Center Village, adjacent to the Pike/Pine Urban Village. Capitol Hill is one of the fastest growing neighborhoods of Seattle. It offers an outstanding variety of restaurants, shopping, living and working hubs that make it attractive for residents of all demographics.

The proposed project is located in the southwest portion of the Capitol Hill Urban Center Village. The property is located on the corner of East Olive Way and Bellevue Avenue in the Capitol Hill neighborhood. The site is a combination of 3 parcels that primarily front Bellevue Avenue. The property is adjacent to a 4-story residential building to the north and 3-story commercial building with 1-story retail along Bellevue Ave to the south. Transit is readily available with Lite Rail, Streetcar and Bus Routes nearby, providing easy access to downtown and beyond.

CAPITOL HILL URBAN CENTER VILLAGE

LINK LIGHT RAIL STATION

PUBLIC GREEN SPACE



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SITE CONTEXT ZONING PLAN

No

6

IC3-95

The site is zoned NC3P-75 and is located within the Capitol Hill neighborhood. The adjacent west, north, and south lots are in the same zones. Across the Crawford Lane alley to the east, the immediate lots fall within the MR multifamily zone. To the northwest across East Olive Way, there is also the MR zone. The downtown area is to the west on the opposite side of the I-5 Interstate.

The proposed project is located in the southwest portion of the Capitol Hill Urban Center Village. The site is situated at the intersection of Bellevue Avenue and East Olive Way. Transit is readily available with Lite Rail, Streetcar and Bus Routes nearby, providing easy access to downtown and beyond.





IR(M)



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NC3-75 (M)

NC3-

75 (M)

SITE CONTEXT ADJACENCIES & TRANSIT

The site is located at the corner of Bellevue Avenue and East Olive Way, both streets have 2-way traffic. East Olive Way is a retail artery and east pine street, one block to the south is also a substanital retail corridor. There are numerous bus stops within a 5-minute walk including routes 8, 10, 11, 43 and 49. Immediately adjacent to the project site are bus stops for routes 10 and 43, both route to downtown and 43 routes north to the University District.

To the east is the Capitol Hill Link Light Rail station and the Seattle Streetcar First Hill Line. Link Light Rail takes individuals north to University of Washington and south to Seattle-Tacoma International Airport. The streetcar begins in Capitol Hill and routes to pioneer square passing through Seattle Central College, Seattle University and the Chinatown/International District among other neighborhoods.

There are signed bike routes, one block west along Melrose Avenue and south along E Pine Street.





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SITE CONTEXT SCENIC VIEW CORRIDOR - EAST OLIVE WAY

East Olive Way which is adjacent to the project site is designated as a SEPA (State Environmental Policy Act) scenic route. As per SMC 25.05.675.P, images and view studies showing that the proposed development does not negatively impact public views of significant natural and human-made features including Mount Rainer, the Olympic and Cascade Mountains, the Downtown Skyline, and major bodies of water including Puget SOund, Lake Washington, Lake Union and the Ship Canal from East Olive Way.

A photo study was performed looking west from East Olive Way, towards the proposed building mass, which confirmed that the proposed development does not negatively impact public views from the scenic route that is defined by East Olive Way.









SITE CONTEXT REQUIRED SETBACKS

This graphic illustrates the allowable building envelope for the three parcels. They are zoned for NC3-75 with a maximum allowable height of 75'-O" above average grade with an additional 4' available when the project contains a commercial space with a minimum 13'-O" floor to floor height.

The adjacent buildings are setback at various depths. The adjacent property to the south includes street front retail; however, the buildings located south and north of the project site are substaintially setback from the street, limiting continuity of the street wall expression. This project will provide for a continuous retail presence to the site, which has a steep slope of approximately 24' east to west.



SITE CONTEXT EXISTING SITE PLAN

The site is located in the Capitol Hill neighborhood of Seattle primarily fronting Bellevue Avenue with a small frontage on East Olive Way. The site is made up of three parcels measuring approximately 50' x 100'. The northwest corner of the north parcel is angled parallel with East Olive Way and the all three parcels are slightly angled on the east side along Crawford Place (alley). The site has a steep slope from east to west of approximately 24'. The site currently has a one story commercial building and parking lot which will be demolished. The existing commercial building includes City Market grocery which will be included as part of the proposed building retail along Bellevue Avenue.

SITE ADDRESS:

1722 Bellevue avenue Seattle, WA 98122 Tax account no: 8725600595 Zoning: NC3-75 (M)

SETBACKS:

Sideyard: none | portions of street facing facade above 65' must be setback 8' avg depth

East (crawford place) setback: 2' dedication Portions of street facing facade above 65' must be setback 8' avg depth

West (bellevue avenue) setback : none at street Facing facade | portions of street facing Facade above 65' must be setback 8' avg depth

Nortwest (east olive way) setback: 1.5'

FLOOD ZONE:

This site appears on national flood insurance map, dated May 16, 1995, community panel No. 53033c0630f, and is situated in zone "X", area determined to be outside the 500-year floodplain.

HORIZONTAL DATUM: NAD 83/2011 (epoch 2010) SITE AREA: Approximately 15,546sf or 0.3526 Acres



SITE CONTEXT EXISTING CONDITIONS

- 1 Looking southwest across East Olive Way from site and ROW
- 2 Looking southeast across East Olive Way at northwest corner of site
- 3 Looking northeast across Bellevue Avenue at soutwest corner of site
- 4 Soutwest corner of site retaining wall at south edge of property line
- **5** Looking west from Crawford Place, down grade towards existing parking lot and property across Bellevue Avenue
- 6 Looking north up Crawford Place from southeast corner of site
- C Looking east from Crawford Place down sloped grade between existing grocery and adjacent north building
- 8 Looking east at stair along north edge of property line
- 9 Looking east at existing parking lot, south retaining wall, and steep grade up to Crawford Place













SITE ANALYSIS EXISTING SITE









SITE CONTEXT SITE & ACCESS ANALYSIS

OPPORTUNITIES:

Daylight & Views

The site has excellent views to the Downtown area to the west due to its elevational position, and to the intersection at East Olive Way to the north. The west facade presents additional views of the neighborhood. A proposed roof terrace provides additional unobstructed elevated views west towards significant natural and human-made features.

Transit Connectivity

The site is situated between E Olive Way and Pine St, which both have major bus routes. A ten minute walk east is the Capitol Hill Link Light Rail Station along E Olive Way and to the Seattle Streetcar First Hill Line at Broadway and E Howell St.

Bike Path Connectivity

The site is two blocks north from the Pine St corridor, which is a signed bike path that leads to the Downtown neighborhood to the west. Broadway to the east is a protected bike path.

CONSTRAINTS:

Adjacency to Multi Residential Zoning

The transition to multi-family residential MR zone at the east property line will obstruct rear yard views from the existing buildings on Crawford Place towards the east. The project will also cast shadows over these properties in the afternoon. Articulation of the south facade elements will need to be considered to maximize access to light and air along Crawford Place.



SITE CONTEXT SITE & ACCESS ANALYSIS

Combining the site's unique conditions at the prominent corner of East Olive Way/Bellevue Avenue, the building footprint molds to the existing adjacent green space and footprints of neighboring buildings, in order to emphasize views to the downtown area down East Olive Way and provide a more generous public space at the corner - a welcoming point into the neighborhood of Capitol Hill.



