

EARLY DESIGN GUIDANCE - SUBMITTAL

05/06/2020

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123-127 Bellevue Ave East, Seattle

NEW MULTIFAMILY BUILDING | KOZ DEVELOPMENT



Project Team

PROJECT ADDRESS

123-127 Bellevue Ave East
Seattle, WA 98102

OWNER

Derby Capitol Hill LLC
1830 Bickford Ave
Suite 201
Snohomish, WA 98290

ARCHITECT/DEVELOPER

KOZ Development
1830 Bickford Ave
Suite 201
Snohomish, WA 98290

PROJECT DATA

Parcel Number: 7449000070 & 7449000065
Lot Size: 15,679sf
Zoning: MR
Stories: 7 Levels over Basement proposed
Units: 151 units proposed
Parking: +/-10 Stalls proposed
Building SF: 66,088sf proposed

Existing Conditions and Goal Summary

EXISTING SITE CONDITIONS:

SITE OVERVIEW

The Site is made up of two adjacent King County parcels encompassing a total of 15,679 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.

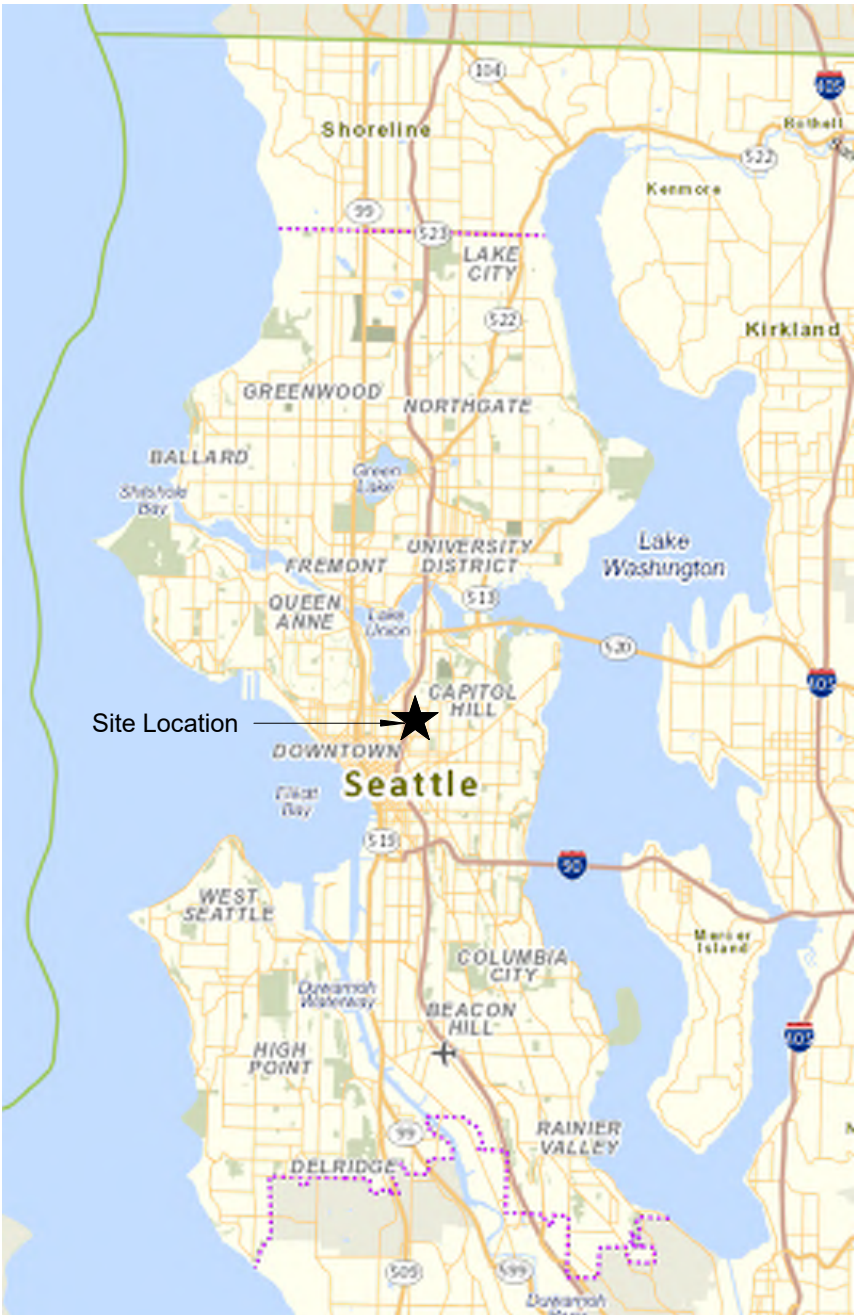
ADJACENT PROPERTIES

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.

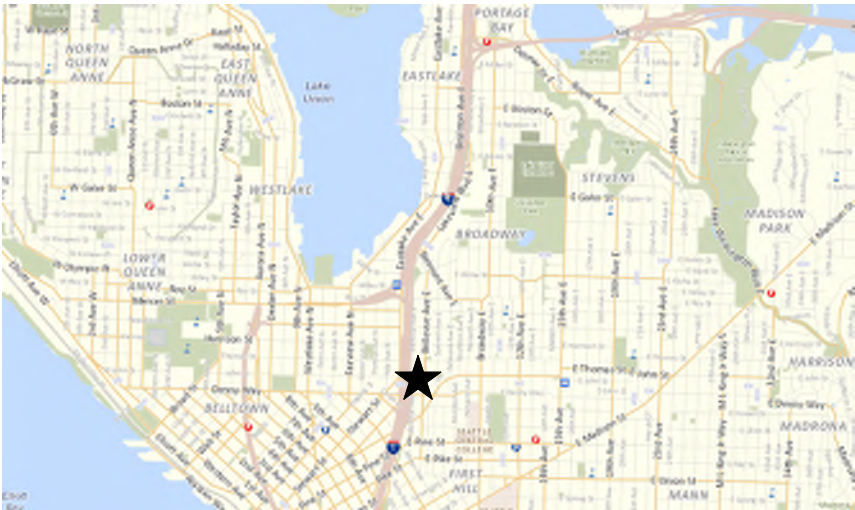
PROJECT SUMMARY AND GOALS

The project proposes 151 apartments and approximately 10 onsite parking spaces. The building will take the place of the two existing older homes. All units will be small single occupant studios ranging slightly in size from 432sf - 286sf.

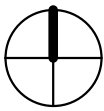
The units have been designed with an adequate amount of storage, natural light, and closet space. All units are self-contained with dishwashers. The project will include a common laundry room exterior courtyards with BBQs, furnishings, etc.

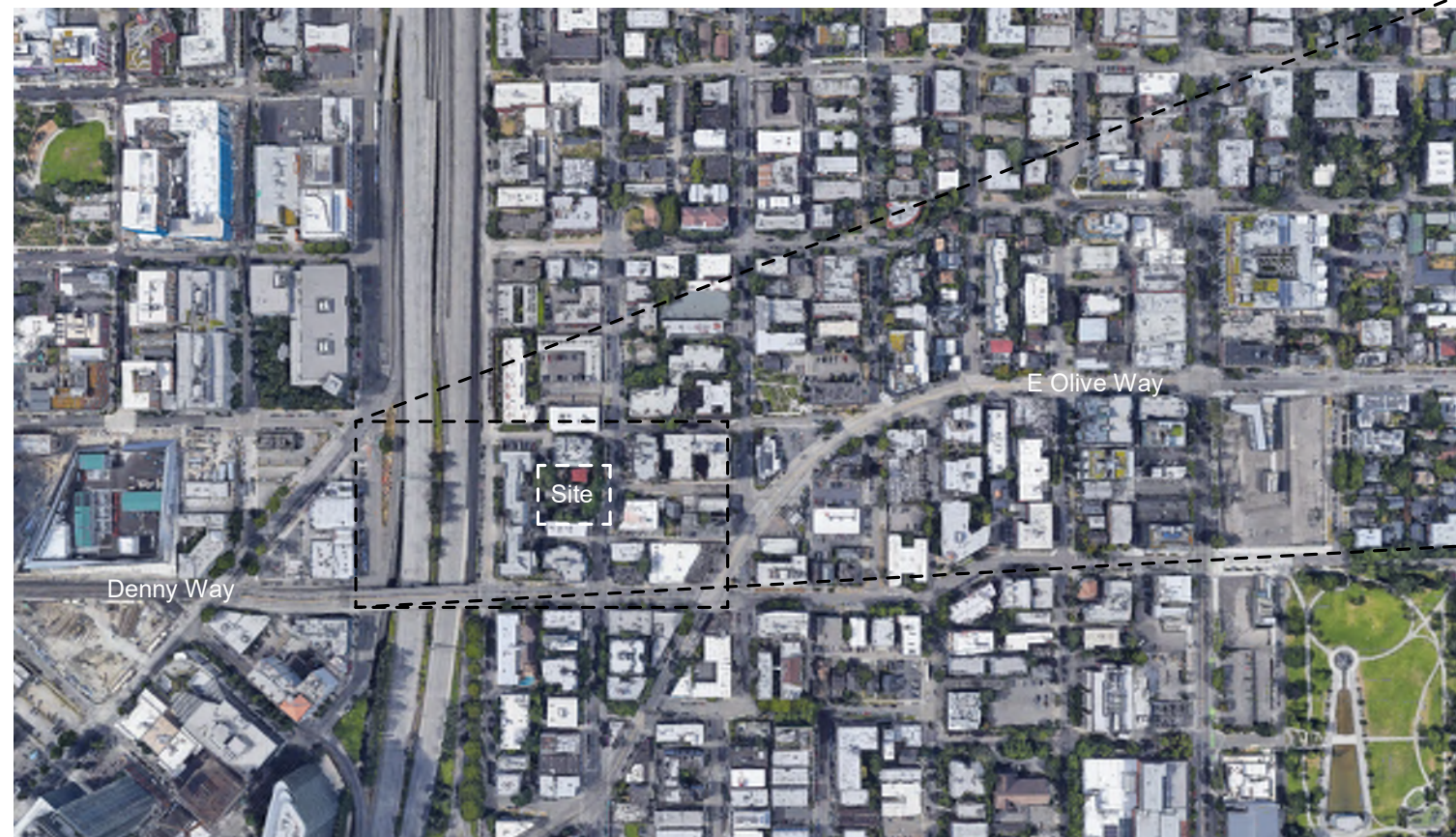
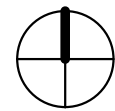
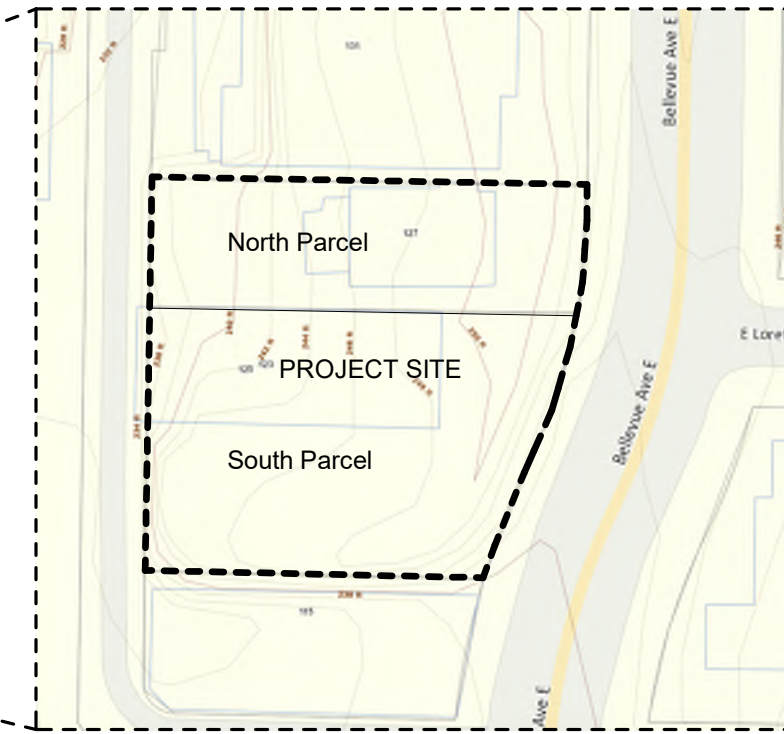
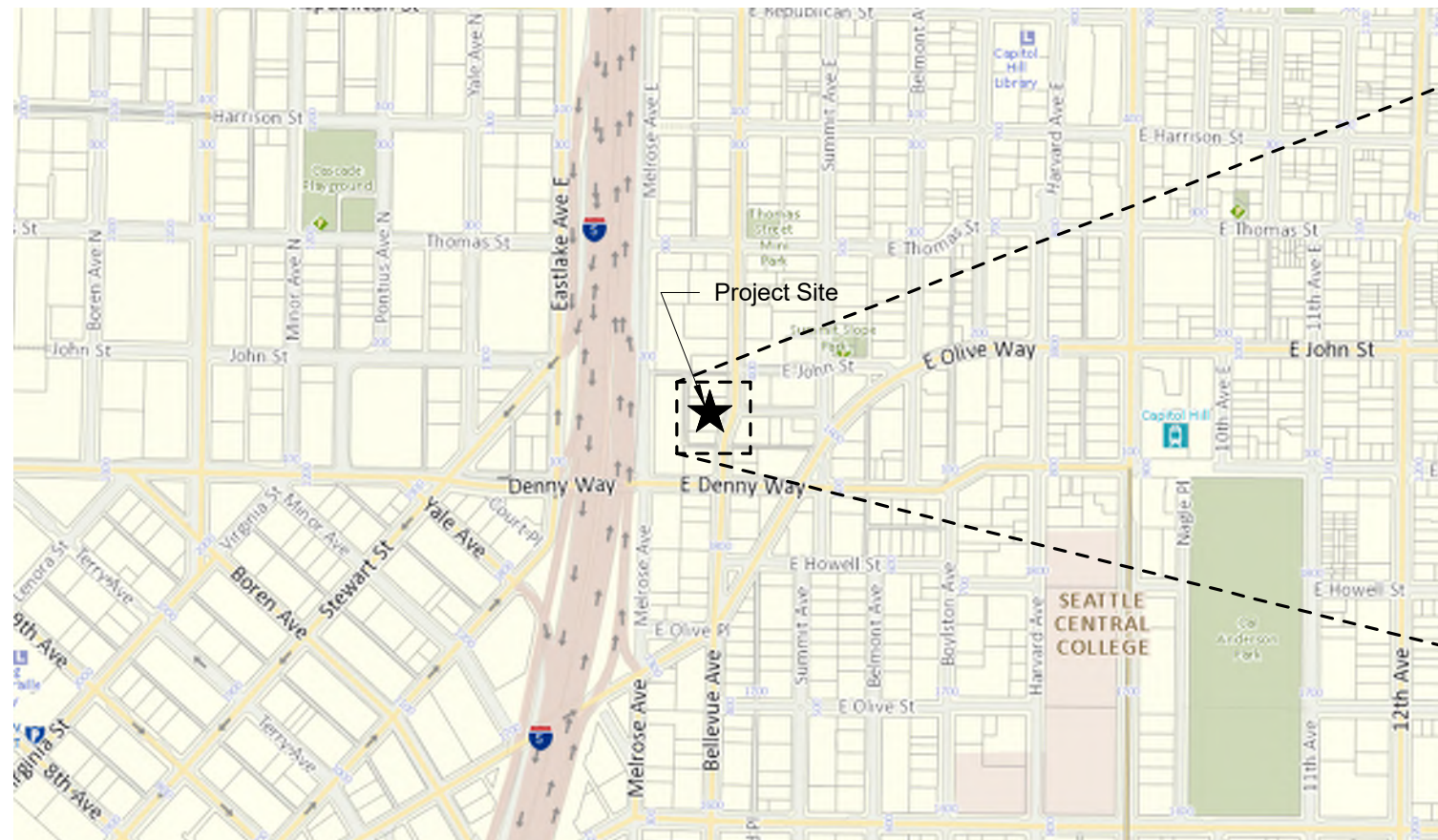


