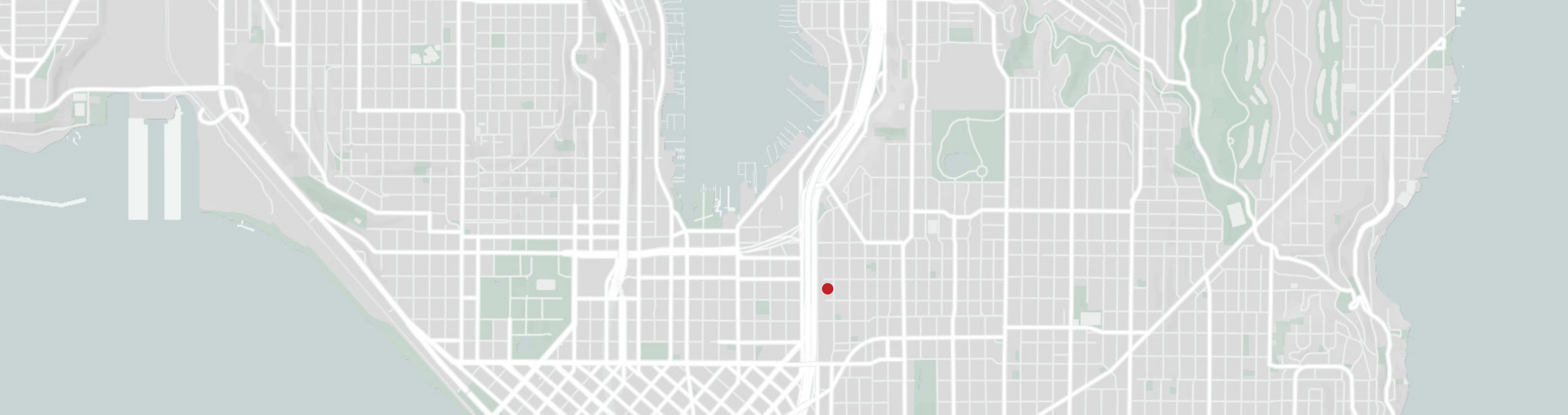




CLARK
BARNES

FEBRUARY 19, 2021

MUP REVISION

323 BELLEVUE AVE E, SEATTLE, WA 98102

PROJECT #:3037110-LU

PROJECT OVERVIEW

PROJECT DESCRIPTION

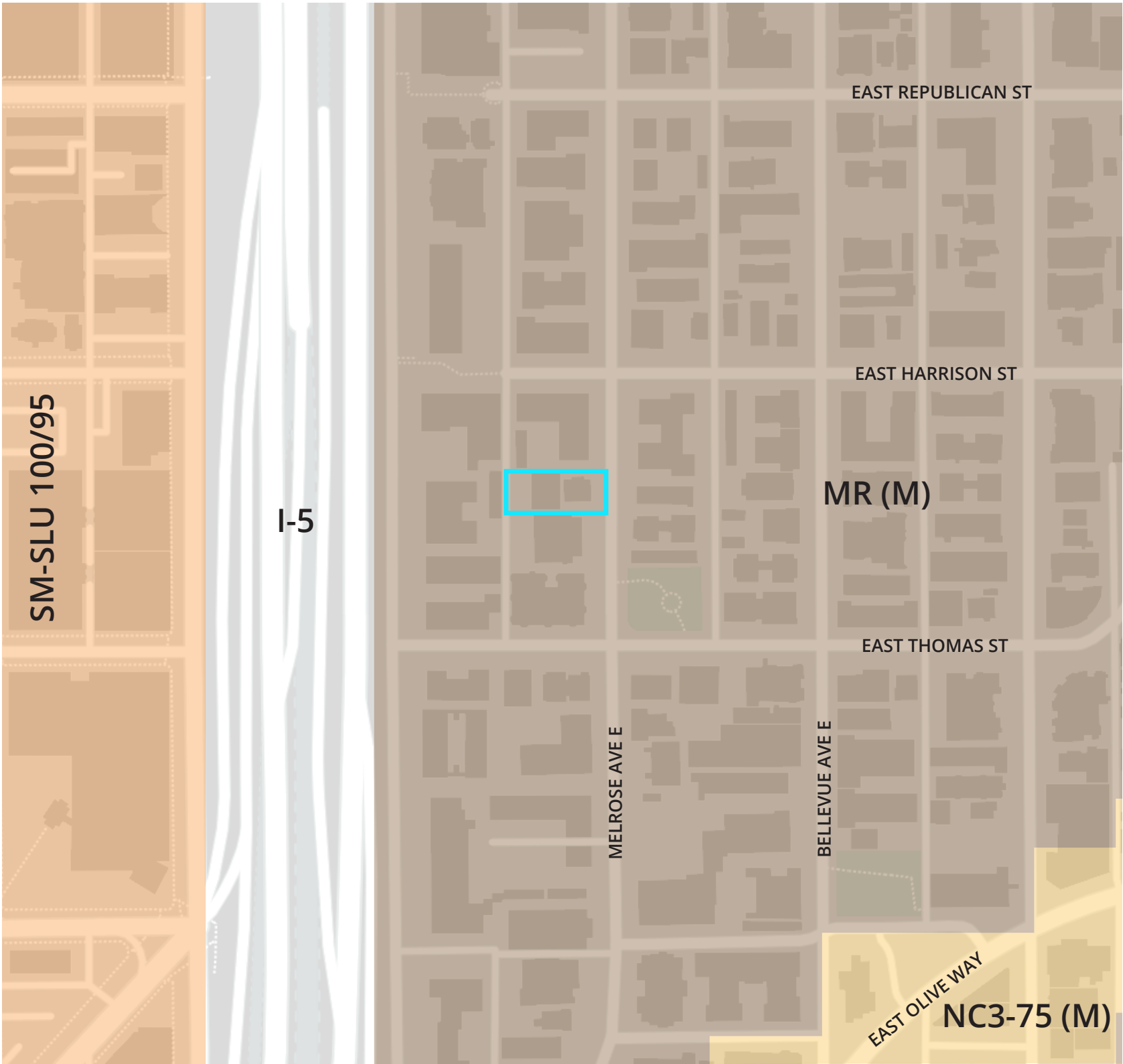
THIS PROJECT IS A SIX-STORY APARTMENT BUILDING LOCATED IN CAPITOL HILL; FEATURING BELOW GRADE PARKING ACCESSED FROM THE ALLEY. THE INTENT IS TO PROVIDE SMALL AFFORDABLE APARTMENT UNITS FOR THIS ACTIVE AND VIBRANT URBAN NEIGHBORHOOD.

APPROVED PROJECT INFO

TYPE	APARTMENTS
HEIGHT	6 STORY
PARKING STALLS	10 STALLS
DWELLING UNITS	43 UNITS
TOTAL FAR	20,624 SF

PROPOSED PROJECT INFO

TYPE	APARTMENTS
HEIGHT	6 STORY
PARKING STALLS	8 STALLS
DWELLING UNITS	45 UNITS
TOTAL FAR	22,914 SF



PROJECT OVERVIEW	2
SUMMARY OF PROPOSED CHANGES	3
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FLOOR PLANS - GROUND LEVEL	5
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KEY: ZONING

	SM-SLU 100/95
	MR (M)
	NC3-75 (M)
	SITE LOCATION

SUMMARY OF PROPOSED CHANGES

IN ORDER TO BETTER MEET DESIGN GUIDELINES AND BOARD GUIDANCE, THE PROJECT DESIGN WAS MODIFIED DURING CONSTRUCTION TO SIMPLIFY THE FACADES AND MATERIALITY, ENHANCING LEGIBILITY OF THE PROJECT AND BETTER REFLECTING ITS POSITION AS A SMALL-SCALE MID-BLOCK INFILL.

PROJECT SITE WAS REZONED UNDER MHA AFTER APPROVAL OF ORIGINAL MUP; PROJECT ADDED TWO DWELLING UNITS TO THE TOP FLOOR (LEVEL 6) AT THE REAR OF THE PROJECT RATHER THAN ADDING AN ENTIRE 7TH FLOOR. THE RESULTANT MODIFICATIONS TO THE MASSING ARE NOT VISIBLE FROM THE STREET AND MEET THE DESIGN GUIDELINES FOR HEIGHT, BULK AND SCALE GUIDELINES [CS2.D].