Primary views from site

- Views west towards downtown Seattle
- Views North towards Bellevue & East Olive intersection
- Views south towards existing opening spaces

Emphasis of adjacent green space

- Extension of existing open/green spaces inform the proposed building site layout
- Maximazing building footprint secondary to context

Pulling in pedestrian circulation into site

- Focus proposed building footprint to react to existing foot traffic along Bellevue and at north intersection

Figure/Ground study of site context

- Proposed building layout extends existing urban fabric to stitch together exisiting buildings at north and south



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PRIORITIES & BOARD RECOMMENDATION RESPONSES

Record Number: 3037219-EG Project Address: 1722 Bellevue Avenue Issuance: Design Review Packet - DRAFT Date: 19 November 2021

PRIORITIES & BOARD RECOMMENDATIONS

DESIGN TEAM RESPONSES

Massing Options & Response to Context	
The Board discussed the prominence and visibility of the site at the intersection as well as the cultural history of the area and the architectural context. (CS2-A Location in the City and Neighborhood, CS3-A Emphasizing Positive Neighborhood Attributes, CS2-3 Historical and Cultural References).	CS2-A: The history of the project site includes a neighborhood staple in the City Market. The City Market will be again located within this project with enhanced street frontage (+30' of frontage) and a dedicated entry oriented within the most western massing of the building along Bellevue Avenue. Refer to pages 28, 31, 36, and 47. CS3-A: The architectural character of the neighborhood is highly varied with older and more contemporary buildings. The proposed building uses form and detailing to breakdown the overall mass of the building and facade. The layout of the building mass directly responds to the adjacent buildings to the North (set-back) and South of the project site (tight to Bellevue Avenue) to mediate the this formal discrepancy in the neighborhood while also directly responding to the intersection of Bellevue Avenue and East Olive Way even though the project site is primarily a mid-block site. Refer to pages 14, 27, 30, 47, 55 and 59. CS3-3: As noted above, the venerable City Market will be (re)located in the project preserving a neighborhood stable. Additionally, proposals from local artists will be solicited to enhance the north courtyard to tell the rich artistic story of Capitol Hill. Refer to pages 49 and 47.
After reviewing the massing options, the Board agreed that the applicant's preferred massing option, Option C, best responds to the context and prominent northwest corner and supported further development of this option. (CS2-A Location in the City and Neighborhood, CS3-A Emphasizing Positive Neighborhood Attributes, DC2-A Massing).	 CS2-A: Option C massing has been further developed to provide for a greater presence on Bellevue (primary street), direct response to the intersection of Bellevue Ave and East Olive Way at the Podium Level, increased area for the north courtyard and slightly reduced floor-to-floor and overall building height. The mass of the building retains the original presence while altering the design at the podium level to further open to the neighborhood. Refer to pages 30, 31, 39 and 36. CS3-A: The proposed design emphasizes contemporary design with the evolving portion of Capitol Hill. The building form expresses specific mass to all four sides of the project site, provides for a new type of active public space and uses depth and material on the facade to establish a more expressive style. Refer to pages 30, 31, 59 and 60. DC2-A: The mass of the project is responsive to each of the four sides of the project site to acknowledge the intersection of Bellevue Ave and East Olive Way, enhance the architectural character of Crawford Place and take advantage of the adjacent open site area of the south. The project uses deep reveals to break down the overall mass of the and provides for responsive deeper recesses at the podium level to provide for a more generous off street courtyard and enhance the City Market entry. Refer to pages 30, 34 and 68.
The Board strongly supported the additional 8' setback provided along Bellevue Ave. (CS2-B Adjacent Sites, Streets and Open Spaces).	The design development which added greater unit types, resulted in the overall building mass shifting west towards the 8' setback. The primary façade of the building is it 8'-9" from the west property line, while portions of the podium level and façade trim are 7'-4" from the west property line. Additionally, due to the unusual street grid at the intersection of Bellevue Ave and East Olive Way, the north facade at the podium level has been angled south to north to provide for a direct massing response to the intersection. Refer to pages 30, 31 and 33.







Massing Options & Response to Context

The Board identified the existing Victorian home to the south which remains at the original street grade. The Board expressed concern about the proximity of the south facade of the massing in relationship to this neighbor and provided guidance to develop the south edge to minimize impacts to the adjacent structure. At the Recommendation phase, the applicant should provide drawings which clearly illustrate the relationship between the proposal and the structure to the south. (CS2-D-5 Respect for Adjacent Sites, DC2-A Massing). The existing Victorian building located to the south of the project site was originally set +18' above the street grade and later a single floor retail addition was added in 1999 by S.M. Stemper Architects.

CS2-D-5: The podium level datum is similar to the street level retail portion of the existing building and the projection trim layout of the proposed building responds to mass and detailing of the existing building. The layout of the proposed building is set back more than 20' for much of the north facade of the existing building. The north side yard of the existing building is wholly used for vertical circulation (east to west), the proposed building massing creates an pedestrian alley space (+7' wide) similar to several of the building located to the east along Summit Ave. Refer to pages 36, 48 and 66.

DC2-A: The overall massing of the proposed building uses deep reveals and architectural elements to reduce the overall perception of the mass. The deep reveals break the massing into four smaller masses, each responding to each side of the project site. The massing is generally laid out to mediate the pedestrian level by formally stitching together the adjacent properties to the north and south. The south west portion of the proposed building is slightly set back but consistent with orientation against Bellevue Avenue while the northwest is setback from Bellevue Avenue similar to the adjacent existing building. Secondary architectural projection trim elements are used to break-down the overall mass above the podium level into facade areas with a maximum scale of approximately 18'x18'. The projection trims areas are also varied, providing for a more expressive visual experience for the street. Refer to pages 14, 49 and 52.



Ground Level & Open Space

Massing Option C locates the residential entrance and lobby at the north corner of the site and retail uses at the south. The Board discussed whether these uses were appropriately located to best activate the public realm and open space and respond to the context of the site. The Board requested further study and analysis of the arrangement of ground floor uses in relationship to the open space and activation of the public realm at the Recommendation phase. The resulting design should be based on strong justification from the Design Guidelines. (DC1-A Arrangement of Uses, CS1-3-a Step Facades, PL3-1-a Commercial Entries, PL3-4 Retail Edges, PL3-1 Entries, PL3-1-a Commercial Areas).

At the Recommendation phase the Board would like to better understand the programmatic needs of City Market and how the proposal addresses those needs. (DC1-A Arrangement of Uses, PL3-4 Retail Edges. The residential, retail and City Market locations and entries have been further considered and developed. The general location of these elements has been generally maintained for numerous reasons including expression at the street front, enhancement of the north courtyard, overall interior building circulation, egress exiting and spatial/programming requirements.

DC1-A: The residential/retail program has been altered to respond to the intersection of Bellevue Avenue and East Olive Way by altering the orientation of the face and further opening the north courtyard space providing for further visibility from the intersection. The residential/ retail space to the north, maximizes the direct connection and active use of the north courtyard. The exterior north courtyard is set back from the street to reduce noise impacts but directly connected to the interior spaces to enhance use of the space. Both the interior and exterior spaces allow for flexibility of uses, both small and intimate but also reasonably sized larger gatherings. Additionally, the residential lobby/ small retail occupy a continuous space more similar to hospitality programming to allow for use by both the general public and the building's residential occupants. Refer to pages 30, 31, 55, 59, 49 and 68.

The City Market Entry has be pulled forward closer to Bellevue Avenue and expressed as a single larger recess in the facade. The dedicated entry has been enlarged and enhanced with a single canopy to call further attention to the entry of the store. Between each of the primary entry points (north - residential and west - City Market), signage will be located along with vertical landscape to orient the public to each of the building programs. The location of the signage is placed to be visible from the adjacent intersection for vehicular traffic but also to identify and eliminate potential confusion of what each entry is programmed for. Refer to pages 28, 30, 31, 55, 59 and 68.

CS1-3-a: The overall podium level datum is similar to the existing retail located to the south of the project site. The adjacent street grade has been carefully considered, whereby each of the primary entries is matching the existing topography while still providing for necessary and required accessibility. There is a +/-3" elevation difference between the north and west entries that is due to the adjacent topography. The entry elevations and associated finish floor elevations have been coordinated with the project Civil Engineer. Refer to pages 28, 30 and 36. **PL3-1-a:** This project is confirmed to have a single large tenant, City Market. Additionally, a smaller hospitality style tenant will be integrated in to the residential lobby. The facade design along Bellevue Avenue could be altered in the future to accommodate multiple smaller tenants by added additional entries along with match canopies and integrating similar signage at the southwest solid facade but this is no required for this project at this time. Refer to pages 55-57.