Region Overview

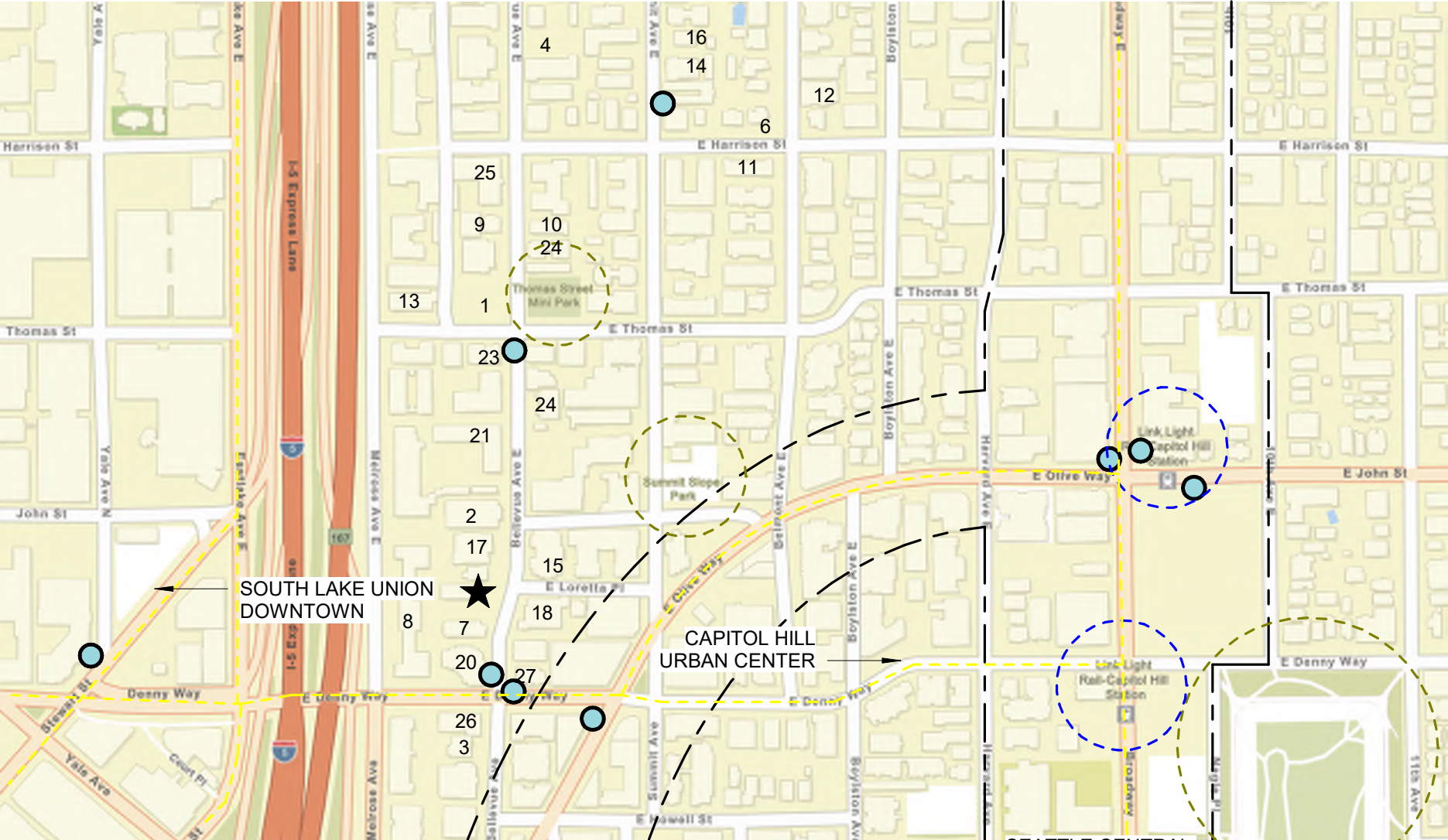


Area Overview





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 Amenity Analysis

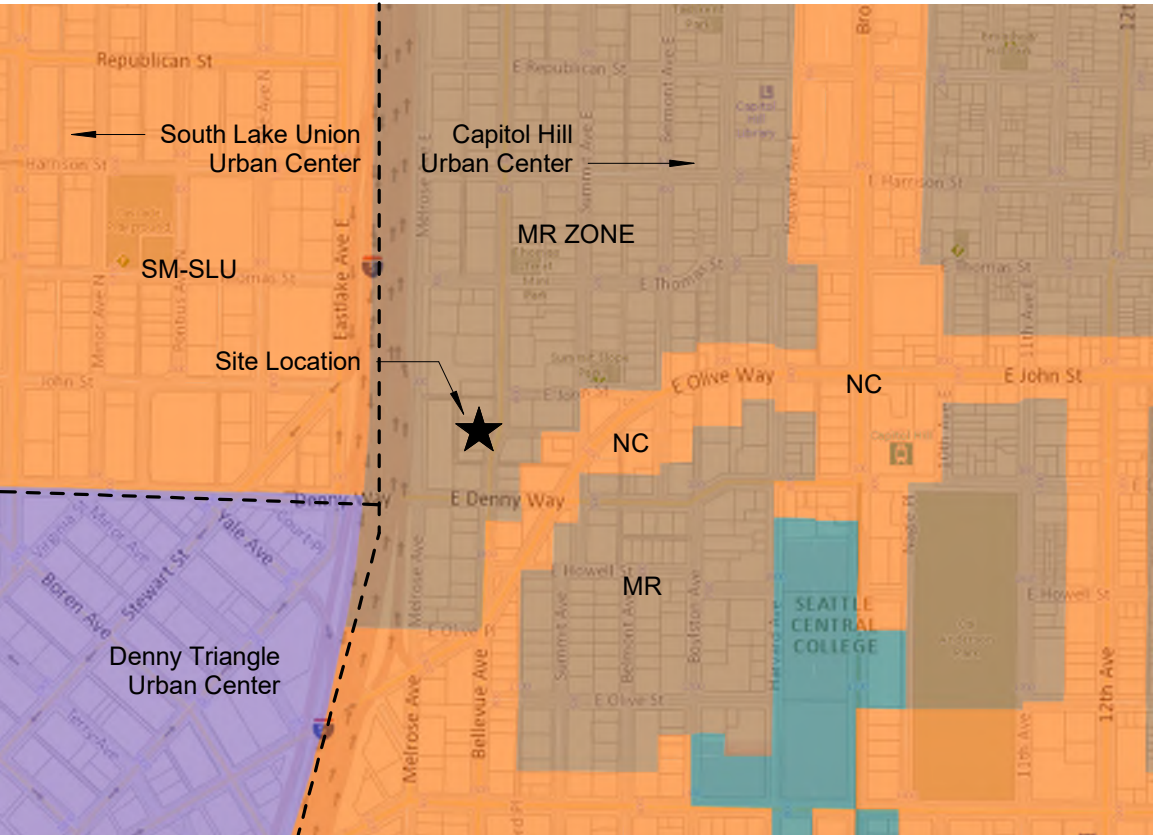
- .5 mile of site
- +/-40 Restaurants and Bars
- +/-20 Coffee Shops
- +/-15 Grocery Stores and Markets
- +/-20 Various Shopping Destinations
- Walk Score = 96 (Walker's Paradise)
- Transit Score = 99 (Rider's Paradise)
- Bike Score = 72 (Very Bikeable)

- Bus Stop
- Primary Transit Routes
- # Context Photos on following page A.4

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.





1



2



3



4



6



7 - South Adjacent Structure



8



9 - Proposed Project in Area



10 - Proposed Project in Area



11



12



13 - Proposed Project in Area



14 - Proposed Project in Area



15



16 - Proposed Project in Area



17 - North Adjacent Structure

Local Architecture and Projects



18



20



21



23



24



24



25



26



27



East Site Perspective View



North Site Perspective View



Southeast Site Perspective View



Southeast Site Perspective View



Site Perspective



East Site View



Existing Structure B



Exist. Structure A

Existing Buildings

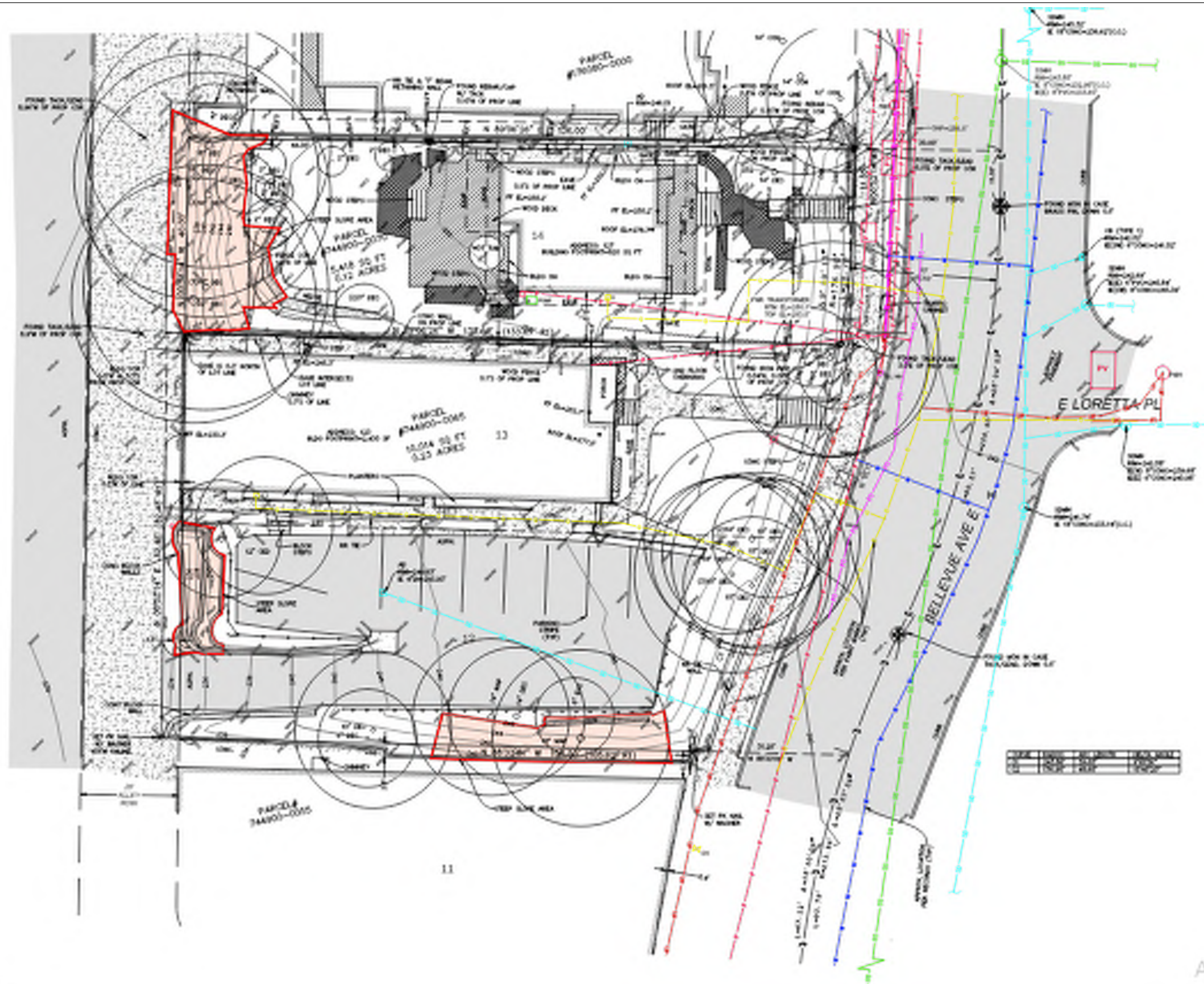
Structure A at 127 Bellevue Ave East is a wood framed single family craftsman style residence currently operating as a rental property. The structure is approximately 2,330sf and was built around 1906.

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.



STEEP SLOPE/BLUES DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR
INFORMATION PURPOSES ONLY AND SHOULD BE BASED ON THE DESIGN AND/OR
CONSTRUCTION AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.



DATE	TIME	BY	DATE	TIME	BY
11/11/2019	10:00 AM	AL	11/11/2019	10:00 AM	AL
11/11/2019	10:00 AM	AL	11/11/2019	10:00 AM	AL



Site View to the South



Site View to the North



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

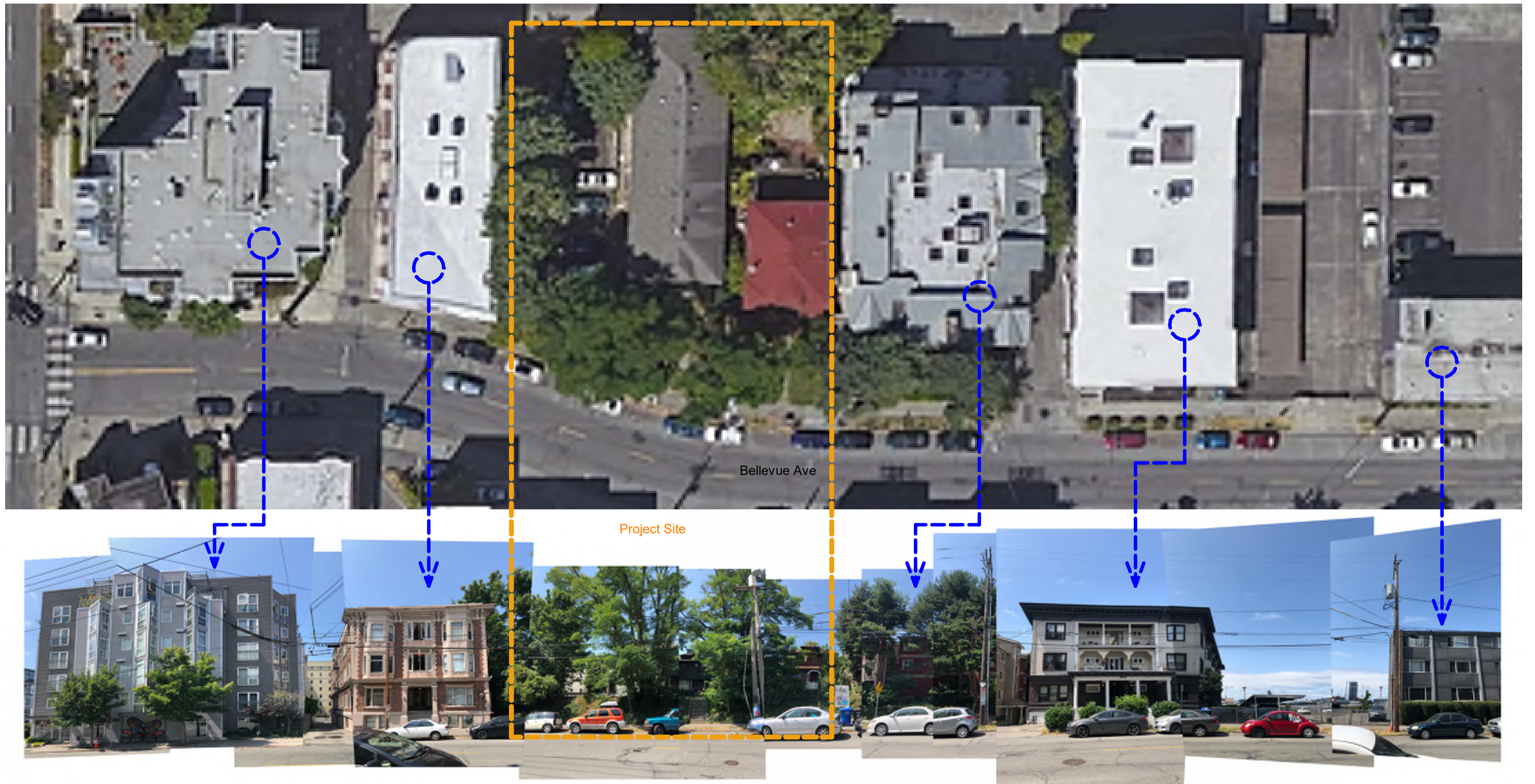


West Structure in Alley Adjacent to Site



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.

Summary of Outreach:

KOZ Development LLC has recently conducted the following outreach activities for the early design guidance process in order to gain community input for the proposed project development at 123-127 Bellevue Ave East, Seattle, WA.

Department of neighborhoods Blog Post: Information was provided to (DON) for the community blog. Project was posted to the blog on August 12, 2019.

Project website and email: A project website and email was established on August 13, 2019 to provide information about the project and to collect comments and or suggestions. Both email and website are both active as of today's date. No comments or emails have been received. Project email: kozonbellevueave@gmail.com
Project Website: <https://koz-on-bellevue-ave.webnode.com>

Online Survey: An online survey was created to collect information for the proposed project. The survey could be found by either an address provided on the posted flyers or from a link provided on the project web site. Only one response was collected from the survey. The survey is still active as of today's date.
<https://www.surveymonkey.com/r/QRL566X>

Outreach posters: 48 posters were placed in various locations on and around the site area on 08/21/19 in an attempt to reach out to people and neighbors that might use, live, or work in the area. Posters were hung in high traffic areas on poles as well as off-path intersections, businesses, bus stops, community boards, and other locations likely to attract attention. We observed people reading the posters before we had left the area. The posters provided information about the project as well as contact information, website, survey, and the date of a community outreach event. Many of these posters are still visible as of today's date.

Community meeting: An open community informational meeting was held on Thursday, September 05, 2019 at 4:30-5:30 at the capitol hill public library a short distance from the proposed project. The meeting was held to inform attendees about the project and to address any questions or concerns about the project. Two neighbors showed up to the meeting.

Local neighborhood group meeting: Prior to the outreach process KOZ met and presented to the Capitol Hill neighborhood land-use group (PPUNC). We are unsure of the exact date, but it would have likely been the 3rd Monday in June or July. There were around 6-7 attendees.

Summary of Feedback:

The overall responses and feedback received from all the outreach methods has been minimal to date however, some comments were gathered and have been targeted for incorporation into the project. One example is landscaping; Landscaping was mentioned as being an important element from both the (PPUNC) group meeting and from the two neighbors from the south. The south neighbors wanted landscape between the new proposed project and the existing south building as a replacement for the trees and landscape being removed. Currently the proposal shows a +/-7' planting strip which was well received from the neighbors. Small trees and shrubs were requested within this planter – the final design will incorporate substantial planting along both sides of the project. At the PPUNC meeting the comments were to set the building back and have a landscape strip between the sidewalk and the building to “soften” the base and match the vernacular of the older projects in the area. The current project proposal maximizes space along the site frontage for a courtyard and landscaping. Another issue raised by the neighbors to the south was to have some type of barrier or preferably a fence at the front of the project that extends all the way to their building to prevent vagrants from using the existing exit path for various uses. The project would propose to add a fence to the landscape buffer and will also provide an egress gate at the building to the south. The project would also seek to close off the rear access to this path and landscaped area to detour uninvited public.