SITE DESIGN:

- ADA ACCESSIBILITY ENHANCEMENT AT MAIN ENTRANCE [PL2.1]
- INCREASED LANDSCAPING DENSITY AT GROUND PLANE [PL3A.2 & DC4.4]
- REMOVED INTERNAL SECURITY GATES AND MINIMIZED VISIBILITY OF PERIMETER FENCING [PL3.B.1]



REAR FACADE:

- TWO DWELLING UNITS HAVE BEEN ADDED TO BRING PROJECT BETTER IN ALIGNMENT WITH CURRENT MHA ZONING WHILE RETAINING THE OVERALL HEIGHT AND GENERAL MASSING OF THE APPROVED MUP. **Note: under current zoning, an entire 7th floor and 20' of height could be added to the project** [CS2.D]



MASSING AND MATERIALS:

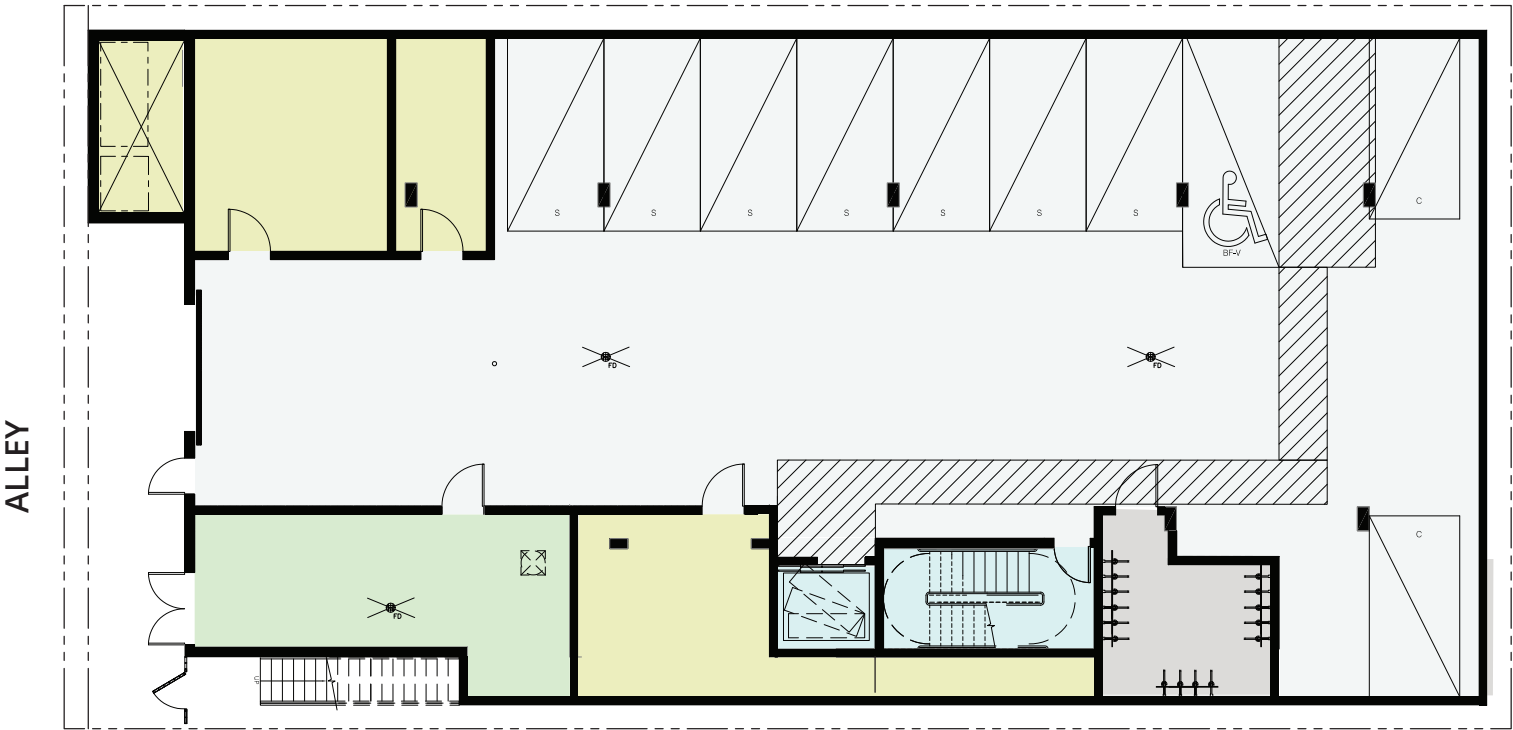
- SIMPLIFIED PALETTE TO ALLOW BRICK TO SHINE AS PRIMARY ELEMENT AND BETTER INTEGRATE ENTRY FIN ELEMENT [DC4.1]
- THE PROPOSAL RESPONDS TO THE ADJACENT 4-STORY BUILDINGS AND CONTINUES THE DATUM ESTABLISHED BY THE 4-STORY BRICK TO THE NORTH, WEST AND SOUTH FACADES. [CS2.C.2 & CS3.1]
- ELIMINATED METAL SIDING, WHICH IS DISCOURAGED IN THE CAPITOL HILL DESIGN GUIDELINES AND PREVIOUSLY BY DRB [PREVIOUSLY DC4-II-I]
- SIMPLIFIED WINDOW MULLIONS AT STREET LEVEL [PL2-B-3 & PL3.1]



FLOOR PLANS - PARKING LEVEL

SUMMARY OF PROPOSED CHANGES

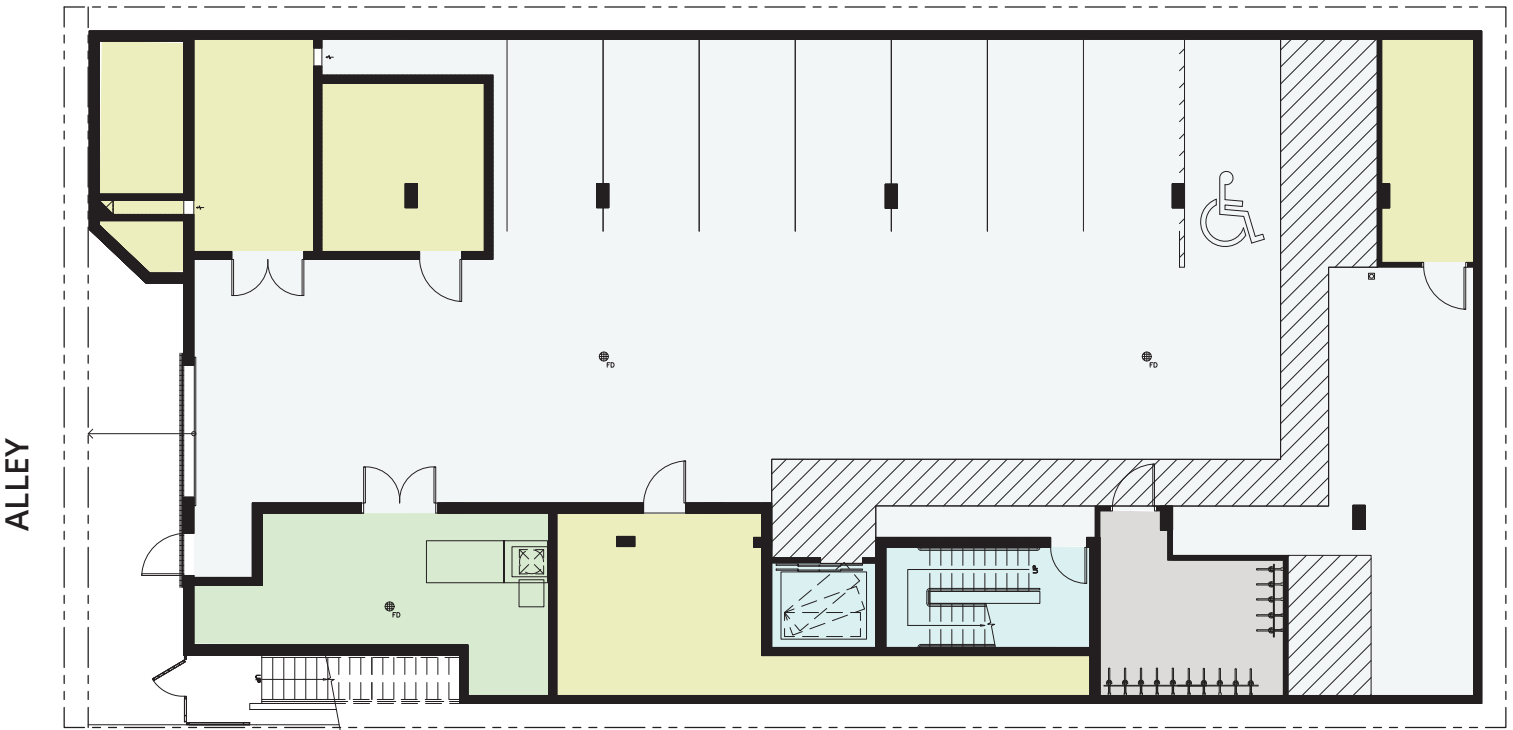
- Layout changes were made to accommodate Seattle City Light and various building utilities.
- Garbage room's exterior access door to alley was removed, streamlining the facade and reducing visible utility doors. [DC1.C.4]



