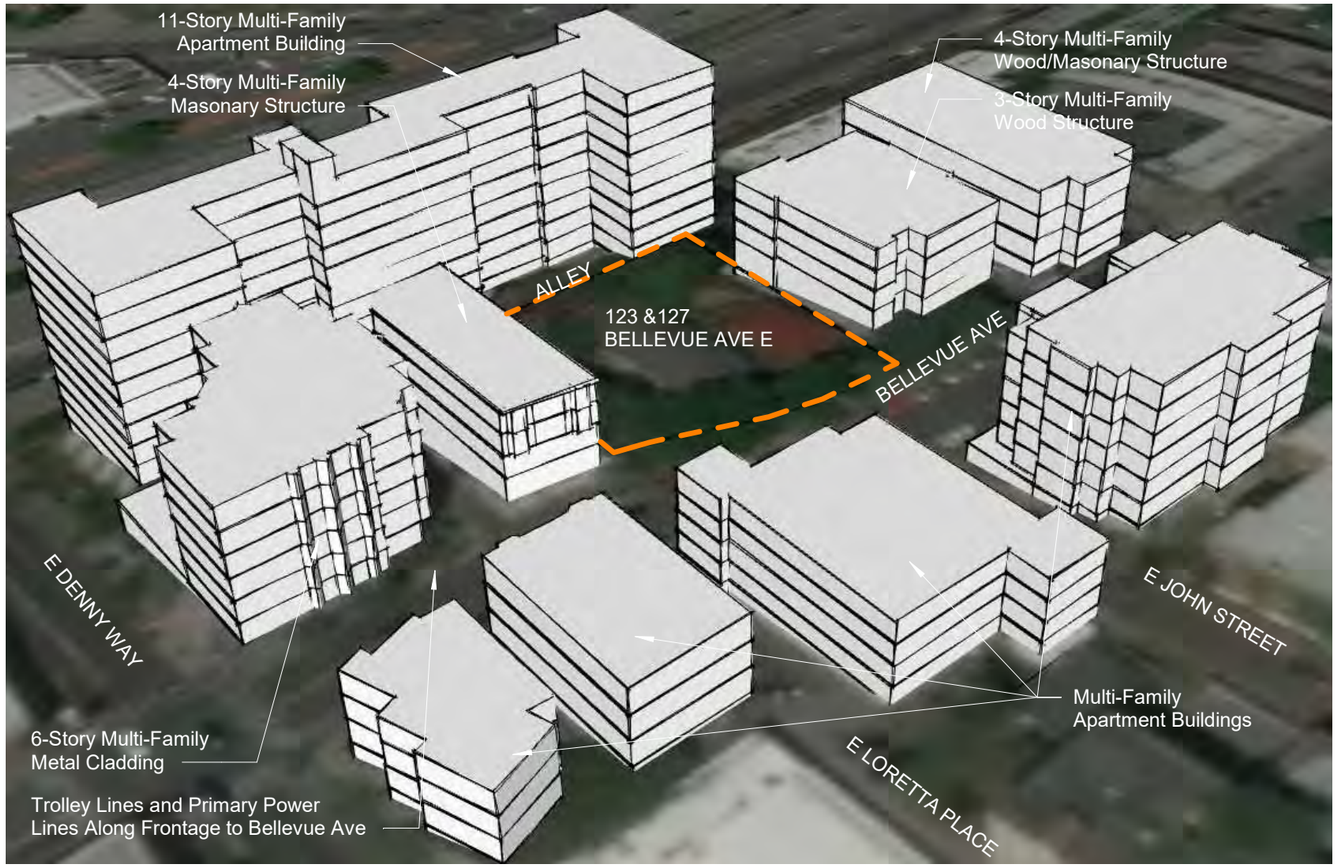
123-127 Bellevue Ave E, Seattle WA 98102
3034556-LU
Design Review Packet II - Revisions
July 28, 2021



EXISTING SITE CONDITIONS:

SITE OVERVIEW

The Site is made up of two adjacent King County parcels encompassing a total of 15,432 square feet (0.36-acre) of land. The Site parcels are a multi-family property, with a two-story, 13 unit, apartment building (123 Bellevue Avenue East) and a residential property with a two-story single-family dwelling (127 Bellevue Avenue East). The buildings are wood framed, wood sided buildings with gabled roofs. The 123 Bellevue Avenue East building has a parking lot on the south side of the property. The single-family residence building has no on-site parking. The Site properties feature landscaping consisting of trees and ornamental bushes along Bellevue Avenue East and an alley on the west side of the buildings. The Site parcels have north to south slopes.

ADJACENT PROPERTIES

The Site parcels are bound on the north by an apartment building with frontage on Bellevue Avenue East. To the south, the Site parcels are bound by a co-op with frontage on Bellevue Avenue East. To the east, the Site parcels are bound by Bellevue Avenue East and East Loreta Place beyond. To the west, the Site parcels are bound by an alley and a large apartment building beyond.

PROJECT SUMMARY AND GOALS

The project proposes 168 apartments, 8 levels with a basement, level 8 roof terrace, and 3 on site parking spaces. The building will take the place of the two existing older homes. The units will be single occupant studios ranging slightly in size from 420sf - 230sf.

URBAN PATTERN AND FORM
1a.) The upper-level exterior amenity space has been revised in the current proposal by scaling back on the amount of covered area from the previous design per the board's recommendation. This adjustment effectively changes the space from a fully covered amenity space to an open/partially covered roof deck. This change results in a positive effect in massing and scale for the adjacent property to the south by scaling down the height on the southeast corner and making a softer transition from the new project to the existing building.

Previous Design

Current Design Proposal

1b. The entrance to the project has now been relocated to pass through the courtyard space and the recreated grove, making this a special approach to the building. This now creates a welcoming and safe public realm, much like the entrance courtyards of older buildings in the capitol hill neighborhood. (shown below - Sovereign apartments, Biltmore Apartments)
Colorful panels add a sense of playfulness within the architecture that more appropriately and easily reflects the culture of Capitol Hill. (Some examples shown below 1111 E Pike street, 1519 Minor Apartments, capitol hill Urban Cohousing, Starlight apts First hill etc)

FransFontaine Hornbeam

Douglas fir

Western Red Cedar

Persian Parrotia

green vase sawleaf zelkova

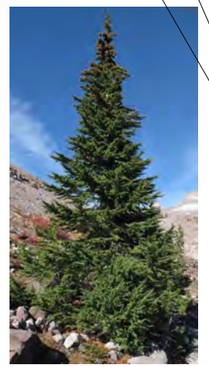
Japanese Stewartia

slender hinoki cyprus

Heritage River Birch

Pacific Fire Vine Maple

Osakazuki Japanese Maple



Mountain Hemlock

Deciduous Trees

- Pacific Fire Vine Maple
- Osakazuki Japanese Maple
- Heritage improved River Birch
- Frans Fontaine Hornbeam
- Persian Parrotia
- Green Vase Sawleaf Zelkova

Evergreen Trees

- Slender Hinoki Cyprus
- Douglas Fir
- Western Red Cedar
- Mountain Hemlock

Street Trees

- Japanese Stewartia

ARCHITECTURAL CONCEPT AND MATERIALS

1. After discussions with the city arborist, it was determined that the existing grove was better off replaced, since it did not have any exceptional trees and most trees in the existing tree canopy were of an invasive species. Our landscape plans now show more trees and a greater variety at the southeastern corner of the site to recreate the grove. The trees at maturity will replace the existing grove canopy.(the larger circles shown around the trees in plan denote the canopy at maturity) The entrance to the apartments will be through this green space.

1 Partial East Elevation
3/32" = 1'-0"

2. The windows have been grouped together vertically in an identical method around the façade and use a pattern of cement board panels between the grouped windows that varies slightly in color arrangement but remains consistent in color palette and size configuration. This treatment of accent panels provides movement and playfulness to the façade and also introduces a contemporary gesture within the now more traditional masonry detailing. The cement board patterns, window grouping, balconies, brick coursing, and a more extensive green wall with landscape at the base of the building add depth and texture and provide secondary architectural detailing and greater interest to the facades.

3. The primary cladding material on all sides of the project has been changed to a dark color brick with a fiber cement panel as a secondary material for contrast. A complementary light color brick that ties into the secondary cement panel color is proposed at the belt course, sill, header and cornice to create distinctive detailing elements within the facade.

4. All venting will be flush, and color matched as closely/inconspicuously as possible to the material where it occurs

5. The primary volume of the rear architectural facade is now very similar to the primary volume at Bellevue Ave. This facade now marks a more substantial entrance at the alley. The repetition of the dominant façade detailing creates a more coherent overall architectural composition.

West Facade

South Facade

North Facade

East Facade

Main entrance

Secondary entrance

6. The scale and visibility of both the main entrance and the alley entrance have been addressed in the design. The main entrance will be accessed through a landscaped courtyard alongside the recreated grove on Bellevue Ave. The entrance level is higher than the level at the sidewalk by a couple of feet which will give it higher visibility. The "back" entrance is now marked in a brick facade which addresses the alley level. There is a green wall by this entry which increases the entrance's visibility and ties the two sides of the building together.

OPEN SPACE AND LANDSCAPING

1. The revised landscape plans L-1 and L-2 show that the entrance courtyard is now planned as a re-created grove, with the main entry to the building going through it. The number of trees and the variety of species has been increased to achieve this goal. Adequate soil depth has been planned in this area. Perspective renderings with and without the trees will be provided in the next recommendation packet.

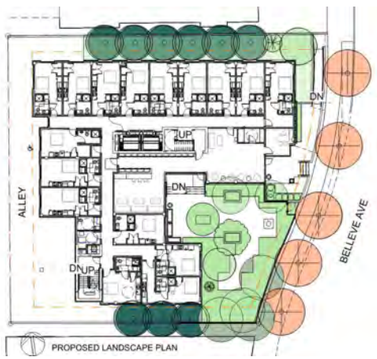
2. The two-story green wall that was appreciated by the board is now more substantial. Its use has been expanded along Bellevue Ave and is integrated into and is part of the rest of the landscape of the courtyard, as well as being repeated at the alley facade.

Current Proposal

Current Proposal

Previous Proposal

3. As suggested by the Board, the main entry is now through the landscaped courtyard. This has led to better integration of the amenity spaces inside the building with the exterior landscaped courtyard and the public realm.



Previous Proposal

STREETSCAPE

1.) To resolve the scale, materiality, architectural detailing , and visibility of the main entrance on the 'rear' facing façade along the alley the following changes have been made. The overall massing has been reconfigured and the cladding has been dropped all the way to the ground. The bulk of the overhang/void space at the lower level has been removed along with some parking. The detailing and secondary elements used along other sides of the façade have been carried around to the rear to create a more homogenous building language for all sides of the building. The main entry into the basement has been highlighted with a more formal storefront entry and canopy to create a more visible and inviting entrance.

Previous Proposal - NW Perspective

Current Proposal - NW Perspective

2.) The two-story void on the rear of the building on the southwest corner of the building is required for compliance with SPU. The current configuration was the result of much deliberation and discussion between SPU and Koz and is required for garbage truck back up. Cladding, detailing, and exterior lines have been carried around and through the void.

Current Proposal - Alley Entrance

Zoning Classification: MR
Residential Use: Permitted
Residential Use Proposed, OK

- Methods of Measurement: **Chapter 23.86**,
- Requirements for streets, alleys and easements are provided in Chapter 23.53.
- Standards for parking access and design are provided in Chapter 23.54.
- Solid waste and recyclable materials storage space are provided in Section 23.54.040.

Off Street Parking:
- Section 23.54.015 and as permitted by provisions of Sections 23.45.504 and 23.45.506 and 23.54.015 (Table B)

8 spaces proposed, *none required* per location, OK

Transportation Concurrency: Chapter 23.52
Impact analysis provided.

Floor Area Ratio Limits:
- All gross floor area not exempt under section 23.45.510.E including area of stair penthouses with enclosed floor space counts toward the maximum gross floor area allowed under the FAR limits.

FAR limits in MR:
- Base FAR = 3.2, maximum of 4.25 per chapter 23.58A and 23.45.516
- 23.45.417.B.2 Maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5

FAR proposed = 69338 sf/15432 sf = 4.49<4.5, OK

FAR Exemptions:
All underground stories.
- Portions of a story that extends no more than 4 feet above existing or finished grade, whichever is lower, excluding access (see Exhibit A for 23.45.510)
- The floor area of required bicycle parking for SEDU if included within the structure.

Base Height Limit:
- 60', 75' if extra area is gained under Chapter 23.58A and Section 23.45.516
- Height limits with mandatory housing affordability suffix are in subsection 23.45.517.D.
- 23.45.517.D.2 MR with mandatory housing affordability suffix is 80'

Maximum height proposed = 78'-11 1/4" < 80', OK

- In MR zones, the base height limit is increased by 5' if the # of stories in the structure that are more than 4 feet above existing or finished grade (whichever is lower) does not exceed 6 and one or more of the following conditions are met:
  1.) The FAR exemption provided in Section 23.45.510.E.4 is used.
  2.) All stories in structure have a floor to ceiling height of 9' or more.
- Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height and provided that the lowest elevation of the roof surface is no higher than the applicable height limit. See Exhibit B for 23.415.514.
- Rooftop Features. Architectural projections that result in additional interior interior space, such as dormers, skylights, and clerestories, are subject to the following limits:
- On Flat roofs, the projects may extend 4' above the maximum height allowed by sections 23.45.514.A, 23.45.514.B, and 23.45.514F if the following requirements are met:
  1.) The total area of the projections is no more than 30 percent of the area of the roof plane
  2.) The projects are setback at least 4' from any street facing façade.

Stair Penthouses and mechanical equipment can exceed the building height by 15' if the total coverage of all features does not exceed 20 percent of the roof area or 25 percent if the total includes screened mechanical equipment.

Subject to the same roof coverage limitations, elevator penthouses may extend above the building height by 16'. Stair penthouse can be the same if co-located with a common penthouse structure.

Setbacks and separations: 23.45.518 Table B
- Setback from street lot lines = **7' average, 5 foot minimum**. No setback is required if a courtyard is provided that is at grade and abuts the street (see Exhibit A 23.45.518), and the courtyard has:
  1.) A minimum width equal to 30 percent of the width of the abutting street frontage or 20 feet, whichever is greater; and
  2.) A minimum depth of 20 feet measured from the abutting street lot line.
- Rear setback abutting an alley = **10' rear lot line abutting alley**.
- Side setbacks from interior lot line for a structure greater than 42' = **10' Average; 7' minimum**

Projections permitted:
1. Cornices, eaves, gutters, roofs may project into setback 4' maximum if no closer than 3' from lot line.
2. Windows (not providing floor area) may project 18" if a minimum of 30" above finished floor and no more than 6' high and 8' wide
3. Combined with bay windows make up no more than 30% of the area of the façade.
4. Bay windows that provide floor area may project a maximum of 2' into required separations if they are no closer than 5' to any lot line and are not more than 10' in width.
5. Unenclosed decks up to 18" above exist. Or finished grade whichever is lower.
6. Unenclosed porches and decks no higher than 4'
7. Unenclosed decks and balconies up to 4' if no closer than 5' to lot line, no more than 20' wide and separated from other balconies by distance equal to ½ width of projection min.
8. Ramps for access
9. Fences no greater than 6' in height.
10. Retaining walls to raise grade, maximum of 6' high

Amenity Area:
- 5% of the total gross floor area of a structure in residential use.
- All units shall have access to a common or private amenity.
- No more than 50% of amenity area may be enclosed.
- Must be 250 sf minimum size, minimum horizontal dimension of 10'
- 50% of area at grade must be landscaped.
-

Gross total floor area of structure is 75520 sqft. 5% is 3776 reqd
5273 sqft > 5% of Gross Floor Area is Provided

Landscaping:
- Green Factor of .5 or greater per Section 23.86.019.

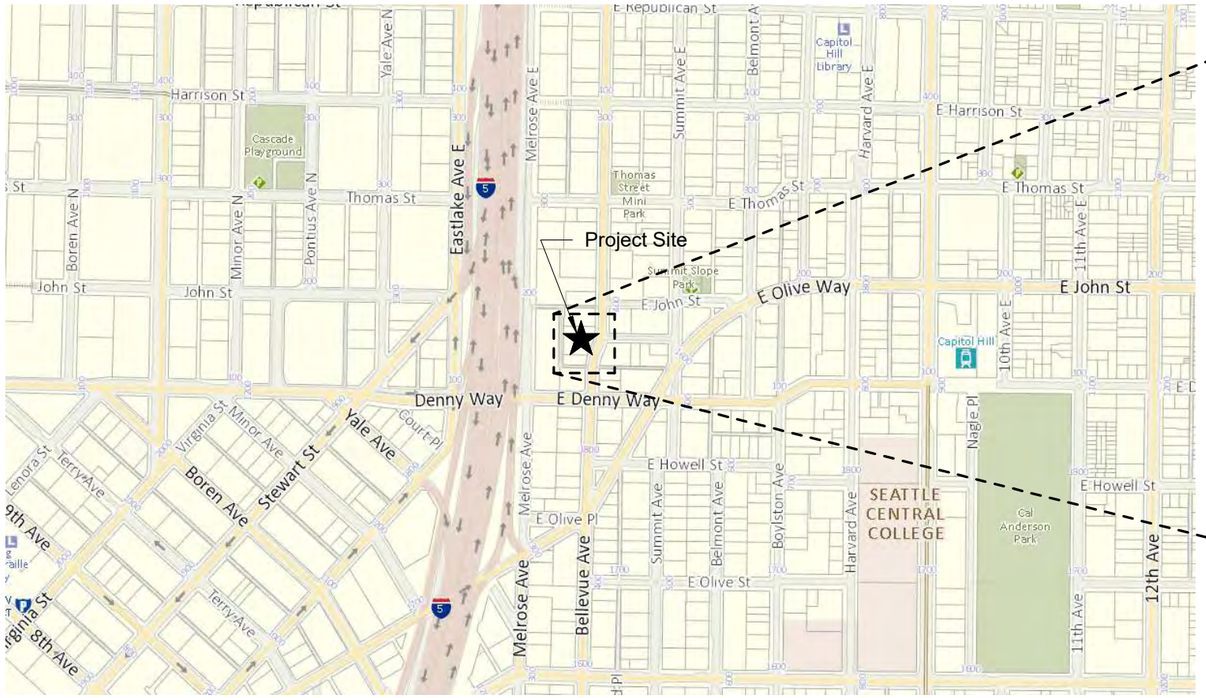
.5 Green Factor Provided

Structure Width and Depth Limits:
- Section 23.45.528 applies to lots greater than 9000 sf in MR zones.