The feedback from the survey was fairly general, the concerns were in regard to shape, size, and the potential to block light and views. These issues have been considered in the current proposal. The mass of the building is set back from the street and set back as much as possible from the adjacent structures to the north and south. Without additional information it is difficult to know how these concerns can or should be further addressed.

Some additional feedback items from the PPUNC meeting was to perhaps (if possible) try to incorporate a spot for bike sharing onsite. Currently the bike sharing program has their bikes strewn all over, so having an on-site designated spot may be a beneficial asset to the area. The current proposal does seek to provide a spot for short term bike parking which could also double as a bike sharing depot. PPUNC also mentioned quality and simplicity of the exterior façade and materials was important; the current design does propose quality low maintenance materials.

Other concerns were raised about the construction process, noise and duration. Working in dense communities requires communication; good communication and sufficient notification is the key to have a successful project with the fewest complaints from adjacent neighbors. Notification from the contractor shall be sent out to nearby residents about deliveries, street closures, construction look ahead, and when excessively noisy or disturbing undertakings of the construction process may be occurring. The key would be to mitigate the overall disturbance to everyone as much as possible through good communication.

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 required.

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 = 70500 sf/15679 sf <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 = 79'-6" < 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.

5% of Gross Floor Area Shall be Provided

Landscaping:

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

.5 Green Factor Shall be 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

Design Standards:

- Façade Openings
20% of area of each street facing façade shall consist of windows and doors

Standard will be complied with.

- Façade Articulation
If façade exceeds 750 sf in area, division of the façade into separate façade planes is required.

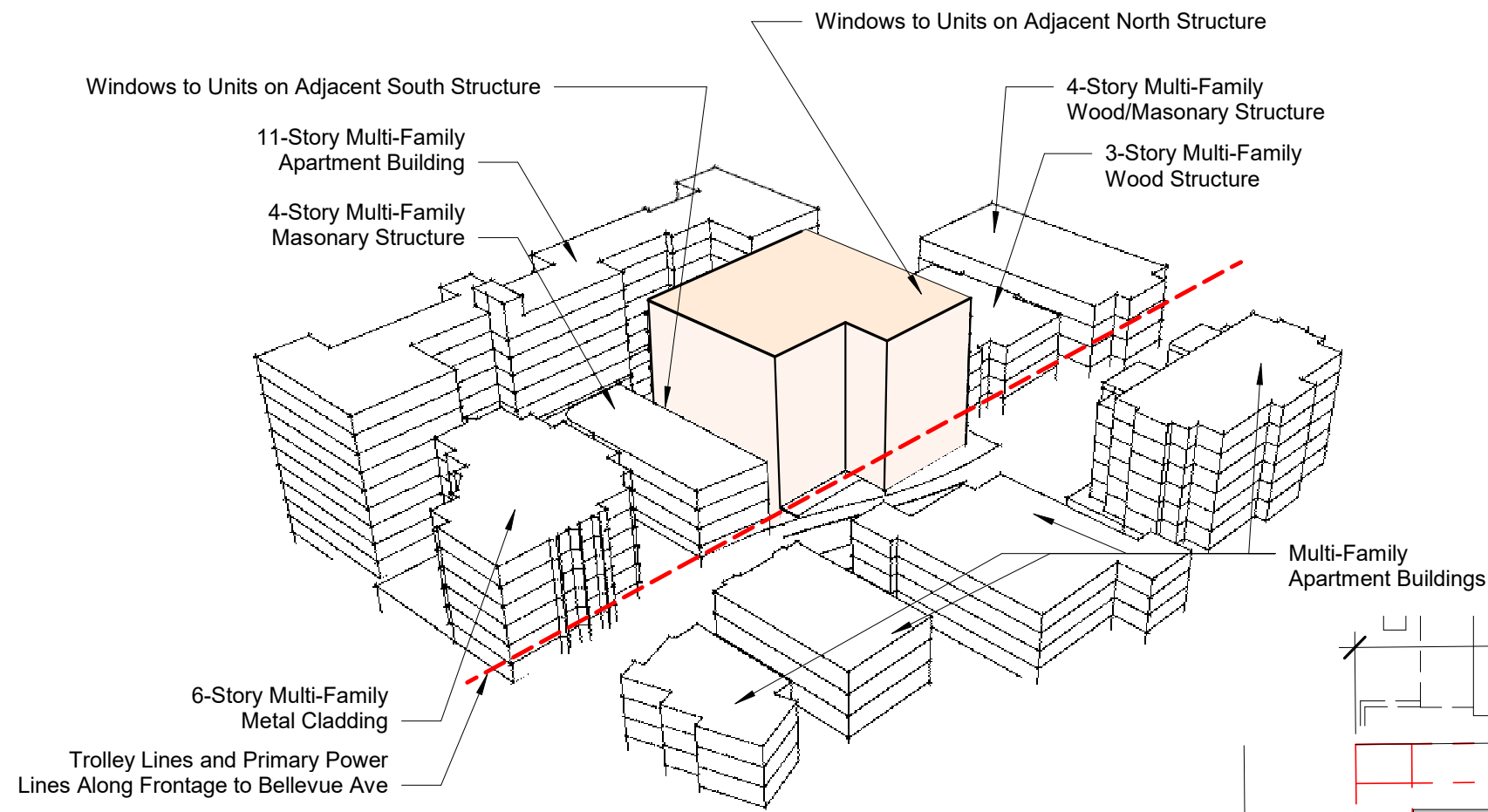
Standard will be complied with.

- Minimum area of 150 sf and maximum area of 500 sf to be considered a separate façade and shall project or recess a minimum of 18".
- Trim that is a minimum of .75" deep and 3.4" wide is required to mark roof lines, porches, windows, and doors in all street-facing facades.
- Building entry must face either a street or a common amenity area.

Building entry will face Bellevue Avenue. OK

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.



Max Height Limit for MR Zone	80' Allowable
Proposed Design	79'-6" Proposed
Parapet Height	2'-0" (4' Max Allowed)
Elev/Stair Penthouse	91'-3 1/2" (11'-3 1/2" 15' Allowable)

Zoning Avg. Grade

Segment	Elev.	Length	ExL
A	252	111.9	28145.88
B	249	53.0	13197.00
C	250.4	27.25	6823.4
D	249.7	49.00	12235.3
E	246.4	65.6	16137.6
F	241	9.0	2169
G	239	17.2	4110.8
H	243	68.7	16694.1
I	245	2.0	490
J	247	25.0	6298.5
		428.94	106301.6

Avg. Grade = 247.8'

Site Analysis - Building Area and Massing

The site is surrounded by a variety of different height and style of multi-family, multi-level buildings. The smallest structures are +/-3-4 Stories. Due to the sloping nature of the area most structures have daylight basement levels on the western side. The project site has access to an alley as well as frontage along Bellevue Ave East, with neighbors to the North and South. Existing site grade is between 8' to 10' higher than the road level and is a steep rise. Wheelchair access to the existing grade will be a challenge if existing trees all along the front of the site are retained. Total tree coverage on site is between 30-35% of site.

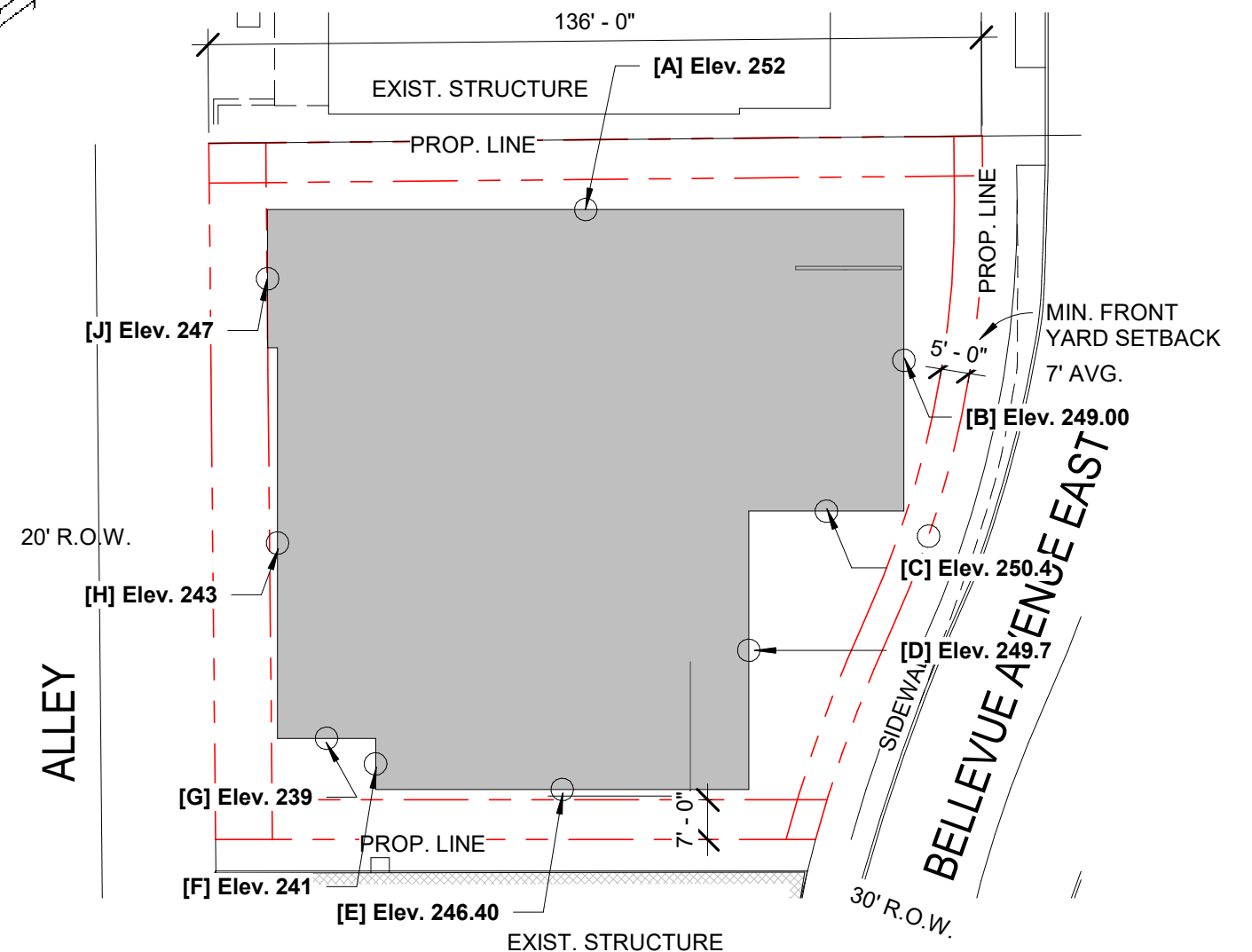
Design considerations for massing of the proposed project would be accomodations for maximizing light and air between the adjacent structures to the North and South and providing construction clearances from electrical and trolley lines along Bellevue Ave. East. Maximizing space between buildings will also benefit unit design for the proposed project.

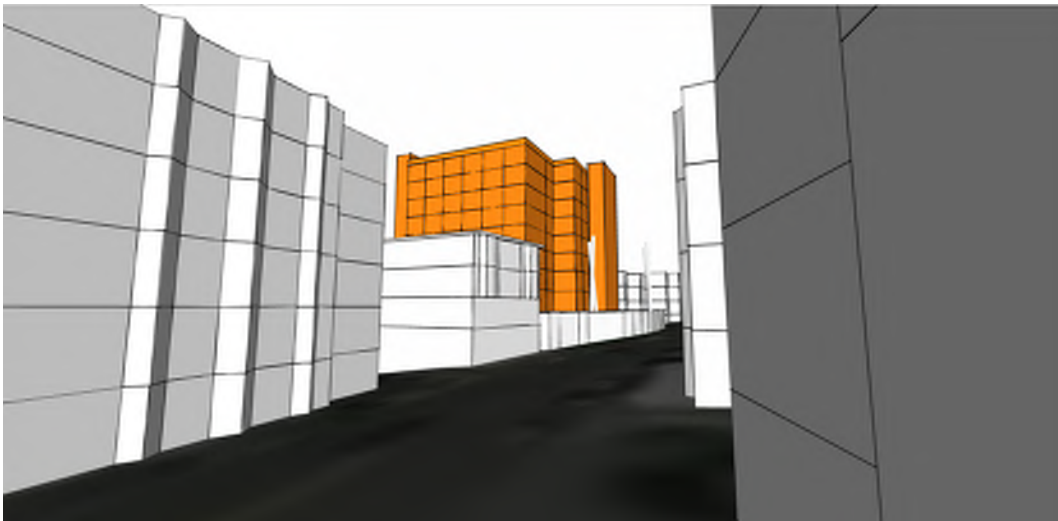


Partial View of South Building Facade



Partial View of North Building Facade

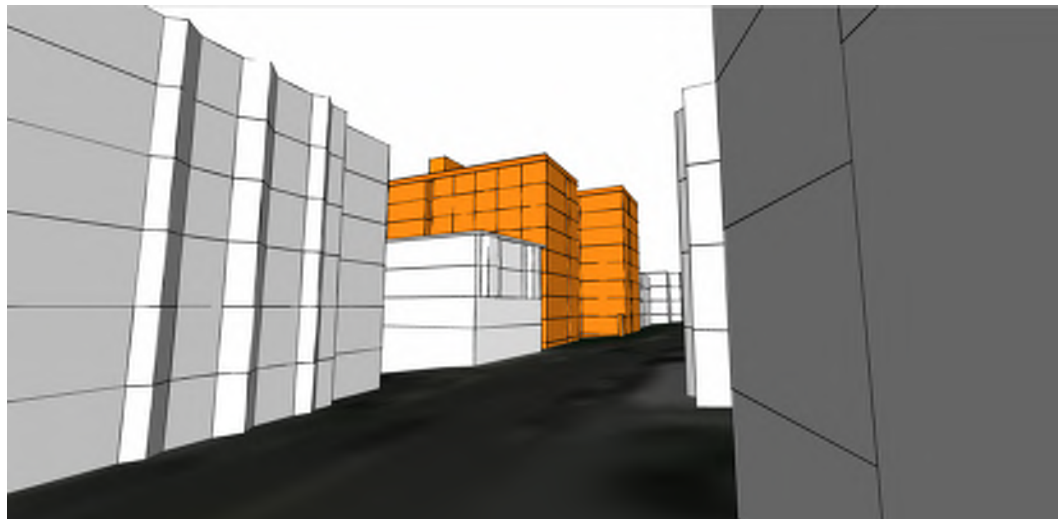




- Pros:
- All exceptional trees are retained
 - Well lit units
 - Better access to views except lower floors on north side
- Cons:
- Unfeasible number of units (108)
 - Difficult to accommodate accessibility; difference of 8-10' ft from street level to lobby level



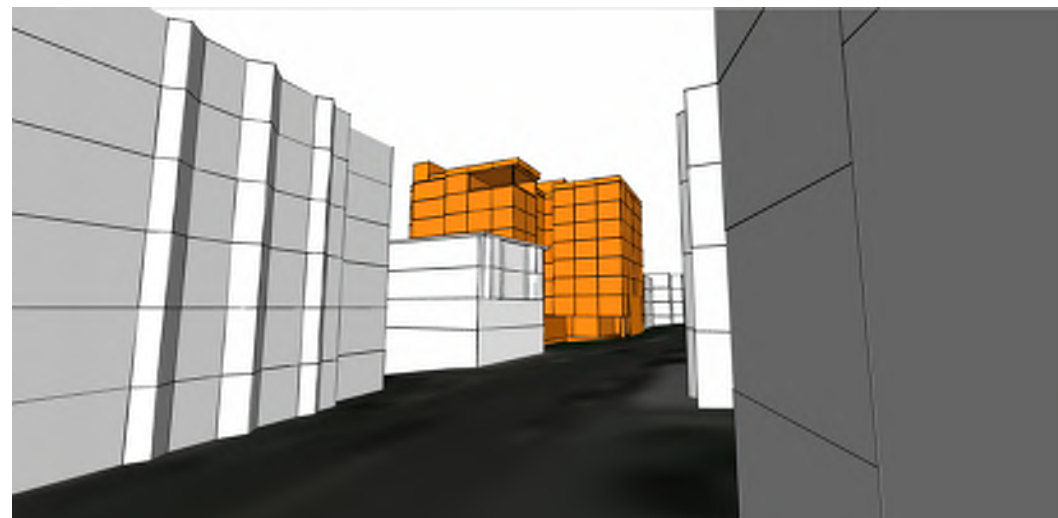
Design Option 1 - TOWER



- Pros:
- Density of units (157).
 - Private courtyard
- Cons:
- Minimized views in narrow courtyard.
 - Shadows impact courtyard.
 - North Facade Departure Request
 - Constructability w/ exist. power lines.