PARKING LEVEL | APPROVED - 3018682-LU

KEY: PROGRAM

	GARBAGE / RECYCLE
	MECHANICAL / SERVICES
	RESIDENTIAL
	LOUNGE / MAIL ROOM
	STAIRS / ELEVATOR
	ROOF
	AMENITY

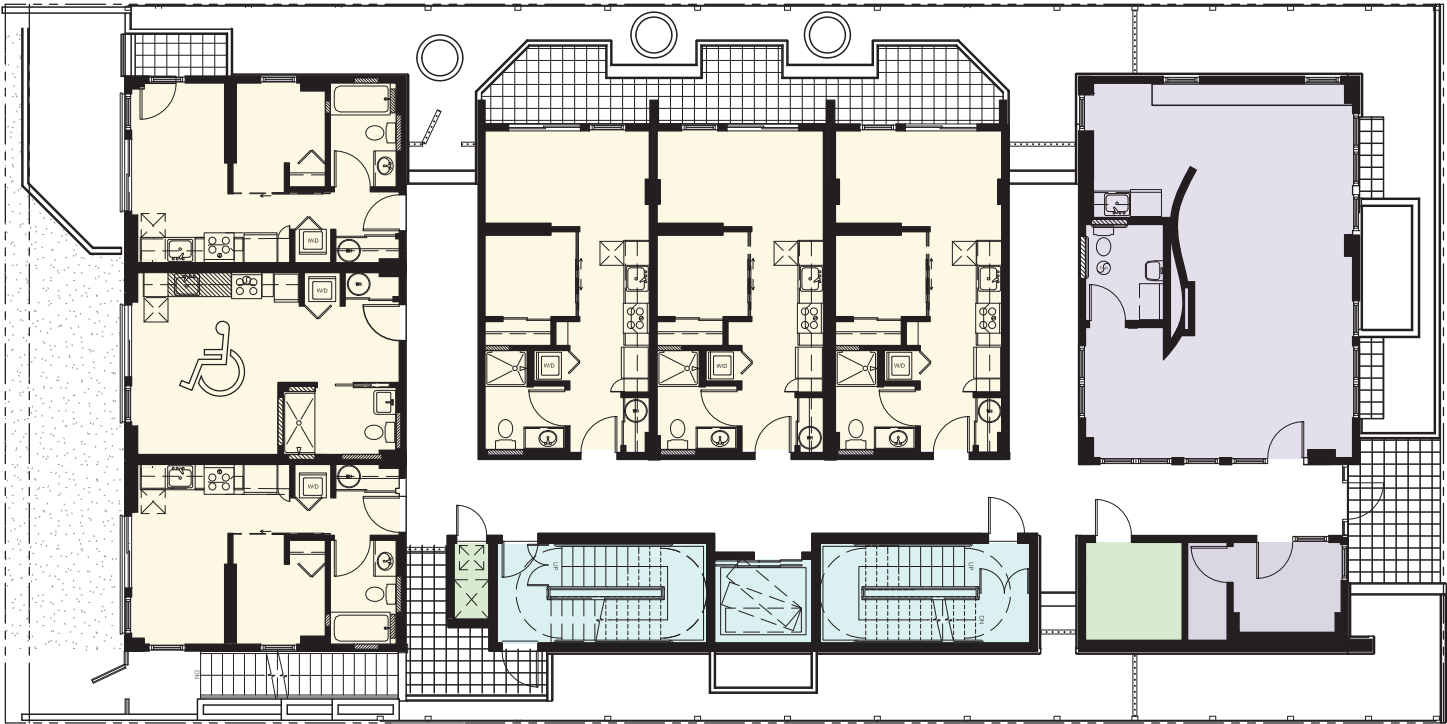


PARKING LEVEL | PROPOSED

FLOOR PLANS - GROUND LEVEL

SUMMARY OF PROPOSED CHANGES

- Ramp added for ADA Accessibility while retaining direct street entry off Bellevue Ave E. [PL2.1]
- Enhanced landscaping along sidewalk. [PL3A.2 & DC4.4]
- Southern facade jog straightened out to simplify massing and provide a clear, 3-part facade punctuated by the visually open corridor endings. [CS3.A.2]
- Metal gates along north breezeways were replaced with glass to have visually open corridors at the ground while providing security within the building. [PL3.B.1]