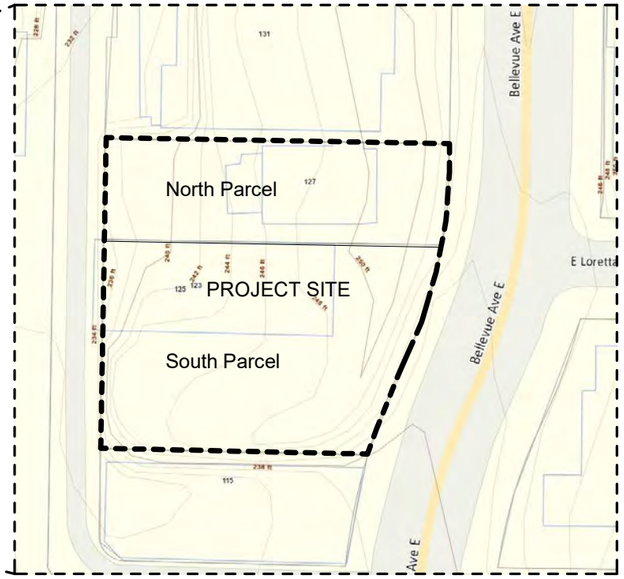
Width shall not exceed 150' **+/-106' < 150', OK**
Depth shall not exceed 80% of the depth of the lot 136*80/100=108 allowed
111'10 3/4" or 82% proposed

Development standard departure from Land Use Code requested as per section 23.45.528 B.2

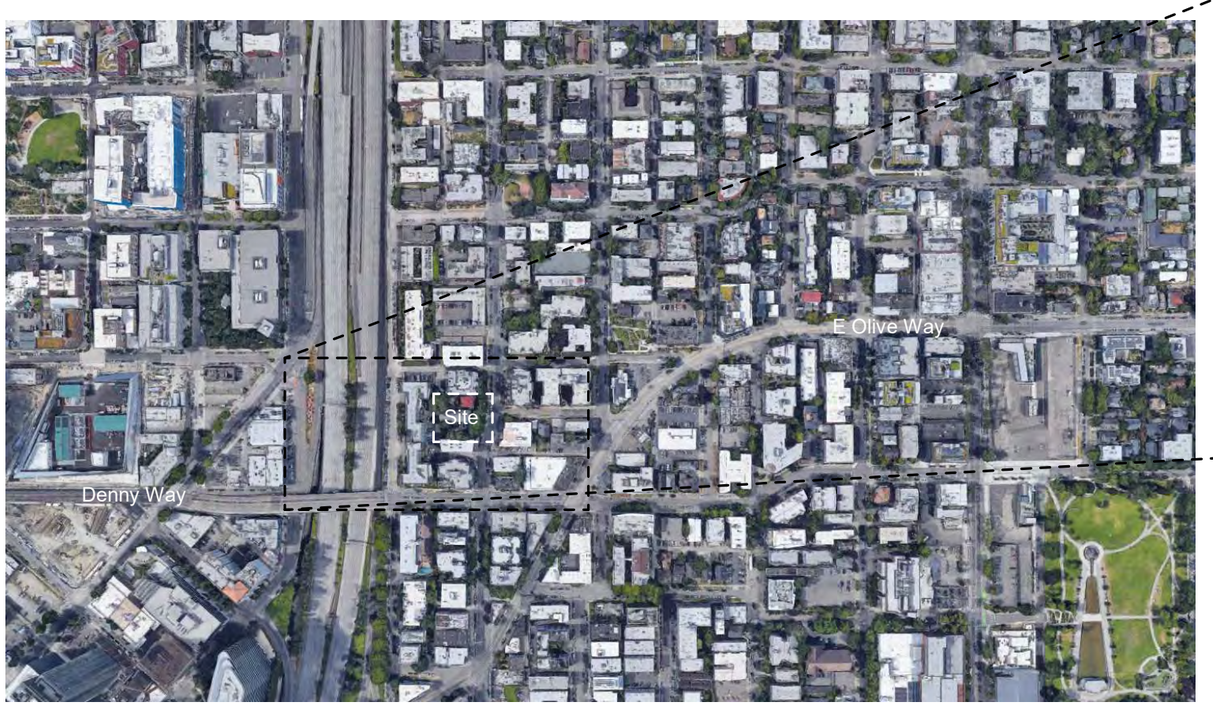
Seattle Building Code
With the 2018 code modification, to come in effect Nov 1 2020, Section 510.10 says that the height limitation for buildings of Type 3A Construction in Group R2 shall be increased to six stories.



Area Site Map



Enlarged Site Map



Area Site Map

Enlarged Site Map

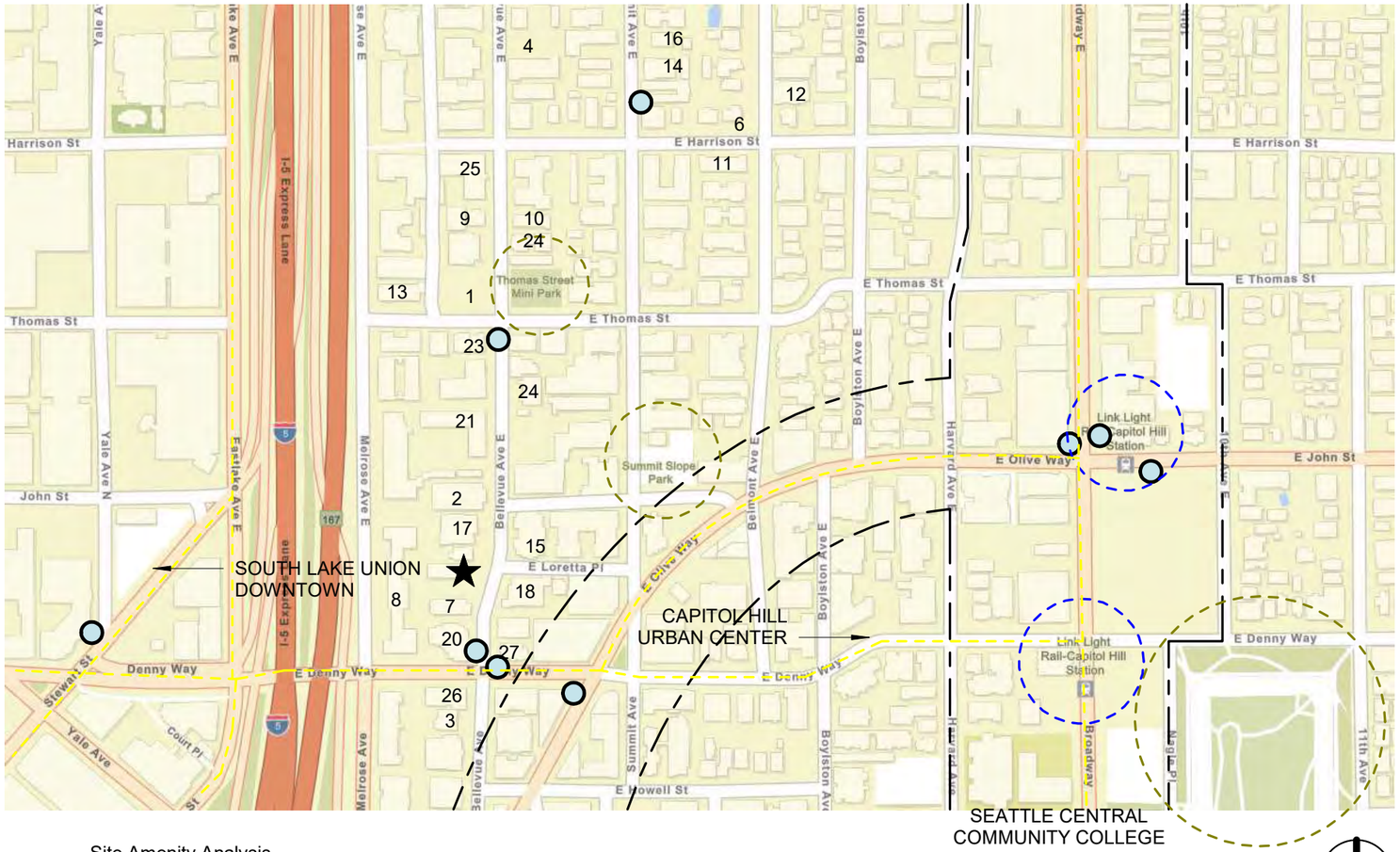
The proposed project at 123 Bellevue Avenue East is located on the border of Seattle's Capitol Hill and South Lake Union neighborhoods. Located one block off of Denny Avenue, this project provides the unique advantage of easy access to both South Lake Union's vibrant and bustling downtown and the the unique and active Capitol Hill neighborhood

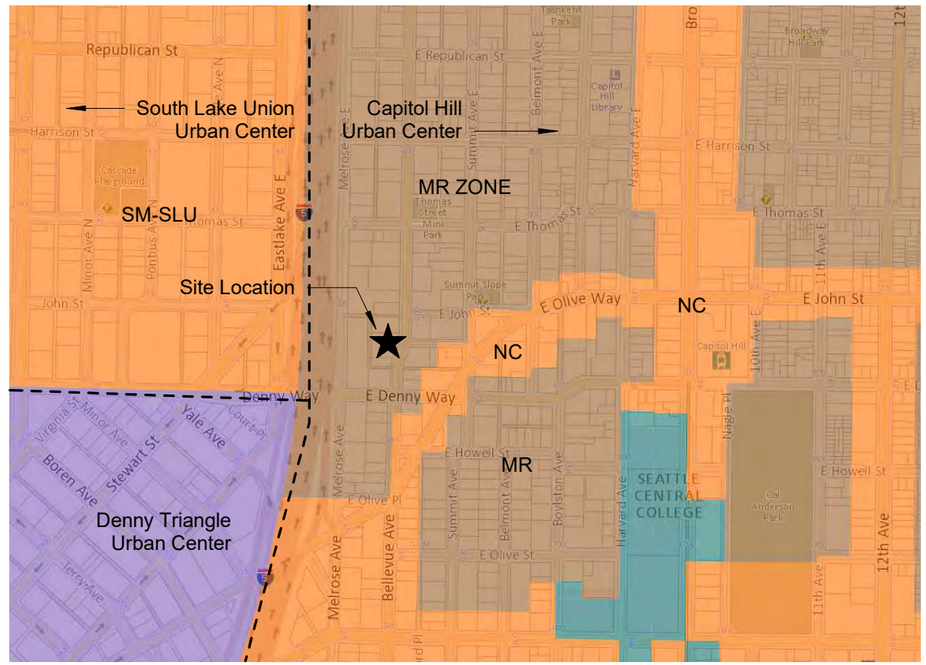
Site and Vicinity

Context Analysis

The area around the proposed project is primarily residential with commercial and retail uses in near proximity. Bellevue Ave East is almost entirely made up of multi-family, multi-story structures. The area is in transition and is currently experiencing redevelopment of primarily larger multi-family/condo projects which provide residential density for the nearby areas of South Lake Union, Downtown, Capitol Hill, and other surrounding areas. The site offers easy access to transit, shopping and is close walking distance to amenities such as shopping, food, and markets.

The architecture in the vicinity is made up from a mix of Historic, Mid-Century, and New Development. The early development 3-story brick buildings are inter-mixed with new 6-7 story projects.





Site Amenity Analysis

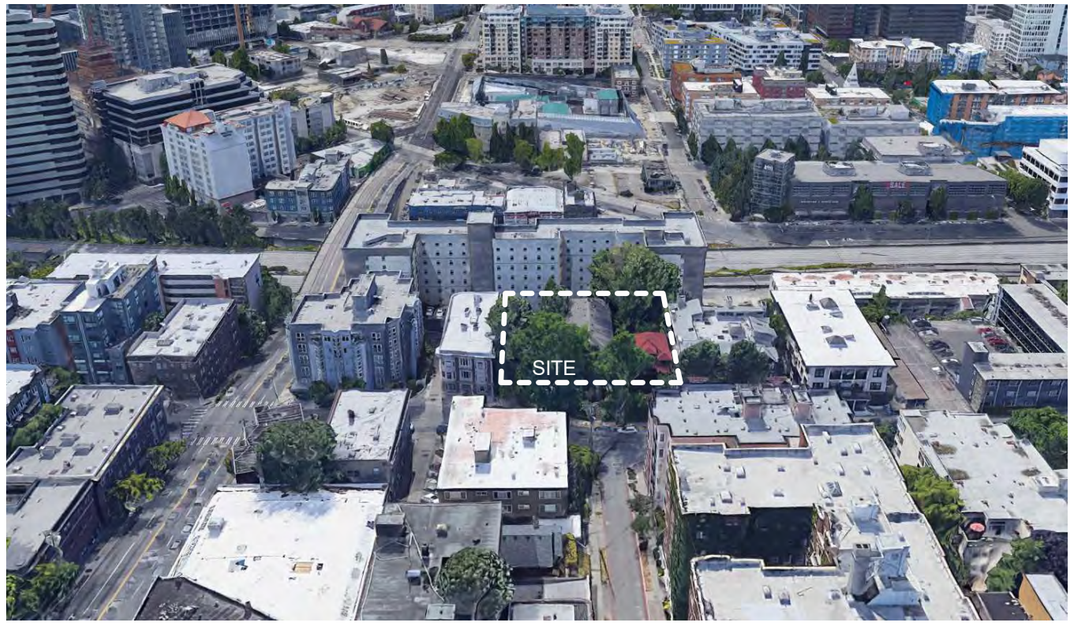
.5 mile of site
- +/-40 Resturants and Bars
- +/-20 Coffee Shops
- +/-15 Grocery Stores and Markets
- +/-20 Various Shopping Destinations

Walk Score = 96 (Walker's Paradise)
Transit Score = 99 (Rider's Paradise)
Bike Score = 72 (Very Bikeable)

Bus Stop

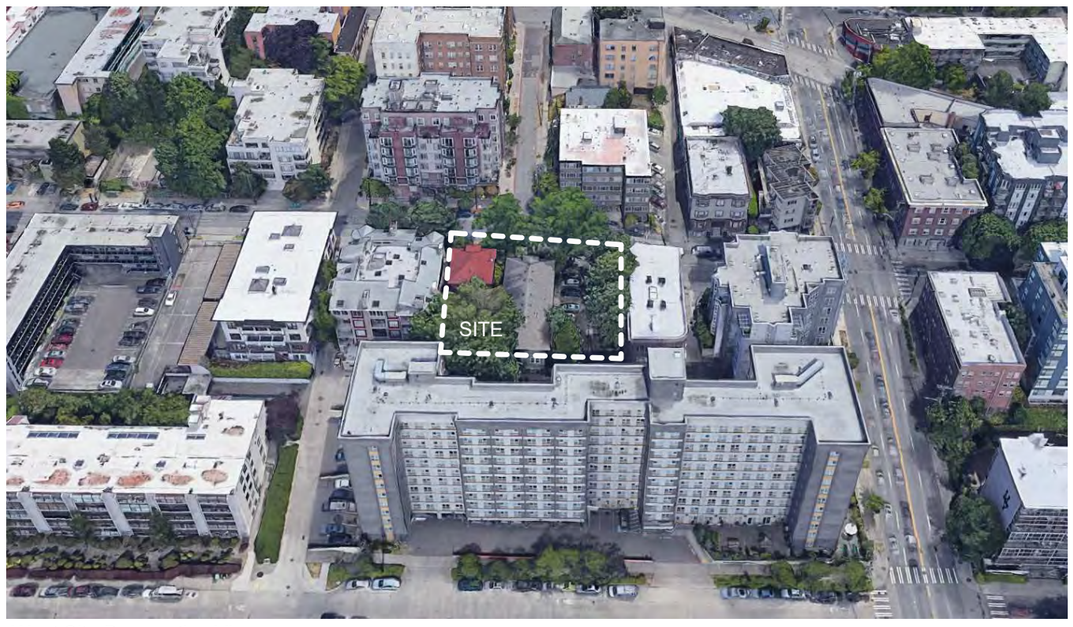
Primary Transit Routes

\# Context Photos on following page A.4



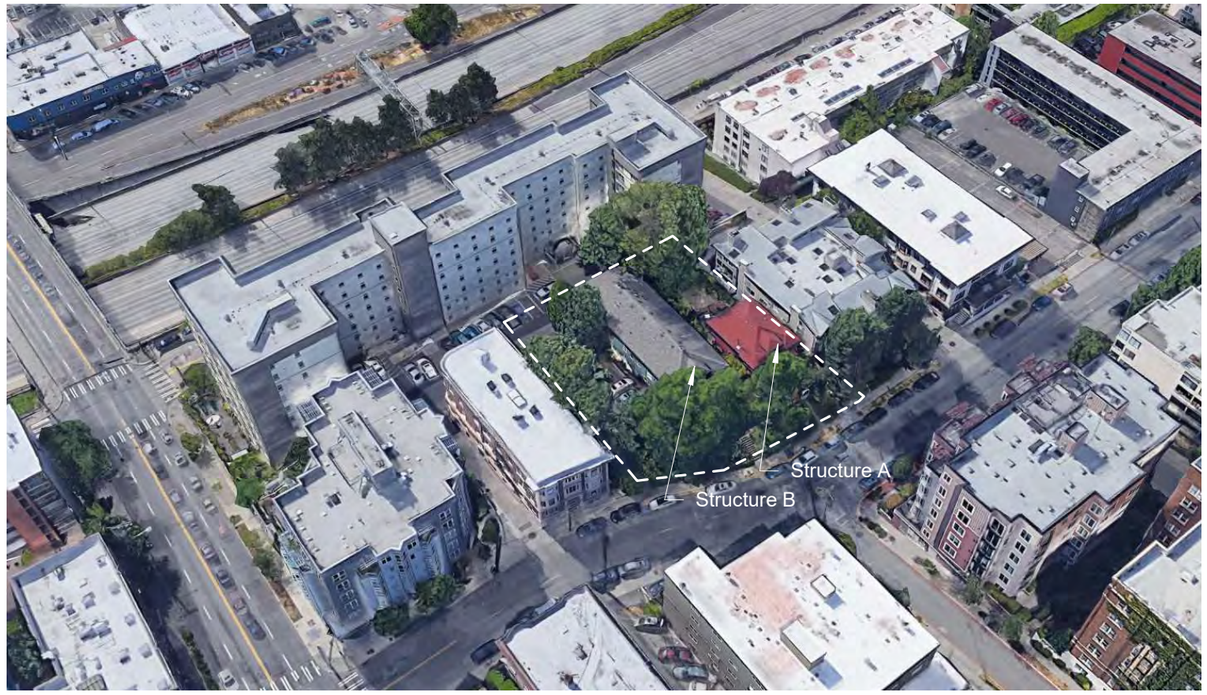
East Site Perspective View

North Site Perspective View



West Site Perspective View

Southeast Site Perspective View



Site Perspective

East Site View


Existing Structure B

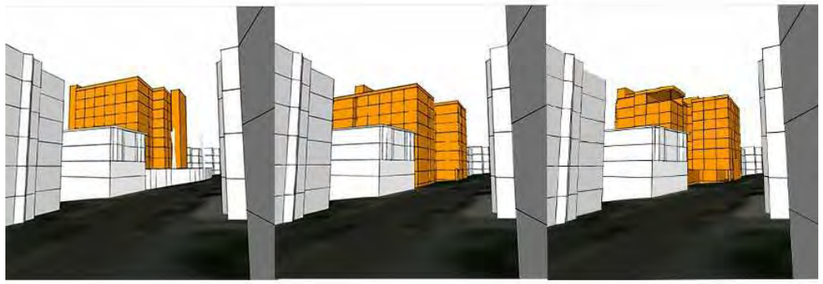

Exist. Structure A

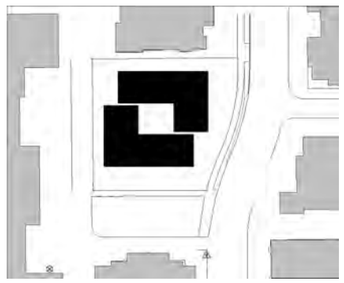
Existing Buildings

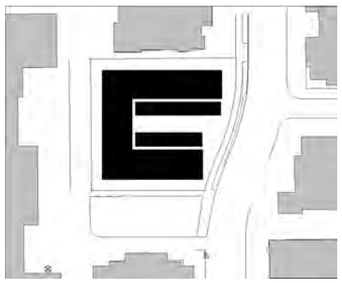
Structure A at 127 Bellevue Ave East is a wood framed single family craftsman style residence currently operating as a rental property. The structure is approximately 2,330sf and was built around 1906.