Design Option 2 - COURTYARD



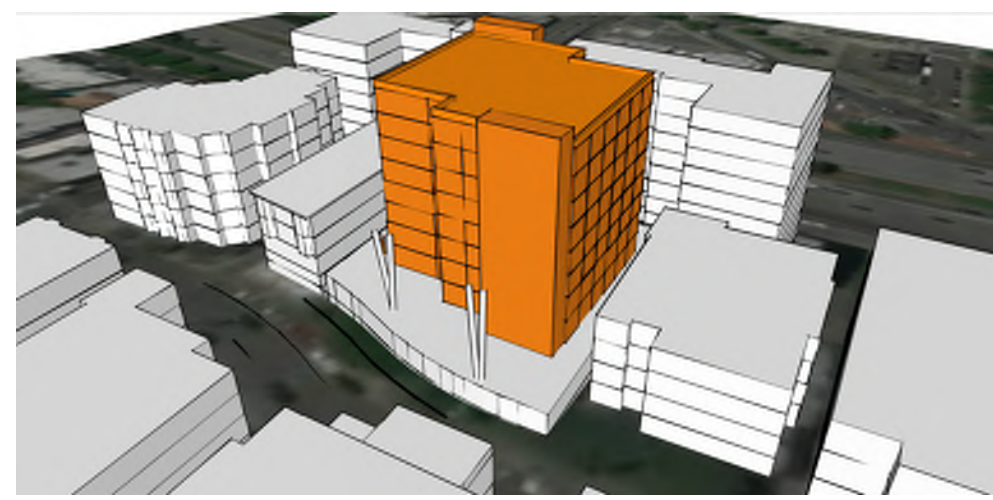
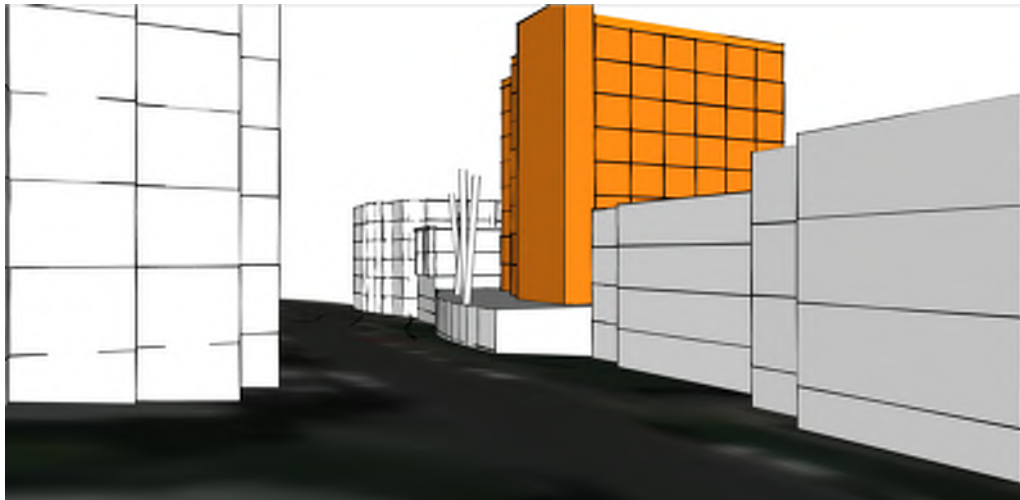
Street View - Looking North

- Pros:
- Density of units (151).
 - Best natural light into the courtyard and at street level, compared to massing # 1 & 2.
 - Good access to views
 - Building steps back and facade along Bellevue Ave is least imposing of the three designs.
 - Facade responds to Bellevue Ave
 - Large green courtyard along Bellevue Ave.
 - Set back from exist. power lines.
- Cons:
- Existing grade brought down to street level; enables accessibility
 - Trees cannot be retained if grade is brought down to Bellevue Ave

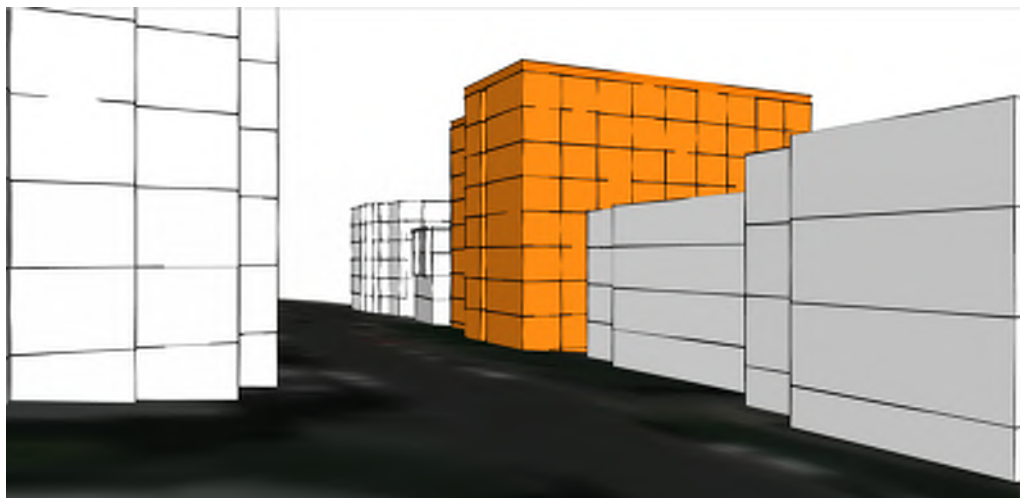
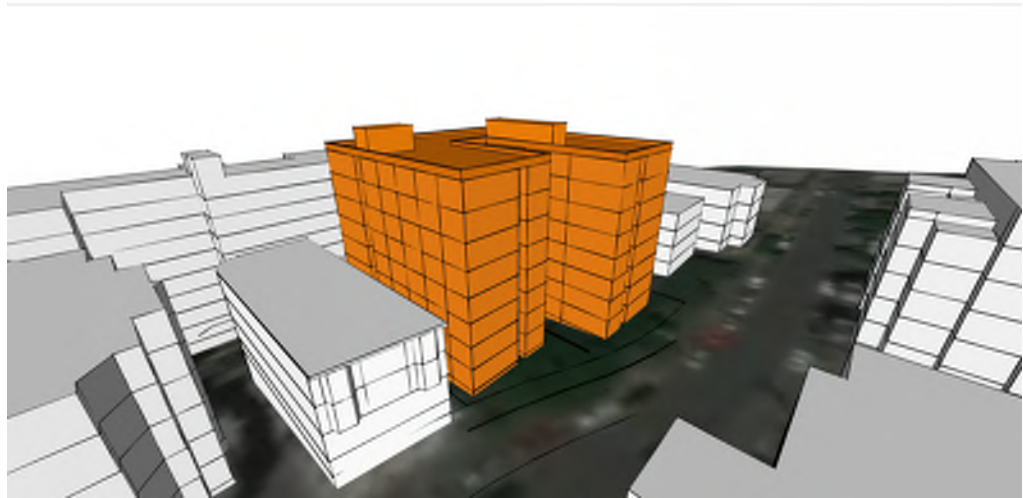


Perspective View Looking Northwest

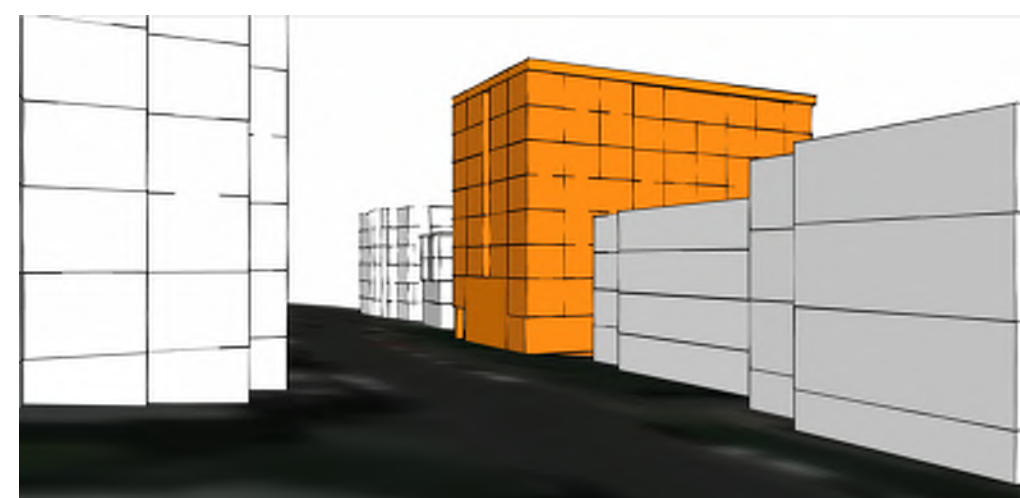
Design Option 3 - URBAN INTERFACE



Design Option 1 - TOWER



Design Option 2 - COURTYARD



Design Option 3 - URBAN INTERFACE

June 21 - 9:00AM

June 21 - 12:01PM

June 21 - 3:00PM



Design Option 1

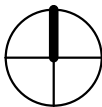


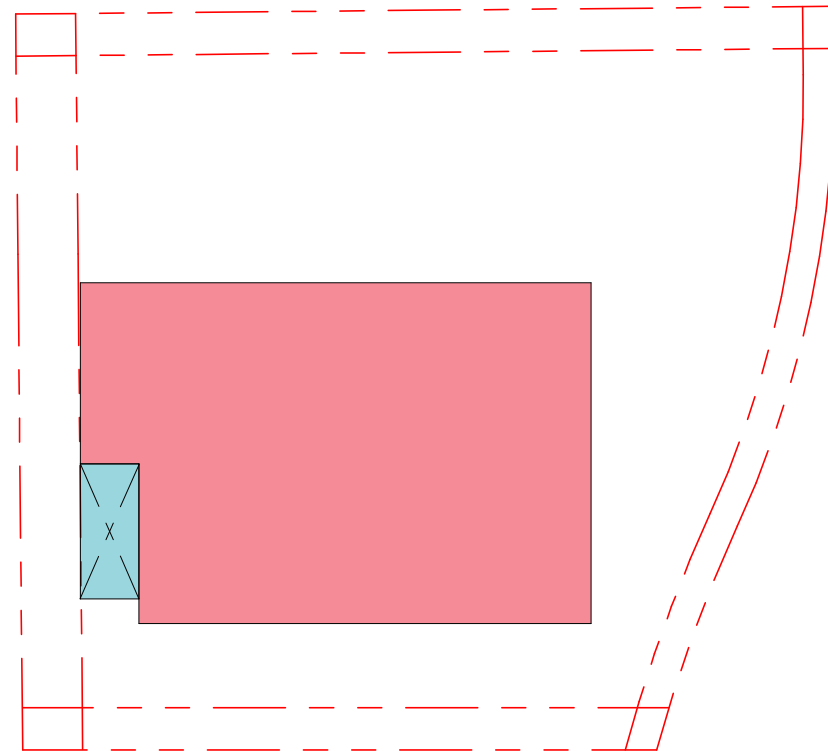
Design Option 2



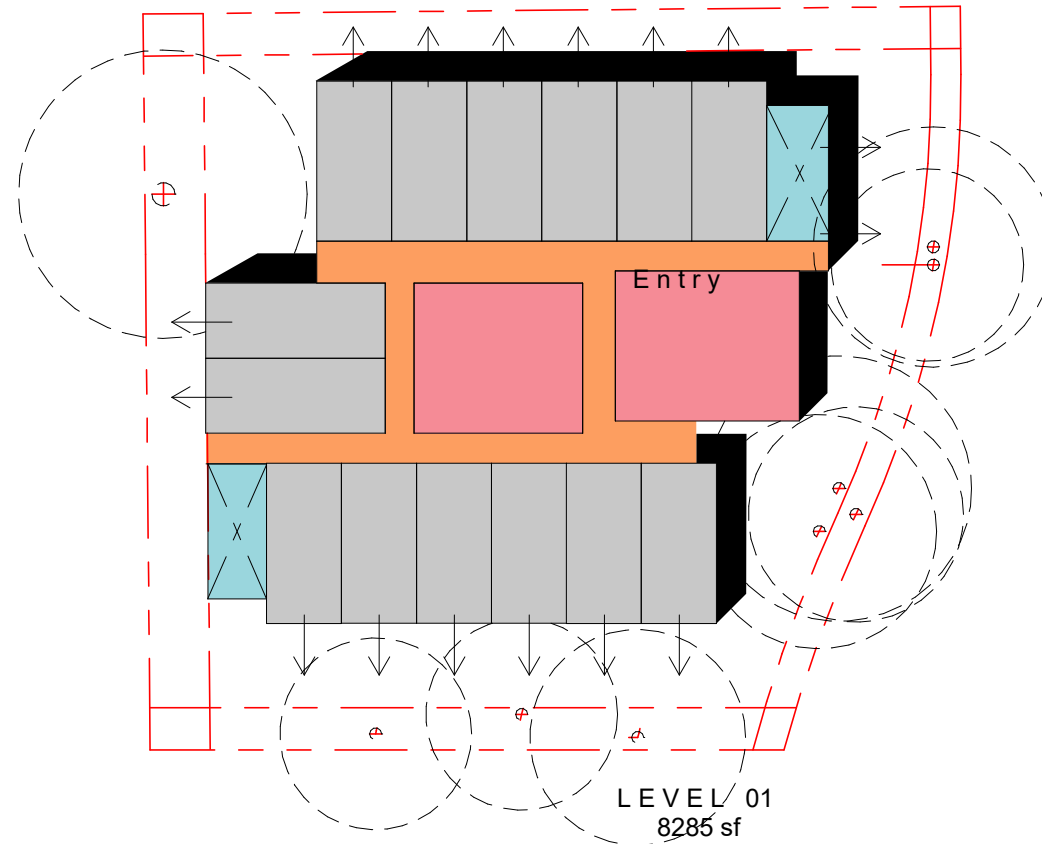
Design Option 3 (Preferred)

The preferred option (Design #3) in the sun studies above illustrates a greater allowance of natural light entering into the courtyard space when compared to design options 2. Design #3 also allows the greatest amount of street level natural light compared to the other design massing options.