GROUND LEVEL | APPROVED - 3018682-LU

KEY: PROGRAM

	GARBAGE / RECYCLE
	MECHANICAL / SERVICES
	RESIDENTIAL
	LOUNGE / MAIL ROOM
	STAIRS / ELEVATOR
	ROOF
	AMENITY

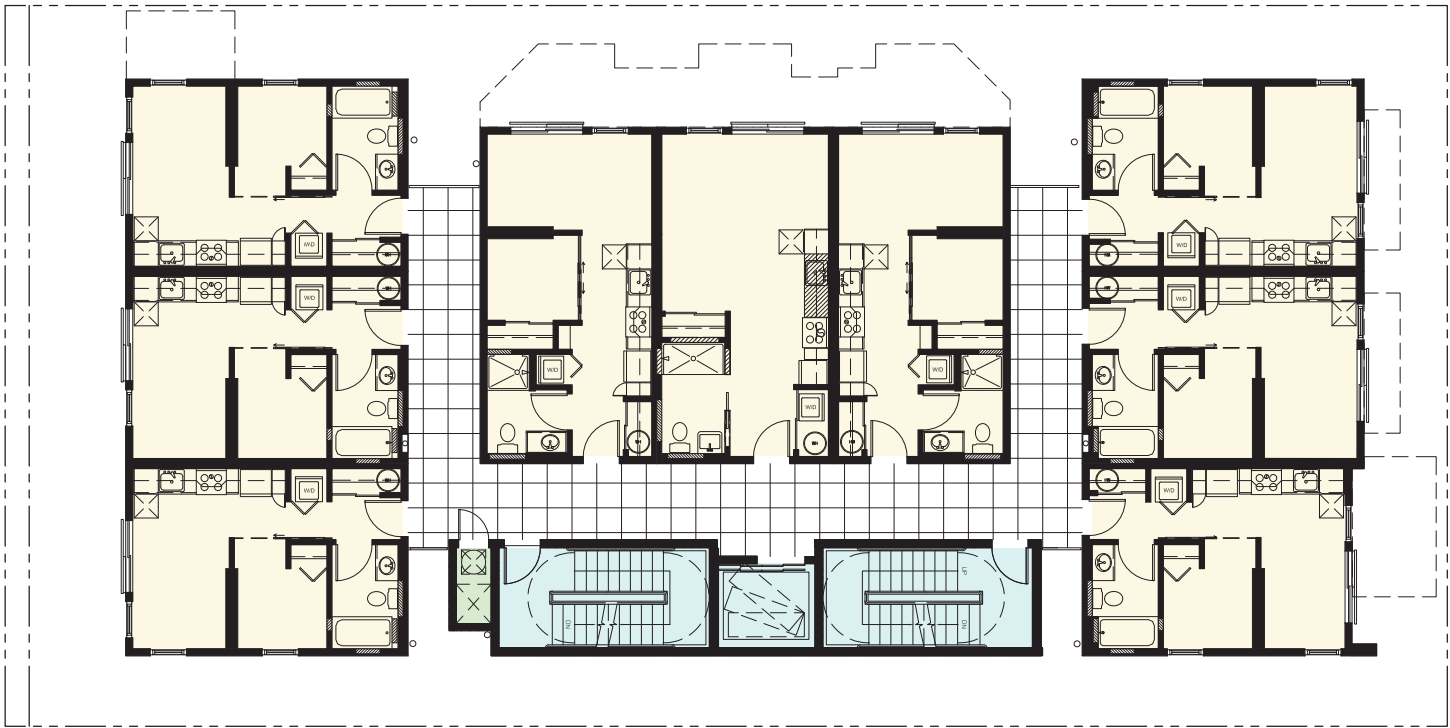


GROUND LEVEL | PROPOSED

FLOOR PLANS - LEVEL 2 - 5

SUMMARY OF PROPOSED CHANGES

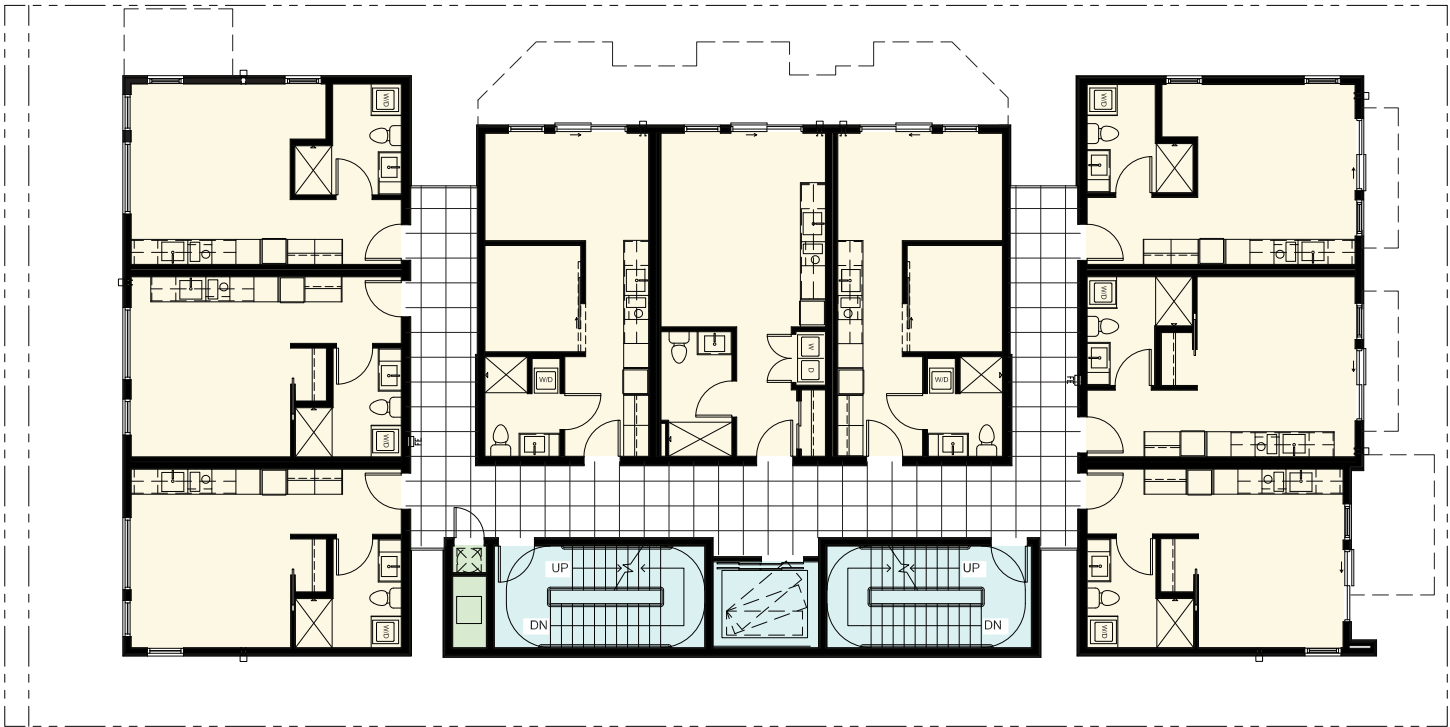
- Southern facade jog straightened out to simplify massing and provide a clear, 3-part facade punctuated by the visually open corridor endings.
- [CS3.A.2]