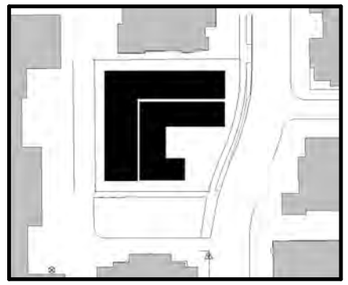
Structure B at 123 Bellevue Ave East is a wood framed single family craftsman style residence currently operating as an apartment rental. The structure is approximately 5,384sf and was originally built in 1906, however it has been altered to increase the SF and unit density (date of alterations is unknown). Number of units +/-13.

Both existing structures are to be demolished. Salvage of all usable building materials and artifacts has been arranged with a local salvage company.









Design Evolution | Compostion, Material, and Color Studies

Previous Proposal

Changes from previous proposal.
1.) Primary entry location change.
2.) Primary Material changes; removal of all metal siding and change to brick.
3.) Addition of secondary elements: balconies, brick banding, and cornice.
4.) Upper-level deck reduction in roof form.
5.) Window grouping and composition.
6.) Signage location and composition.
7.) General massing simplification.

Current Proposal

Previous Design Proposal - **North Elevation**

Previous Design Proposal - **West Elevation**

Previous Design Proposal - **East Elevation**

Previous Design Proposal - **South Elevation**

Color Composition Study - 1a

Light color brick upper, dark color brick lower, light gray panels on secondary mass, solid color accent panels, dark color brick banding.

Color Composition Study - 1b

Single color brown brick, light gray panels on secondary mass, solid color accent panels.

Color Composition Study - 1c

Single color brown brick, various color accent panels, bright white panels in secondary mass, light color brick banding.

Color Composition Study - 1d

Light color brick upper, brown color brick lower, light gray panels on secondary mass, solid color accent panels, brown color brick banding.

Color Composition Study - 1e **South Elevation**

Color Composition Study - 1e **East Elevation**

Color Composition Study - 1e **North Elevation**

Color Composition Study - 1e **West Elevation**

Single color brown brick, various color accent panels, bright white panels in secondary mass, dark brown brick banding.
1e elevation studies explore how the cladding composition and detailing translate around the building.

Early composition studies of cladding materials on the revised massing. These quick texture and color studies were used to study the general direction further studies would investigate. Brick banding, window grouping, and panel arrangement were explored in early studies but many have not been included because of the chosen overall direction.

Color Composition Study - 2a

Light color brick, white panels on secondary mass, white windows, blue/grey/white color accent panels, dark color brick banding.

Color Composition Study - 2b

Light color brick, white panels on secondary mass, black windows within brick areas, white windows within the secondary mass, blue/grey/dark grey color accent panels, dark color brick banding.

Color Composition Study - 2c

Light color brick upper, dark color brick lower, white panels on secondary mass, black windows within brick areas, white windows within the secondary mass, blue/grey/white color accent panels, dark color brick banding.

Assumed massing and overall material configuration and window organization is set. Color studies explored options for the various components and façade areas. Dark and light color windows were exchanged within the options to further emphasize and highlight light and dark areas of the façade composition.

Color Composition Study - 2d

Light color brick, white color brick lower, white panels on secondary mass, white windows, orange/green/white color accent panels, dark color brick banding.

Color Composition Study - 2e

Brown color brick, white panels on secondary mass, black windows within brick areas, white windows within the secondary mass, solid dark color accent panels, dark color brick banding.

Color Composition Study - 2f

Brown color brick, tan panels on secondary mass, black windows within brick areas, white windows within the secondary mass, solid dark color accent panels, dark color brick banding.

Color Composition Study - 2g

Brown color brick, white panels on secondary mass, white windows, blue/white color accent panels in brick areas, solid blue accent panels on secondary mass, dark color brick banding.

Color Composition Study - 2h

Dark color brick upper, white color brick lower, white panels on secondary mass, white windows, blue/white color accent panels in brick areas, solid blue accent panels on secondary mass, white color brick banding.

Color Composition Study - 2i

Dark color brick, white panels on secondary mass, black windows within brick areas, white windows within the secondary mass, 2 tone grey color accent panels, grey color brick banding.

Color studies are arranged in a (*nearly*) linear progression beginning with the initial study and ending with the final selection. Not all studies or their variations were included. The final study was selected for its restrained simple composition. Movement is created within the façade through the use of rearranged accent panels between every other window grouping. The accent panels tie the primary brick façade to the secondary massing by using a consistent size and color arrangement. White windows are used to create a lite composition that juxtaposes the dark brick massing.

Color Composition Study - 2j

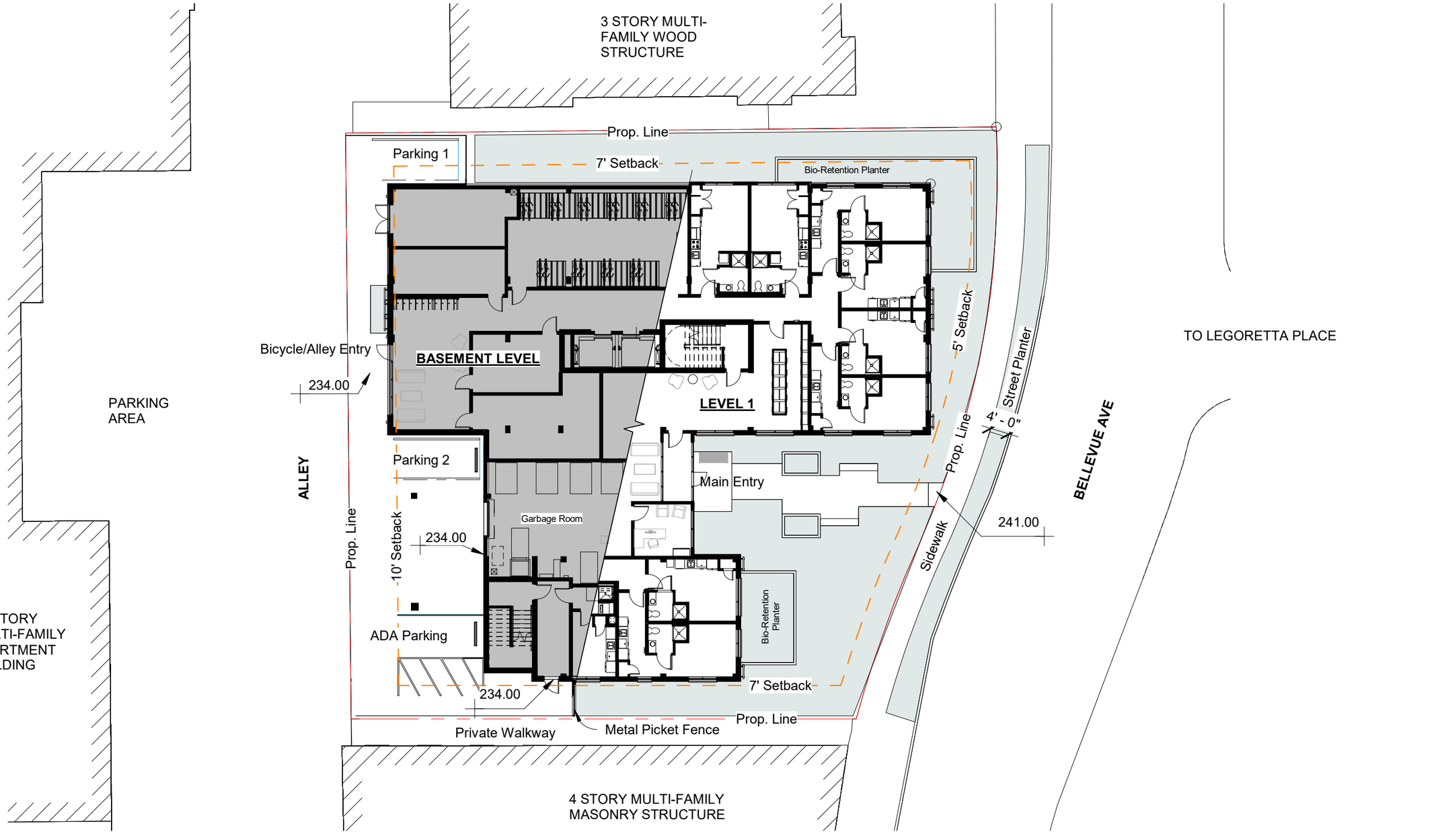
Dark color brick, grey panels on secondary mass, white windows, blue/white/grey color accent panels, light grey color brick banding.

Color Composition Study - 2j

Dark color brick, white panels on secondary mass, black windows within brick areas, white windows within the secondary mass, blue/grey/dark grey color accent panels, light grey color brick banding.

Color Composition Study - 2h - **Current Design**

Dark color brick, white panels on secondary mass, white windows, blue/grey/white color accent panels, light grey color brick banding.