PL3-C: The facade at City Market and the smaller retail space to the north are both clad primarily with glazing allowing for a porous edge, encouraging pedestrians to visually interact with the retail spaces. Multiple side-by-side full glass entry doors have been provided at each of the retail areas to provide for maximum visibility, however City Market has request limited entry locations for security reasons. The north courtyard space allows for the potential for a variety of potential activates given its scale. The space immediately in front of City Market has been designed for limited activities at the request of the tenant, since there is no expectation of supporting outdoor dining. Sidewalk seating has been provided however to allow for temporary pedestrian waiting. Refer to pages 28, 30, 36 and 68.

The development and architecture teams have worked extensively with City Market to ensure that the building is designed with the tenant's intent to operate his longstanding business. The tenant will continue to progress the tenant fit out design with Board and Vellum, an important member of our project team who will work to integrate the design. The future tenant is a longtime merchant in Capitol Hill. There will be no exterior seating to service the grocery store according to the express desires of the tenant. The tenant wishes for the entry to be designed as documented in this submission. The tenant can be available to further discuss his design intent and programmatic requirements as needed. Refer to pages 28 and 55-57.



Ground Level & Open Space

The Board debated the appropriate location of open space in relationship to the adjacent sites and ultimately agreed that Option C appropriately locates open space. The Board is open to a greater buffer between the proposal and the neighbor to thesouth provided it does not compromise the treatment of the north façade. (CS2-B-2 Character of Open Space, DC3-B Open Space Uses and Activities).	The open space located at the north of the project has been enlarged to provide for a greater feeling of openness. Additionally, the previously proposed canopy has been eliminated and replace by a generous open building overhang to allow for a much larger view to the sky. CS2-B-2: The north courtyard has been enlarged and the connection to the street has been made substantially wider. Access to the courtyard area has been doubled by altering the podium facade orientation and providing for a large covered area below the building mass above. This allowed for the elimination of the previously proposed canopy, further opening the space for views above. Refer to pages 31, 47, 60 and 68. DC3-1-a: The north courtyard provides a large multi-use open space that can easily be viewed, used and enjoyed from the adjacent sidewalk. There is a landscape buffer at the side walk to reduce street noise within the courtyard space and the retail immediately adjacent to the courtyard space encourages the broader community to interact with the space. The actual uses in this space can range from individual tasks and to small group activities all the way to larger scheduled events. Permanent and movable seating, landscape, art and space will provide for a highly interesting space. Refer to pages 31, 47, 60 and 68.
The Board prioritized bicycle access and provided guidance to design the proposal to allow ease of access for bicyclists. (PL4-2 Planning Ahead for Bicyclists)	Bicycle access has been further developed to allow to more direct access to the interior bike storage area.PL 4-2: Bicycle parking is provided as high security dedicated interior parking for the building tenants and temporary bicycle racks adjacent to the sidewalk. The interior bicycle parking is accessible from both Bellevue Avenue and Crawford Place. Please refer to page 58 for additional clarity of the circulation pathways.
The Board strongly supported moving the transformer off the street façade as described by the applicant. (DC1-A Arrangement of Interior Uses).	The SCL transformer will be located within the building at the northeast corner of the project site. DC1-A: Utility entries have been located and/or designed to limit visibility. The SCL Transformer entry located at the end of the courtyard will be clad with material matching the adjacent facade. A required SCL alarm and/or signage will be located so that it is obscured by the adjacent landscaping. Please note that clear direct access to this space through the courtyard has been considered should replacement of the equipment be necessary but the occurrence of this is anticipated possible once every 10-20 years. Refer to pages 31, 36, 47 and 60.







3 1/2"

220' - 3 1/2"

PRIORITIES & BOARD RECOMMENDATION RESPONSES

Ground Level & Open Space

The Board provided guidance to explore outdoor seating	Outdoor seating along Bellevue Avenue was discussed directly with the City Market personnel. The tenant expressed that exterior seating is
opportunities along Bellevue Ave. (DC3-B Open Space Uses and	not desired as they will be unable to provide maintenance nor security of any potential seating nor does there programming support this type
Activities, DC1-A Arrangement of Interior Uses).	of activity. Refer to pages 60 and 68.
The Board encouraged using the landscape design as an opportunity to reveal the mass timber construction and focus on bringing warmth to the street level and north-facing open space. (DC4-D Trees, Landscape and Hardscape Materials)	The north courtyard space will include timber fixed seating at the perimeter. The design team will continue to consider the use of mass timber within the landscape design to provide public expression of the building construction. As noted in the previous meeting, unfortunately the building code does not allow combustible materials to be specified for the exterior components of the building. DC4-D: The landscape design proposes a variety of hearty plant materials that will do well at the locations denoted and the mature size of the plants and maintenance has been carefully considered as part of the plant material selections. Several different paving materials, both on the project site and within the ROW have been proposed to provide for interesting patterns to enliven public areas. The landscape design includes multiple plant scales to define differing spaces. In particular mid-sized trees are located at the entry of the north courtyrad to enhance to the entry experience from the sidewalk into the space. Additionally, vine species are proposed for the facade at several locations to enhance the pedestrian experience from the sidewalk and provide for an interesting visual experience in and around the building signage. Refer to pages 47, 59 and 68 - 71.





PRIORITIES & BOARD RECOMMENDATION RESPONSES

Architectural Concept and Façade Composition

The Board stated that the overall design detailing and materials should be appropriate for the prominent site. (CS2-A Location in the Oity and Neighborhood, CS3-A Emphasizing Positive Neighborhood Attributes, DC2-B Architectural and Façade Composition, DC2-C Secondary Architectural Features, DC2-D Scale and Texture).	The design and detail of the proposed design is appropriate for this prominent project site. CS2-A: The massing of the proposed building provides for a presence and the use of larger scale reveals allows for an the overall mass to broken down resulting in the appearance of a collection of masses that respond to each of the four sides of the project site. This project provide for a enhance neighborhood entry, replacing the large City Market signage without losing this important neighborhood presence. Refer to pages 30 and 61. CS3-A: Located in an evolving part of Capitol Hill, the proposed building provides a natural character with the use of weather steel as a primary material. The building design also establishes an updated context for future developments through the use of materials, architectural composition and interesting formal design, including a large off street courtyard area positioned at the adjacent intersection of Bellevue Avenue and East Olive Way. Refer to pages 31, 60 and 60. DQ2-B: The facade composition is considered on all four side of the project site. The podium level is designed as a base with larger continuous openings and reveals while the upper portion is composed with projection trim elements, proportioned to reduce the perception of the overall mass of the facades. Blank walls along the podium level are integrated with vertical landscaping to limit any larger expanses of blank walls. Refer to pages 31, 30, 44, 59, 64 and 69. DD2-O: Secondary architectural elements including projection trims, retail canopy, and large depth reveals add visual depth and interest to the building facades. The use of vertical landscaping, isgnage, low landscape retaining walls and site furnishings oreate interest for pedestrians. The north courtyard and confirmed City Market tenant encourage active street life along Bellevue Avenue and further into the project site. Refer to pages 31, 30, 44, 55, 56, 64 and 69. DO2-D: Scale and texture are incorporated into the building facade des
The Board agreed that legible façade depth is needed to break down the massing and supported the framing elements proposed. (DC2-B Architectural and Façade Composition, DC2-C Secondary Architectural Features, DC2-D Scale and Texture)	The proposed projection trims provide for façade depth, breaking down the overall building mass. DC2-B: All facades have been designed to provide varied compositions, reveals and/or corrugated texture to provide for attractive and well proportioned facades. Refer to page 43. DC2-C: The projection trims located on the residential portions of the building provide for 15.75" to 20" of depth depending on the associated vertical surface finish. A canopy is proposed at the City Market entry to enhance and distinguish the grocery entry. Continuous glazing is provided at all of the retail programming within the building allowing pedestrians casual visual access into the commercial spaces. Refer to page 49. DC2-D: The podium level of the facade provides for datums that retain human scale and separate the commercial program massing from the residential programming above. There is a low concrete retaining wall at the south end of the project to address necessary accessible paying slopes. Vertical landscaping is proposed at several location and is to be integrated with signage; this will provide for a soft facade texture and facade interest where glazing is not located. Refer to pages 31, 30, 36, 44, 59 and 63.