LEVEL 2-5 | APPROVED - 3018682-LU

KEY: PROGRAM

	GARBAGE / RECYCLE
	MECHANICAL / SERVICES
	RESIDENTIAL
	LOUNGE / MAIL ROOM
	STAIRS / ELEVATOR
	ROOF
	AMENITY

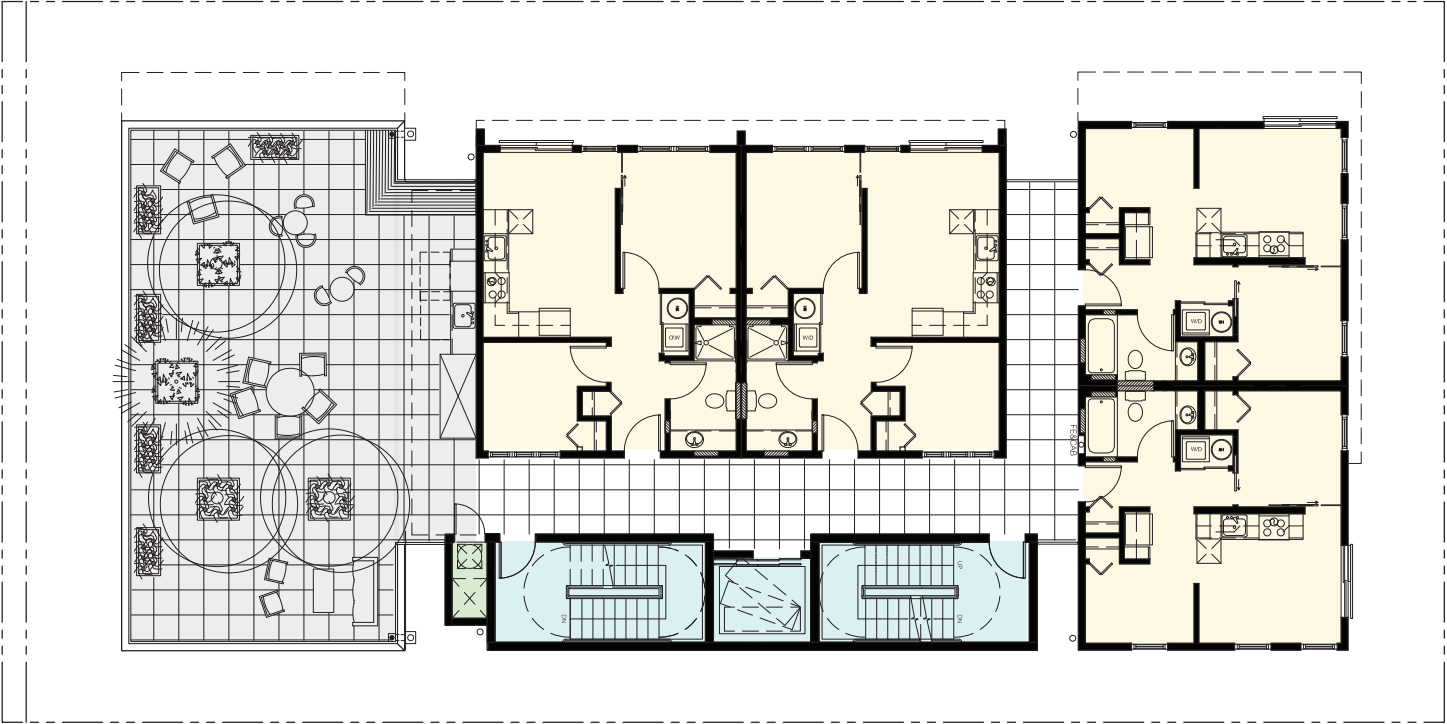


LEVEL 2-5 | PROPOSED

FLOOR PLANS - LEVEL 6

SUMMARY OF PROPOSED CHANGES

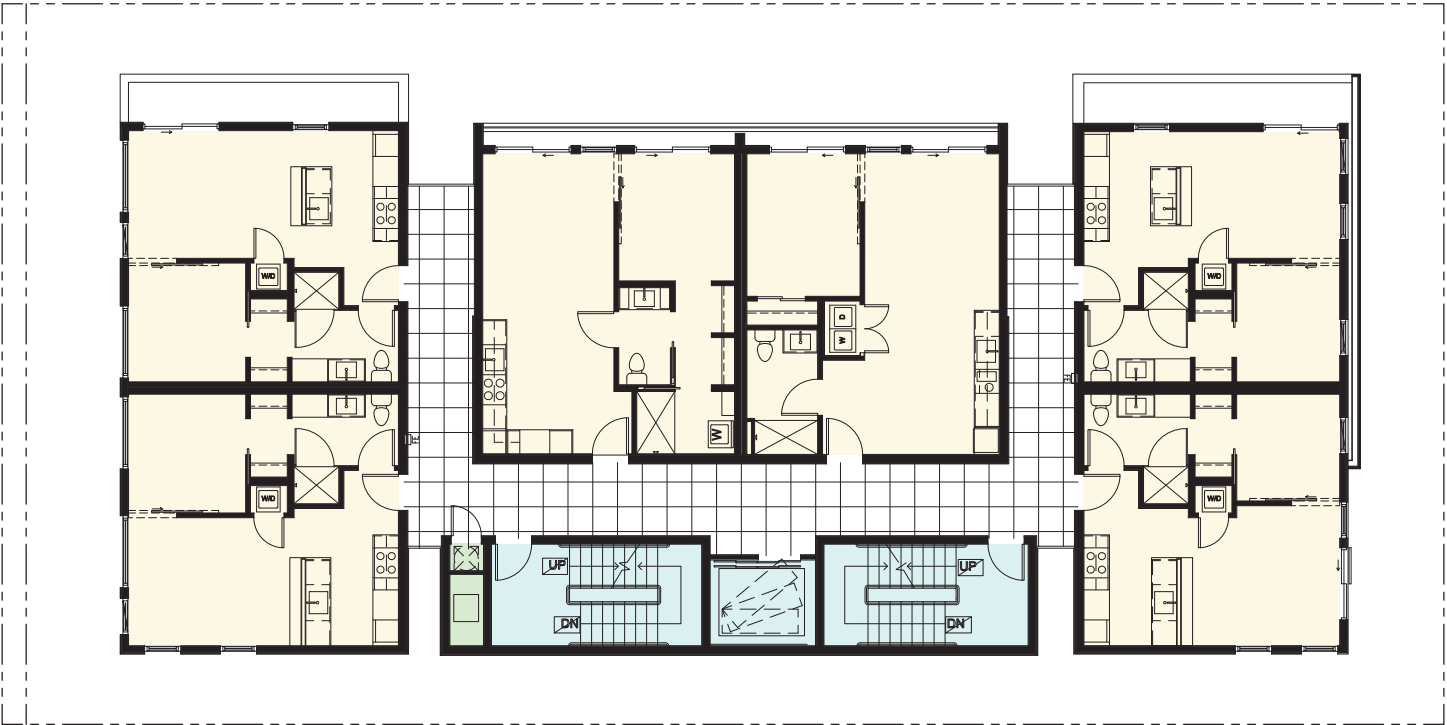
- Two units were added to the 6th floor (west end), bringing the project into better alignment with current MHA zoning. **[Note: under current zoning, an entire 7th floor and 20' of height could be added to the project]** [CS2.D]
- Roof amenity area was moved up one level, consistent with location recommended by DRB 'the amenity space at this location shares the best view with all the future tenants.' [PL1.C]
- Southern facade jog straightened out to simplify massing and provide a clear, 3-part facade punctuated by the visually open corridor endings. [CS3.A.2]



LEVEL 6 | APPROVED - 3018682-LU

KEY: PROGRAM

	GARBAGE / RECYCLE
	MECHANICAL / SERVICES
	RESIDENTIAL
	LOUNGE / MAIL ROOM
	STAIRS / ELEVATOR
	ROOF
	AMENITY

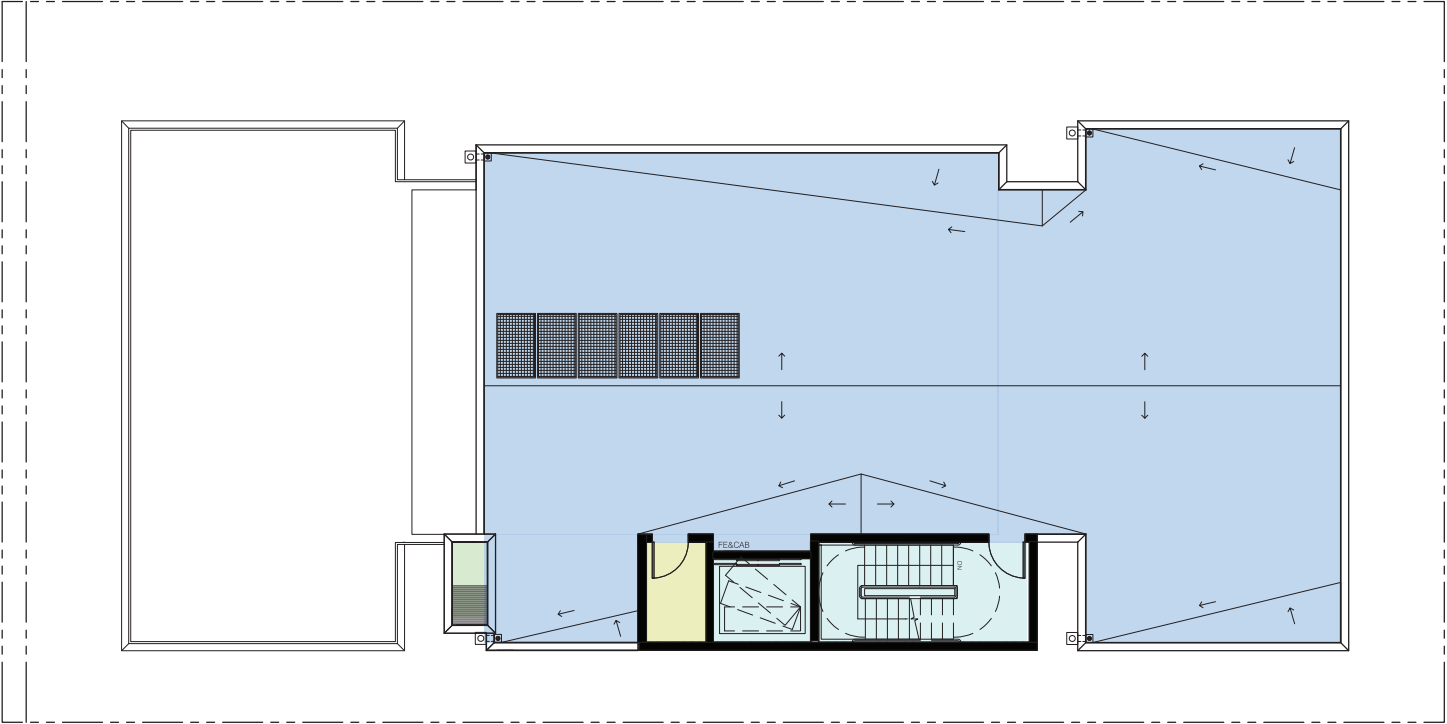


LEVEL 6 | PROPOSED

FLOOR PLANS - ROOF LEVEL

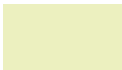
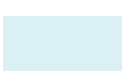
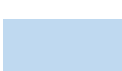
SUMMARY OF PROPOSED CHANGES

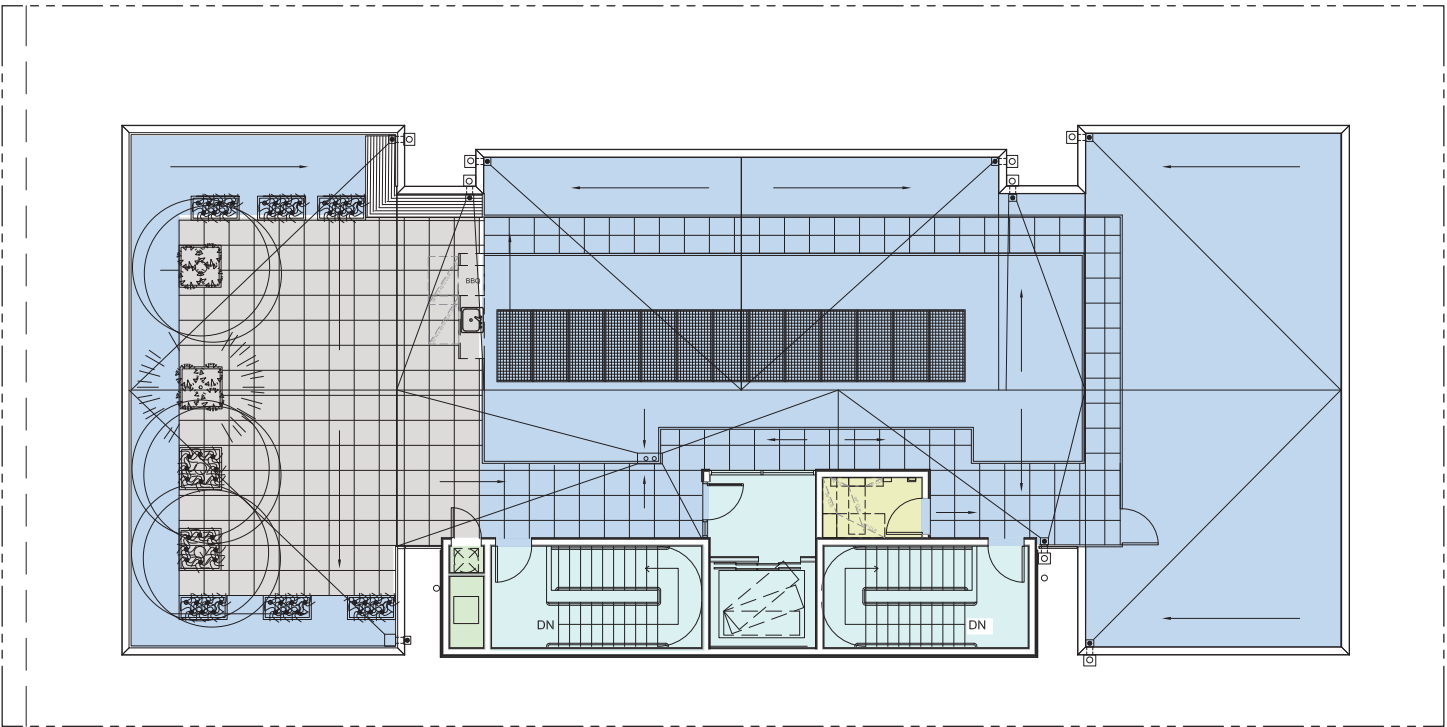
- Roof amenity area was moved up one level, consistent with location recommended by DRB 'the amenity space at this location shares the best view with all the future tenants.' [PL1.C]
- Roof penthouse increased to provide roof amenity access and accessibility for all residence. [PL2.1]