1 BASEMENT/LEVEL 01-SITE PLAN
3/64" = 1'-0"

Deciduous Trees

Pacific Fire Vine Maple

Osakazuki Japanese Maple

Heritage improved River Birch

Frans Fontaine Hornbeam

Persian Parrotia

Green Vase Sawleaf Zelkova

Evergreen Trees

Slender Hinoki Cyprus

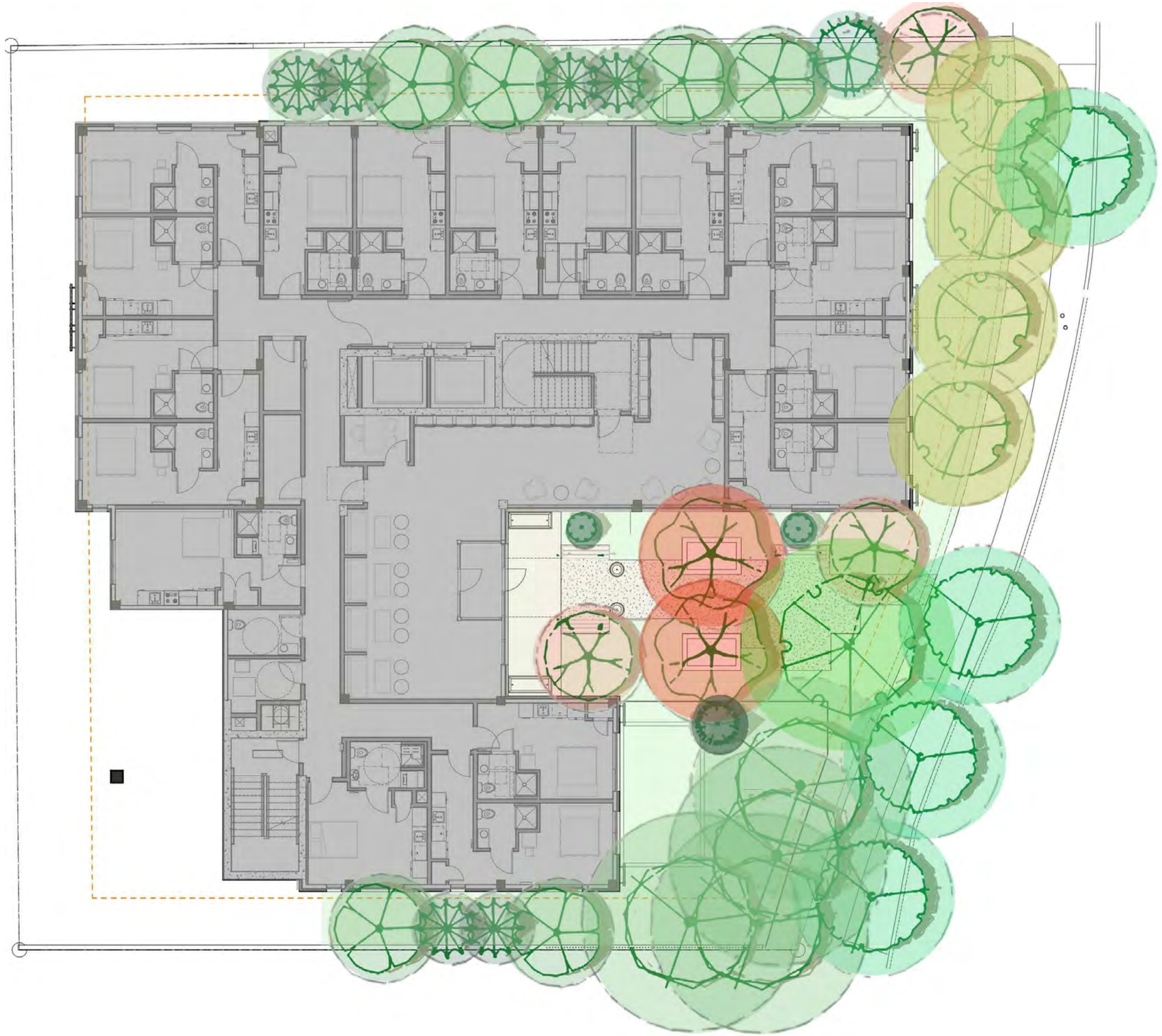
Douglas Fir

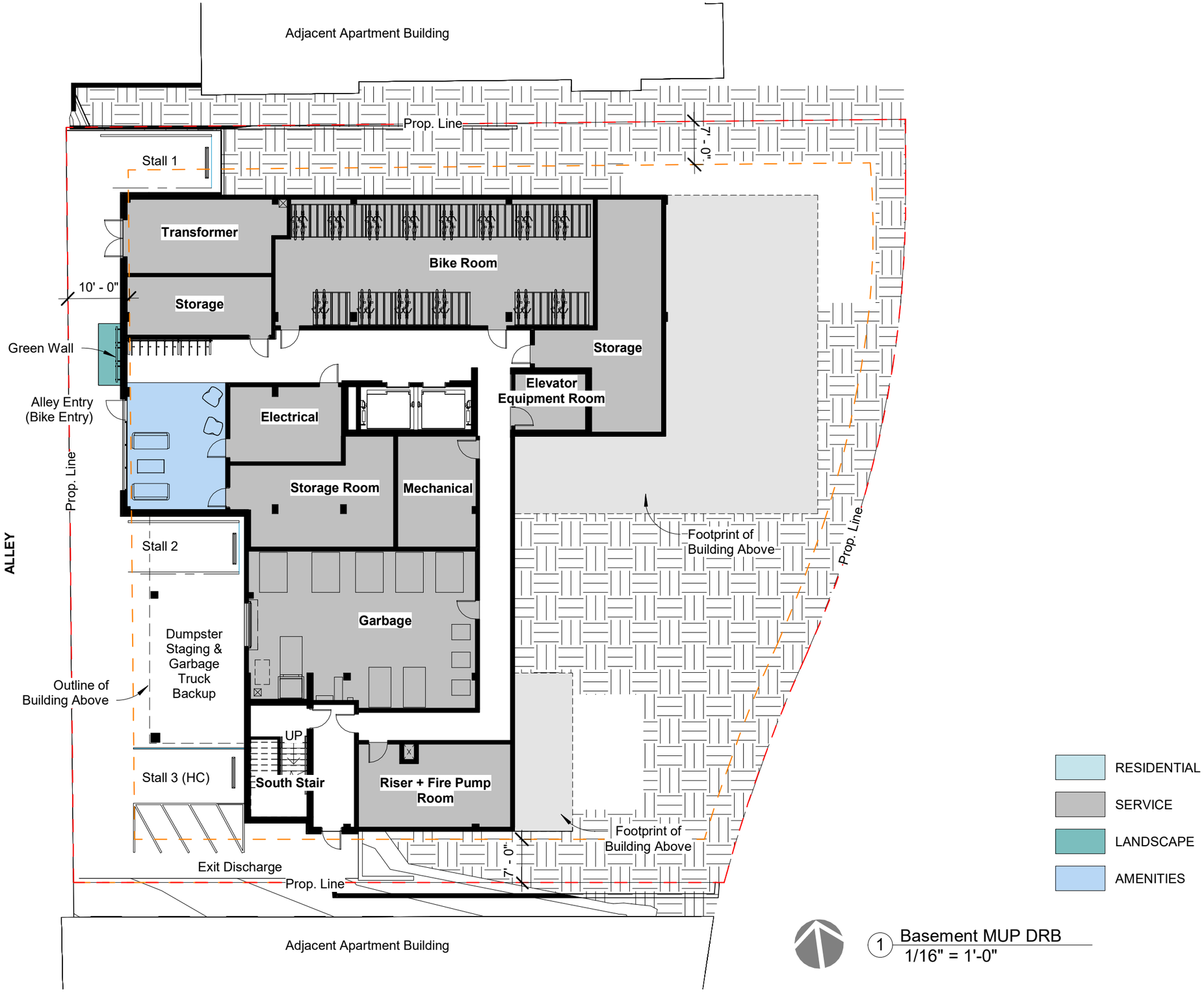
Western Red Cedar

Mountain Hemlock

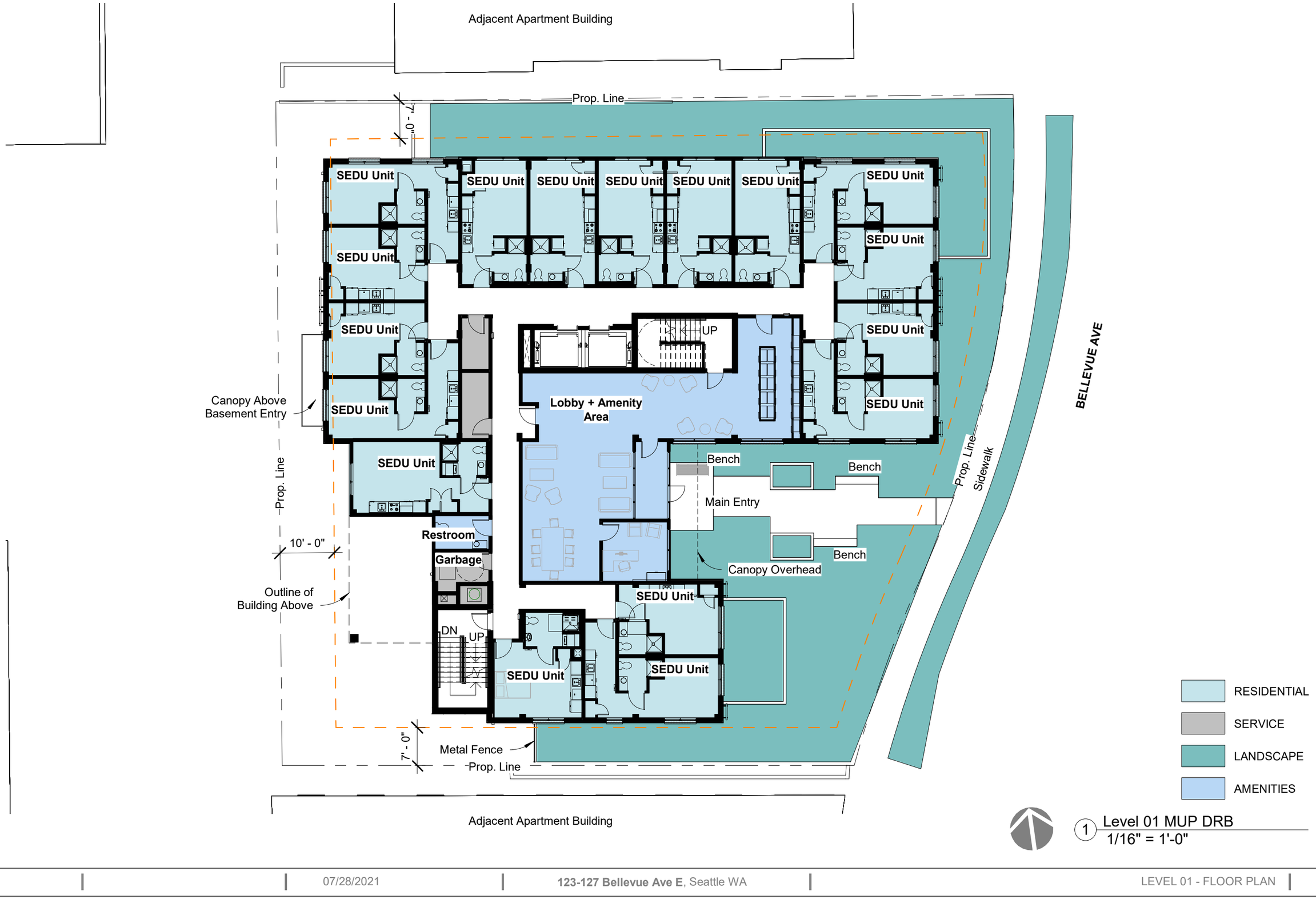
Street Trees

Japanese Stewartia





1 Basement MUP DRB
1/16" = 1'-0"

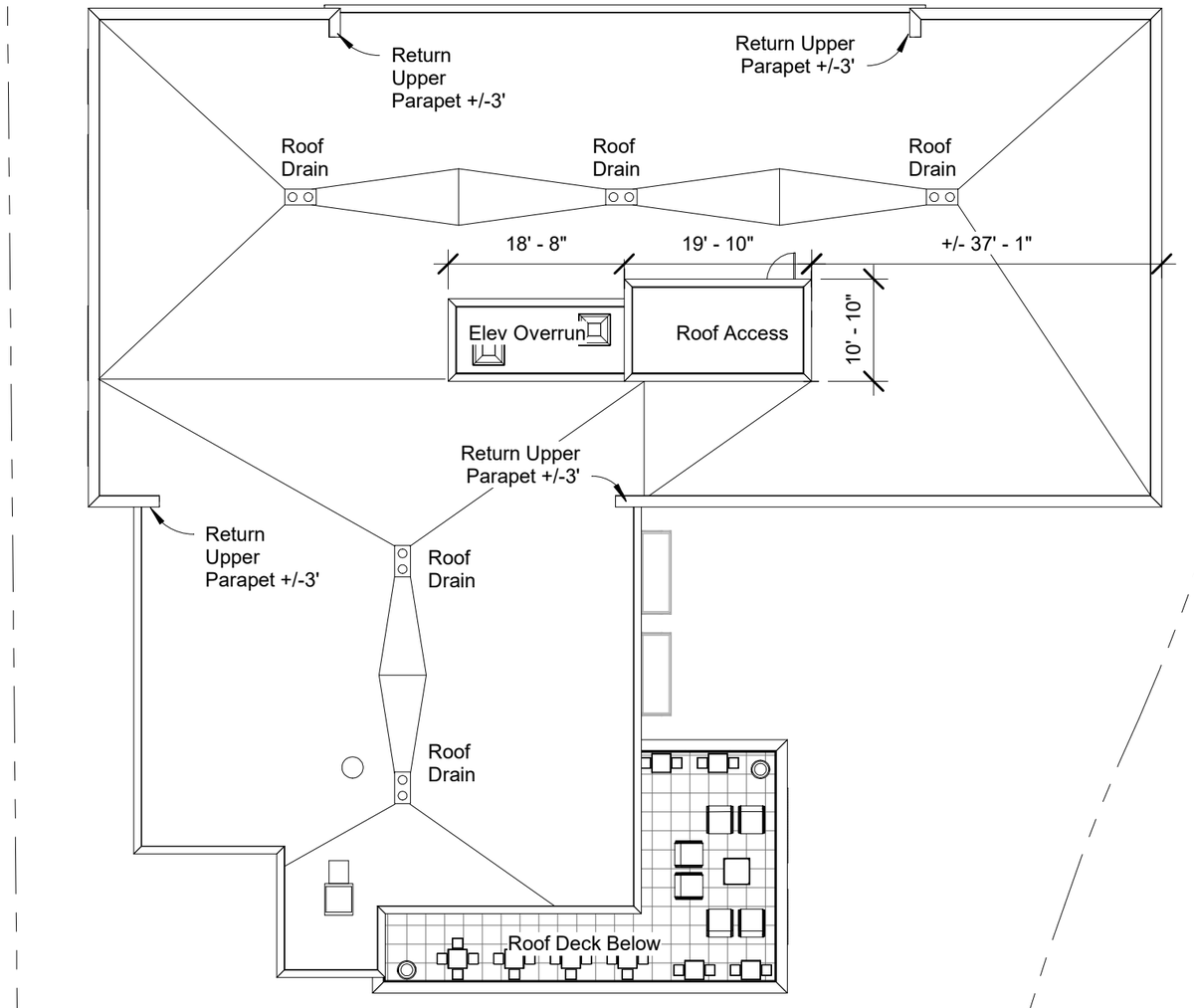


1 Level 01 MUP DRB
1/16" = 1'-0"

1 Level 02 MUP DRB
1/16" = 1'-0"

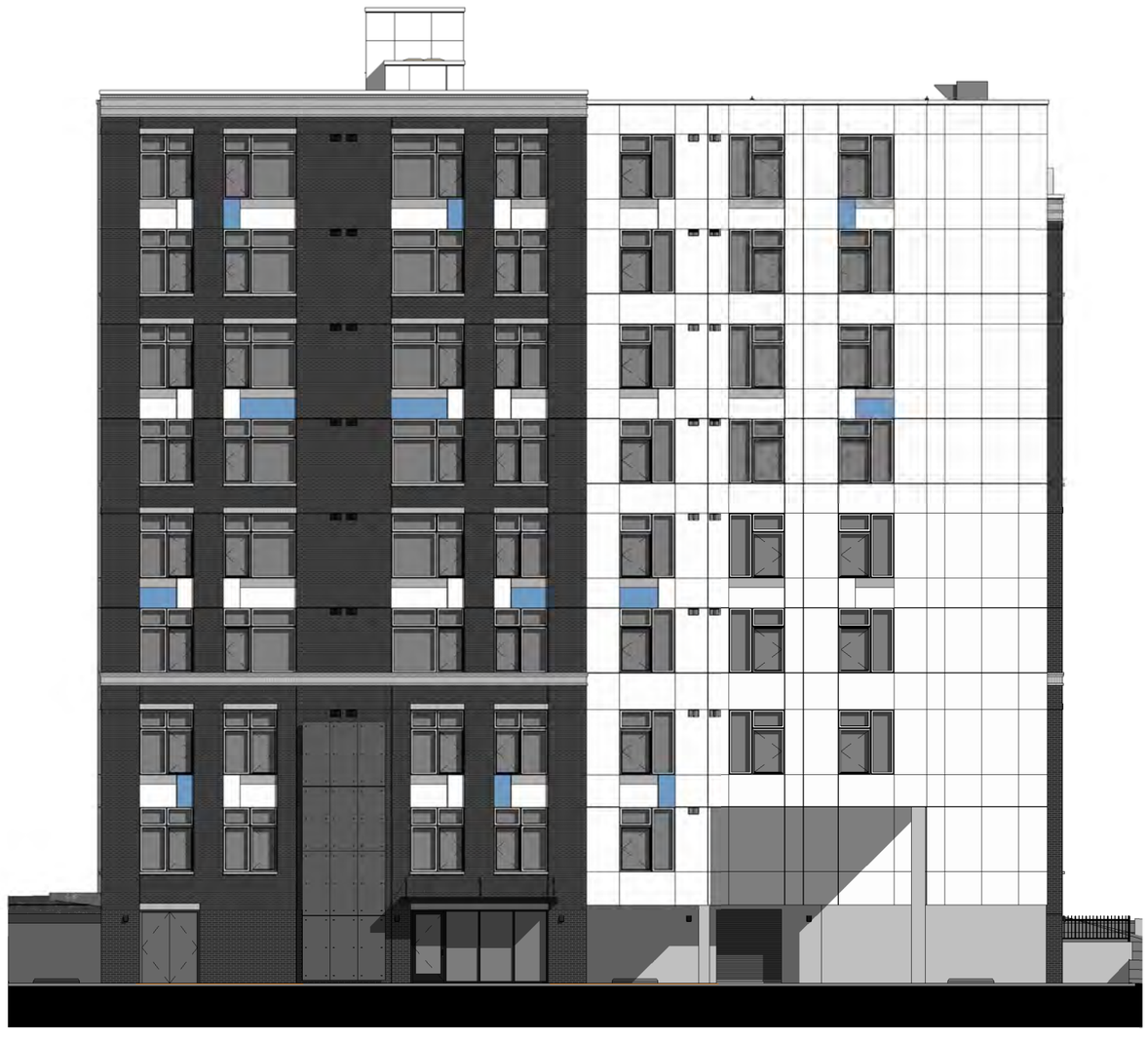
1 Level 03-07 MUP DRB
1/16" = 1'-0"

1 Level 08 MUP DRB
1/16" = 1'-0"



1 Roof Level MUP DRB
1/16" = 1'-0"

1 Elevation _ South
1/16" = 1'-0"



T.O. Penthouse
339' - 6"

Parapet level
330' - 6"

Max allowed height
328' - 4"

Roof Level
327' - 6"

Level 08
317' - 3"

Level 07
307' - 0"

Level 06
296' - 9"

Level 05
286' - 6"

Level 04
276' - 3"

Level 03
266' - 0"

Level 02
255' - 0"

Level 01
244' - 6"

Level 00 Basement
234' - 0"

1 Elevation - West
1/16" = 1'-0"

T.O. Penthouse
339' - 6"

Parapet level
330' - 6"

Max allowed height
328' - 4"

Roof Level
327' - 6"

Level 08
317' - 3"

Level 07
307' - 0"

Level 06
296' - 9"

Level 05
286' - 6"

Level 04
276' - 3"

Level 03
266' - 0"

Level 02
255' - 0"

Avg. Grade
248' - 4"

Level 01
244' - 6"

Level 00 Basement
234' - 0"

1 Elevation _ North
1/16" = 1'-0"

T.O. Penthouse
339' - 6"

Parapet level
330' - 6"

Max allowed height
328' - 4"

Roof Level
327' - 6"

Level 08
317' - 3"

Level 07
307' - 0"

Level 06
296' - 9"

Level 05
286' - 6"

Level 04
276' - 3"

Level 03
266' - 0"

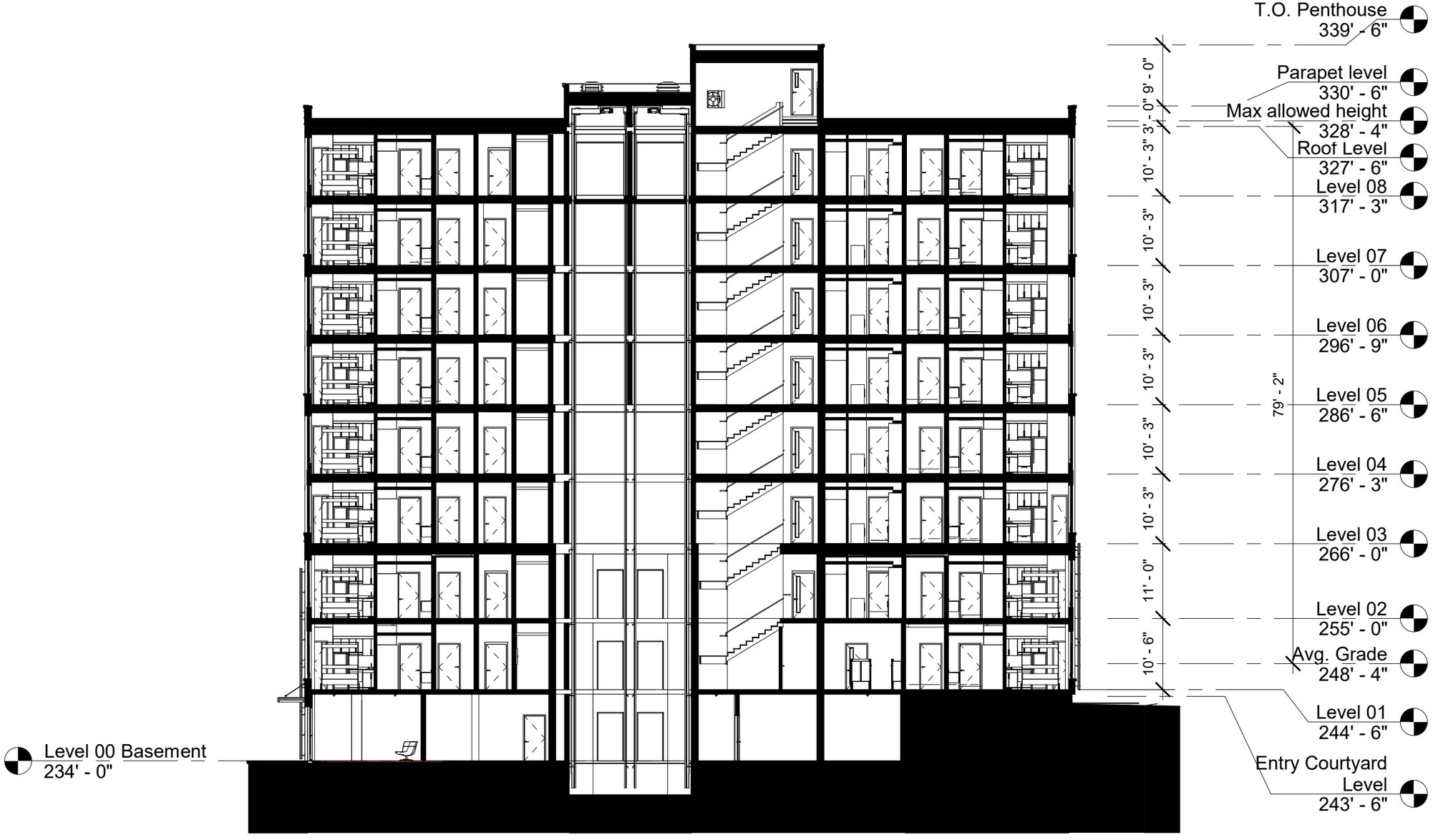
Level 02
255' - 0"

Avg. Grade
248' - 4"

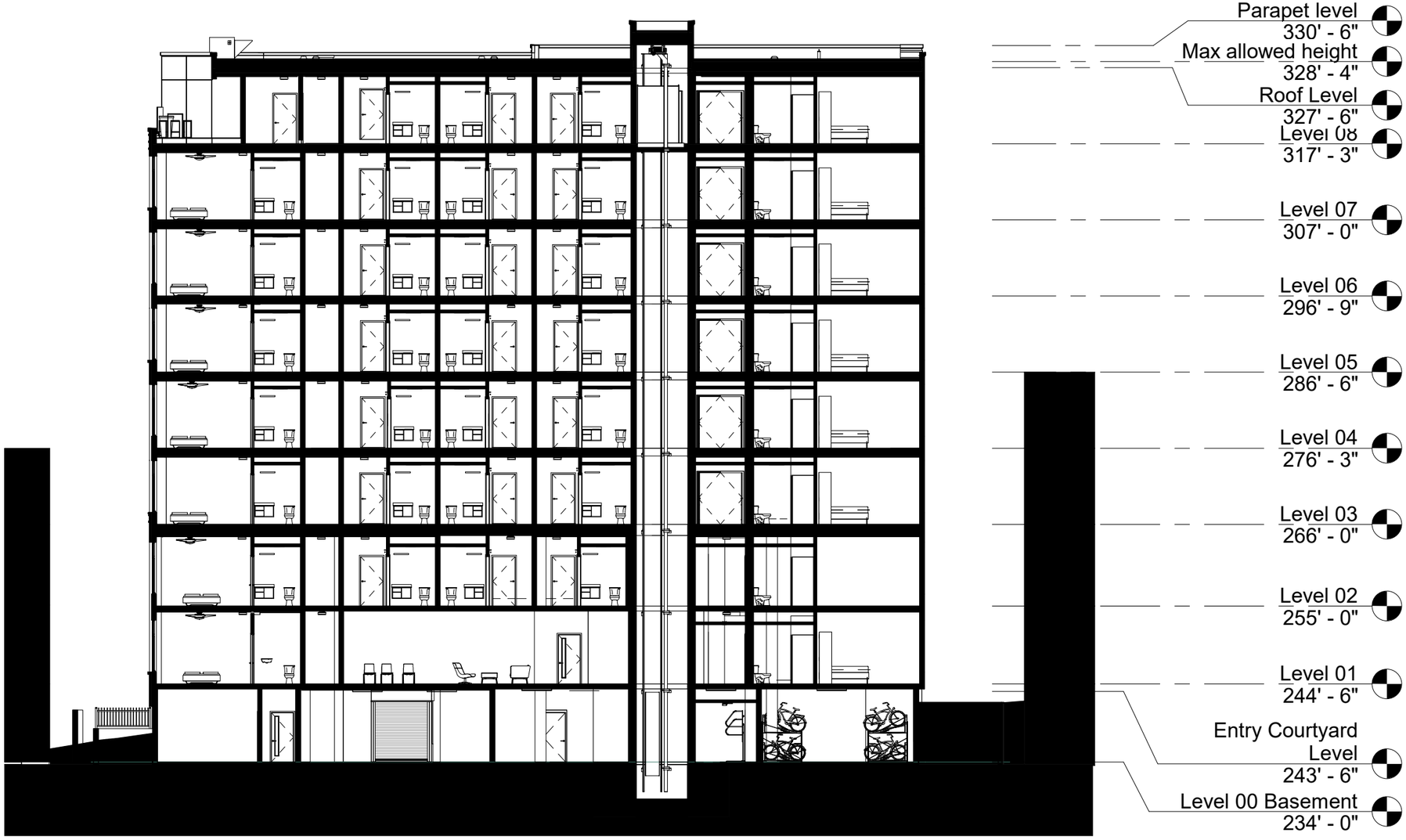
Level 01
244' - 6"

Level 00 Basement
234' - 0"