Architectural Concept and Façade Composition

The Board provided guidance to allow the mass timber structural system to be legible on the exterior of the structure. The Board strongly supported incorporating wood as much as possible on the façade. Other methods could include maximizing visibility from the exterior to wood elements on the interior. (DC2-E Form and Function, DC4-A Building Materials, DC4-1 Exterior Finish Materials)	As stated in the previous meeting, unfortunately the building code does not allow for combustible materials to be specified for the exterior façade of the building and therefore mass timber or other wood (combustible) products may not be incorporated into the facade. Each of the dwelling units has Mass Timber exposed to view within the unit at the structural columns and ceiling. To the extent that occupants decide to leave their shades open, these mass timber elements would be visually accessible from the street. Refer to pages 30 and 69. DC2-E: The composition of the building is balanced to ease legibility. The podium level includes larger scale tectonics and horizontal recesses with extensive glazing (commercial and residential entry) while the upper level is a collection of smaller scale and variable components (residential). Flexibility where feasible given the requirements of the City Market tenant has been considered; however given the slope across the project site, there is limited feasibility to meet the programmatic needs of the tenant (large flat floor space) and also provide for facade without retaining stem walls. Refer to page 52. DC4-A: The proposed design incorporates heavier gauge weathering steel which will patina over time resulting in an attractive variable texture and pattern. Black anodized storefront window system with clear performance glazing and continuous color matched metal louver system above the glazing is proposed between the solid wall surfaces. Additionally, vertical landscaping and signage are proposed for much of the solid wall surfaces at the podium level. Refer to pages 44 and 60 - 64. DC4-1: The proposed facade materials are high-quality and provide for permanence. The primary facade material, weathering steel, will change texture and color over time through environmental patina, providing for an attractive natural feel while the balance of proposed materials will have high quality factory coated finishes. Of note, the majority of the facade will be fabricated and prep
The Board was intrigued by the vertical landscaping illustrated on the portfolio example on pg. 84 of the EDG packet and strongly encouraged the applicant to integrate vertical landscaping on the proposal. (DC2-B Architectural and Façade Composition, DC4-D-1 Choice of Plant Materials).	The proposed building design has been further developed to provide for vertical landscaping where reasonable for maintenance and positive public interface. DC2-B: Vertical landscaping has been incorporated at the podium level to reduce blank walls and provide for an attractive composition. The feasibility of vertical landscape higher on the facade was investigated but due to challenges with proper maintenance, ground planted vines are proposed. Refer to pages 44 and 58 - 64. DC4-D-1: The plant material selection for the vine elements are intended for limited maintenance (i.e. periodic pruning), quick growth and continuity along the identified surfaces. Boston Ivy is also under consideration in addition to the selection denoted in the MUP Set. Refer to pages 68 - 71.
Option C includes large areas of highly visible blank walls. The Board identified the treatment of these blank walls as highly important and recommended textural, finely detailed materials and treatment. (DC2-B Architectural and Façade Composition, DC2-D Scale and Texture)	The references walls surfaces are detailed with a rigorous composition of fine texture corrugated panels, smooth trim panels, joints and reveals to provide for visual interest and variability throughout the day with shadow development due to the sun impact on the facade. DC2-B: The collection of and composition of weathering steel materials with differing textures (smooth and corrugated) provides for a visually interesting facade. Overtime the selected material will patina, providing another level of color and textural variability across the entire surface. Refer to page 60 - 61. DC2-D: The base condition at the reference location is proposed to include vertical landscaping resulting is a soft human scaled texture adjacent to pedestrians. Above the landscaping, the composition of smooth and corrugated panels will patina overtime providing a variable color and texture across the facade surface. Refer to page 60 - 61.







PRIORITIES & BOARD RECOMMENDATION RESPONSES

Architectural Concept and Façade Composition

The Board generally supported the conceptual material palette indicated on pg. 79. of the EDG packet and recommended the incorporation other materials such as wood and brick. (DC4-A Building Materials, DC4-1 Exterior Finish Materials)	The intent of the proposed material pallet is maintain limited material types in favor of using the simple natural materials in differing textures and forms. The limited material pallet allows for higher material yield and reduction waste. DC4-A: All proposed materials are durable, easily maintainable and attractive when viewed up close. The weathering steel has the added value of patina over time resulting in a variable color and surface texture. The corrugated weather steel provides for a consistent texture while the smooth weathering steel is formed into a variety of consistent trim shapes and also used for smooth surfaces at the podium level. Many of the materials are fabricated and composed in offsite facilities and delivered to the job site for final installation resulting in a higher quality construction. The Seattle environment will enhance the patina quality of the weather steel which the other coated metal materials are fabricated with weather resistant finishes. Refer to pages 51, 53. DC4-1: The primary material selection, weathering steel, provides for a high visual quality that patina to a rich color and texture over time which pairs well with the rich artistic history of Capital Hill. Additionally, the weather steel is a natural, "of the earth" material, different but similar to the historic tradition of materials such as brick or terracotta. Refer to pages 51, 53.
The Board supported the large windows indicated in the massing views and encouraged the study of including balconies of any type to support further openness and façade depth. (PL2-B-1 Eyes on the Street, DC2-C Secondary Architectural Features)	The study of balconies has been performed during the development of the Juno system. Unfortunately, since the building code does not allow combustible materials on the façade of the building, it has been determined that the weather detailing and fire safing of extending the mass timber slabs as balconies is not readily viable. Although we agree that balconies would be a valuable addition, the limitations determined by building code and detailing complexities are too great. Refer to pages 68 - 71. PL2-B-1 : Fortunately, larger scaled floor to ceiling windows in each of the dwelling units, as compared to a similar building, allows for lines of sight for natural surveillance with or with balconies. Refer to pages 30, 39 - 48. DC2-C: Visual depth and interest is achieved with the projection trim elements deployed across the glazed facades. The trim elements are composed differently on each of the facades further enhancing the visual depth. Refer to pages 35 - 47.
The Board provided guidance to minimize the presence of venting on the façade and integrate it within the overall composition. (DC2-B Architectural and Façade Composition)	The selection of the HVAC system is ongoing and undergoing design development. We strongly agree that minimizing the presence of venting elements on the façade is ideal. DC2-B : Where required, either due to code of equipment requirements, HVAC FAIs or Exhaust grills or louvers will be integrated into the overall facade composition. Refer to page 49.
The Board noted the opportunity for placemaking elements at the street and encouraged the integration of art. (CS3-2 Placemaking, CS4-4 Historical and Cultural References, DC2-2 Integrating Art)	The owner/developer plan to solicit proposals from local artists to integrate mural artwork or similar onto the large expressive retaining wall on the north side of the north courtyard. The actual extent and coordination/integration with lighting, landscape, seating, etc. is to be determined. Refer to page 39.