ROOF LEVEL | APPROVED - 3018682-LU

KEY: PROGRAM

	GARBAGE / RECYCLE
	MECHANICAL / SERVICES
	RESIDENTIAL
	LOUNGE / MAIL ROOM
	STAIRS / ELEVATOR
	ROOF
	AMENITY



ROOF LEVEL | PROPOSED

EAST / STREET ELEVATION COMPARISON

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SUMMARY OF CHANGES:

- Material and color palette simplified, highlighting brick as primary material and reflecting board guidance 'more muted colors... Contribute to the character of the surrounding context.' Entry fin is more successfully integrated into the simplified facade with a more muted tone mirroring the brick. **[DC4.1]**
- Window mullion pattern is simplified, particularly at building base, reflecting different, more active use at base and enhancing sight lines into the first floor. **[PL2-B-3 & PL3.1]**
- ADA ramp added to entrance, enhancing accessibility. **[PL2.1]**
- Visible security fencing is now minimized, creating a more welcoming and visually open project. **[PL3.B.1]**
- Increased landscaping density along the sidewalk enhanced planter depth, allowing the addition of small trees. **[PL3A.2 & DC4.4]**



PHOTO OF COMPLETED EAST ELEVATION SHOWING SIMPLIFIED MATERIALS. NOTE: INCREASED ROOFTOP ELEMENTS ARE NOT VISIBLE FROM THE STREET LEVEL.



PHOTO OF COMPLETED ENTRY, SHOWING ADA RAMP AND LUSH LANDSCAPING

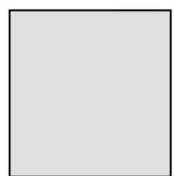
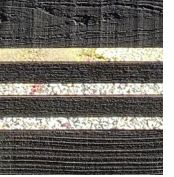
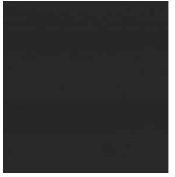


APPROVED - EAST ELEVATION

			
FCP-1 FIBER CEMENT PANEL LIGHT GRAY	FCP-2 FIBER CEMENT PANEL LIGHT/ MED. GRAY	FCP-3 FIBER CEMENT PANEL MED.GRAY	FCP-4 FIBER CEMENT PANEL FADED TEAL
			
TB1 MUTUAL MATERIALS BLACK BRICK (COAL CREEK)	MS-2 GLASS RAILING MATCHES MS-3	MS-1 MTL SIDING GALVANIZED W/ 6" REVEAL SPACING GRAY	MS-3 MTL CANOPIES/ FENCES DARK RUSTIC METAL

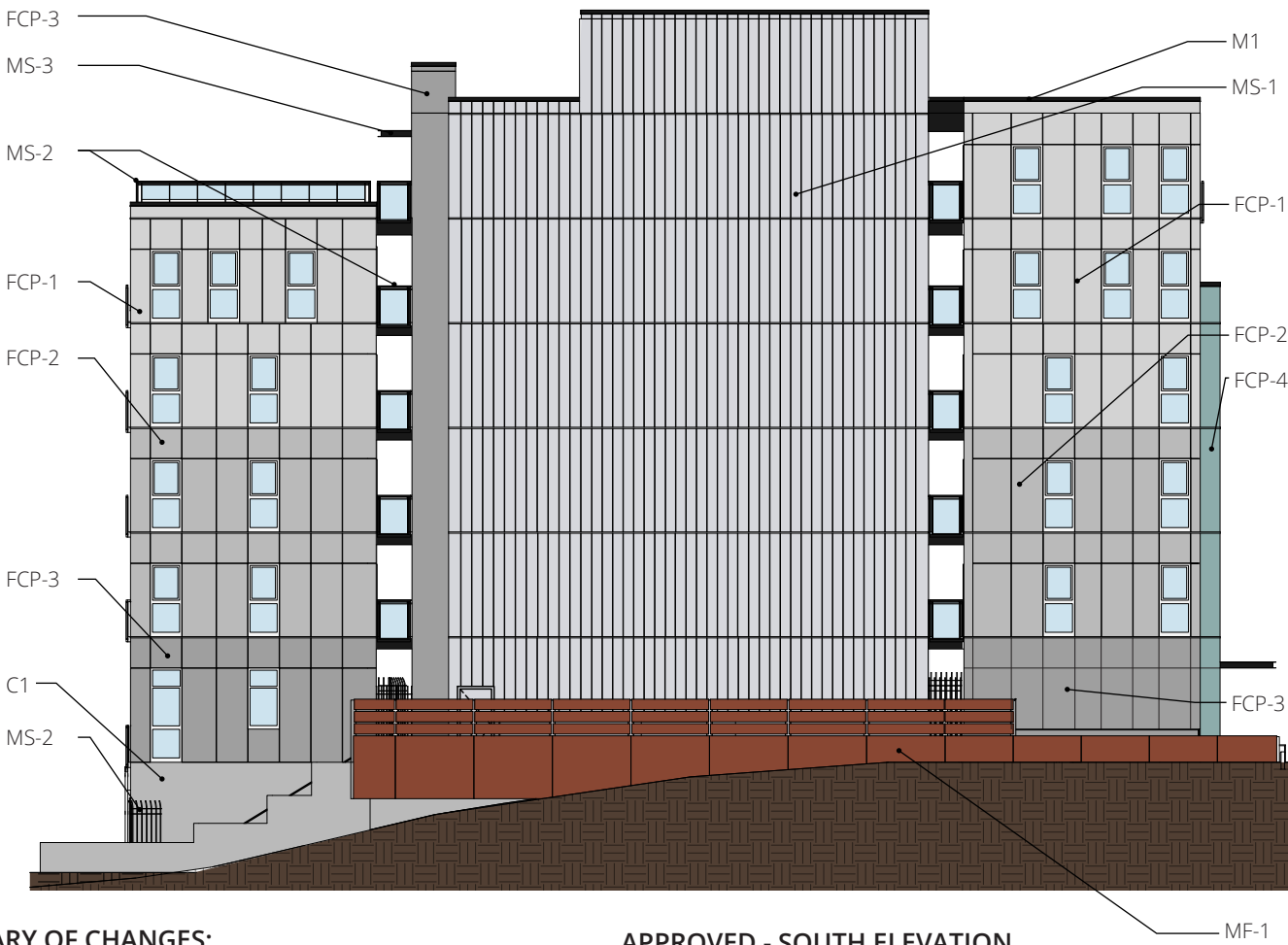


PROPOSED - EAST ELEVATION

			
FCP-6 FIBER CEMENT PANEL TRICORN BLACK	FCP-7 FIBER CEMENT PANEL GREEK VILLA	TB1 MUTUAL MATERIALS BLACK BRICK (COAL CREEK)	M2 METAL COPING GREEK VILLA
			