1 Elevation _ East
1/16" = 1'-0"



1 Section 1 DRB MUP
1/16" = 1'-0"

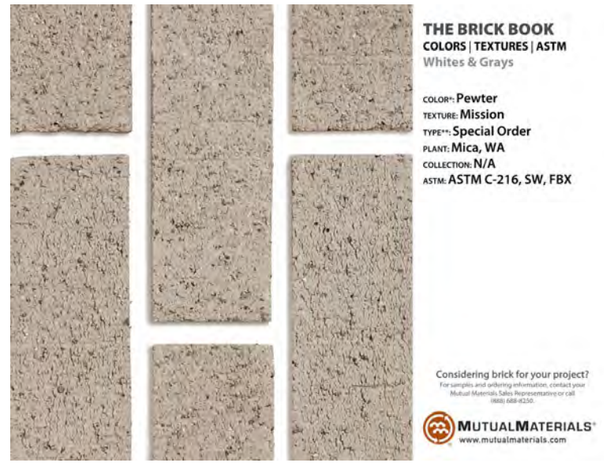


1 Section 2 DRB MUP
1/16" = 1'-0"

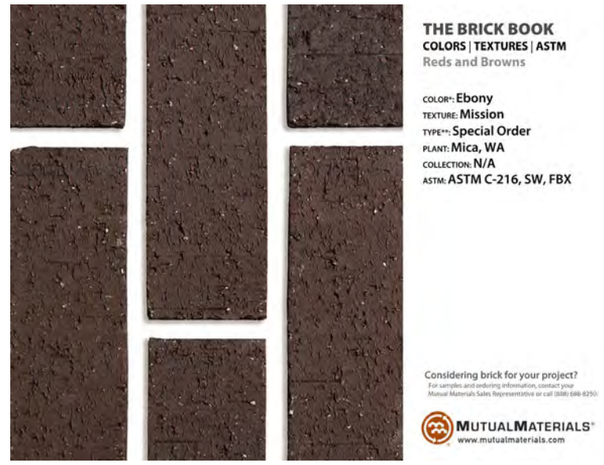
Tilit-Turn vinyl windows
- White

Fiber cement Panel - Secondary facade material
- White
- Gray
- Blue

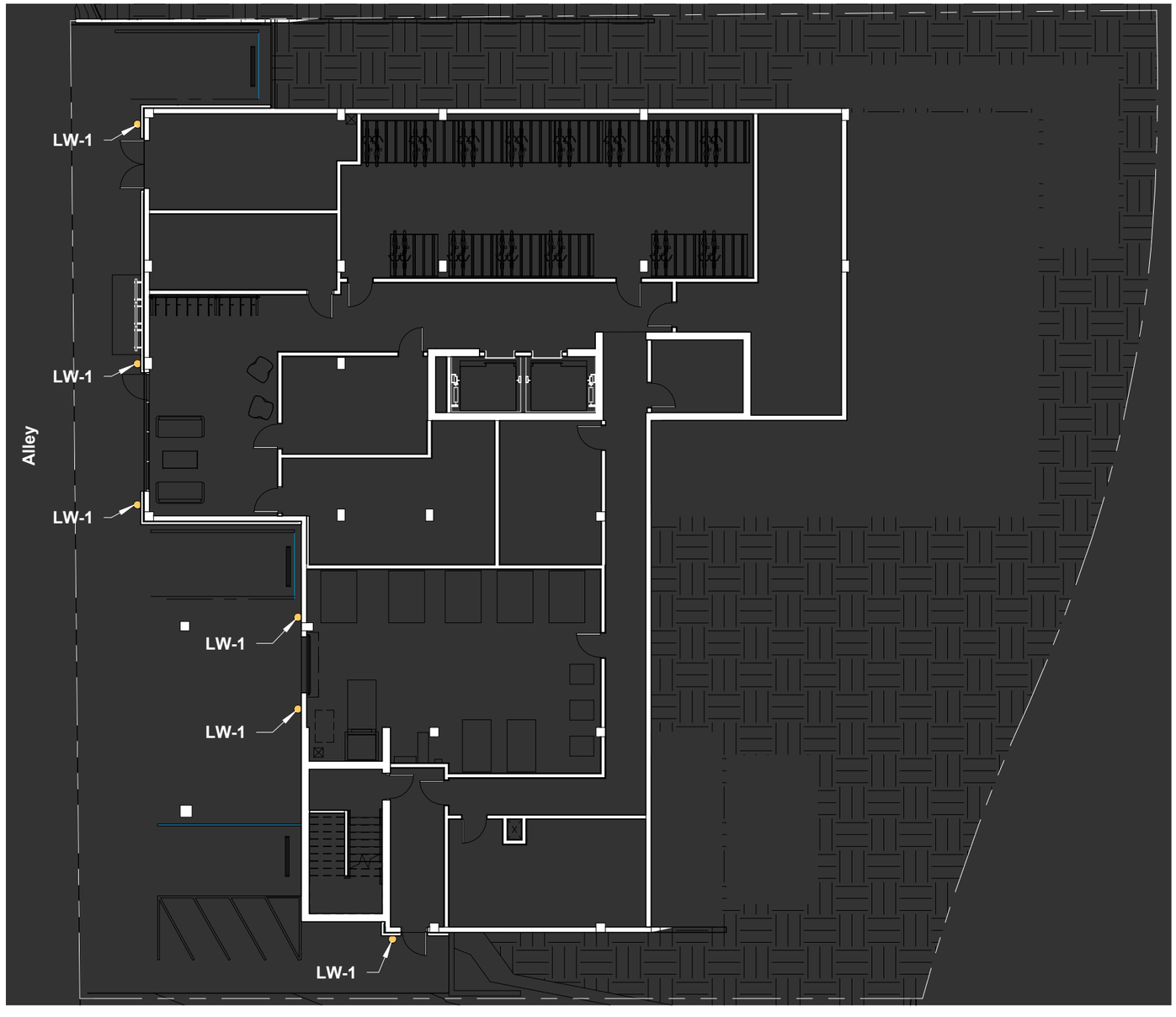
Storefront Glazing
- Dark Bronze



Brick 2 - Accent brick
- Window head and sill
- Brick cornice
- Brick banding



Brick 1 - Primary facade material



LW-1 Exterior Wall Mounted Sconce

1 Level 00 lighting plan
1/16" = 1'-0"

1 Level 01 lighting plan
1/16" = 1'-0"

SL-1 Existing Pole mounted "Cobra head" Street Light

LW-2 Wall Mounted Sconce Down Light

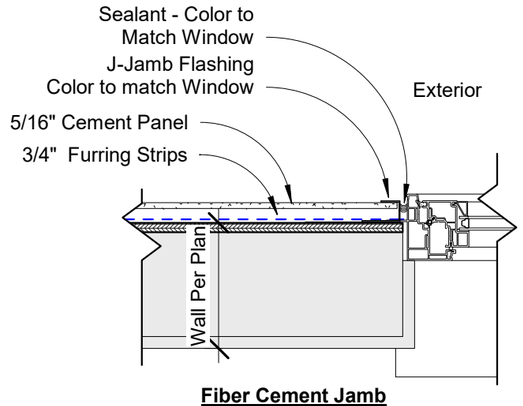
LG-1 Low Voltage Landscape Lighting at Entry Pathway

LG-2 Low Voltage Landscape Lighting

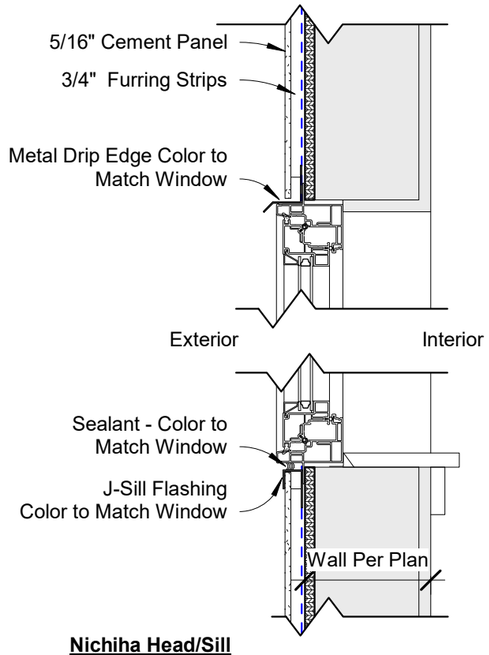

D
E
R
B
Y


D
E
R
B
Y

A Example of Cement Panel Window Detailing

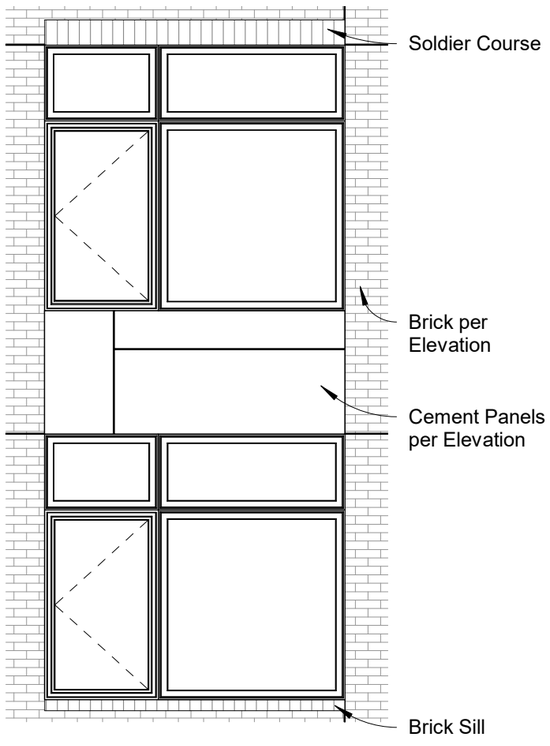


Fiber Cement Jamb

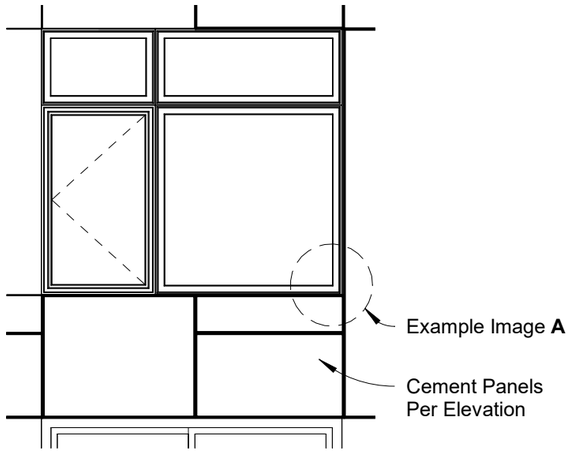


Nichiha Head/Sill

2 Cement Panel Window Details
1 1/2" = 1'-0"

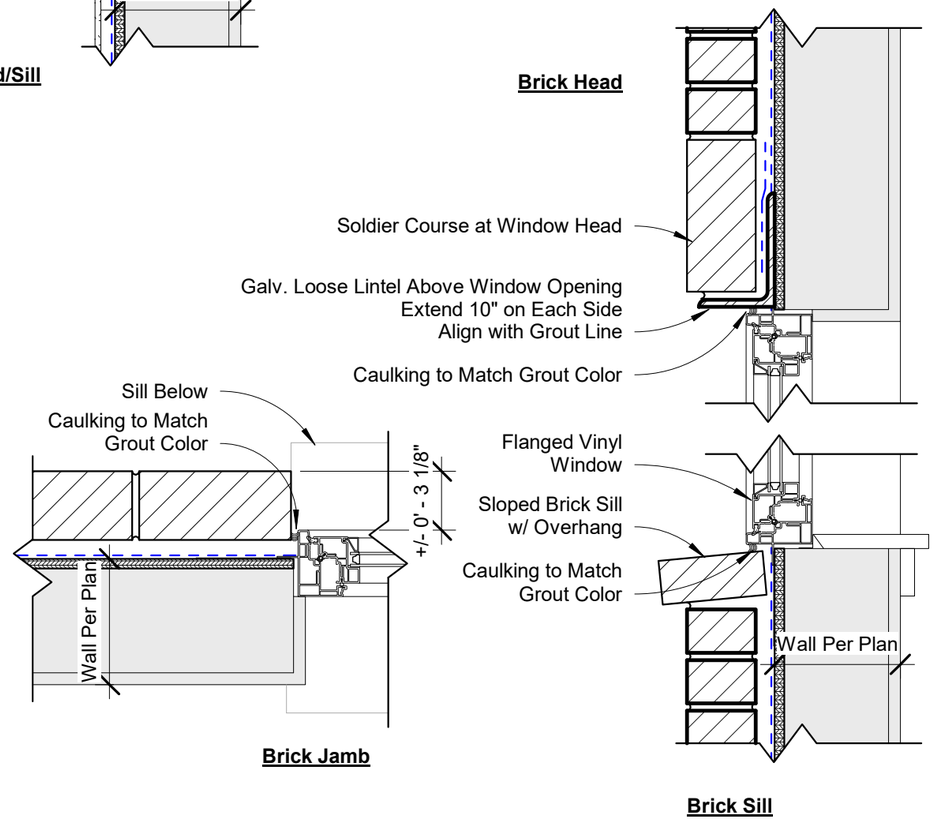


3 Brick Window Elevation
1/4" = 1'-0"



4 Cement Board Window Elevation
1/4" = 1'-0"

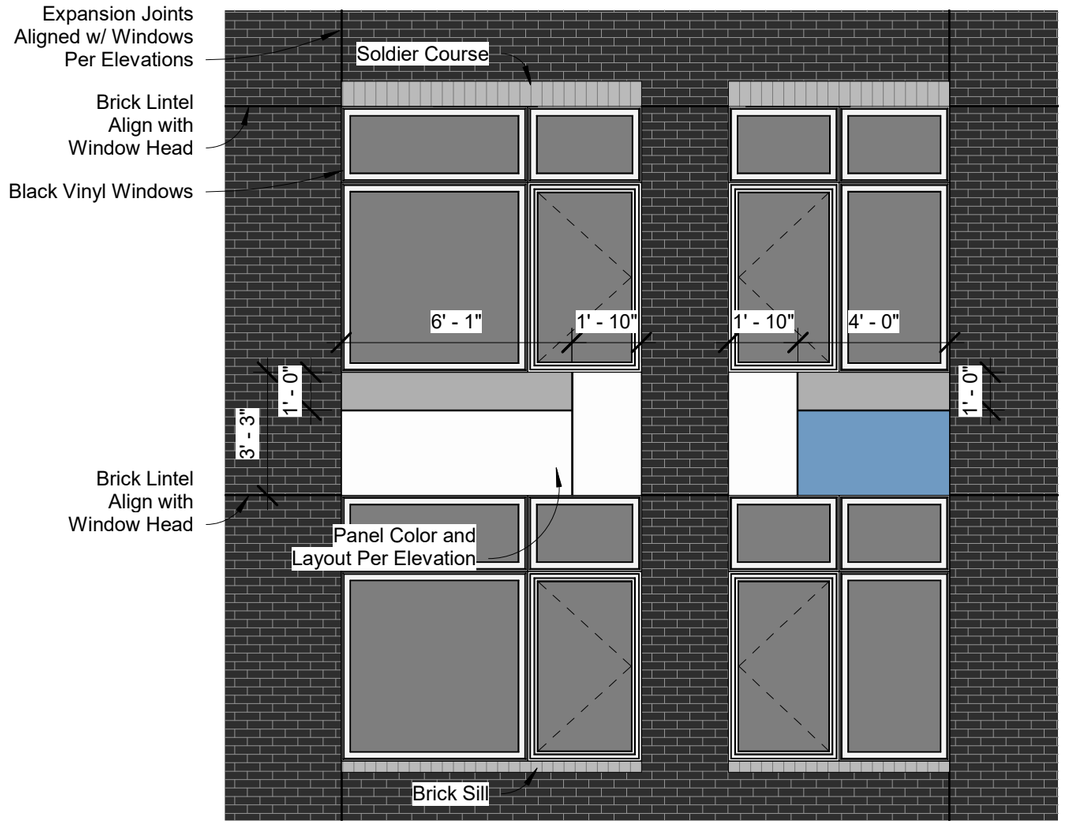
Brick Head



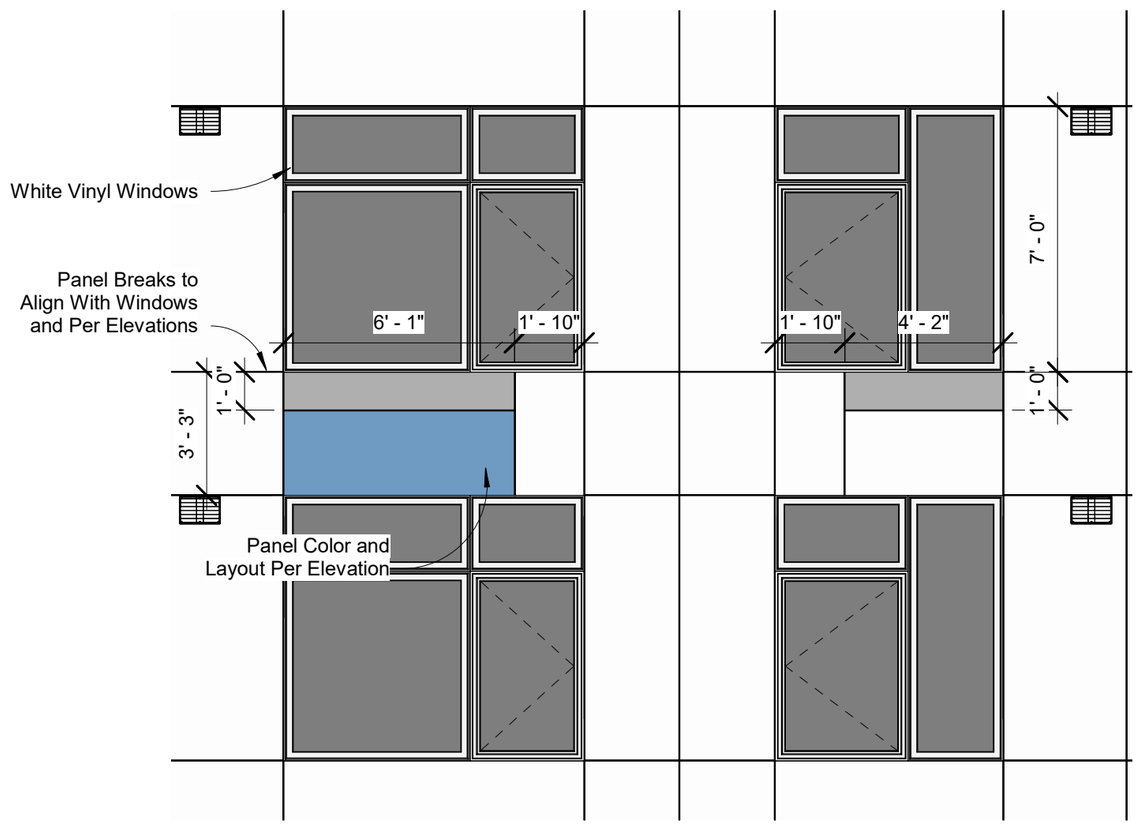
Brick Jamb

Brick Sill

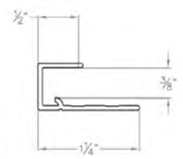
1 Brick Window Details
1 1/2" = 1'-0"

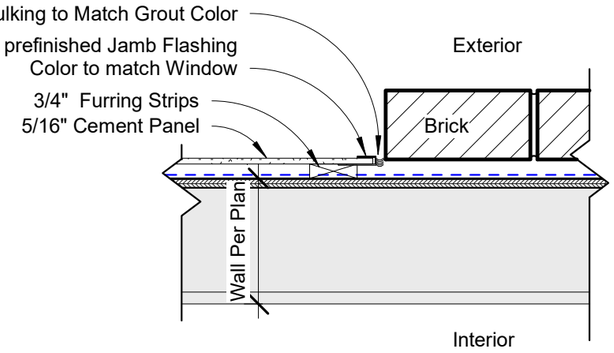


1 Window Panel Details_Brick
1/4" = 1'-0"

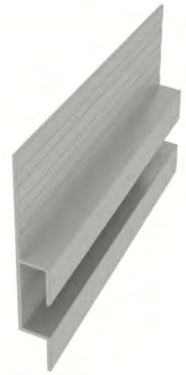


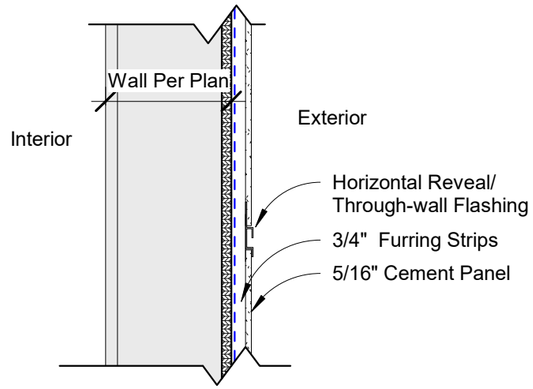
2 Window Panel Details_Cement Panels
1/4" = 1'-0"