PRIORITIES & BOARD RECOMMENDATION RESPONSES

Crawford Place

The Board noted the current condition of Crawford Place and the importance	The proposed design provide for equal design intent as the other facades of the building in contrast to the existing conditions where the majority of the adjacent buildings treat the Crawford Place façade as the back of the building and do not provide equal detail and/or materials as the front facades, this is true for both older buildings as well as for buildings more recently constructed.
of a high quality treatment and activation of this frontage to be a catalyst for	DC2-B: Equal design effort and materiality has been provided to the Crawford Place facade as too the other building elevations. Blank walls have been limited where feasible, however, all service entries for vehicle, trash service and SCL pulling Vault were requested to be located off of Crawford Place by the applicable Seattle Agencies as part of Early Design Guidance meetings which results in larger expanses of blank facade. Landscape is proposed to reduce the visual impact of the unavoidable blank facade. Please note, the existing conditions of adjacent buildings along Crawford Place is a mix of open vehicle garage spaces, blank walls, and trash container storage. Refer to pages 38, 61, 63 and 68.
positive change. (DC2-B Architectural and Façade Composition, PL2-B-1 Eyes	PL2-B-1: Exterior lighting with sufficient intensity and low to no glare/light pollution to the adjacent properties is proposed, as well as security cameras to enhance safety along Crawford Place. Refer to pages 61 and 73.
on the Street, DC1-A Arrangement of Uses).	DC1-A: The Crawford Place facade includes a variety of uses resulting in a more architectural active facade. There is a Secondary tenant entry located at the middle of the facade, primary for the entry of bicycle storage that is intended to provide for activation and encouraging natural surveillance. Refer to pages 38, 61, 63 and 68.
The Board supported the location of services uses on the interior of the building.	Design development of the proposed building has not substantial altered the initial interior planning.
(DC1-A Arrangement of Uses).	DC1-A: Doors for services spaces with access direct to the exterior of the building have been designed to either be obscured from direct line of sight or will receive finish materials that match the adjacent facade materials to limit the visual impact of the required access doors. Refer to pages 31, 36, 55 and 60. The roll-up doors providing access to the Loading Area and the Trash Room will be solid without glazing to reduce visibility into the spaces from adjacent buildings and as directed by SCL due to adjacent underground electrical equipment. Refer to pages 38, 61 and 63.
The Board appreciated that the façade composition and detailing from the other facades was continued on the Crawford Place frontage. (DC2-B Architectural and Façade Composition)	The proposed design provides for similar façade composition and detailing along Crawford Place as the other building facades. The depth of the trim projections is under further review and may be reduced if deemed necessary. DC2-B: Glazing similar to units above is provided at the three units that face Crawford Place which reduces the area of blank walls. It was agreed during discussions with the city agencies, that all trash and vehicular access was to be provided on Crawford Place, therefore a percentage of the facade is composed of larger roll up doors and the SCL Service Entry. The roll-up doors will be solid without glazing as directed by SCL due to adjacent underground electrical equipment. Landscaping is proposed to soften the appearance for the Crawford Place facade. Refer to pages 38, 61 and 63.







PRIORITIES & BOARD RECOMMENDATION RESPONSES

Crawford Place

The Board supported providing "eyes on the street" but noted that the extent of glazing indicated on the Bellevue Ave façade may not be appropriate or needed on the east façade. The Board requested a privacy study be provided at the Recommendation phase illustrating any potential impacts to the neighboring structure across Crawford Place to the east. (CS2-D-5 Respect for Adjacent Sites, PL2-B-1 Eyes on the Street)	As requested, a privacy study has been completed, please refer to pages 64 - 66 of the Design Review Packet. CS2-D-5: There does not appear to be any substantial privacy issues based upon the privacy study. All of the dwelling units in the proposed building include permanent roll down window shading devices for individual tenant privacy.	
The Board supported the landscaping proposed along the Orawford Place façade to soften the appearance and enhance the pedestrian experience. (DC4-D Trees, Landscape and Hardscape Materials)	Landscaping is proposed along Crawford Place, please refer to pages 61, 63, and 68 for additional clarification of the proposed landscaping. DC4-D: There is limited space available for plantings along Crawford Place however, where space is available plantings are planned. There a two trees proposed for the southeast side of the project site to provide an enhanced environment at the south facade and to provide visual privacy at the lower units. There is also vertical landscaping proposed for the secondary tenant entry located between the service doors, intended to be similar as the plantings and signage proposed along Bellevue Avenue. Plant materials were selected to ensure survival and limited maintenance requirements. Of note, this will be the only manicured and maintained landscaping along Crawford Place.	
At the Recommendation phase the Board would like to review additional drawings and views of the Crawford Place façade to understand how it is experienced from all different angles. (DC2-A Massing, DC2-B Architectural and Façade Composition)	Additional views of the Crawford Place façade have been provided in the Design Review packet as requested. As a reminder, Crawford Place is experienced as an Alley Way and the surrounding buildings do not preference this street nor provide similar design and detailing as compared to Summit Avenue (adjacent properties front yard). The proposed design provides detailing on Crawford Place similar with the detailing on Bellevue Avenue. Refer to pages 61, 63 and 68. Please note that the design of the proposed building is a system based design with numerous offsite fabricated components, employed to enhance fabrication quality, decrease construction disruption to the neighborhood and provide for a higher quality design and user experience than similar buildings.	

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CONCEPT DEVELOPMENT

CONSTRUCTION TYPE CHANGES



LEVEL 1





TYPE IV-B CONSTRUCTION

- 102 units: (89) studios (13) 1-bedrooms
- 83,405 GSF
- Setback storefront along Bellevue
 Avenue
- Residential entry perpendicular to Bellevue Avenue
- Inefficient core and bicycle circulation
- Insufficient MER area
- Building height = 86' 2"







TYPE III-A CONSTRUCTION

• 98 units:

(58) studios

- (21) deep 1-bedrooms
- (13) 1-bedrooms
- (5) 2-bedrooms

83,984 GSF

Storefront along Bellevue Avenue shifted west due to elimination of deep colonnade.

Adjustment of Bellevue Avenue massing provides better geometric step back and the stitches together the urban edge between the existing builldings located north and south of the site.

City Market entry shifted south with the addition of a dedicated canopy to enhance the quality of the sotre entry.

- Large expanse of vertical landscape located between the north and west retail entries, providing for a soft visual experience and also allowing for an integrated solution for the building and tenant signage.
- Residential entry set at angle to face East Olive Way and provide for a larger entry off of Bellevue Avenue.
- Extension of North Courtyard below the building provides for enhanced entry, unobstructed views to the sky and increased flexibility of potential uses.
- Larger entry into the north courtyard better responds to the existing intersection formally and spatially.
- Bicycle circulation to storage on Level 2 streamlined
- Unit mix enhanced to provide for more varied housing options
- Building height reduced to 83' 13/4"

CONCEPT DEVELOPMENT

BELLEVUE AVENUE STREETFRONT



PARTIAL BELLEVUE AVENUE ELEVATION

UPDATED DESIGN HIGHLIGHTS

As per the recommendations for the Design Review Board many design changes have been implimented into the building design, particularly along Bellevue Avenue and East Olive Way. Below are highlights of some of the design changes, please see further in this packet for additional clarification and visualization of the implimented changes.

- 1. North residential entry pulled back at angle to provide more generous public space at Bellevue Avenue/East Olive Way right-of-way
- 2. North residential entry pulled back to allow for geneous overhang at residential entry, free standing canop eliminated
- 3. SCL entry doors at rear of North Courtyard to be materiality that matches adjacent facade material, flat sheet corten steel
- 4. The Transparency Percentage is slighly less than required (51% of 60% provided, refer to Departure Matrix, Item 2 on page 75) to allow for an extensive Green Wall as previously recommended by the Design Review Board. Generally where glazing is not continuous along Bellevue Avenue, Green Wall is being proposed to soften the areas of non-glazed walls and provide for a formal/material seperation between the primary ground floor uses.
- 5. Tenant Entry increased in scale and a Canopy has been added overhead
- 6. Louvers added to facade to coordinate with mechanical requirements and provide for distinct datum above windows. B.O. Louver approximately 11'-O" above adjacent grade. The project team is continuing to develop the technical requirements with the Mechanical Engineer to further increase the height of glazing and reduce the height of louvers.



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PROJECT RENDERING





DESIGN RECOMMENDATION | SDCI #3037200-LU | FEBRUARY 23, 2022

PLANS



1ST FLOOR AREA PLAN (@220'-31/2") GFA = 9,612 SF

****** RESIDENTIAL LOBBY / RETAIL - It is intended that these spaces function as a single continuous public/private usable space.

Area seperation is provided to show general space use priorities. Multiple doors are provided at the exterior so that interior space can be opening to the adjacent North Courtyard during temperate months. It is intended that any of the available doors may be used to access either of the commingeled uses. The design team is researching the option to provide differ the door types, however further research is required to determine the technical/cost viability.