C1 ARCH CONCRETE	MF-1 WOOD FENCE DARK STAINED	MS-2 GLASS RAILING MATCHES ADJ. COLOR	M1 MTL CANOPIES BLACK

SOUTH ELEVATION COMPARISON

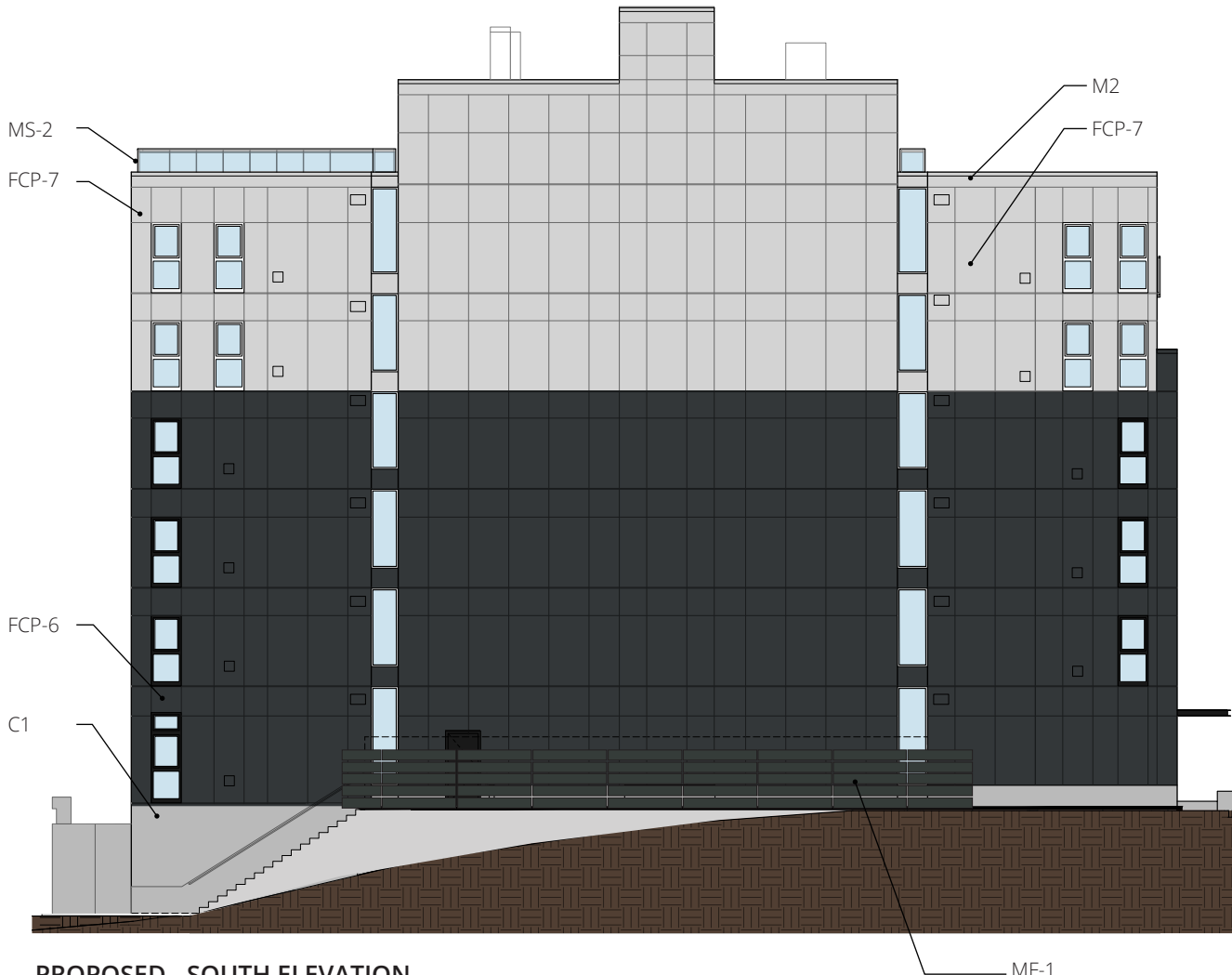
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SUMMARY OF CHANGES:

- Material and color palette simplified. Previous metal siding is eliminated, bringing the project into alignment with the Capitol Hill Design Guidelines and the boards comments at EDG 2, which specifically discourages use of metal siding (**Previously DC4-II-i**).
- Entry fin is more successfully integrated into the simplified facade, appearing as a continuation of the 4-story siding base rather than previous 'tacked on' element. **[DC4.1]**
- Southern facade jog straightened out to simplify massing and provide a clear, 3-part facade punctuated by the visually open corridor endings. **[CS3.A.2]**
- Fence material updated to dark-stained wood to better align with muted/simplified color palette and reduce visibility of the security element. **[PL3.B.1 & DC4.1.c]**
- Two units were added to the 6th floor (west end), bringing the project into better alignment with current MHA zoning. **[Note: under current zoning, an entire 7th floor and 20' of height could be added to the project] [CS2.D]**
- Rooftop penthouse size/height was increased to provide code-compliant accessibility for all residence to the rooftop amenity. The rooftop area is minimally visible from the sidewalk. **[PL2.1]**

APPROVED - SOUTH ELEVATION



PROPOSED - SOUTH ELEVATION

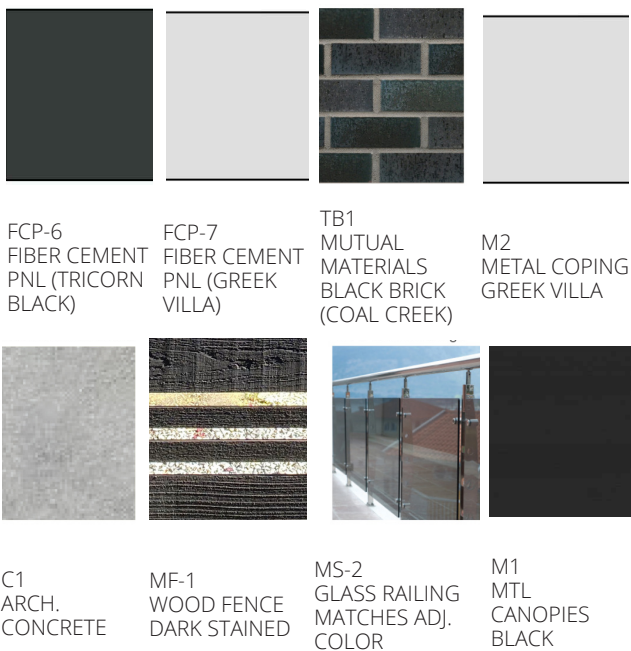


PHOTO OF SE CORNER



OF SW CORNER

WEST / ALLEY ELEVATION COMPARISON

SUMMARY OF CHANGES:

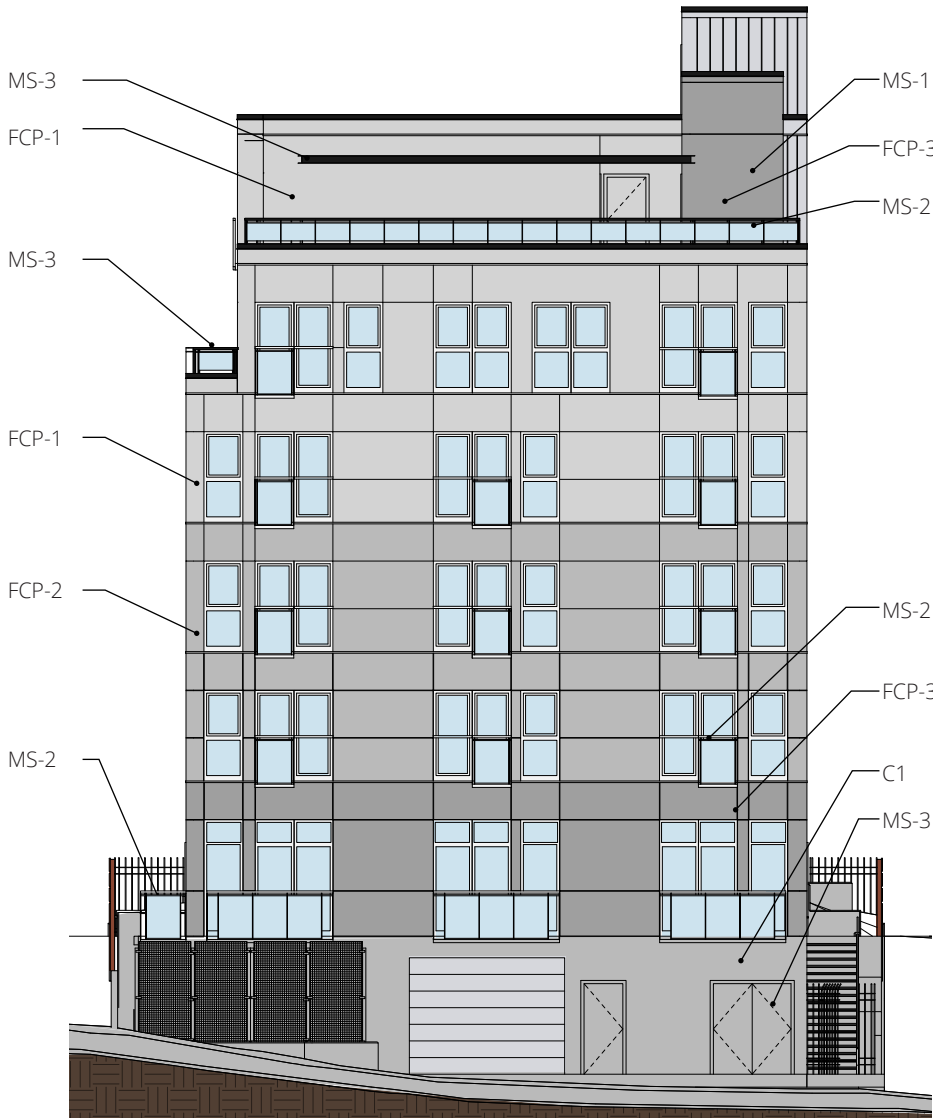
- Material and color palette simplified. The proposal responds to the adjacent 4-story buildings and continues the datum established by the 4-story brick around to the North, West & South Facades. [CS2.C.2 & CS3.1]
- Window mullion pattern is simplified to maximize transparency and views to the West. [DC1.A.4 & DC4.1]
- Garbage room's exterior access door to alley was removed, streamlining the facade and reducing visible utility doors. [DC1.C.4]
- Two units were added to the 6th floor (west end), bringing the project into better alignment with current MHA zoning. [Note: under current zoning, an entire 7th floor and 20' of height could be added to the project] [CS2.D]
- Rooftop penthouse size/height was increased to provide code-compliant accessibility for all residence to the rooftop amenity. The rooftop area is minimally visible from the sidewalk. [PL2.1]