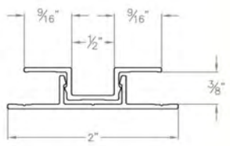


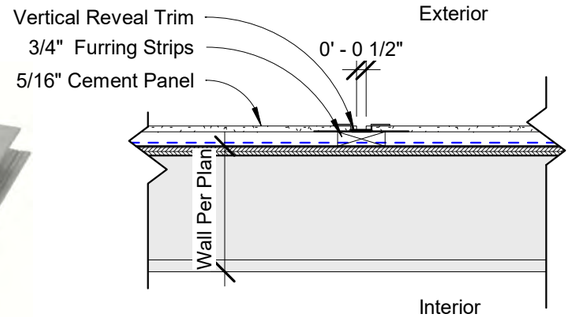
1 Cement Panel to Brick Transition
1 1/2" = 1'-0"



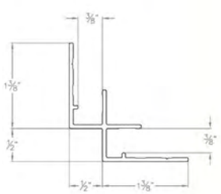


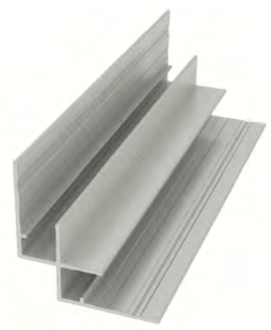
4 Cement Panel Horizontal Panel to Panel
1 1/2" = 1'-0"

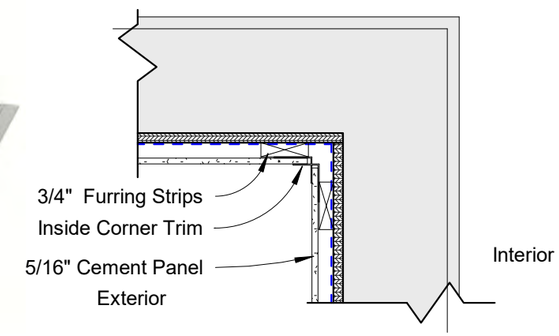




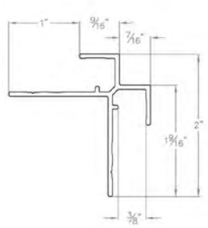
2 Cement Panel vertical Panel to Panel
1 1/2" = 1'-0"

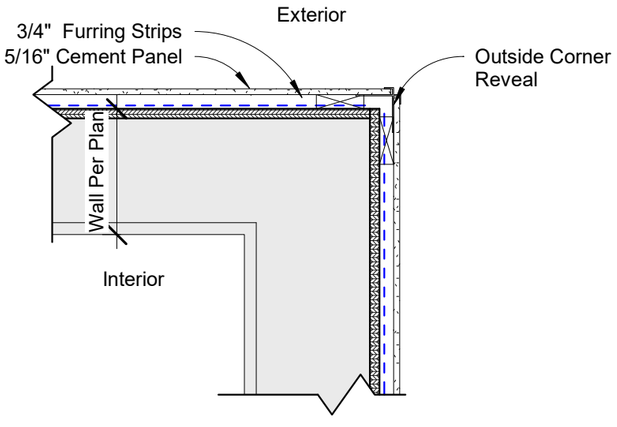




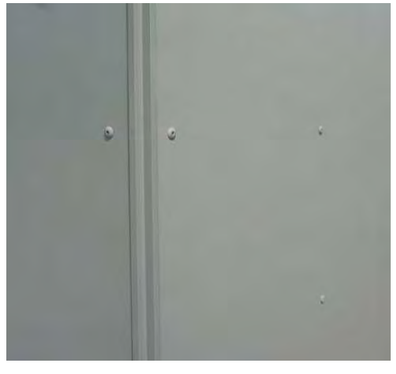


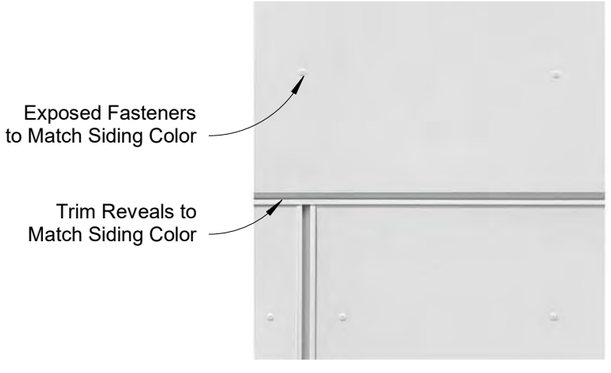
5 Cement Panel Inside Corner
1 1/2" = 1'-0"





3 Cement Panel Outside Corner
1 1/2" = 1'-0"





SUSTAINABLE FEATURES
While not proposed as a LEED certified building, the following sustainable features and green technology are proposed:

SITE AND WATER:
- Project is being built on an infill site, reducing development of virgin sites.
- Temporary erosion control to significantly reduce sediment discharge from the site will be installed and maintained.
- Permeable paving will be installed in courtyard
- Bio retention planters will be used for dealing with rainwater

ELIMINATE WATER POLLUTANTS:
- Concrete trucks will be washed out in slab or pavement subbase areas
- Hazardous waste will be reduced through good jobsite housekeeping

WATER CONSERVATION
- landscape beds will be mulched with 2” organic mulch
- No turf grass is proposed
- Drought tolerant and native plants will be incorporated in landscaping
- All bathroom faucets will be 1.5 GPM or better.
- High-efficiency toilets will be installed in bathrooms.
- A recirculating pump on building hot water system will be installed.

TRANSPORTATION
- Building is proposed in an area close to frequent transit

ENVELOPE
- Rigid insulation will be used as thermal break in headers
- Corners at intersecting exterior walls will be fully insulated.

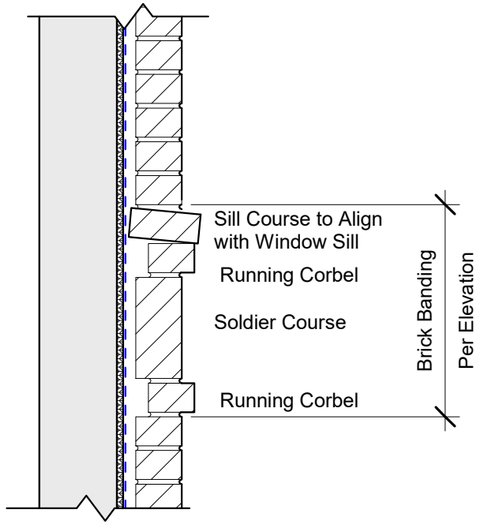
HEATING AND COOLING
- Ceiling fans will be installed in all units
- Operable windows are proposed for all units
- Heating equipment will be located within conditioned space
- Thermostats with one degree dead-band (electronic or vapor diaphragm) for non-ducted electric heat will be installed
- Timers or humidistats for bathroom fans will be installed
- No gas fireplaces are proposed
- All hot water pipes will be insulated

LIGHTING
- Light colored interior surfaces will be utilized.
- Large windows are proposed for natural lighting
- Daylighting will be maximized in all units
- LED light fixtures will be installed.

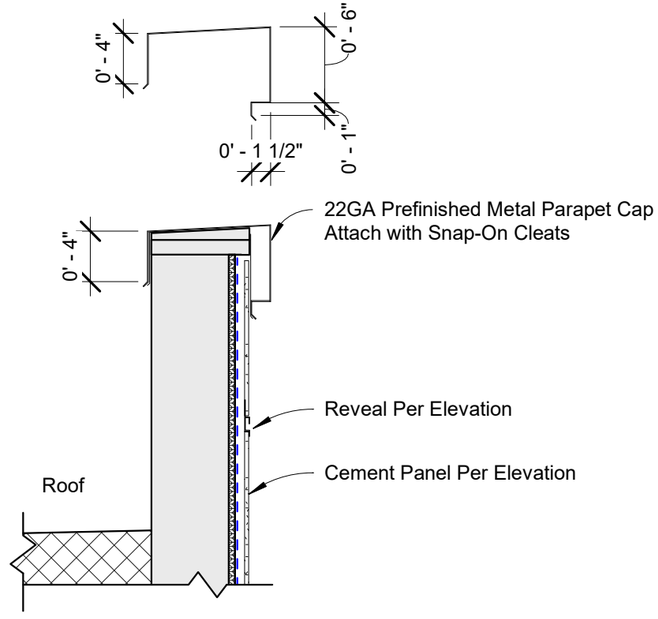
APPLIANCES
- Gas clothes dryers will be installed
- Water saving washing machines will be installed
- Energy Star compliant fixtures will be utilized

ENERGY:
- LED light fixtures in all light fixtures will be installed

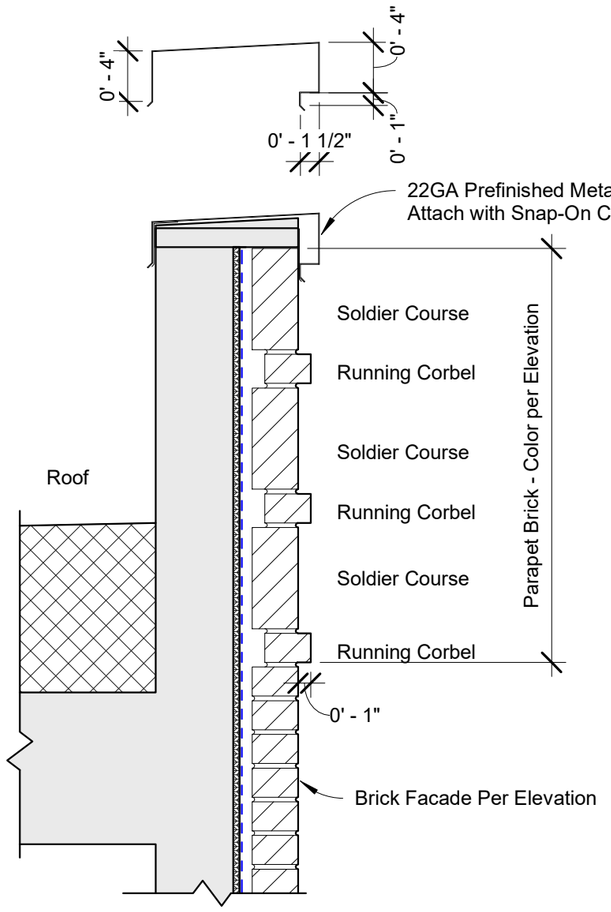
MATERIALS:
- Waste materials from construction will be recycled



3 Brick Banding
1" = 1'-0"



2 Parapet Condition 2
1" = 1'-0"

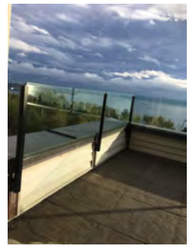
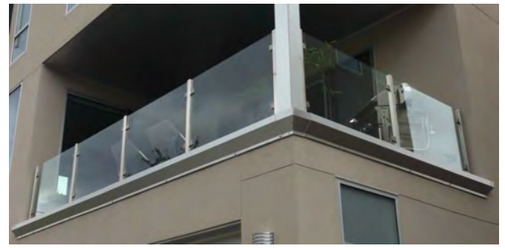


1 Parapet Condition 1
1" = 1'-0"



Examples of frameless glass guardrail system

Stand-off attachments

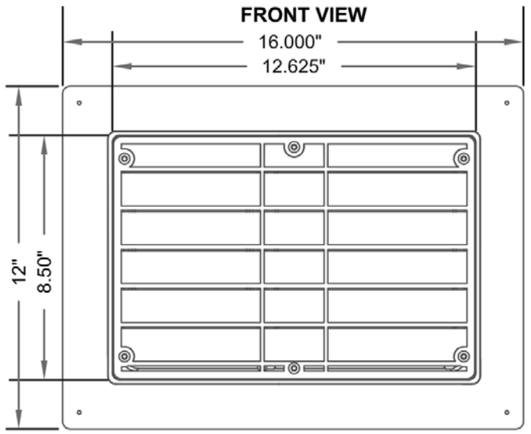
Examples of glass guardrail system with balustrades

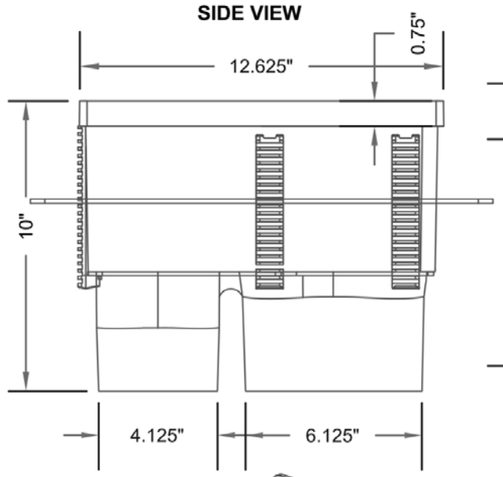
The upper-level roof deck has been left mostly uncovered and open. The guardrail for the roof deck is proposed to be either a frameless glass system or with minimal thin balustrades between glass infill panels for maximum visibility from the deck. Attachments for the glass would be on the deck side and would fasten to the parapet wall with either balustrades, stand-off bolt spacers, or a side mounted channel integrated into the roofing system. The design intent is to have a railing system that is highly transparent and imperceptible from below, which would also keep the apparent massing lower on the south side.

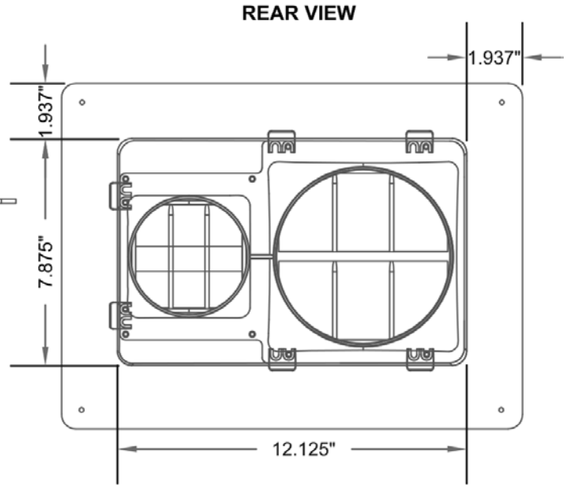
Exterior Venting - XVent Box Ventilation Systems
Model # DHEB-64R-BR
The DHEB Xvent option has an adjustable flange to allow the face louver to be adjusted to mount flush with the exterior surface of the building regardless of the depth of facade material. The construction is a durable impact resistant, UV stabilized plastic available in any custom color. Gravity backdraft dampers and a separator fin prevents exhaust from mingling inside the box and also prevents air returning into the ducting.

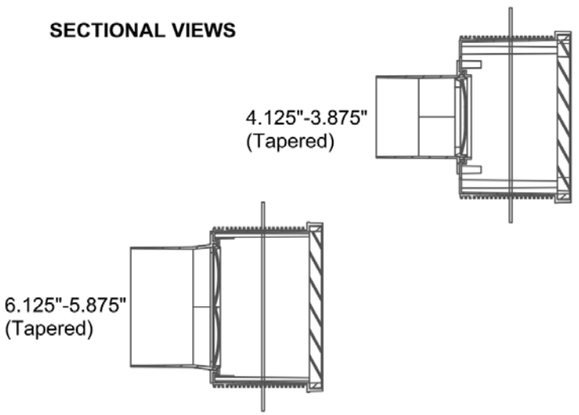
All vents to be installed flush and shall be color matched as closely as possible to the façade material in which the vent is installed.

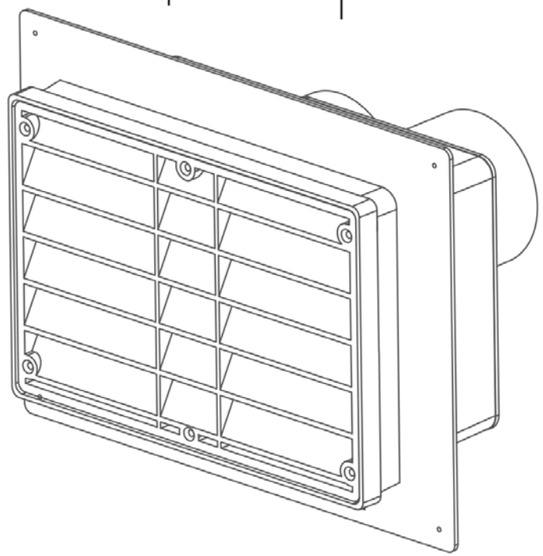
Color Matched Xvent Installation in Metal Siding (Example only)

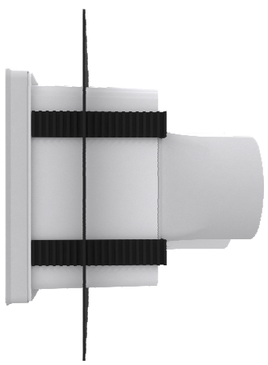


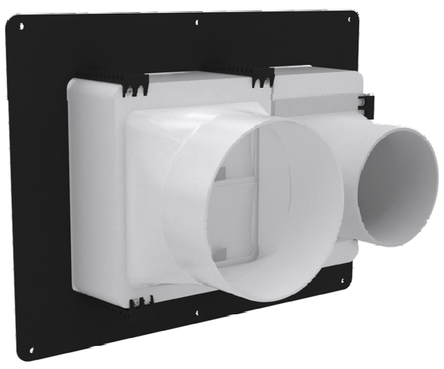










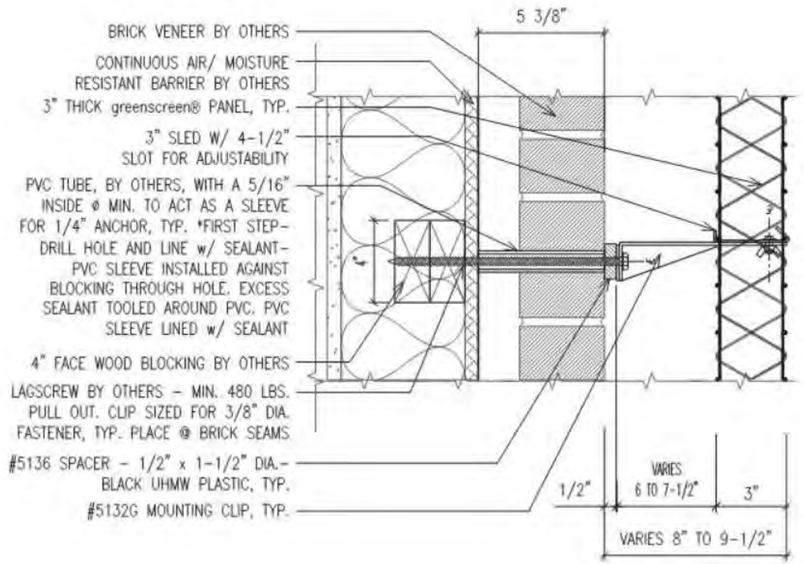


greenscreen®

PRODUCT DATA SUBMITTAL

This is the current list of our standard colors for panels, trim, and mounting hardware. Custom colors are available. Note that color rendering can shift depending on your monitor calibration and viewing conditions. For an exact representation of these colors please request a set of our color chips.

colour picked for panels, trim and mounting hardware



APPENDIX

THE FOLLOWING PAGES ARE TAKEN FROM THE PREVIOUS DRB PACKET AND ARE INCLUDED FOR <u>REFERENCE ONLY</u>.