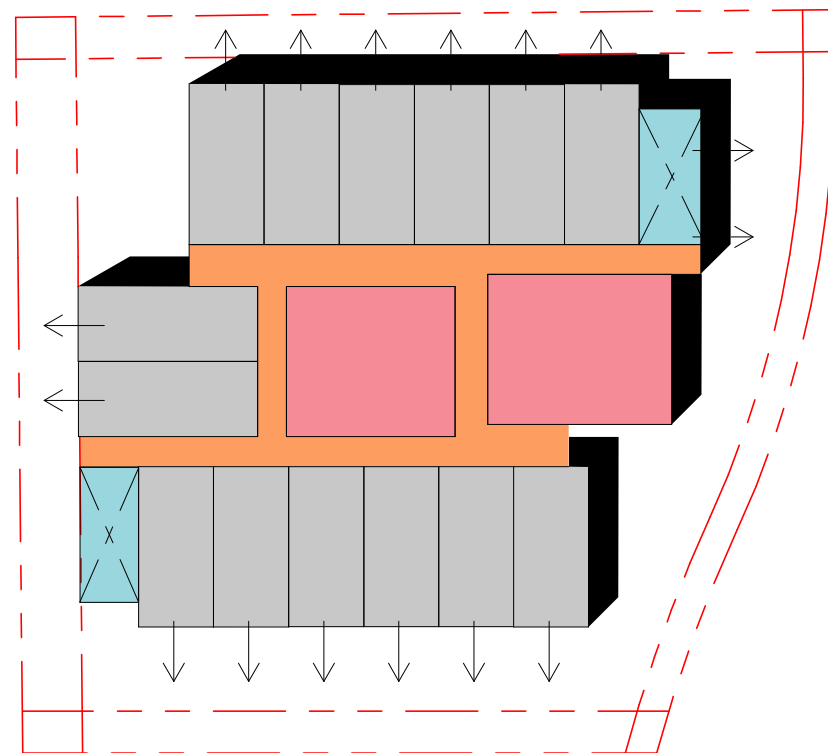




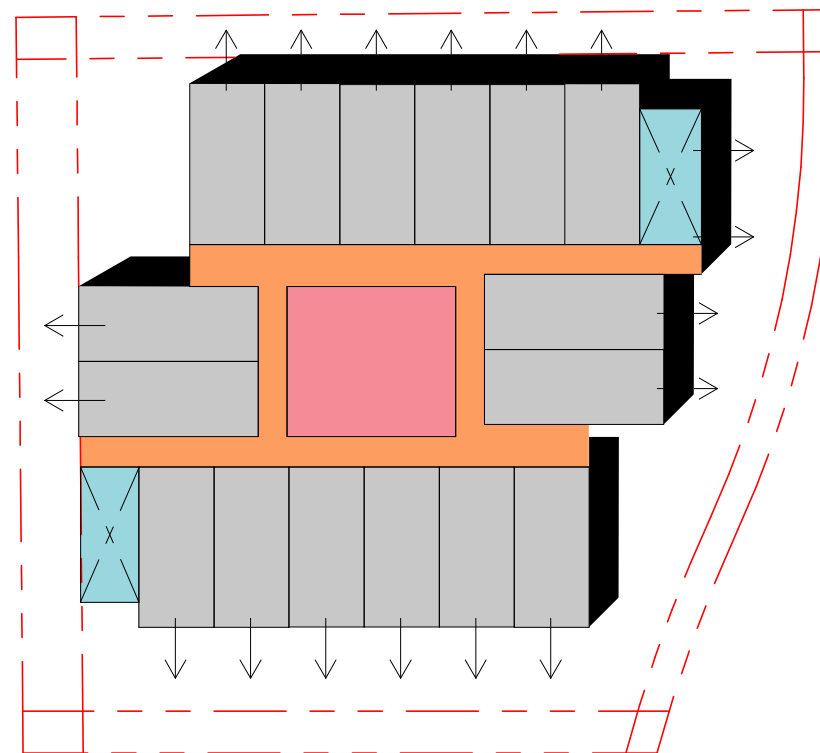
BASEMENT LEVEL
4800 sf



LEVEL 01
8285 sf



LEVEL 02
8285 sf



LEVEL 03-08
8285 sf

MASSING OPTION 1 : THE TOWER

Project Data

Stories: 8 Levels

Gross Building Area: TBD

Unit Count: 124



Circulation



Vertical Circulation



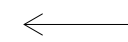
Residential Occupancy



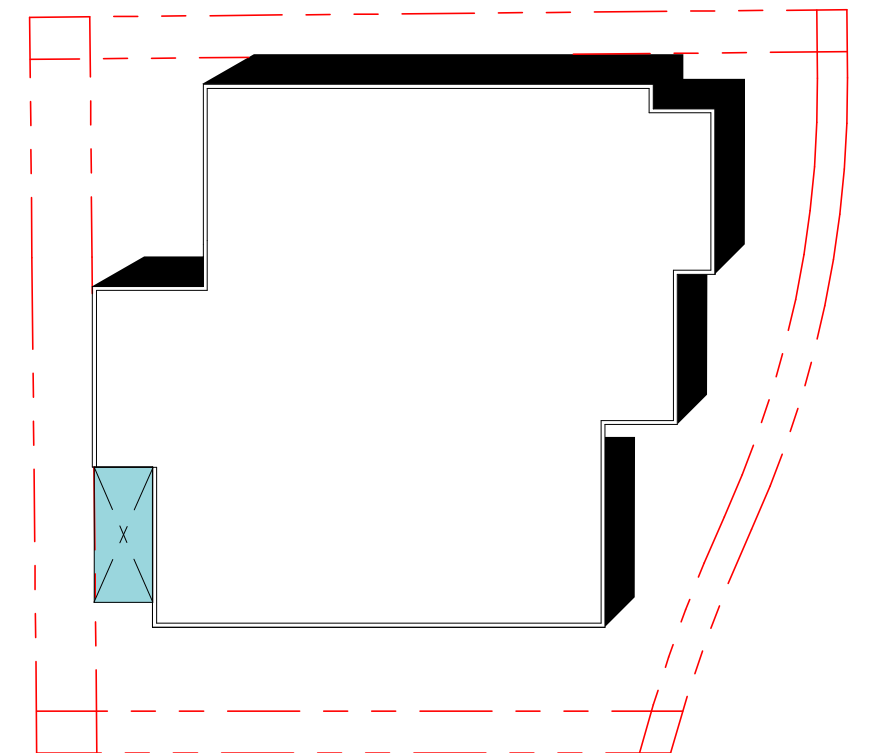
Common Amenity Area



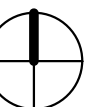
Property Line and Setbacks

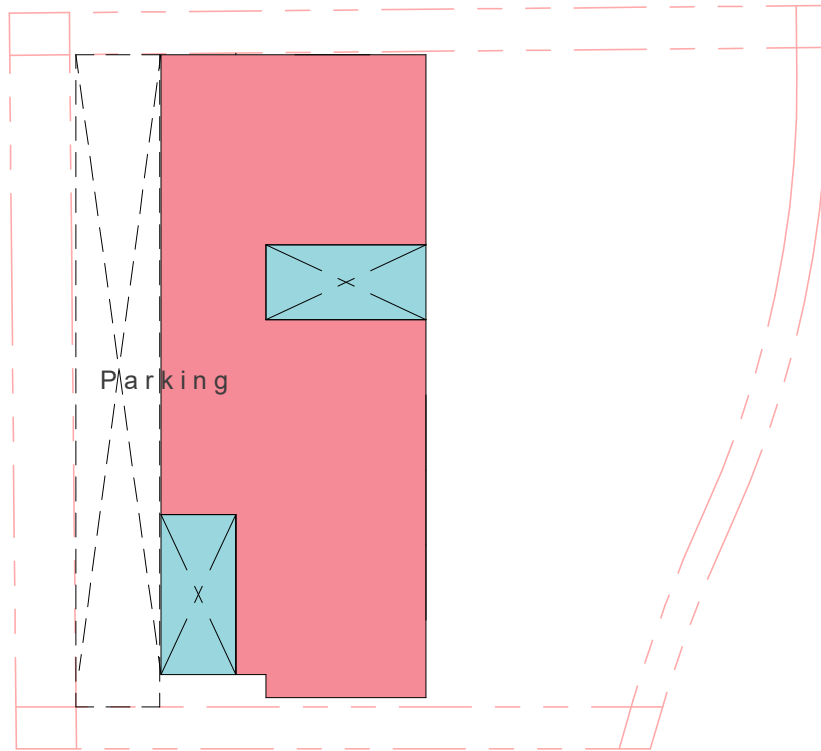


Proposed Window Location

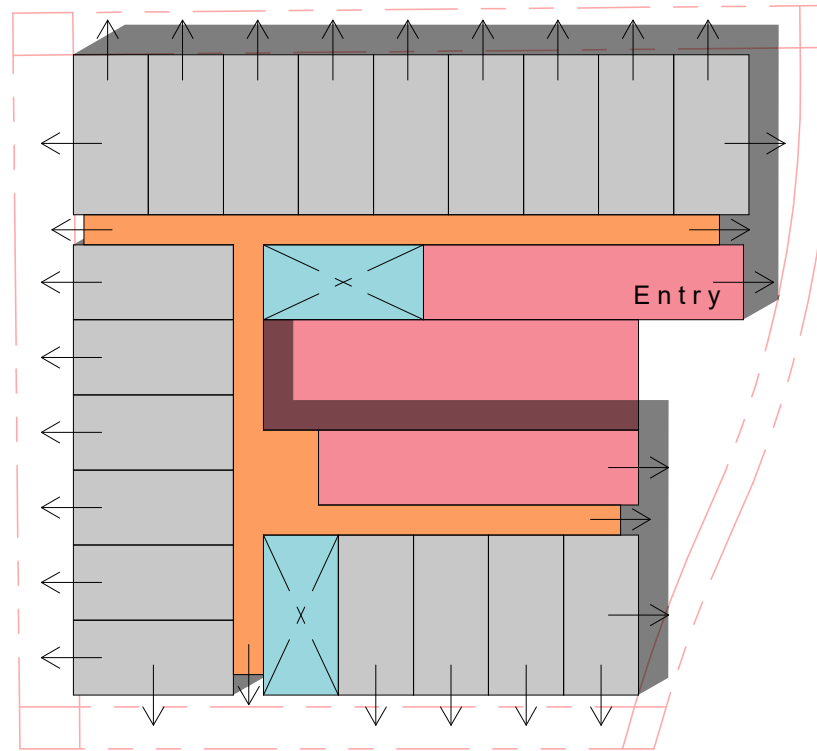


ROOFTOP
8,265 sf

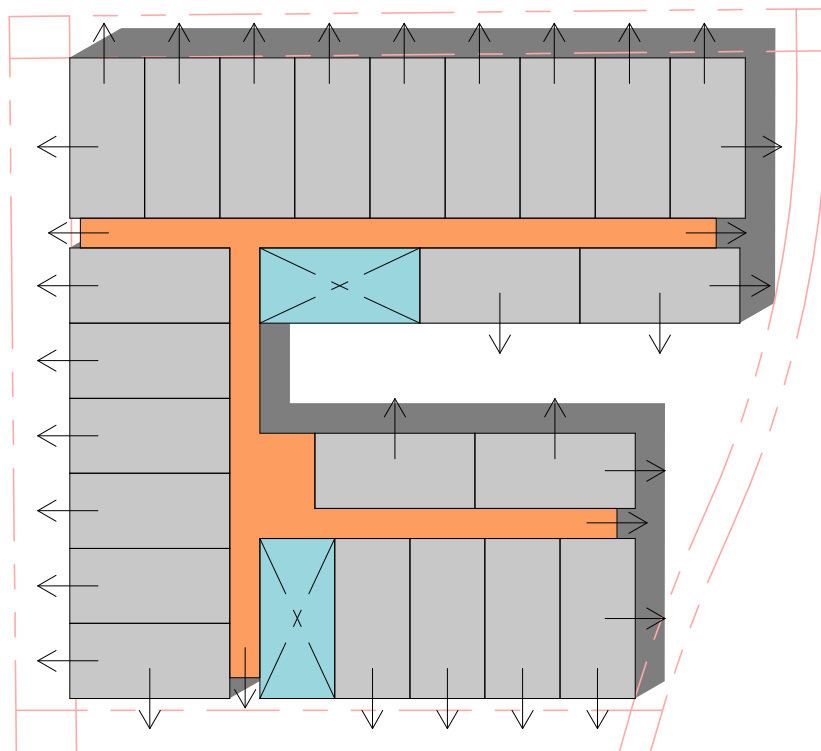




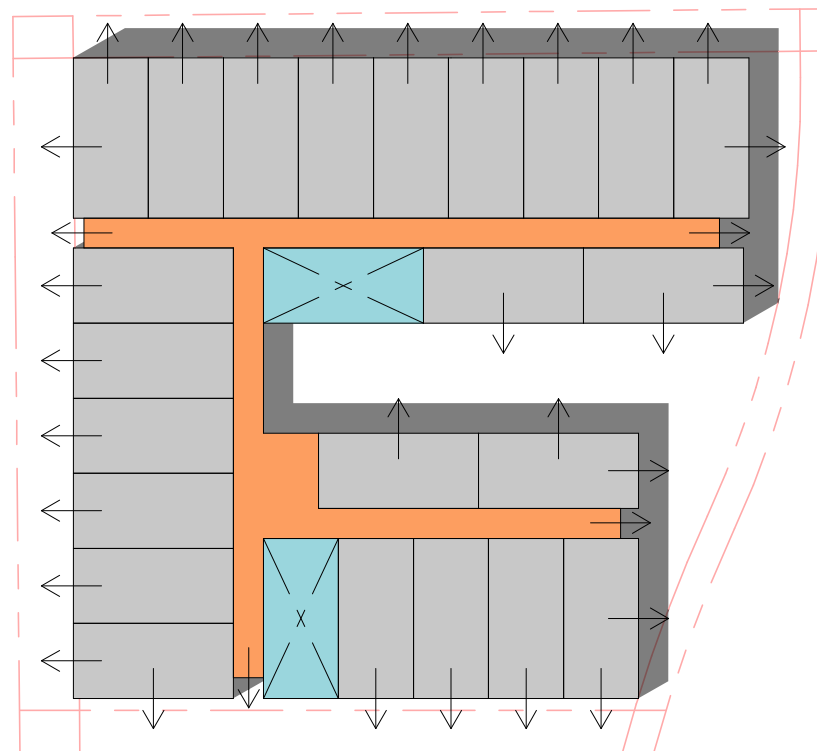
BASEMENT LEVEL
5,545 sf



LEVEL 01
10,760 sf



LEVEL 02
9,615 sf



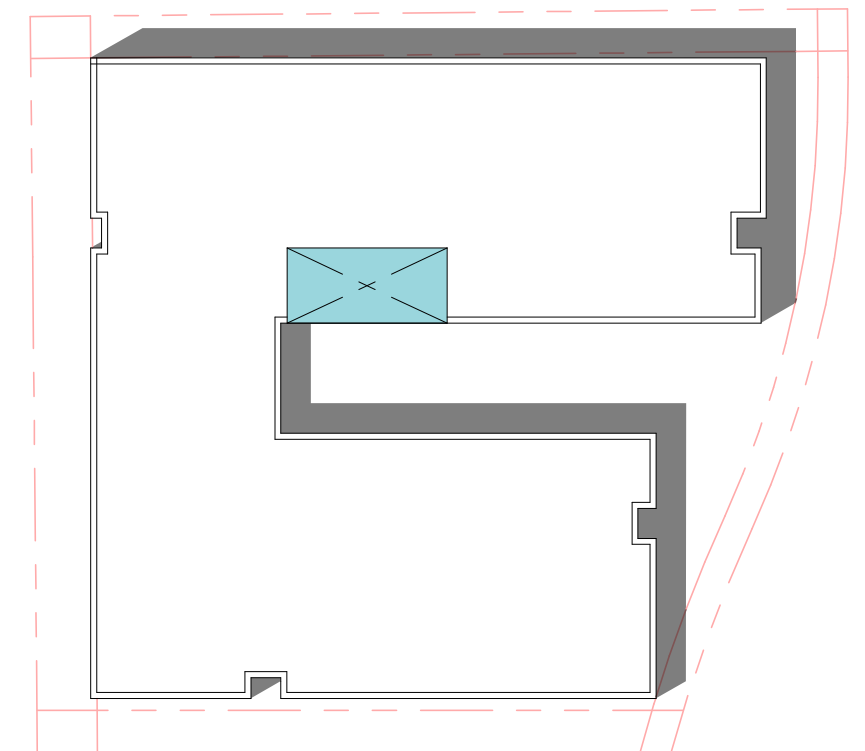
LEVEL 03-08
9,615 sf

MASSING OPTION 2 - COURTYARD

Project Data

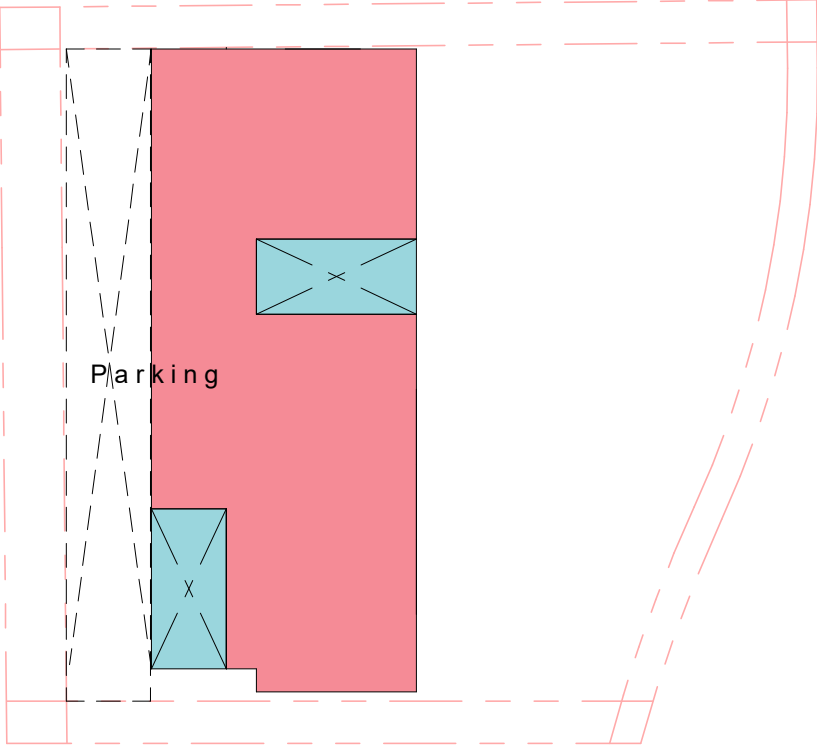
Stories:	8 Levels over Basement Proposed
Gross Building Area:	TBD
Unit Count:	180

- Circulation
- Vertical Circulation
- Residential Occupancy
- Common Amenity Area
- Property Line and Setbacks
- Proposed Window Location