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BIKE RACK

BIKE CIRCULATION



ELEVATIONS NORTH







ELEVATIONS

WEST




ELEVATIONS SOUTH







ELEVATIONS

EAST





- EL 256' 5"
- L1.2
- L1 EL 220' 3 1/2"



ELEVATIONS NORTH RETAINING WALL ART

Owner plans to solicite proposals from local artists to integrate into the north courtyard for potential large mural location. Actual extent and integration of lighting, seating, landscape, etc. to be determined. Juno hopes to engage and collaborate with local artists to best depict and celebrate the rich history and culture of the LGBTQIA+ and greater community of Capitol HIII.



ELEVATIONS SIGNAGE & VERTICAL PLANTING



The building number location is yet to be confirmed. However it is noted that there is no intent to provide for any super graphics rather it is anticipated numbering will be located at adjacent to or on the entry doors





SECTIONS EAST-WEST THRU LOBBY





SECTIONS EAST-WEST THRU CORE





SECTIONS NORTH-SOUTH THRU CORE







SECTIONS NORTH-SOUTH









SECTIONS WEST - BELLEVUE AVE





SECTIONS EAST - CRAWFORD PL







OLIVE WAY **3** STUDY RENDERING OF RESIDENTIAL ENTRY



SECTIONS



 $48^{\rm JUNO}_{\rm DESIGN\,RECOMMENDATION\,|\,SDCI\,\#3037200-LU\,|\,FEBRUARY\,23,2022}$



SECTIONS TRIM DETAILS

The weather steel trim projections provide for depth at the facades above the podium levels. The depth of the projection is 15" from face of projection to face of metal facade panels and slightly greater than 19 1/2" face of projection to face of glazing. There is also reveals between each of the projection elements that measure 6" deep at the typical projections and 7 1/2" depth between the typical projections and the projection trim at the outer perimeter of the overall facade.

The design and detailing of the projection trim and associated curtain wall system is proprietary to the Juno system therefore the diagram to the right are provided in lieu of technical detailing to provide the East Design Board further graphic reference.



EXHAUST LOCATIONS ON ELEVATION



EXTERIOR TRIM DETAILS







Diagram Section A

Diagram Section B

CONCEPT DEVELOPMENT MATERIALITY

The upper residential floors of the project will utilize the Juno exterior system, which is composed of a palette of pre-fabricated, smooth and corrugated, weathered steel wall panels, matte gray sheet metal panels with black figerglass framed windows, and flat weathered steel and dark gray sheet metal trim components. The mass timber column and floor slab structure is allowed to express itself on the interior and is reflected in the wood accents where feasible in the exterior site details.

Below the componentized system is a podium that is designed specifically to the site. With a prominent commercial presence as priority at the ground level, dark bronze coating will be used for the aluminum storefront frame material to create large glass storefront spaces in either weathered steel or colored concrete depending on the facade orientation and related facade design. Additionally, metal trimmmed, plaster soffits are provided where there are larger building overhanges at the podium level.

In addition to the above noted materials, vertical landscaping is proposed for large areas of the podoum level facade. Signage will also be integrated at these location resulting in limited conditions of blank facades at the pedestrian experience of the building



CORTEN STEEL (UNWEATHERED) - BLACK, WINDOW MULLIONS FOR PODIUM STOREFRONT AND RESI UNITS



CORTEN STEEL (WEATHERED) - BLACK, WINDOW MULLIONS FOR PODIUM STOREFRONT AND **RESI UNITS**





BLACK, WINDOW MULLIONS FOR PODIUM STOREFRONT AND RESI UNITS



MOUNTED VERTICAL PLANTING SYSTEM ·





COLORED CONCRETE -EXPOSED COLUMNS AND STRUCTURAL WALLS AT **RESIDENTIAL ENTRY**



GLASS - PODIUM STOREFRONT SYSTEM, CORRIDOR GLAZING, AND RESIDENTIAL UNITS





CORRUGATED WEATHERED STEEL - AGEING



CORRUGATED WEATHERED STEEL - EXAMPLES OF RANGE OF COLOR AND TEXTURE THROUGH AGEING PROCESS

JUNO FACADE SYSTEM



MIDDLE ZONE - COMPOSITION WITH VARIED SCALE AND PROPORTION. LAYOUT CAN BE RESPONSIZE TO SITE CONDITIONS, FOCUS ON FACADE PROPORTION OR OTHER VARIABLE PATTERN WHICH IS SELECTED WHEN THE LAYOUT LOOKS AND FEELS CORRECT ARCHITECTURALLY

BOTTOM ZONE - CONSISTANT COMPOSITION REPONSIZE TO GRID AVOVE WITH SMALLER OR LARGER OPENINGS TO EXPRESS A COMPOSITIONAL HEAVINESS



3 VARYING HORIZONTAL ELEMENTS





SOLID WALL MATERIALITY & TEXTURE





WEATHERED1WEEK



WEATHERED 2 WEEKS

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CONCEPT DESIGN DEVELOPMENT

FIRST FLOOR PROGRAM STUDIES - PROPOSED/PREFERRED





City Market Requirements:

- Minimal entries for security
- Efficient store space
- 4,900 SF
- No outdoor tables/seating City Market owner will not maintain it and claims it encourages vagrancy

Proposed:

- 38% solid wall at Bellevue Avenue
- Grocery = 4,900 SF
- Grocery placed at Bellevue Avenue to take advantage of major street front glazing - preferred by City Market owner (in support of CS2 Urban Pattern & Form, PL3 Street-Level Interaction, and DC2-B Architectural Facade)
- Continguous, efficient grocery area
- SCL vault location at northeast corner pulls utility entrance away from street and shortens path of utilities to Crawford Place vault
- Shared residential lobby/retail area tilted to expand public ROW circulation space (CS2 Urban Pattern & Form, PL3 Street-Level Interaction)
- Steep slope at southwest corner left empty to avoid major excavation
- Direct residential access to core

CONCEPT DESIGN DEVELOPMENT FIRST FLOOR PROGRAM STUDIES

Note: Core remains at center for structural, material, and area efficiency.

Required grocery area = 4,860 SF

Proposed design scheme = 38% solid wall at Bellevue Avenue



Option A:

- 60% solid wall at Bellevue Avenue
- Grocery = 4,900 SF
- Grocery back of house pushed to east requires extensive excavation . into steep slope
- Irregular, inefficient grocery area •
- Lobby at Bellevue Avenue facade less glazing along longest ground ٠ level facade SCL vault moved to southwest corner - inefficient routing of utilities to vault on Crawford Place
- SCL vault location places long span of solid wall along Bellevue Avenue street front.
- Circuitous, indirect entry to City Market at north (in conflict with . PL3-C-2 Visibility)





Option B:

- 57% solid wall at Bellevue Avenue •
- Grocery = 4,900 SF
- Grocery back of house pushed to north east
- Lobby at Bellevue Avenue facade less glazing along longest ground level facade (in conflict with CS2 Urban Pattern & Form, PL3 Street-Level Interaction, and DC2-B Architectural Facade)
- SCL vault moved to southwest corner inefficient routing of utilities to vault on Crawford Place
- SCL vault location places long span of solid wall along Bellevue Avenue street front.
- Circuitous, indirect entry to City Market at north (in conflict with • PL3-C-2 Visibility)
- Inefficient residential circulation to utility elevator



Option C:

- Grocery = 4,500 SF
- ٠
- vault on Crawford Place
- Avenue street front.
- owner

• 79% solid wall at Bellevue Avenue

- Grocery back of house pushed to west to avoid steep slope
- excavation increase in solid wall along Bellevue Ave and insufficient
- City Market space (in conflict with CS2 Urban Pattern & Form, PL3
- Street-Level Interaction, and DC2-B Architectural Facade)
- SCL vault moved to southwest corner inefficient routing of utilities to
- SCL vault location places long span of solid wall along Bellevue
- Potential multiple entries to City Market- undesirable to City Market

CONCEPT DESIGN DEVELOPMENT FIRST FLOOR PROGRAM STUDIES

Note: Core remains at center for structural, material, and area efficiency.