NO NEW INFORMATION

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR

Site View to the South

Site View to the North

Adjacent South Structure

Project Site

Adjacent North Structure

South Adjacent Structure

Site View Along Bellevue Ave

North Adjacent Structure

Site Context Along West Side of Bellevue Avenue

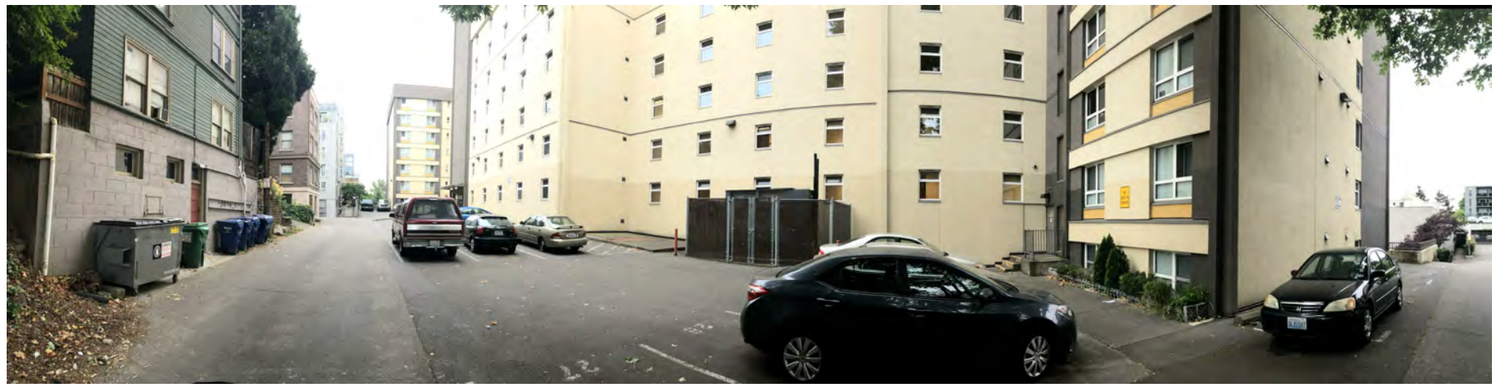
East Side of Bellevue Ave Adjacent to Site

East Side of Bellevue Ave Adjacent to Site

Site Context Along East Side of Bellevue Avenue

West Structure in Alley Adjacent to Site

West Side of Site in Alley

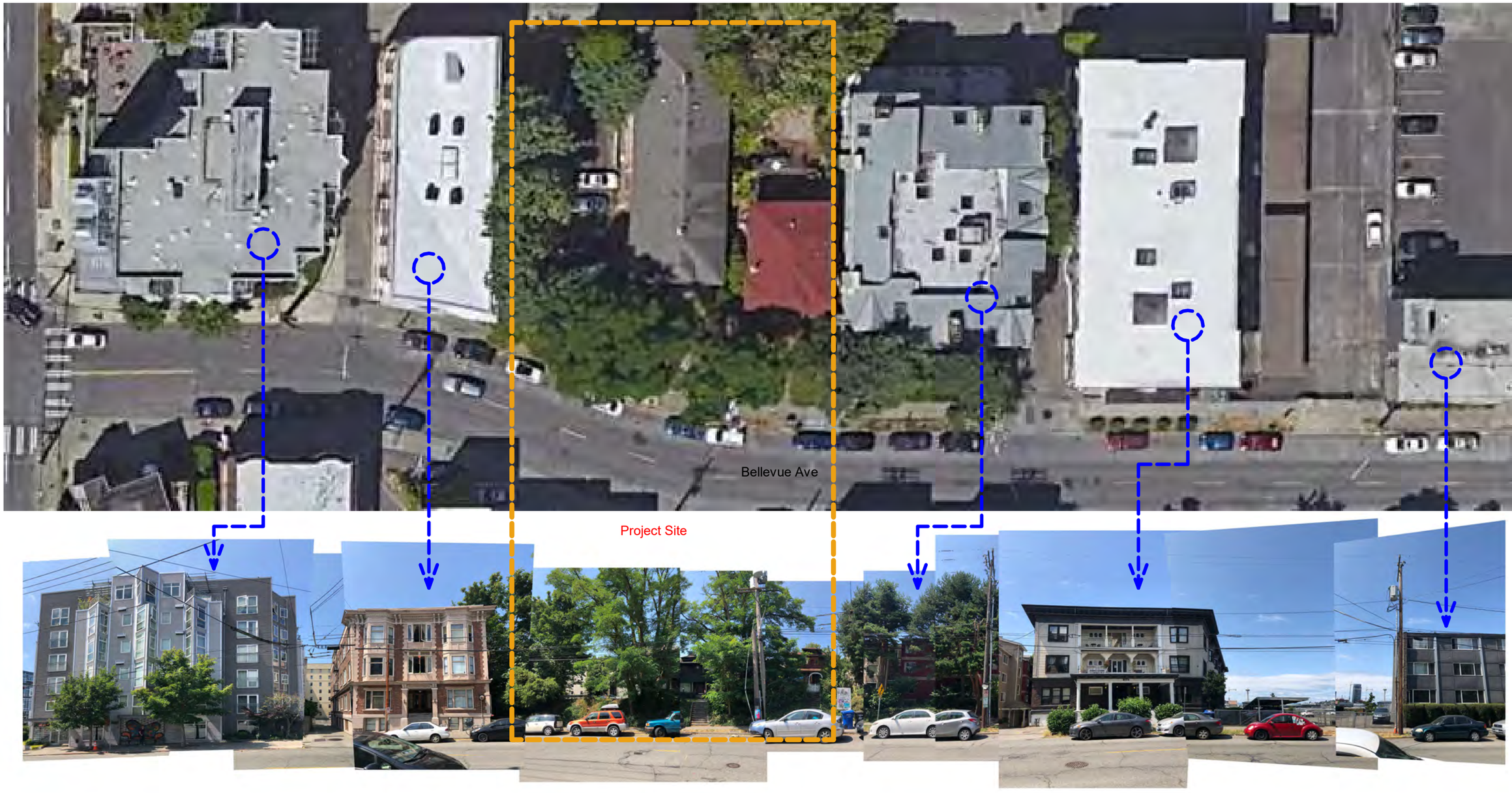


West Structure in Alley Adjacent to Site

Project Site

West Side of Site in Alley Looking North

Site Context in Alley - West Side of Project



Bellevue Ave E - Street Elevation

Arborist Report

The image shown above from the Arborist report identifies one exceptional tree and one exceptional grove on site.

Tree Coverage Study

The single exceptional tree by size has been deemed non viable by the arborist. The exceptional grove to the south of the site has a majority of black locust trees which have been deemed an invasive species by King County. The trees in this area have largely exposed roots and are pushing against the failing retaining wall on the edge of the site. Any sitework during construction to replace this retaining wall, will lead to damage of the roots.

In addition to this, a study of the existing exceptional trees shows a site coverage of close to 30%. The removal of parking from the site will not help achieve the allowable FAR with this tree coverage.

RESPONSE TO EDG REPORT
123&128 BELLEVUE AVE E,
SEATTLE WA 98102

1. Urban Pattern and Form:
a. After reviewing the three different massing options, staff recommends developing a new massing option that builds on the successful elements of Options 1 and 3, described in further detail below.
b. Staff broadly supports the idea of bringing the building down to street grade, as shown in Option 3, which is consistent with the neighborhood pattern and provides a stronger connection to the public realm that is more appropriate for a building of this scale. However, in agreement with public comment, staff does not support removal of the grove of trees. The applicant, in consultation with their arborist, states that the trees cannot survive the grading required to bring the building down to street grade. As a possible solution, staff recommends studying an alternative that brings the northern portion of the building to street grade while maintaining existing grade at the southern end to allow for retention of the grove. (CS1-C-1, CS2-B-2,CS2-C-2, PL2-A-1)
c. The adjacent site to the south is developed with a 110-year old three-story multifamily residence. While the zoning allows for more intense development, the proposal has a responsibility to successfully integrate with its existing context. Options 1 and 3 shift massing away from the southeast corner of the site, providing the most relief for the significantly smaller building to the south. Staff acknowledges public comment concerns with the proposed height compared to nearby context. As the proposal is further developed, maintain a respectful relationship with this smaller structure. The retention of the grove also enhances the relationship between the two properties by screening and softening the transition. (CS2-D-1, S2-D-2)
d. Staff acknowledges the potential for privacy impacts raised in public comment. As the design is further developed, study potential privacy impacts with particular attention to window locations and decks. Provide window overlap privacy diagrams at the Recommendation phase. (CS2-D-5)
e. Staff agrees with the concerns raised in public comment regarding the height of the structure and shading impacts. Locate and design rooftop structures (e.g. stair penthouses) to minimize their appearance from the public right-of-way and shading on adjacent properties. Use modulation on the primary structure to reduce perceived height and improve solar access. (CS1-B-2, CS2-D-1, DC2-A)

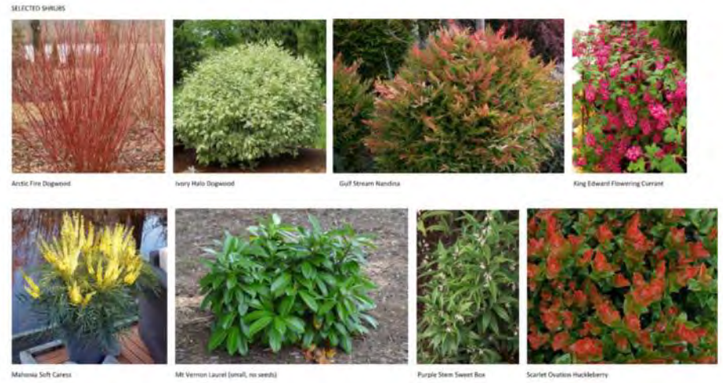
Response
The proposed design has been achieved by a careful study of the impact of the building on all sides of the site. The existing grove is situated precariously on the southern end of the site, with a retaining wall that is barely holding up the steep sloped dirt from the site to the neighbours on the south.
The EDG recommendation asks for the study of an alternate option where the grove would be retained towards the southern half of the site and the building would be brought down to grade on the northern part of the site. However, further study of the grove reveals that the existing retaining wall to the south of the site is failing. Hence in lieu of the potentially unsafe existing grove with the invasive species, we suggest a grove like landscaped feature at the level of Bellevue Ave, making a strong connection with the street and public realm. This would be achieved by setting the building further back at the level of Bellevue Ave to allow for more landscaping facing Bellevue Ave This grove would extend into the space between the 110 year old multifamily residence and the site to act as a screen between the two sites. The new proposed trees and plants will be native, naturally growing plant species of this area. The main door will be accessed from Bellevue Ave and be accessible to all.

The project site is located in the middle of a block and the proposed building has setbacks more than required by code, between the buildings on the north and south. The project tries to be respectful of the scale of the building to the south and has very few windows on that side, facing this building. The windows in the units to the north and south will be shielded from the windows of the neighboring buildings by tall, columnar trees (Frans Fontaine Hornbeam) that grow upto 40' high.

EXISTING RETAINING WALL SHOWN BOWING ON SOUTH OF SITE AND TREES OF AN INVASIVE SPECIES GROWING FROM A STEEP SLOPE.

PROPOSED LANDSCAPE PLAN

PROPOSED VARIETIES OF TREES



PROPOSED VARIETIES OF SHRUBS

PROPOSED VARIETIES OF GRASSES AND VINES

The stair penthouse has been located to minimise appearance from public right of way and will not shade any adjacent properties. The primary structure will be broken up into two story increments by features like change in materials and slab edges to reduce the scale of the building. Variations in volume also help towards breaking up the mass of the structure.

2. Open Space and Landscaping:
a. The EDG packet indicates that an arborist has assessed the exceptional tree at the
rear as nonviable. This assessment will be reviewed by SDCI's staff arborist at MUP. Operating under the assumption that this information is accurate, staff supports removal of this tree, which will allow for a greater number of massing solutions to be studied. (CS1-D-1)
b. Staff does not support removal of the grove at the front of the site and acknowledges public comment requesting tree retention and replanting. However, staff may support removal of a few of the trees that make up the exceptional grove to accomplish other project goals. Specifically, staff has concerns about accessibility and may support removal of the northernmost trees if their removal will facilitate bringing the building down to street grade at that portion of the site. (CS1-D-1, CS1-4-e, PL2-A-1)

Response
The trees in the grove are very close together and removal of the northern trees along the eastern slope of the site will be hard to do without damaging the remaining trees. By removing the grove and replacing the trees at the level of Bellevue Ave, we would be able to achieve both the accessible entrance at Bellevue Ave and a grove at the public realm.

EXISTING TREES GROWING IN CLOSE PROXIMITY ON THE SLOPED EASTERN SIDE OF SITE

3. Architectural Concept and Materials:
a. The grove at the front of the site is a valuable existing condition that should be not only preserved but celebrated. As the architectural concept is developed, seek out opportunities to integrate the grove into the design itself. Allow the existing trees to inform the massing, architectural concept, materials, landscaping, and amenity areas. (CS2-A-1, CS2-B-1)
b. The EDG packet describes the applicant's anticipated material strategy, which would utilize a masonry or wood-like material at the base and contemporary materials above. However, the massing options do not include a pronounced change in plane at the lower levels; in other words, there is no base within the massing itself. Public comment also requested additional modulation and secondary features. Staff supports the concept of having a distinct base with a material change, but the base needs to be accompanied by a physical shift in the massing, not just in the material application. As the massing is further developed, material application should be considered in concert with massing so that material changes correlate to a change in plane. (DC4-1-a)

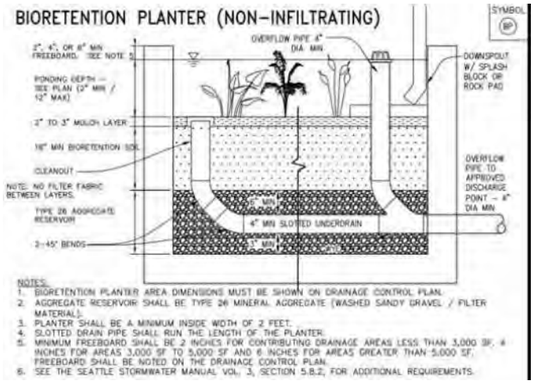
c. The Capitol Hill neighborhood specific design guidelines call on applicants to integrate sustainability features as well as references to the local culture and history. It is unclear from the EDG packet if the applicant is proposing any such features or references. Seek out opportunities to add sustainable features, particularly those that can be integrated into the design concept, and incorporate cultural references into the proposal. Call out any such features in the Recommendation packet. (CS1-1, CS1-2, CS1-4, CS1-5, CS3-2, CS3-3, DC4-2)
d. Staff supports the proposed use of individual entries for ground level units. As these entries are further developed, ensure that entries are well defined and integrated with both the architectural concept and open space concept. (PL3-A, PL3-B-2, PL3-1-c, PL3-2-a)
e. Staff supports the recessed vertical channels shown on both Option 2 and 3, which add depth and relief to these tall facades. Maintain this (or similar) modulation and introduce secondary architectural details to add additional depth and interest to the façade, such as balconies and punched windows. (DC2-3-a)

Response
The new proposed grove at the level of Bellevue Ave is an integral part of the design. It gives a sense of place to Bellevue Ave, while creating a landscaped courtyard as an amenity space for the residents of the building

SOUTH EASTERN VIEW OF SITE. FOLIAGE NOT SHOWN FOR CLARITY.

As shown in the views, the proposed design takes into account the EDG comments and creates a material and physical shift in the massing of the building between the 2nd and the 3rd floors. The design also proposes a variation in plane through a terrace room area on the top most floor.

Sustainable features like passive ventilation through operable windows and creating new habitats, use of native, naturally growing plant species, a diverse planting palette and bioretention planters for dealing with rainwater are all part of the design. A living wall at the entrance to the building integrates with all the other landscape elements to create a green edge along the site on Bellevue Ave.



4. Entries and Accessibility:
a. Design the main residential entry to be obvious, make a strong connection to the street, and of an appropriate scale for the proposed eight-story height. (PL3-A, PL3-1-b)
b. Ensure that the main residential entry is easily accessible to all tenants and visitors. Avoid access ramps to the extent possible and integrate any such ramps thoughtfully into the architectural concept. (PL2-A-1)

Response
The entry to the building is marked by a green wall and is under a projecting volume of the 2nd floor. Steps and on grade access are integrated into the landscaped area in front of the building on Bellevue Ave.

5. Service Uses:
a. As the proposal is further developed to retain all or most of the exceptional trees on site, staff identifies retention of the parking area as a low priority and supports its removal in service of other project goals. (CS1-4-e)

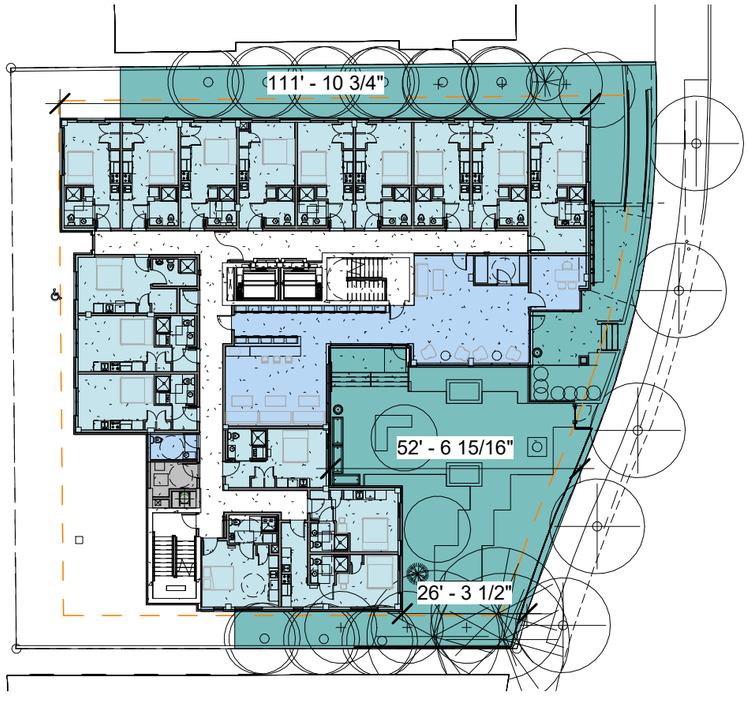
Response
The proposed design dedicates large areas to landscape and trees, to create a sense of place on Bellevue Ave. 8 parking spots are provided with alley access.

DEVELOPMENT STANDARD DEPARTURES
SDCI's preliminary recommendation on the requested departure will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure.