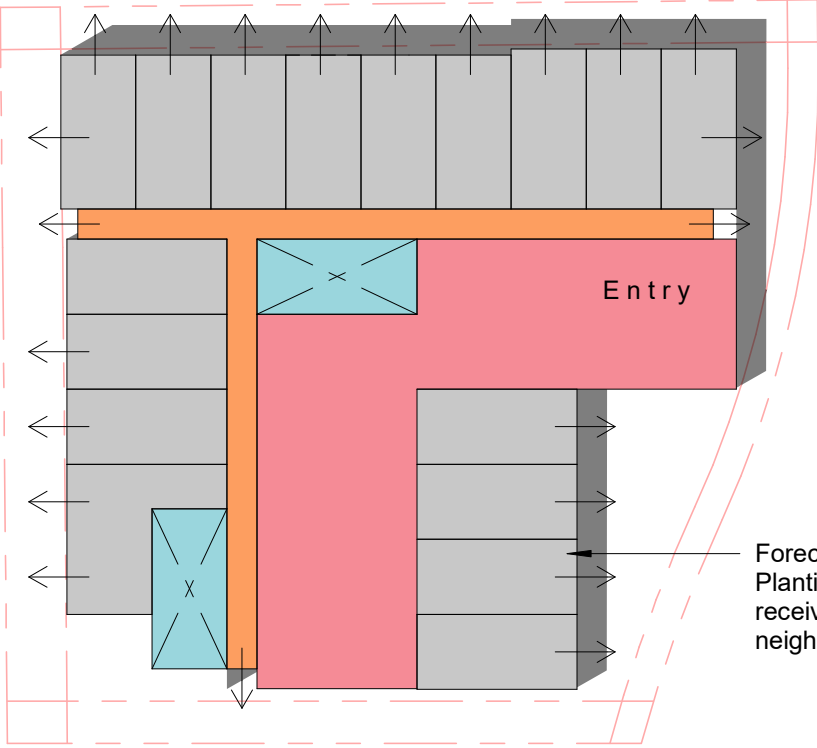


ROOFTOP
9,615 sf

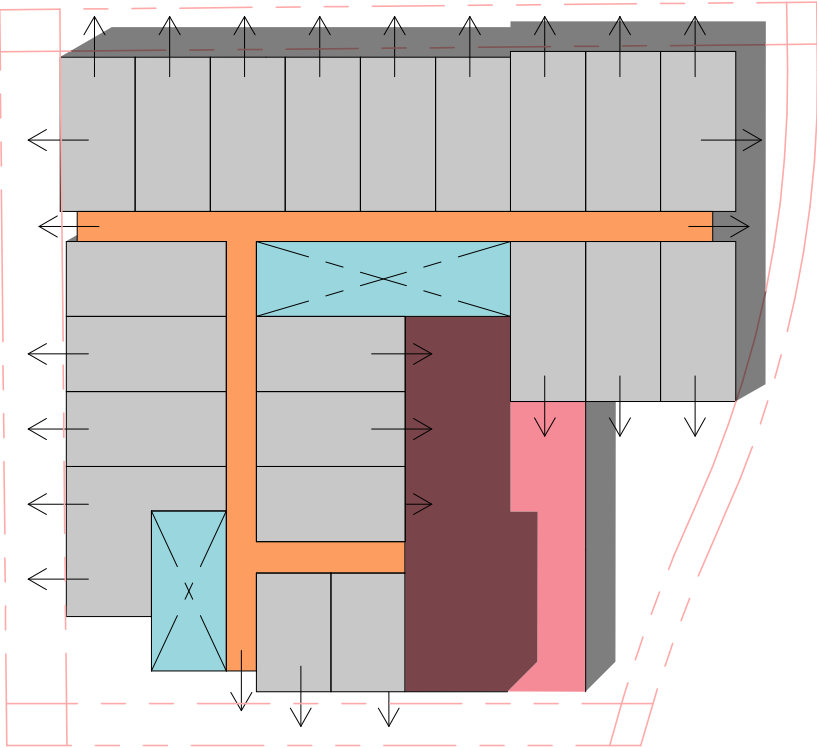




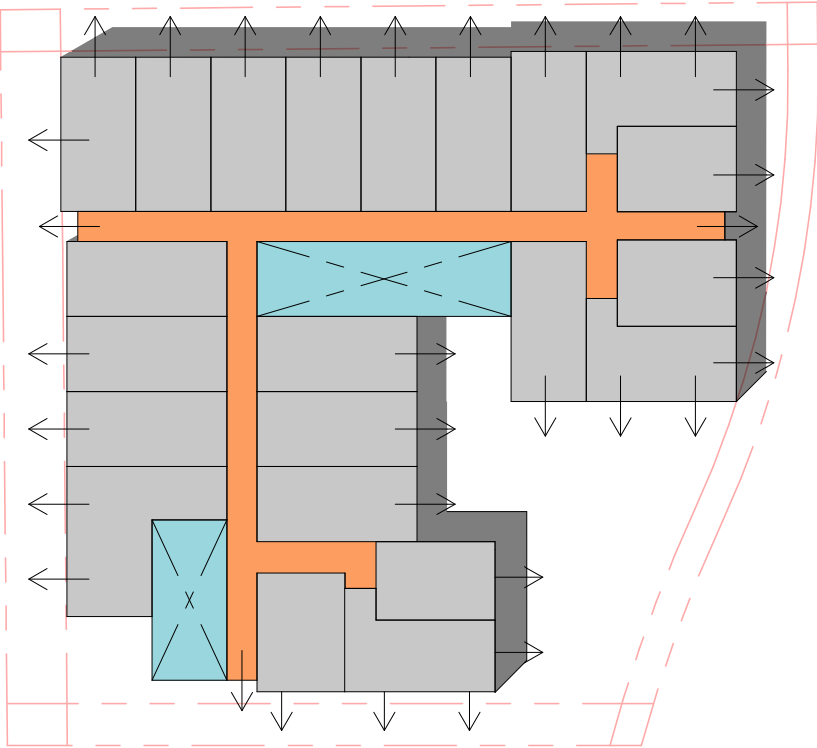
BASEMENT LEVEL
5,545 sf



LEVEL 01
10520 sf



LEVEL 02
9445 sf



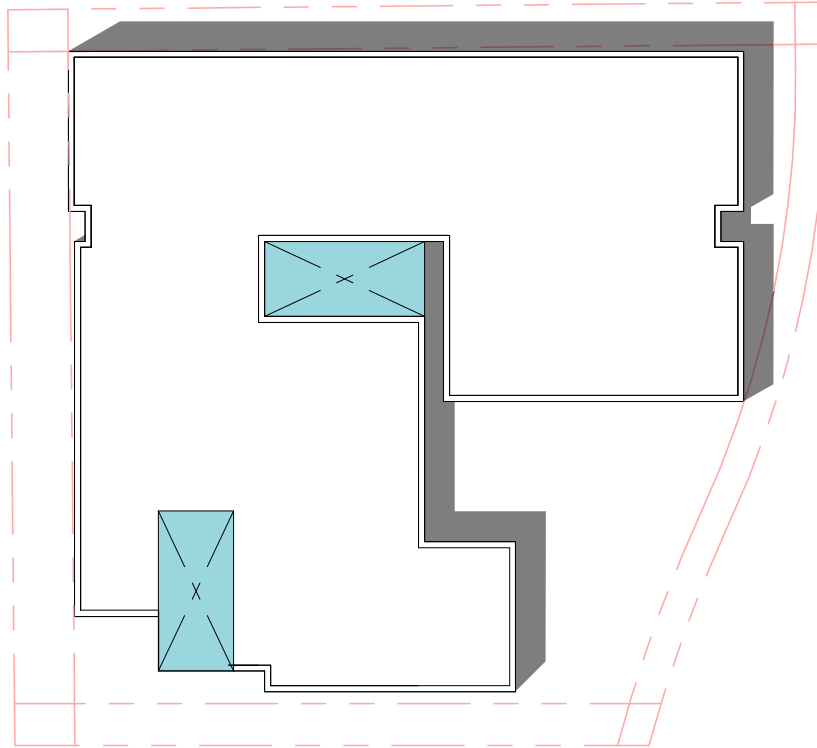
LEVEL 03-08
9445 sf

MASSING OPTION 3 : URBAN INTERFACE (preferred)

Project Data

Stories:	8 Levels over Basement Proposed
Gross Building Area:	TBD
Unit Count:	168

-  Circulation
-  Vertical Circulation
-  Residential Occupancy
-  Common Amenity Area
-  Property Line and Setbacks
-  Proposed Window Location



ROOFTOP
9445 sf



Design Guideline		Project Goals	
CONTEXT & SITE	CS1 NATURAL SYSTEMS AND SITE FEATURES Use natural systems and features of the site and its surroundings as a starting point for project design.	1. Energy Choices 2. Sunlight, Shade, and Natural Ventilation 3. Topography 4. Plants and Habitat 5. Water Features	• Solar cells will be installed on the roof to meet energy code requirements. • Operable windows will be used for natural ventilation throughout. • The structure shall respond to the topography, site shape, and constraints (including adjacent structures). • Native plant species that are hearty and drought resistant will be proposed and shall exceed the code minimum required green factor. • Bio-retention storm water planters shall be proposed. • Low flow unit fixtures will be used for water conservation. • Natural light within units is maximized using large energy efficient windows.
	CS2 URBAN PATTERN AND FORM Strengthen the most desirable forms, characteristics and patterns of the surrounding area.	1. Sense of Place; Distinctive Streets 2. Respond to Different Streets	• Existing sidewalk width is proposed to be maintained coming from the North (6'-0" TBD). • The planting strip width at the curb is proposed to be maintained from the north (4'-0") and is proposed to be widened for a portion to the south to match the existing north width. Street trees are proposed to be added where feasible. • The materials, look, and feel of the proposed project are intended to be fitting for the neighborhood and its history. • Massing of the structure is intended to work with the adjacent building to allow natural light and air between the buildings. The massing shall also engage the street and be pedestrian friendly.
	CS3 ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood.	1. Fitting old and new together 2. Placemaking 3. Historical Cultural References	• The materials and overall visual style of the building would seek to fit into the area but also stand out as a unique new structure. • The scale and proportions of the proposed project should fit within the context of the area. • Some form of interesting gesture shall be proposed on the street facing facade such as a green wall or change of materials to provide interest at the pedestrian level and to break up the mass. • Courtyards or other open amenity space will be proposed to engage the street and sidealk to reduce the building scale and enhance the pedestrian experience. • The proposed building should be neatly detailed and simply crafted.
PUBLIC LIFE	PL2 WALKABILITY Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	1. Universal Access 2. Inclusive Neighborhood 3. Weather Protection	• All entrances, courtyards, walkways, and usable spaces shall be designed for accessiblity and universal access. • Weather protection shall be proposed at building entries but shall not be proposed for the sidewalk.
	PL2 STREET LEVEL INTERACTION Encourage human interacton and activity at the street level with clear connections to building entries and edges.	1. Entries 2. Residential Edges 3. Live/Work Edges 4. Retail Edges	• The primary building entry shall engage the street, sidewalk and shall be identifiable using key features such as storfront glazing, building overhang, changes in materials, and/or articulation of the building mass. The building entry shall be a pedestrian focal point. • Individual ground floor unit entries will be proposed and shall incorporate ground floor "porch" features such as low-level landscaping, lighting, and stoops to create individual private outdoor spaces. • Ground floor units shall be detailed and designed to be unique. • Window shades for ground floor units shall raise and lower from the top and bottom to provide interior natural light and privacy. • Operable windows shall be provided at all ground floor units. • Seating and gathering areas shall be situated to encourage activity at building entries.
	PL4 ACTIVE TRANSPORTATION Incorporate design features that facilitate active forms of transportaton such as walking, bicycling and use of transit.	1. Connections to all Modes 2. Planning Ahead for Bicycles	• Minimal parking spaces are provided for the project and vehicle ownership for the tenants is not encouraged. • Bicycle storage shall be provided to at least a code minimum. • Building entries shall be proposed at the alley for bike users and at street level for walkability. • Vehicle parking shall be accessed via the alley. No curb cuts or vehicle access from the street shall be proposed. • Parking for scooters and electric bike share programs shall be proposed at the street level to encourge healthy transit. • U-shaped Short term bike parking shall be proposed.
		5/6/2020	123-127 Bellevue Ave, Seattle WA
		Design Review Criteria D.5	

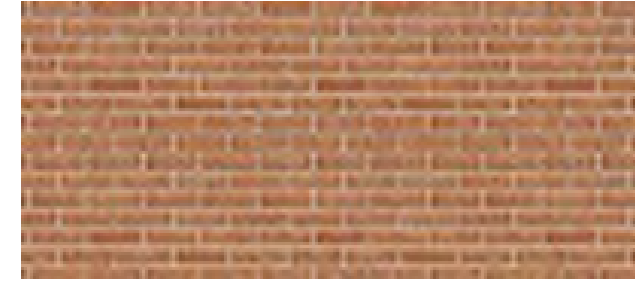
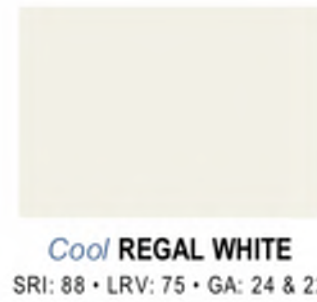
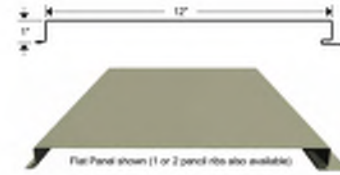
Design Guideline		Project Goals	
DESIGN CONCEPT	DC1 PROJECT USES & ACTIVITIES Optimize the arrangement of uses and activities on site.	1. Location and Design of Uses 2. Parking and Service Uses	• Service, garbage, and parking shall be located at the lowest level and accessed from the alley. • Future adaptation of ground floor residential units to a commercial use should be considered as feasible.
	DC2 ARCHITECTURAL CONCEPT Develop an architectural concept that will result in a unified and functional design that flts well on the site and within its surroundings.	1. Facades at Setbacks and Corners 2. Integrating Art 3. Secondary Architectural Features 4. Scale and Texture	• The proposed project will have no "zero Lot Line" walls (no large blank facades up against the property line). Design considerations shall be given to all facades of the project with considerations to walls facing adjacent structures. Materials, massing, and form shall be translated around all corners and intentionally wrapped and detailed to continue the design concept on all parts of the structure. • Visual depth and interest shall be designed into the facade with considerations given to window detailing and changes in materials. • Scale and texture: The design concept is to use proportions drawn from mid-century style. Materials should be clean, simple, and well detailed. Changes in material can help emphasize scale and massing. • Use of materials and massing to strengthen the "base" of the structure for pedestrian scale. • Operable windows and the function of the windows in their "open" position will be considered.
	DC3 OPEN SPACE CONCEPT Integrate open space design with the design of the building so that each complements the other	1. Open Space Uses and Accessibility 2. Design	• Ground level courtyards shall engage the public ROW and should encourage pedestrian engagement at the grade level. • Low level landscaping and other architectural features can provide an "edge" at the interface of the courtyard and public ROW. • Street trees and yard trees will be proposed to add texture, color and scale at the pedestrian level.
	DC4 EXTERIOR ELEMENTS & FINISHES Use appropriate and high-quality elements and finishes for the building and its open spaces	1. Exterior Finish Materials 2. Sustainable and Environmental Choices 3. Signage 4. Plant Material and Hardscape	• Material choices will reflect quality, durability, and shall reflect the regional architecture. • Material selection shall consider maintenance and longevity, such as materials that do not require re-painting. • Materials should provide texture and help to emphasize mass and form. • Lighting shall be used to provide security, safety, and interst to outdoor spaces and building features such as entries and feature walls. Warm tone diffuse lighting shall be used to prevent unneeded light pollution to the surrounding area. • Tan colored TPO roofing is proposed at the upper roof - Tan is both reflective for energy code and effective to reduce the heat island effect but is also not too reflective to be overly bright for adjacent structures or views. • Building signage shall be integrated and appropriately lit. • Plant selection shall consider height, texture, durability, and species variation. Native, low maintance, low resource planting shall be proposed. Planting shall be used to emphasize edges and create zones at the pedestrian level.
		5/6/2020	123-127 Bellevue Ave, Seattle WA
		Design Review Criteria	D.6



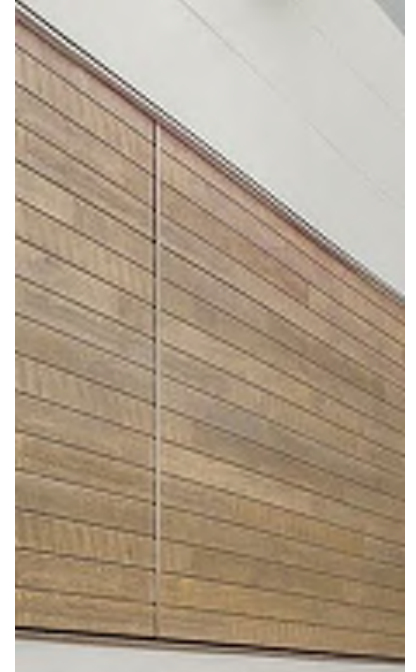
Juliet balcony



Cembrit/White metal panels



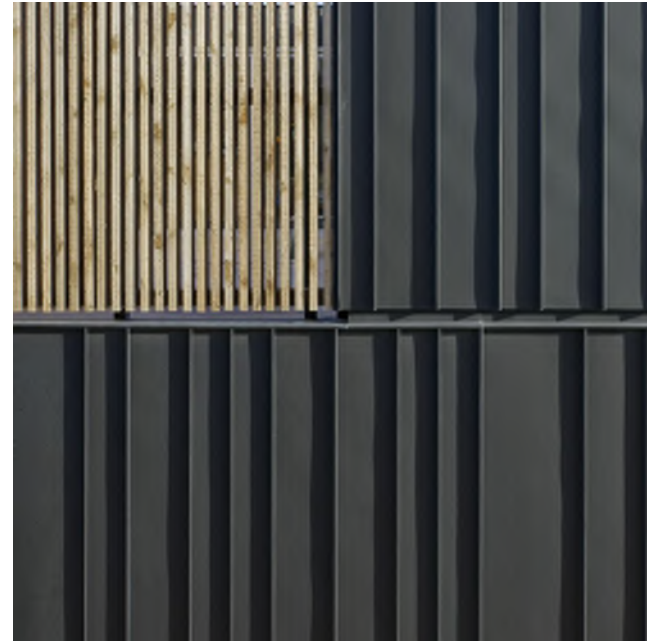
Rustic Masonry



Nichiha Fiber Cement Wood Siding



Juliet balcony



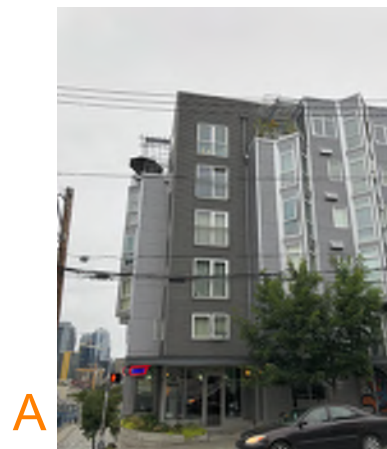
Corrugated metal siding



Vinyl Windows



Green Wall



A



B

Material Selection

There are a variety of materials used in the area ranging from masonry, stone and brick to metal, stucco, and and other wood products. The proposed material palette for the project would be simple, clean and honest with a nod to the existing context and looking forward to more contemporary architecture. We are considering a base/background of masonry or fiber cement wood, on top of which would sit boxes of more contemporary materials.

The materials selected were chosen with thoughts of durability, low maintenance, and regional use. The materials and overall visual style of the building would seek to fit into the area but also stand out as a unique new structure. The concept would be to use the selected materials in a simple, well crafted and detailed application.



C



D

ENTIRE SITE (123 AND 127) TO BE CLEARED OF ALL IMPROVEMENTS SHOWN ON SURVEY, AND LOWERED TO LEVEL OF BELLEVUE AVENUE EAST. NEW 6 STORY MULTIFAMILY STRUCTURE TO BE BUILT ON PROPERTY.

R.O.W. IMPROVEMENTS
URBAN VILLAGE NEIGHBORHOOD
COLLECTOR ARTERIAL CLASSIFICATION WITH
EXISTING TROLLEY LINES.