Required grocery area = 4,860 SF

Proposed design scheme = 38% solid wall at Bellevue Avenue



Option A:

- 45% solid wall at Bellevue Avenue
- Grocery = 4,900 SF
- Grocery back of house pushed to east requires extensive excavation . into steep slope
- Lobby at Bellevue Avenue facade less glazing along longest ground level facade (in conflict with CS2 Urban Pattern & Form, PL3 Street-Level Interaction, and DC2-B Architectural Facade)
- SCL vault location recesses entry but combines with grocery traffic .
- Circuitous, indirect entry to City Market at north (in conflict with • PL3-C-2 Visibility)





Option B:

- 46% solid wall at Bellevue Avenue •
- Grocery = 4,100 SF
- Grocery back of house pushed to center of plan inefficient program space
- Lobby at Bellevue Avenue facade less glazing along longest ground level facade (in conflict with CS2 Urban Pattern & Form, PL3 Street-Level Interaction, and DC2-B Architectural Facade)
- SCL vault location recesses entry but combines with grocery traffic •
- Circuitous, indirect entry to City Market at north (in conflict with • PL3-C-2 Visibility)
- Location of egress breaks glazing at Bellevue Avenue



Option C:

- Grocery = 4,620 SF•

- . PL3-C-2 Visibility)

• 64% solid wall at Bellevue Avenue

Grocery back of house pushed to west - creates large solid wall at Bellevue Avenue primary corner (in conflict with CS2 Urban Pattern & Form, PL3 Street-Level Interaction, and DC2-B Architectural Facade) Inefficient residential circulation

SCL vault location recesses entry but combines with grocery traffic Circuitous, indirect entry to City Market at north (in conflict with

Non-continuous Bellevue Avenue store front

BICYCLE CIRCULATION







ENTRIES





ENTRIES - RESIDENTIAL COURTYARD





ENTRIES - CRAWFORD PLACE





EXISTING CONDITIONS - CRAWFORD PLACE









CRAWFORD PLACE







PRIVACY STUDY - EAST



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PRIVACY STUDY - NORTH









PRIVACY STUDY - SOUTH









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LANDSCAPE

LEVEL 1 & LEVEL 2.1 COMPOSITE PLAN (BELLEVUE AVE & CRAWFORD PL)



LANDSCAPE

ROOF PLAN





2 COLORED PAVING BAND





LANDSCAPE

PLANTING PLAN



EUPHORBIA X MARTINII MAHONIA EURYBR

PENNISETUM SE SEDUM 'JOSE AUE

AUCUBA JAPONICA 'ROZANNIE'

ECHINACEA PURPUREA 'PAS702918'

BERBERIS CANDIDULA

ESCALLONIA 'COMPAKTA'

BOTANICAL NAME

SET TOP OF ROOT CROWN 2" ABOVE SET TOP OF ROOT GROWN 2, REOKE
ADJACENT GRADE
2"-3" MULCH DEPTH (TAPERED AT TRUI
REMOVE ALL WIRE & STRINGS, AND NO
""" A ALL WIRE & STRINGS, AND NO
""" ALL WIRE & STRINGS, AND NO

> T ALL PLANTS AT NURSERY LEVER FINISH WITH MIN 3" DEPTH MULCH OOTBALL DEPTH & WIDTH PLUS 1' -

> > RBED SUBGRADE (PROVIDES FIRM BASE L WILL NOT SINK DUE TO SETTLING)

TREE PIT DEPTH = ROOTBALL DEPTI (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION) AVOID OVEREAGAVATION) NATIVE BACKFILL SOIL AMENDMENT W/ 25% (@1/3 CU YD) DECOMPOSED ORGANIC MULC PIT AREA X ROOTBALL DEPTH IGHEN SIDES OF PLANTING HO DRIVE STAKES 6' TO 1'-O' INTO UNDISTURBED SOIL BELOW ROOTBALL DRIVE STAKE AT ROOTBALL EDGE (TYP)

UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)

DECIDUOUS TREE PLANTING

(I) JAPANESE CLIMBING VINE







RACTEATA 'SOFT CARESS' PP20183 TACEUM 'RUBRUM' BERGINE'	SEDUWI WAT		
	TAG 4SED	AREA 777 SF	
TI AKE TREE W/ (2) TREATED 2' DIA I ODGEPOI E			
PINE DOWELED TREE STARES (8-0°, LENGTH) LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE '' SLACK FOR TRUNK GROWTH			
(** WIDTH) NAIL OR STAFE TER UM EMIL (** WIDTH) NAIL OR STAFE TER UM EMIL MATERIAL TO STARE TO HOLD VENTOALLY. LOOP EACH THE AROUND HLL THE LOOSELY TO PROVIDE 1* SLACK FOR TRUNK GROWTH			

BOTANICAL NAME ALLIUM SPHAEROCEPHALON

BOTANICAL NAME

SEDUM MAT

SAMG SESLERIA AUTUMNALIS

217

BULBS

QTY

120

32

QTY

LIRIODENDRON TULIPFERA 'JFS-OZ STEWARTIA PSUEDOCAMILLIA

BOTANICAL NAME

TAG 11 ARCTOSTAPHYLOS UVA-URSI SAMG ACWG ASARUM CAUDATUM JESR JUNCUS EFFUSUS 63

TAG

ASDA

BOTANICAL NAME

PLANTING DETAILS & SCHEDULE GROUNDCOVER

LANDSCAPE **PLANTING PALETTE**



PURPLE FOUNTAIN GRASS



DRUMSTICK ALLIUM



KINNIKINNICK



AUTUMN MOORE GRASS



MARTINS SPURGE





WHITE CONEFLOWER



ROZANNE JAPANESE ACUBA



DWARF BARBERRY



SOFT CARESS MAHONIA





COMPACT ESCALLONIA







SOFT RUSH



JAPANESE CLIMBING HYDRANGEA





EMERALD CITY TULIP TREE



JAPANESE STEWARTIA

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LIGHTING PLAN



Lighting to meet SMC 23.47A.022 requirements



1 HINKLEY - LED SPOT LIGHT





3 LED PATH BOLLARD

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DEPARTURES



BELLEVUE AVENUE	EAST OLIVE WAY	CRAWFORD PLACE
BLANK FACADE CALCULATION	BLANK FACADE CALCULATION	BLANK FACADE CALCULATION
TOTAL FACADE LENGTH 119.10'	TOTAL FACADE LENGTH 38.33'	TOTAL FACADE LENGTH 132.99'
COMBINED BLANK FACADE LENGTH	COMBINED BLANK FACADE LENGTH	COMBINED BLANK FACADE LENGTH
= 21.33'	= 2.7'	= 59.96'
MAX ALLOWED BLANK FACADE = 40%	MAX ALLOWED BLANK FACADE = 40%	MAX ALLOWED BLANK FACADE = 40%
PROVIDED BLANK FACADE	PROVIDED BLANK FACADE	PROVIDED BLANK FACADE
= $(21.33/119.10*100) = 18\%$	= (2.7/38.33*100) = 7%	= (59.96/132.99*100) = 42.23%
STREET LEVEL TRANSPARENCY	STREET LEVEL TRANSPARENCY	STREET LEVEL TRANSPARENCY
CALCULATION	CALCULATION	CALCULATION
TOTAL FACADE AREA BTW 2' AND 8'	TOTAL FACADE AREA BTW 2' AND 8'	TOTAL FACADE AREA BTW 2' AND 8'
= 715 SF	= 229.96 SF	= 797.94 SF
TOTAL TRANSPARENT FACADE AREA	TOTAL TRANSPARENT FACADE AREA	TOTAL TRANSPARENT FACADE AREA
= 366 SF	= 213.76 SF	=206 SF
MIN REQUIRED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = (366/715 * 100) = 51% DEPARTURE REQUESTED - SEE SHEET G-104	MIN REQUIRED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = (213.76/229.96*100) = 93%	