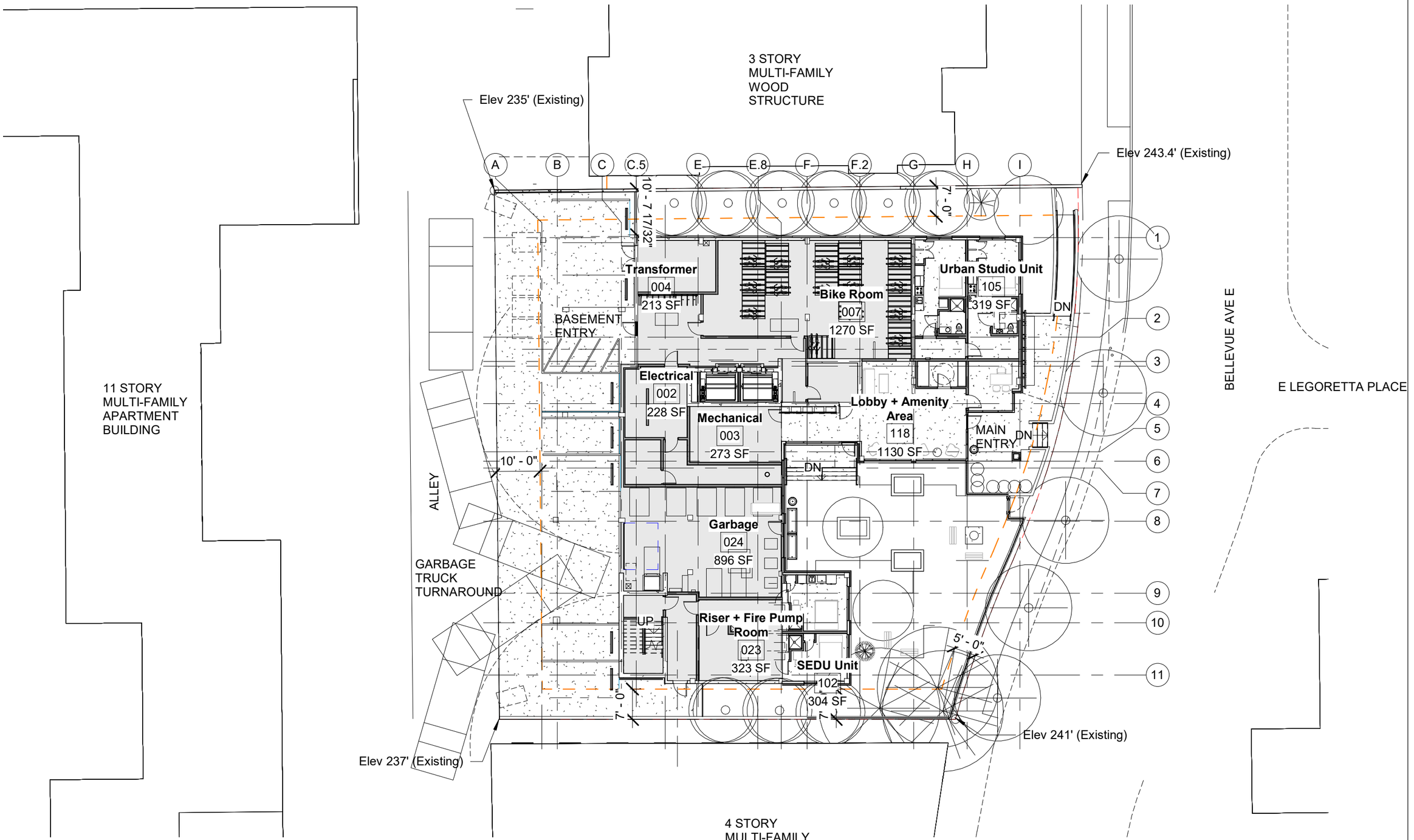
At the time of the EARLY DESIGN GUIDANCE review, the following departure was requested:

1. Structure Depth (SMC 23.45.528): The Code limits structure depth to 80% of the lot depth (approximately 108 feet, eight inches). The applicant proposes a structure depth of 113 feet, seven inches.

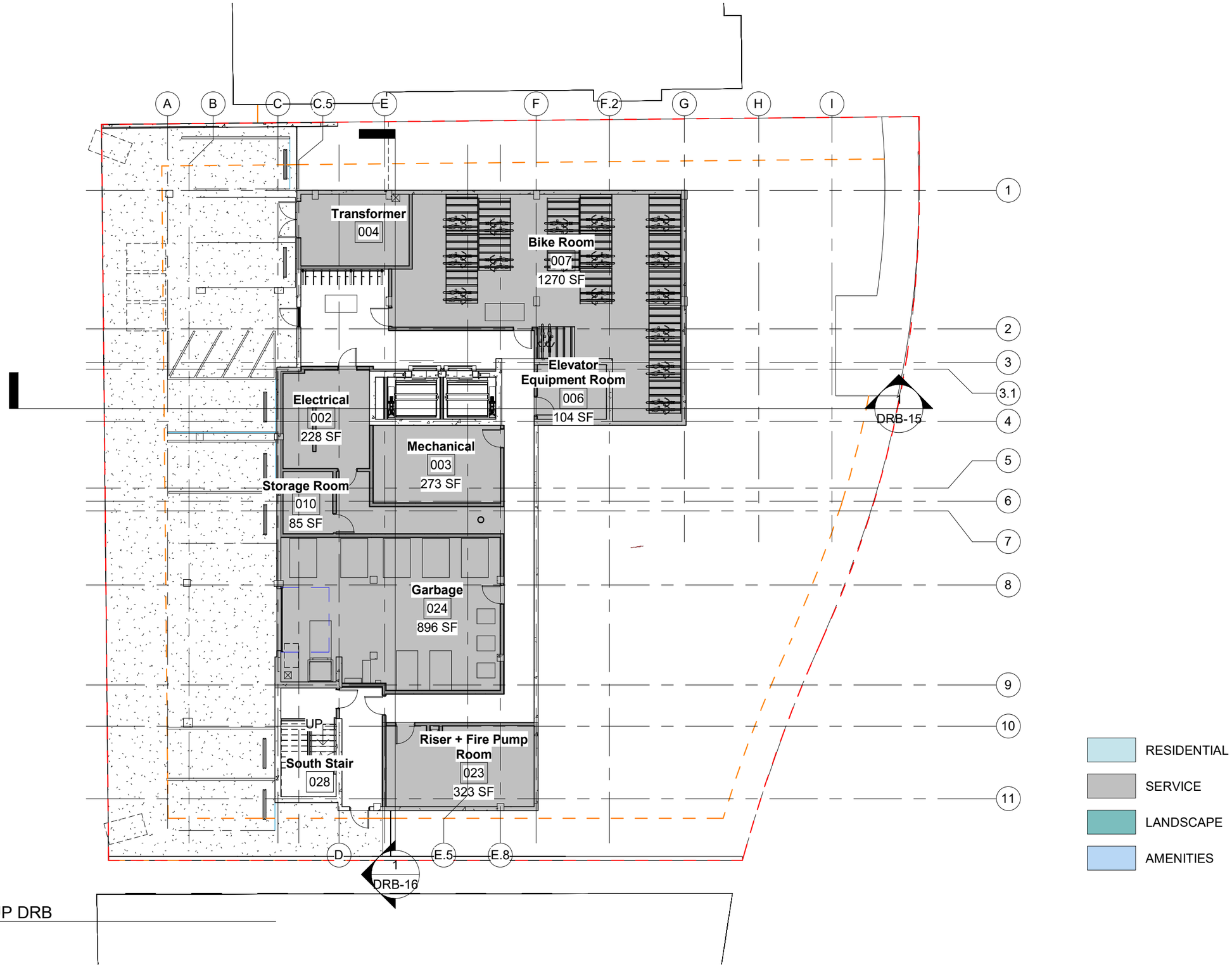
Staff indicated that based on the guidance provided in this EDG report, the massing and site layout shown at MUP are anticipated to differ significantly from what is shown currently. Staff expresses preliminary support for the departure as described, which allows for a plaza-type amenity at the front of the proposal, but notes that given the significant changes expected in response to Early Design Guidance, this departure will need to be fully reexamined at MUP.



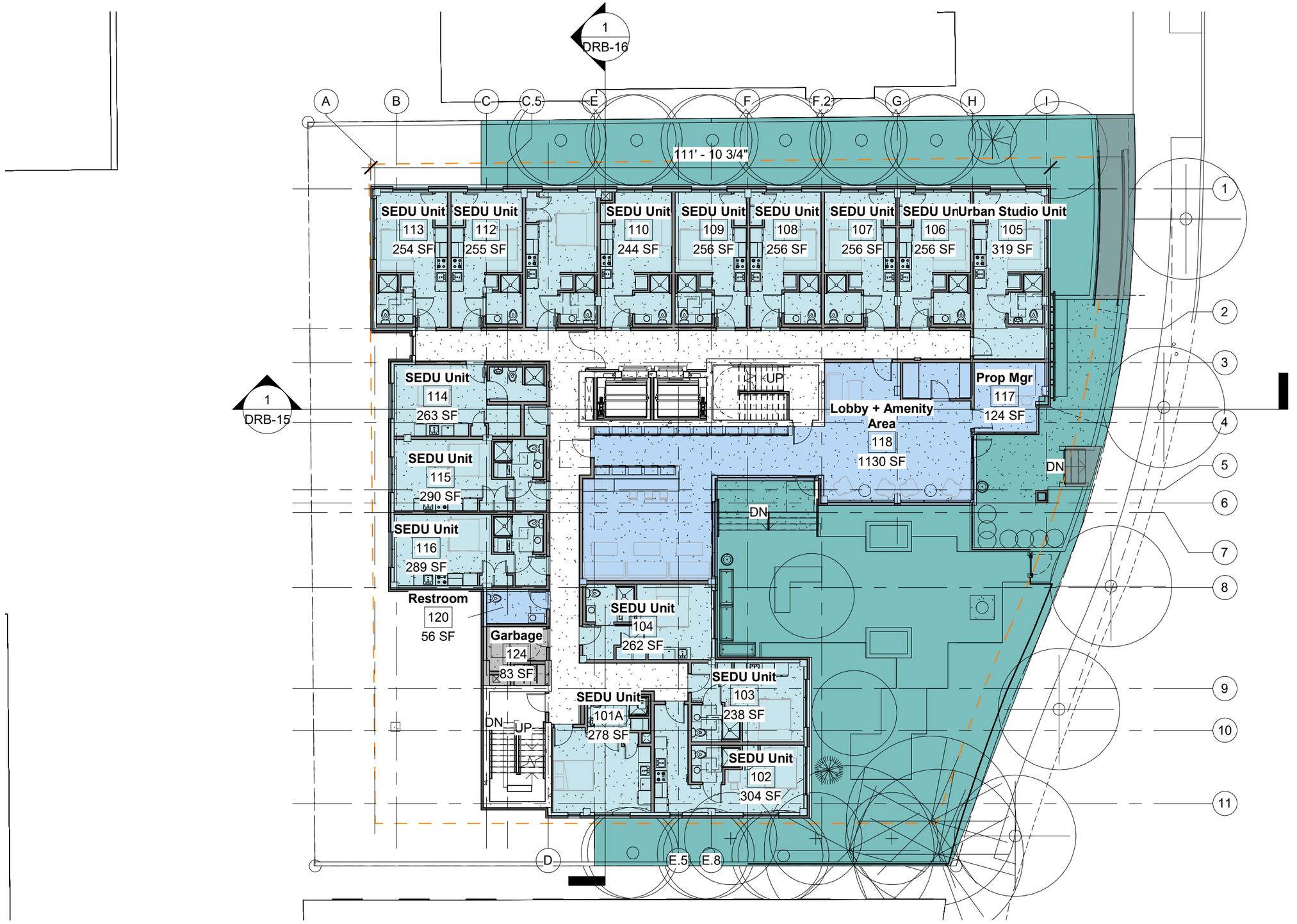
Response
The proposed design has a grove of trees proposed as a feature in the front of the site along Bellevue Ave along with a landscaped courtyard,, which is achieved by pushing the building 52' at the maximum and 26' at the minimum. The proposed design would require a departure from the limit on the depth of the structure from 108'8" to 111'11" along the northern edge.



1 Level 01/ Basement composite site plan
3/64" = 1'-0"

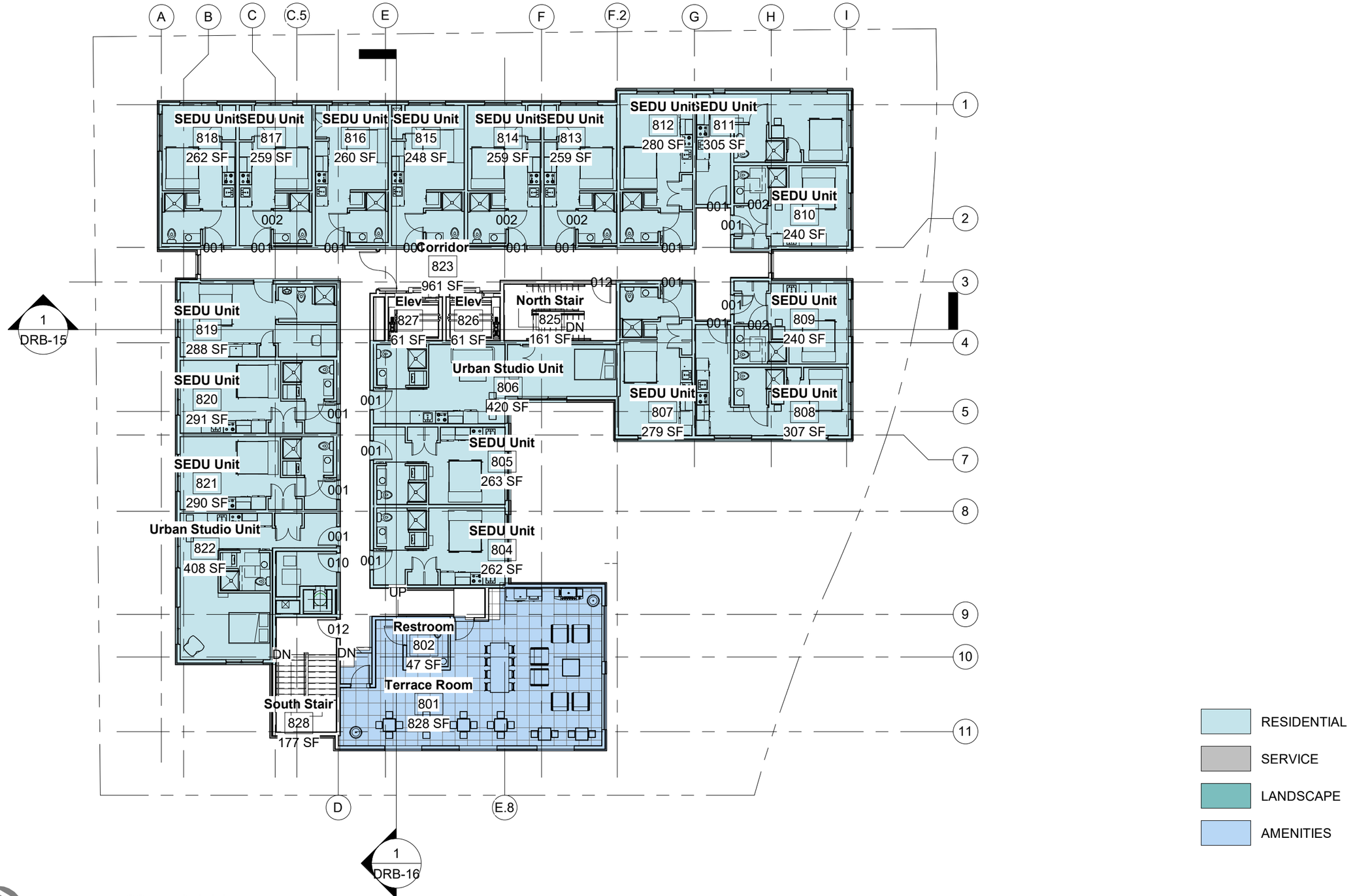


1 Basement MUP DRB
1/16" = 1'-0"

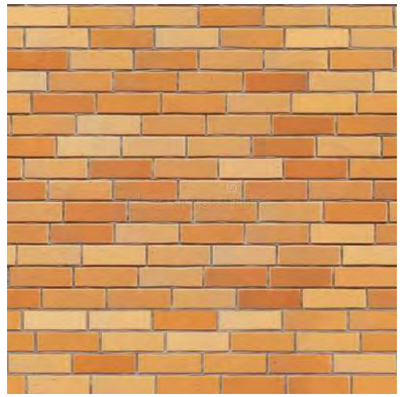


1 Level 01 MUP DRB
1/16" = 1'-0"

1 Level 02 MUP DRB
1/16" = 1'-0"

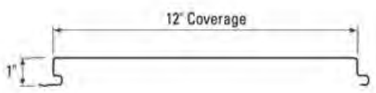


1 Level 08 MUP DRB
1/16" = 1'-0"



MUTUAL MATERIALS BRICK FACING - Chestnut Mission

WHITE PVC WINDOWS IN METAL CLADDING

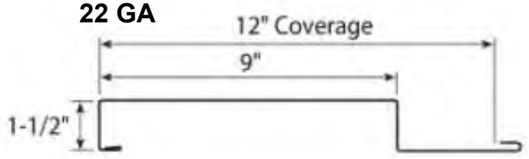


METAL SALES SOFFIT PANEL 22 GA

Dark Bronze

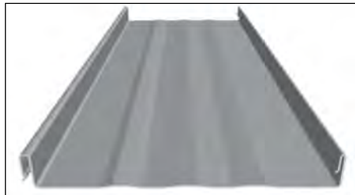
BLACK PVC WINDOWS IN BRICK CLADDING

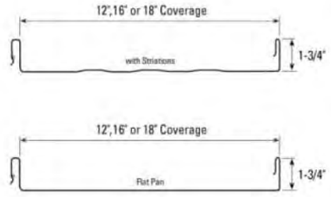
METAL SALES EM15-1293 WALL PANEL 22 GA



Snowdrift White

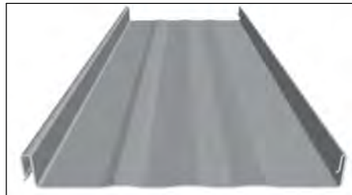
Linen White

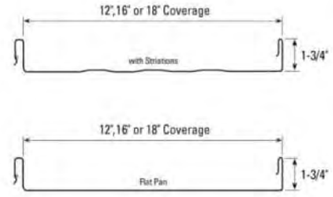




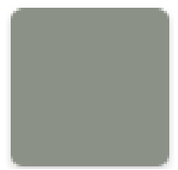
METAL SALES 12" VERTICAL SEAM WITH STRIATIONS 24 GA

Old Zinc Grey

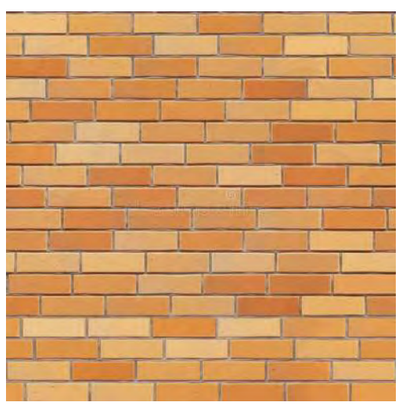




METAL SALES 12" VERTICAL SEAM WITH STRIATIONS 24 GA



Taupe



MUTUAL MATERIALS BRICK FACING - Chestnut Mission

BLACK PVC WINDOWS IN BRICK CLADDING

WHITE PVC WINDOWS IN METAL CLADDING


CAPITOL HILL


CAPITOL HILL


The Snowden
AUK1818