Services and Parking
Accessed from the Alley

20' R.O.W.

ALLEY

EXIST.
STRUCTURE

EXIST. STRUCTURE

Exist. Fence

PROP. LINE

MIN. SIDE YARD SETBACK

MECH/ELECTRICAL
RMS

TRASH ROOM

LEVEL 1

PRIMARY ENTRANCE

BASEMENT LEVEL

COURTYARD

BIKE RM.

STAIR
EXIT

MIN. SIDE YARD SETBACK

PROP. LINE

EXIST. STRUCTURE

PROP. LINE

EXIST. 6' SIDEWALK

EXIST. 5' PLANTER

Feature Wall w/ Green Wall

Short-Term On Site
Bike Parking

Proposed Building
Signage

Exist. Planter Strip

30' R.O.W.

BELLEVUE AVENUE EAST

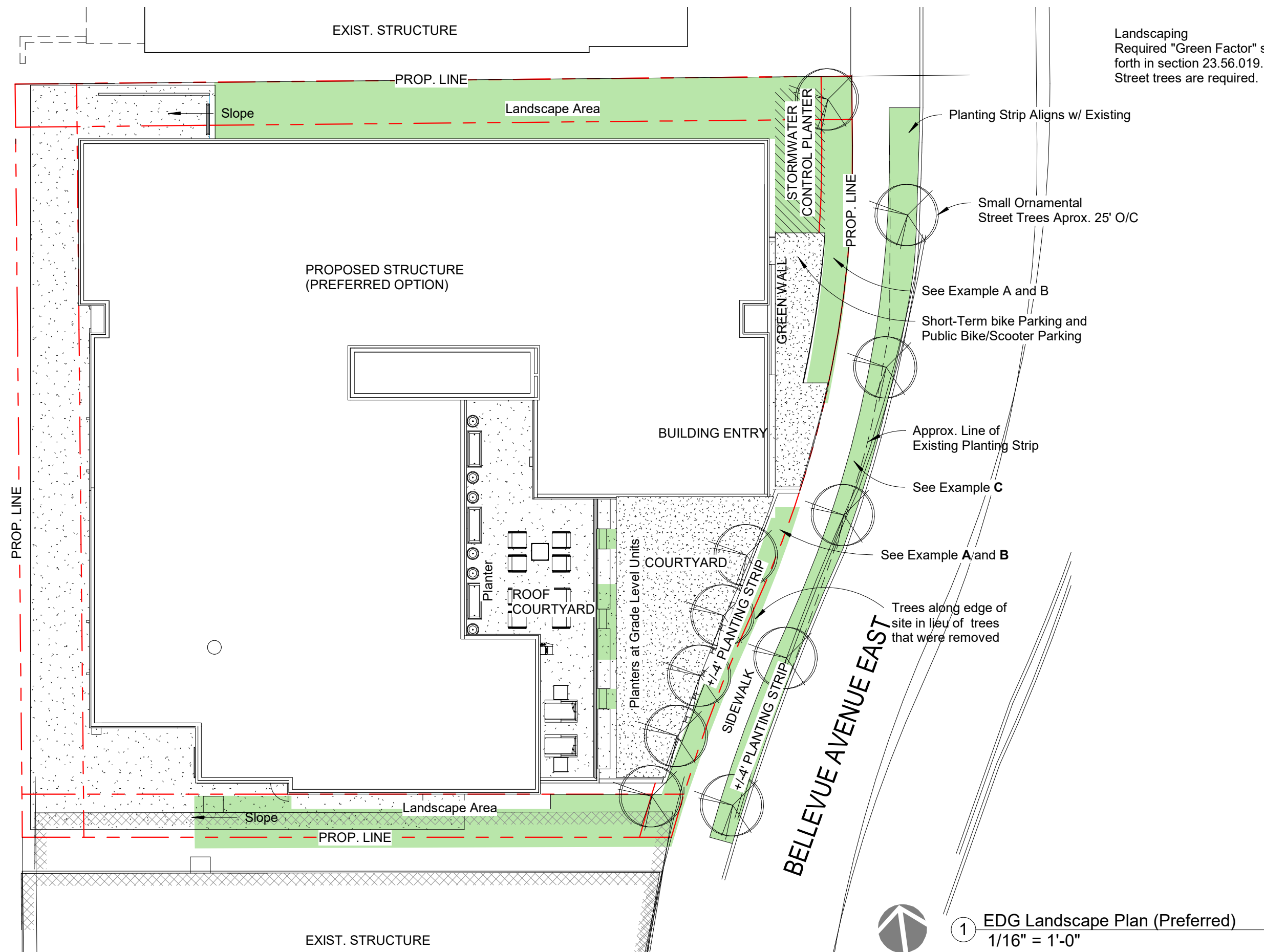
PROP. LINE
6' SIDEWALK

1/4' LANDSCAPE STRIP



1 EDG Site Plan (Preferred)
1/16" = 1'-0"

ALLEY



Landscaping
Required "Green Factor" score shall be a minimum of .5 as set forth in section 23.56.019.
Street trees are required.