DEPARTURE MATRIX

#	SMC REFERENCE	SMC REFERENCE AND REQUIREMENT	DEPARTURE REQUESTED	DEPARTURE JUSTIFICATION	DESIGN GUIDELINES
1	CRAWFORD PLACE - STREET-LEVEL DEVELOPMENT STANDARDS				
	A. TRANSPARENCY	TRANSPARENCY FACADE LIMIT 23.47A.008.B.2 A MINIMUM OF 60% OF STREET-FACING FACADE BETWEEN 2 AND 8 FEET MUST BE TRANSPARENT, APPLICABLE FOR NON-RESIDENTIAL USES: MINIMUM TRANSPARENT FACADE = 60% PROPOSED TRANSPARENT FACADE = 15.3% SEE 1/G-104	DECREASE OF MINIMUM TRANSPARANCY PERCENTAGE FROM 60% MINIMUM DOWN TO 15% MINIMUM.	CRAWFORD PLACE IS FUNCTIONALLY AN ALLEY, BUT HAS BEEN CLASSIFIED BY THE CITY OF SEATTLE AS A STREET. THE DESIGN PROPOSAL ADDRESSES THE SITE SPECIFIC CONTEXT OF THE PROJECT BY CONSIDERING CRAWFORD PLACE AN ALLEY. IT SUPPORTS DESIGN GUIDENIES PL-2 WALKABILITY. PERSONAL SAFETY AND SECURITY, AND DC-1 PROJECT USES & ACTIVITIES PARKING AND SERVICE USES. PL-2 - WALKABILITY - PERSONAL SAFETY AND SECURITY CRAWFORD PLACE HAS NO PEDESTRIAN CENTERED FEATURES SUCH AS SIDEWALKS AND IT FUNCTIONS AS AN ALLEY FOR ALL THE AUSTING BUILDINGS ALONG T. THE MAIN USES OF THE ALLEY ARE FOR VEHICULAR TRAVEL TO PARKING SPACES AND	PL-2 - WALKABILITY - PERSONAL SAFETY AND SECURITY DC-1 - PROJECT USES & ACTIVITIES - PARKING AND SERVICE USES
	B. BLANK FACADES	BLANK FACADE LIMIT 23 47A 008 A.2 BLANK FACADES ARE LIMITED TO SEGMENTS 20 FEET WIDE TOTAL WIDTH OF ALL BLANK FACADE SEGMENTS SHALL NOT EXCEED 40% OF THE WIDTH OF THE STREET FACING FACADE OF THE STRUCTURE ALONG THE STREET. FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDEN SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED. MAX ALLOWED BLANK FACADE SEGMENT = 20 FT PROPOSED MAX BLANK FACADE SEGMENT = 30 FT MAX ALLOWED BLANK FACADE = 40% PROPOSED BLANK FACADE = 42.23% SEE 1/G-104	INCREASE OF MAXIMUM BLANK FACADE WIDTH FROM 20 FT TO 30 FT INCREASE OF TOTAL OF ALL BLANK FACADE SEGMENTS FROM 40% TO 43%	SOLID WASTE RECEPTACLE STORAGE AND STAGING. OUR PROPOSAL ENCOURAGES SAFER PEDESTRIAN ACTIVITY ALONG BELLEVUE AVENUE INSTEAD OF ALONG VEHICLE AND SERVICE CENTERED CRAWFORD PLACE. DC-1 - PROJECT USES & ACTIVITIES PARKING AND SERVICE USES SINCE THE PROPOSED BUILDING INCORPORATES A GROCERY STORE INTO ITS PROGRAM, LOADING AND SOLID WASTE STORAGE/STAGING AREAS ARE REQUIRED AND HAVE BEEN LOCATED OFF THE ALLEY TO COMPLY WITH THE REQUIREMENTS OF THE SEATTLE MUNICIPAL CODE AND PER DESIGN GUIDELINE DC-1 TO LOCATE SERVICE AREAS AWAY FROM HIGHLY VISIBLE LOCATIONS.	
2	BELLEVUE STREET - STREET-LEVEL DEVELOPMENT STANDARDS - TRANSPARENCY	TRANSPARENCY FACADE LIMIT 23.47A.008.B.2 A MINIMUM OF 60% OF STREET-FACING FACADE BETWEEN 2 AND 8 FEET MUST BE TRANSPARENT, APPLICABLE FOR NON-RESIDENTIAL USES: MIN REOURED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = 51% SEE 1/G-100	DECREASE OF MINIMUM TRANSPARANCY PERCENTAGE FROM 60% MINIMUM DOWN TO 51% MINIMUM.	EARLY DESIGN GUIDANCE STRONGLY ENCOURAGED THE INTEGRATION OF VERTICAL LANDSCAPING ON THIS PROJECT. TO ALLOW FOR SUFFICIENT FACADE AREA TO INTEGRATE VERTICAL LANDSCAPING. THE PROJECTE LIMINATEP DORITIONS OF GLAZING IN FAVOR OF VERTICAL LANDSCAPING. THIS DESIGN PROPOSAL SUPPORTS SEATLE DESIGN GUIDELINES D.2.8-1 FAÇADE COMPOSITION, D.2B-2, BLANK WALLS, AND D.C.4-D-1, CHOICE OF PLANT MATERIALS. DC2-B-1 FAÇADE COMPOSITION THE COMPOSITION AND LOCATION OF THE VERTICAL LANDSCAPE WALLS FLANK THE PRIMARY ENTRY LOCATIONS AND SUPPORT THE OVERALL PROPORTIONS OF THE PODIUM LEVEL. THE PRIMARY VERTICAL LANDSCAPE AREAS ARE LOCATED CLOSER TO THE INTERSECTION OF BELLEVUE AVENUE & EAST OLIVE WAY, PROVIDING AN EXPRESSIVE FAÇADE MOMENT WHERE THE BUILDING AND TENANT SIGNAGE WILL ALSO BE INTEGRATED. DC2-B-2, BLANK WALLS THE USE OVERTICAL LANDSCAPING SUPPORTS THE DESIGN INTENT TO INCLUDE DESIGN TREATMENTS AT THE STREET LEVEL THAT HAVE HUMAN SCALE AND ARE DESIGN FOR PEDESTIANS. DEMONSTRATED IN THE CALCULATIONS ON G-100. THE COMBINATION OF TRANSPARENCY AND VERTICAL LANDSCAPE RESULTS IN BLANK FAÇADE AREA WELL BELOW THE 40% MAXIMUM ALLOWED, WITH ONLY 18% ALONG BELLEVUE BAY. ANTICAL LANDSCAPING ALONG THE ASSOCIATED BLANK FAÇADE AREAS PROVIDES TO AN ENHANCED PEDESTINAN DETICAL LANDSCAPING ALONG THE ASSOCIATED BLANK FAÇADE AREAS PROVIDES TO AN ENHANCED PEDESTINAN EXPERIENCE AND VERTICAL LANDSCAPING ALONG THE MOST OF THE ASSOCIATED BLANK FAÇADE AREAS PROVIDES TO AN ENHANCED PEDESTINAN EXPERIENCE SINCE THE VERTICAL LANDSCAPING ALONG THE BAS PROVIDES THE DESIGN INTENT TO INCLUDE DESIGN FOR PEDESTIANS. DETICAL LANDSCAPING ALONG THE BLEVUE AVENUE FAÇADE ENHANCES THE WASSING CONTINUTY OF THE PODIUM LEVEL AND ALLOWS FOR THE VERTICAL LANDSCAPING ALONG THE BELLEVUE AVENUE FAÇADE ENHANCES THE WASSING CONTINUTY OF THE PODIUM LEVEL AND ALLOWS FOR THE SUGNAGE IN WILL THRUCE. AS NOTED A BOVE, THE INTEGRATION OF THE VERTICAL LANDSCAPING ALONG THE BELLEVUE AVENUE FAGADE ENHANCES THE MASSING CONTINUTY OF THE PODIUM LEVEL AND ALLOWS FOR REASONABEL MAINTE	DC2-B-1 FAÇADE COMPOSITION DC2-B-2, BLANK WALLS DC4-D-1, CHOICE OF PLANT MATERIALS