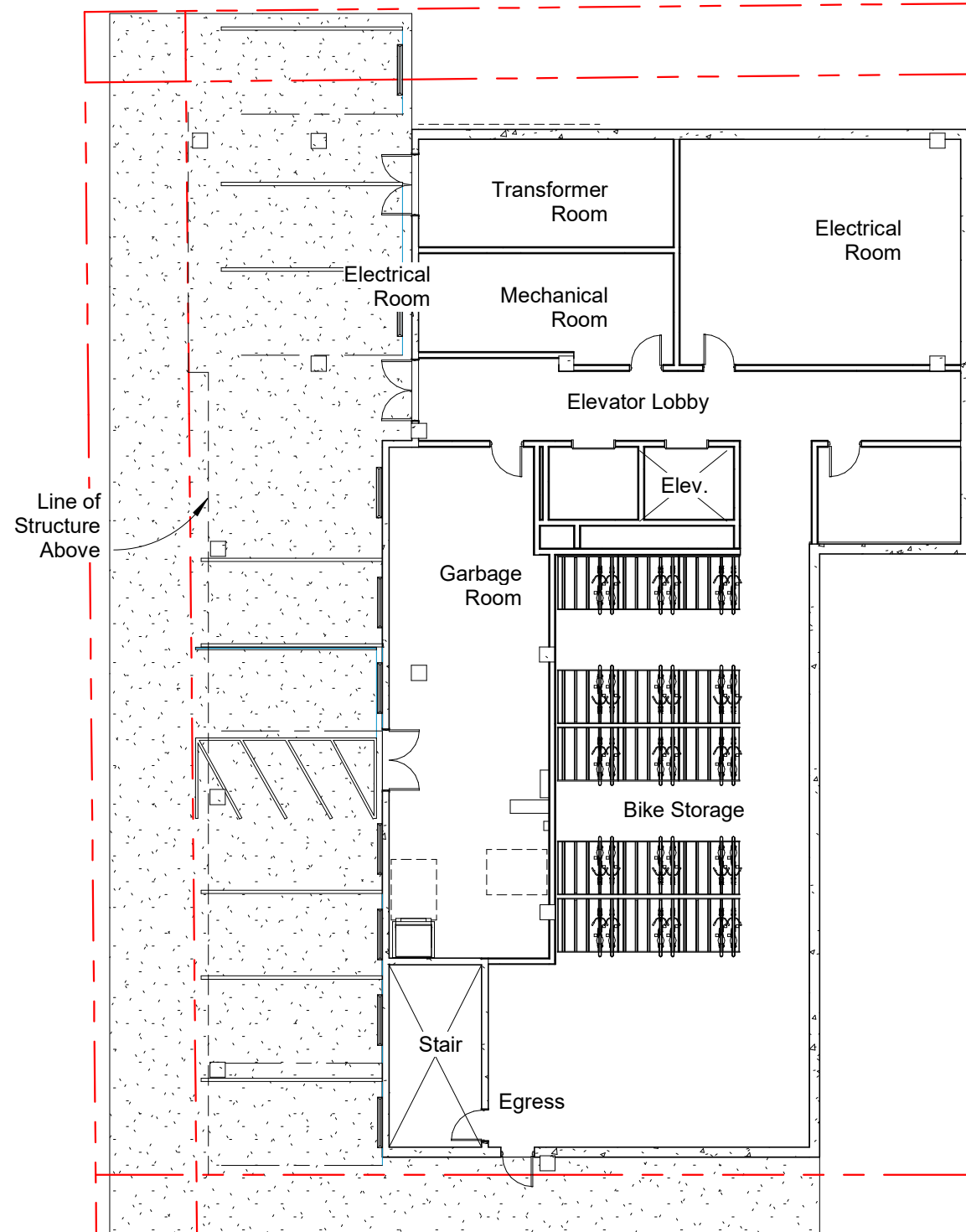
A Example of Buffer Planter



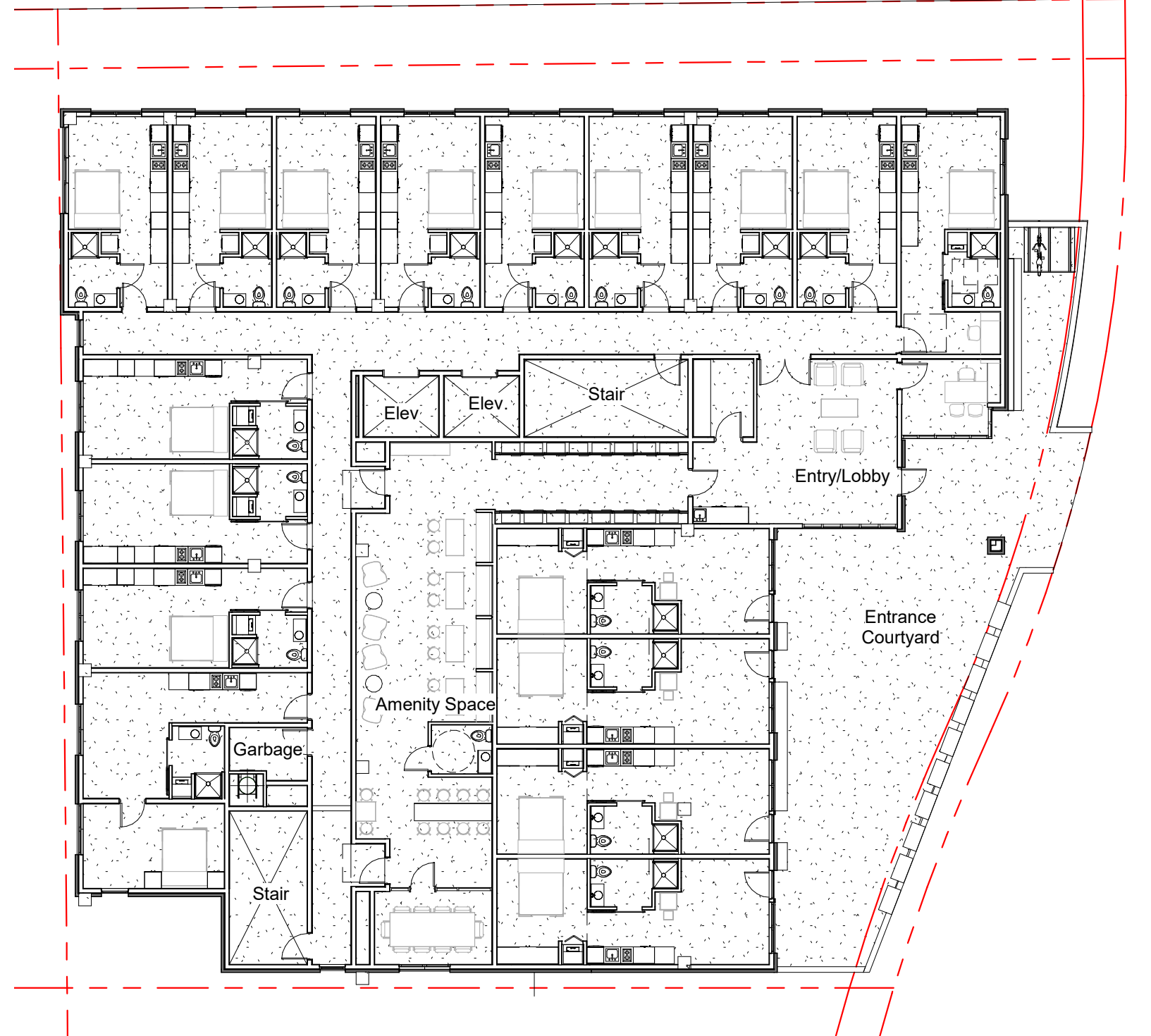
B Example of Buffer Planter



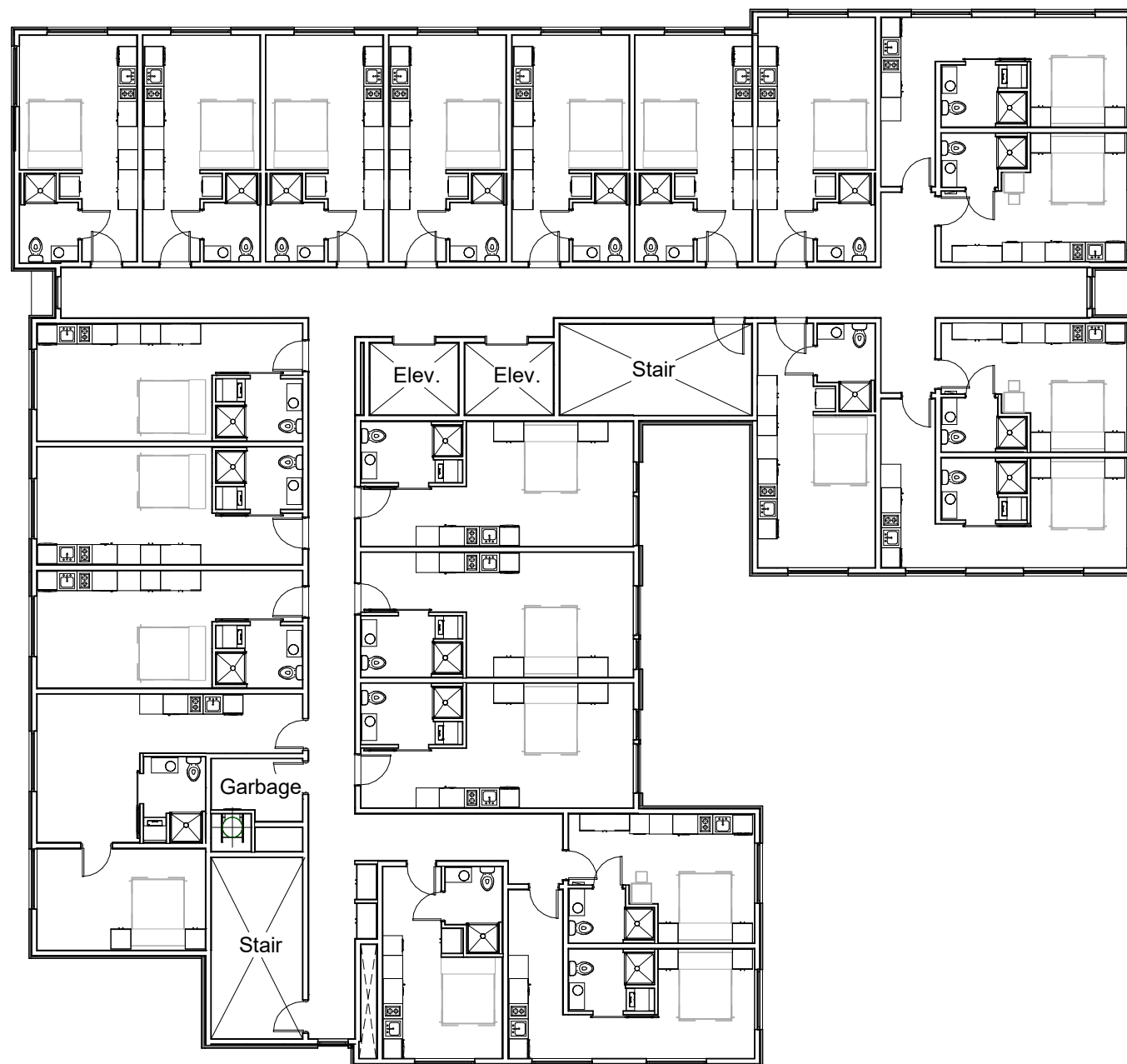
C Example of Street Planter



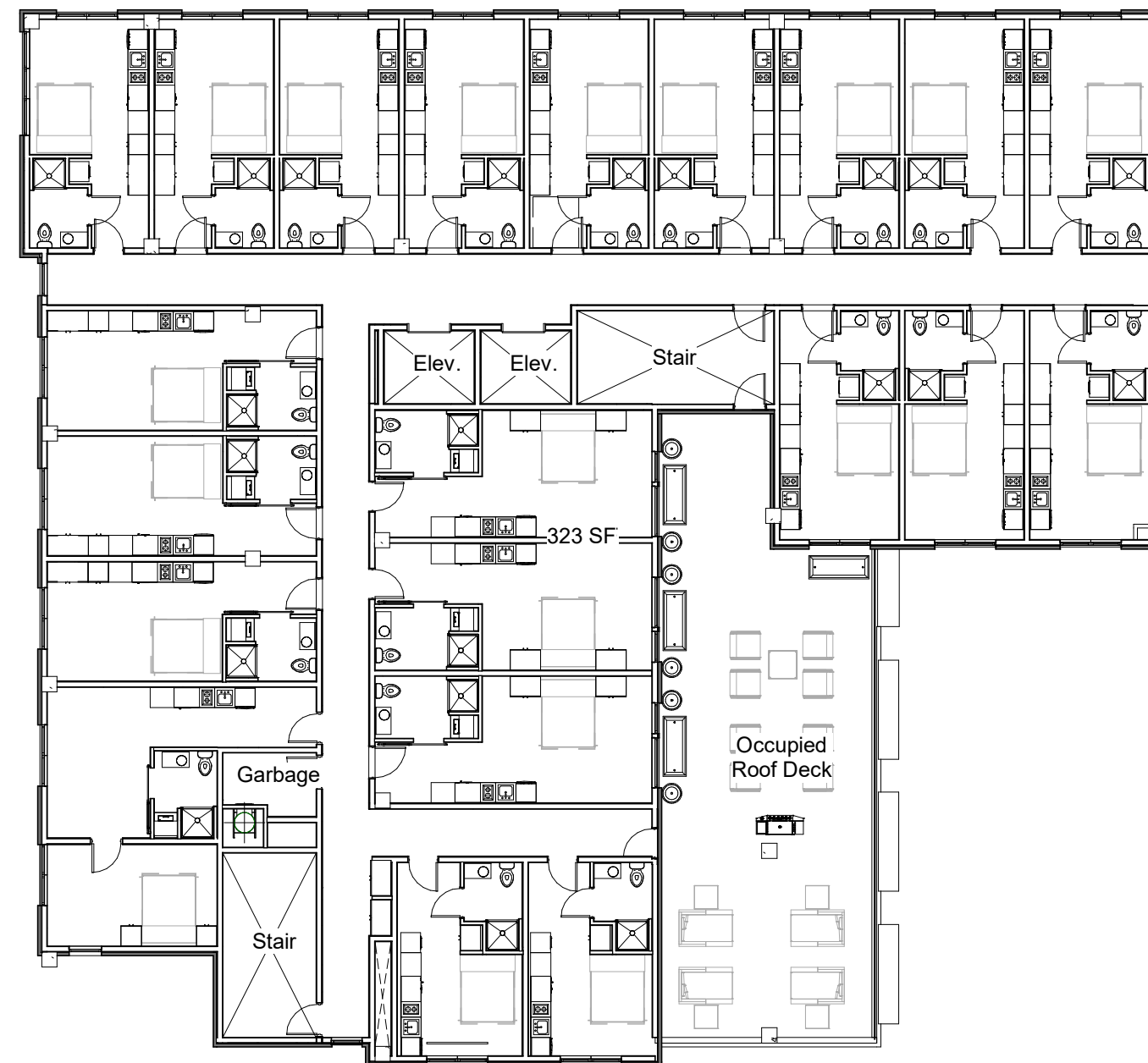
② EDG Level 0 Plan Basement (Preferred)
1/16" = 1'-0"



① EDG Level 1 Plan (Preferred)
1/16" = 1'-0"



① EDG Level 3-7 Plans (Preferred)
1/16" = 1'-0"



② EDG Level 2 Plan (Preferred)
1/16" = 1'-0"

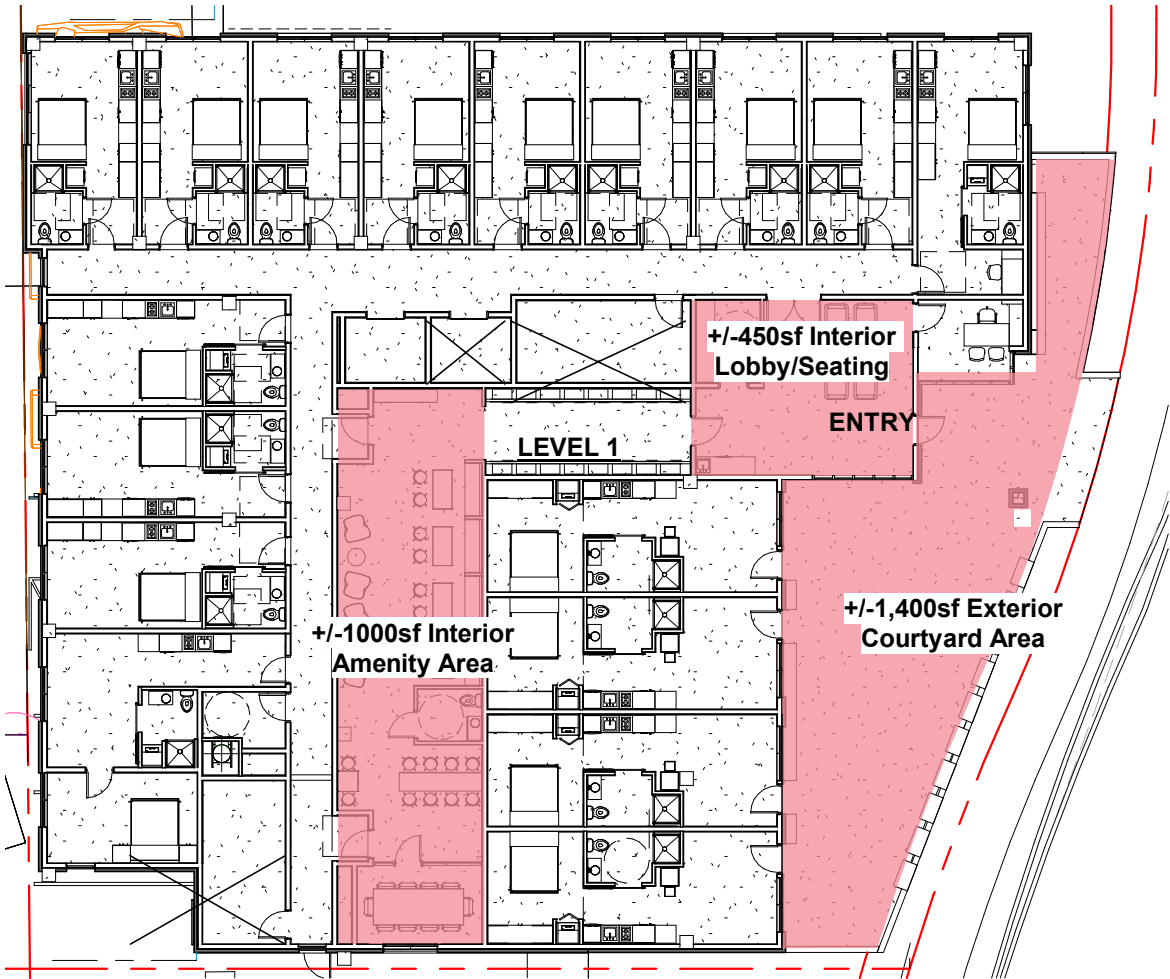
Ground Floor Glazing (Preferred Option #3



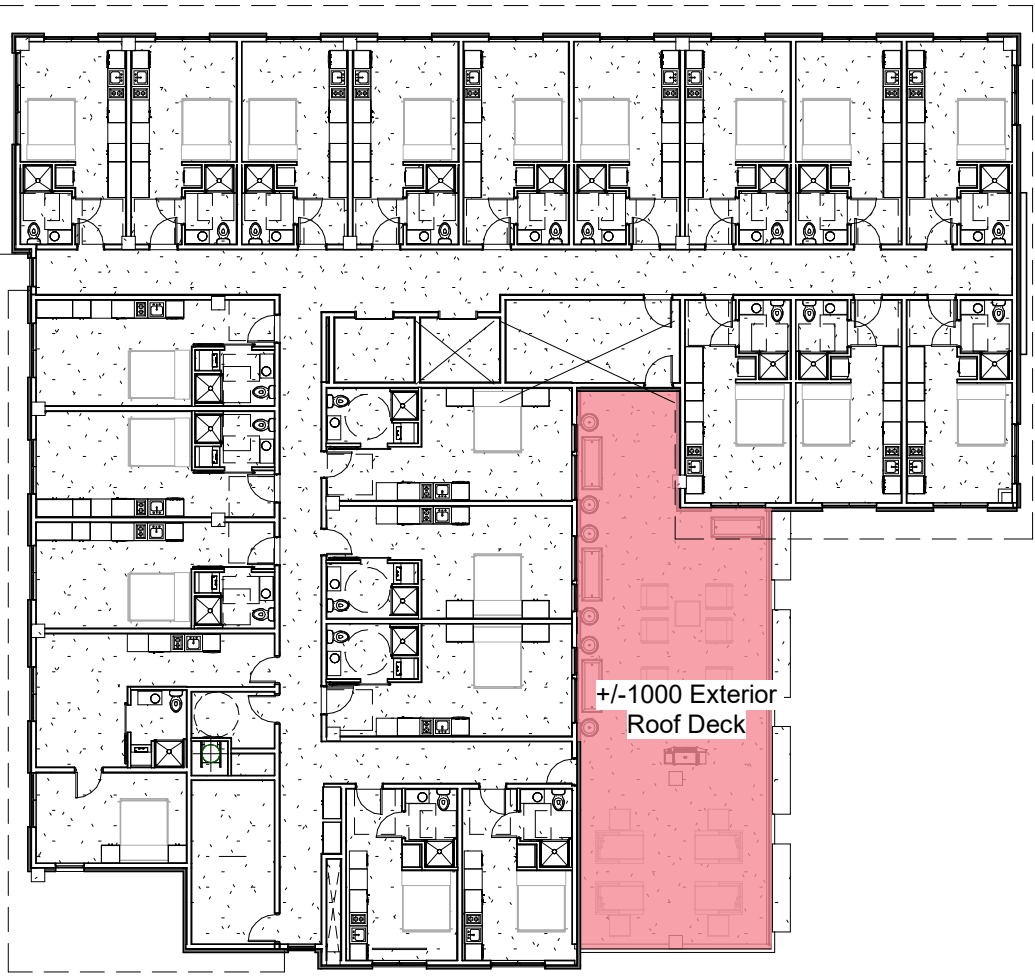
Facade A	
Facade Area:	338.50
Glazing Provided:	132.75
% of Glazing:	39.2% Proposed
Facade B	
Facade Area:	313.25
Glazing Provided:	203.10
% of Glazing:	64.8% Proposed

Min. 20% Ground Floor Glazing Required

Ground Level Glazing (Preferred Option)



2 EDG Level 1 Amenity Diagram
3/64" = 1'-0"

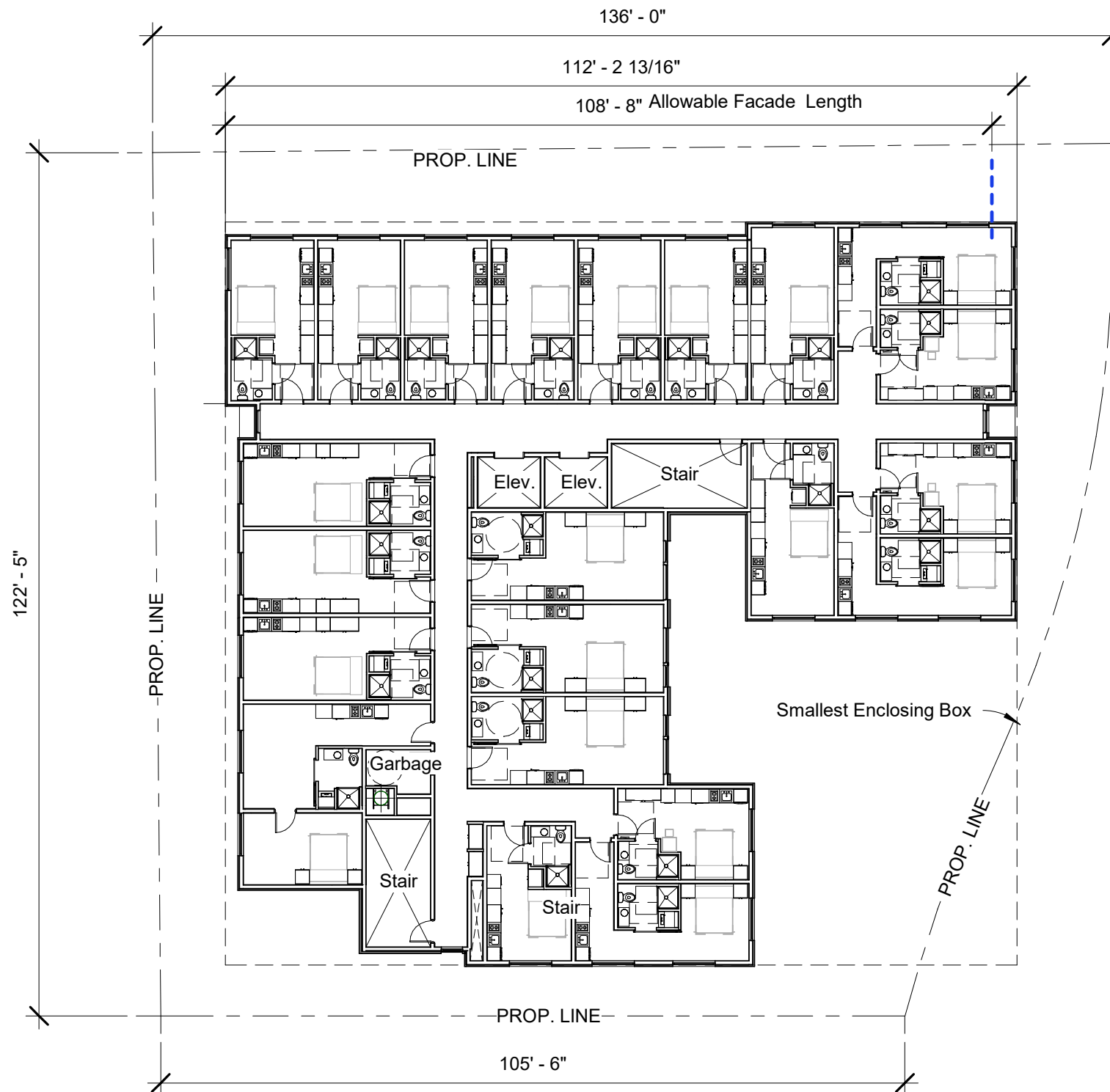


3 EDG Level 2 Amenity Diagram
3/64" = 1'-0"

Amenity Area (Preferred Option #3

Total built up area of building	70,555
Exterior Level 1 Courtyard	1,400sf
Exterior Roof Deck	1,000sf
Top floor View Room	600sf
Total Exterior	3,000sf
Interior Lobby	450sf
Interior Amenity	1000sf
Total Interior	1,450sf
Total Amenity Proposed:	+/-4,450sf
Total Required:	+/-3,530sf

- 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.



23.45.528 - Structure Width and Depth Limitations for Lots Greater Than 9,000sf in Midrise (MR) Zones

Allowable Facade Length

80% of Lot Length	108'-8" Allowed
Proposed Length	113'-6 1/2"

Departure Request: 4'-10 1/2" Increase to Facade Depth
(If the exception listed below does not apply)

Reason for Departure:
Long building volumes extending between Bellevue Ave to the alley behind are a characteristic of this neighborhood. Keeping this precedent in mind, the project proposes a long building block starting at Bellevue Ave , extending to the alley behind. Since the project site is composed of two parcels, two long volumes with a courtyard inbetween was the obvious design choice (Option 2). Instead, in our preferred option (option 3) we propose an L shaped building, with an arm parallel to (and closer to) the alley, that allows us to step away from Bellevue Ave at the south eastern part of the site, allowing for a street facing courtyard, with residential units accessed at the ground level and a roof top terrace at the second floor level. These two common areas along the edge of Bellevue Avenue activate this edge and contribute to street level interaction. By asking for an exception to structure depth limit from 108'8" to 112'3" at the long northern volume, we are able to design in extra space at the courtyard and street access level

Exceptions to Structure Depth Limit. To allow for front setback averaging and courtyards as provided in section 23.45.518, structure depth may exceed the limit set in subsection 23.45.528.B.1 (Noted above) if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions.

Floor Area Ratio (FAR) increase is not requested. Lot coverage is assumed to be acceptable.



1 EDG Level 3-7 Plans Site Diagram
1" = 20'-0"

COMPLETED OCCUPIED PROJECTS



1554 Market Street
Tacoma, WA **104 Units**



EvCC Student Housing
Everett, WA **120 Units**



KOZ on Yamhill
Portland, OR **30 Units**



Derby SLU
1210 Republican St
Seattle, WA **47 Units**



KOZ on SE Ankeny
Portland, OR **87 Units**

Kōz Development LLC provides affordable, innovative living, in highly sought after urban neighborhoods and near universities. Our housing is accessible to students and individuals in the workforce, providing a high quality housing option in a building near work, school, and local amenities such as restaurants, coffee shops, bars, etc. Our projects are intentionally located near transit, requiring little to no dependence on an automobile for transportation. Kōz communities require limited land and are built as environmentally-friendly structures adding vibrancy to the neighborhood.

PROJECTS UNDER CONSTRUCTION

Derby Slabtown Portland, OR	128 Units Completion August 2019
1611 PNCA Portland, OR	80 Units Completion September 2019
KOZ on Puyallup Tacoma, WA	152 Units Completion December 2019
4th and Grant Portland, OR	108 Units Completion July 2019
KOZ on Weaver Rd. Snohomish, WA	100 Units Completion January 2020

PROJECTS IN PERMIT & DESIGN DEVELOPMENT

KOZ on Killingsworth Portland, OR	88 Units
MLK Way Tacoma, WA	156 Units
KOZ on Killingsworth II Portland, OR	146 Units
KOZ on State St. Salem, OR	148 Units
1020 North Broadway Everett, WA	125 Units
KOZ on NE Sandy Portland, OR	112 Units