PHOTO FROM ALLEY SHOWING CONTINUOUS 4-STORY BASE AND SIMPLIFIED FACADE (SOUTHEAST CORNER)



PHOTO FROM ALLEY SHOWING CONTINUOUS 4-STORY BASE AND SIMPLIFIED FACADE (NORTHEAST CORNER)



APPROVED - WEST ELEVATION

FCP-1 FIBER CEMENT PANEL LIGHT GRAY	FCP-2 FIBER CEMENT PANEL LIGHT/ MED. GRAY	FCP-3 FIBER CEMENT PANEL MED.GRAY	FCP-4 FIBER CEMENT PANEL FADED TEAL
TB1 MUTUAL MATERIALS BLACK BRICK (COAL CREEK)	MS-2 GLASS RAILING MATCHES MS-3	MS-1 MTL SIDING GALVANIZED W/ 6" REVEAL SPACING GRAY	MS-3 MTL CANOPIES/ FENCES DARK RUSTIC METAL



PROPOSED - WEST ELEVATION

FCP-6 FIBER CEMENT PANEL TRICORN BLACK	FCP-7 FIBER CEMENT PANEL GREEK VILLA	TB1 MUTUAL MATERIALS BLACK BRICK (COAL CREEK)	M2 METAL COPING GREEK VILLA
C1 ARCH CONCRETE	MF-1 WOOD FENCE DARK STAINED	MS-2 GLASS RAILING MATCHES ADJ. COLOR	M1 MTL CANOPIES BLACK

NORTH ELEVATION COMPARISON



APPROVED - NORTH ELEVATION



PROPOSED - NORTH ELEVATION

SUMMARY OF CHANGES:

- Material and color palette simplified. The proposal responds to the adjacent 4-story buildings and continues the datum established by the 4-story brick around to the North, West & South Facades. **[CS2.C.2 & CS3.1]**
- Fence material updated to dark-stained wood to better align with muted/simplified color palette and reduce visibility of the security element. **[PL3.B.1 & DC4.1.c]**
- Two units were added to the 6th floor (west end), bringing the project into better alignment with current MHA zoning. **[Note: under current zoning, an entire 7th floor and 20' of height could be added to the project]** **[CS2.D]**
- Rooftop penthouse size/height was increased to provide code-compliant accessibility for all residence to the rooftop amenity. The rooftop area is minimally visible from the sidewalk. **[PL2.1]**

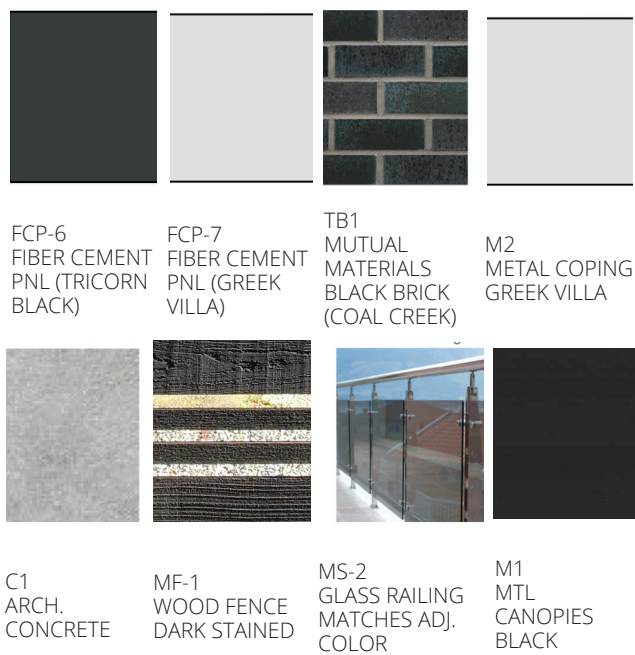


PHOTO OF NORTH ELEVATION

APPROVED & PROPOSED BUILDING PERSPECTIVES

APPROVED PERSPECTIVES



STREET VIEW - NORTH EAST CORNER (APPROVED)



STREET VIEW - NORTH WEST CORNER (APPROVED)



STREET VIEW - SOUTH WEST CORNER (APPROVED)

PROPOSED PERSPECTIVES



STREET VIEW - NORTH EAST CORNER (PROPOSED)

Simplified palette and window patterning and enhanced at-grade landscape.



STREET VIEW - NORTH WEST CORNER (PROPOSED)

Simplified palette and window patterning, enhanced at-grade landscape and integrated entry fin.



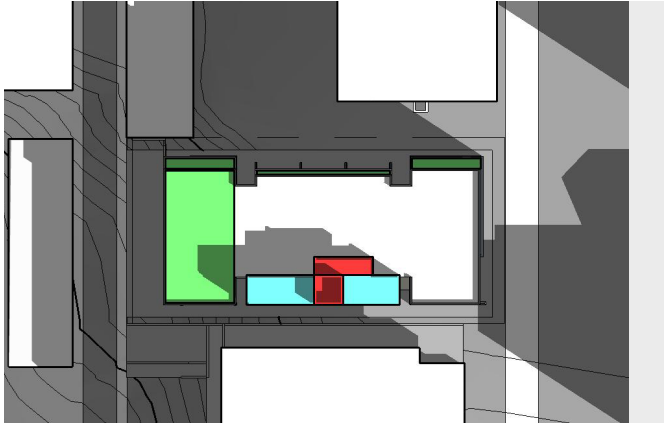
STREET VIEW - SOUTH WEST CORNER (PROPOSED)

Simplified palette and window patterning, clarified 4-story base. Two units were added to the 6th floor bringing the project into better alignment with current MHA zoning. [Note: under current zoning, an entire 7th floor and 20' of height could be added to the project] [CS2.D]

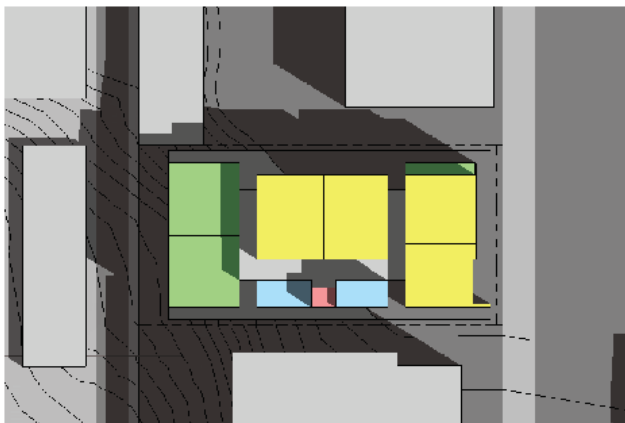
SHADOW ANALYSIS / COMPARISON



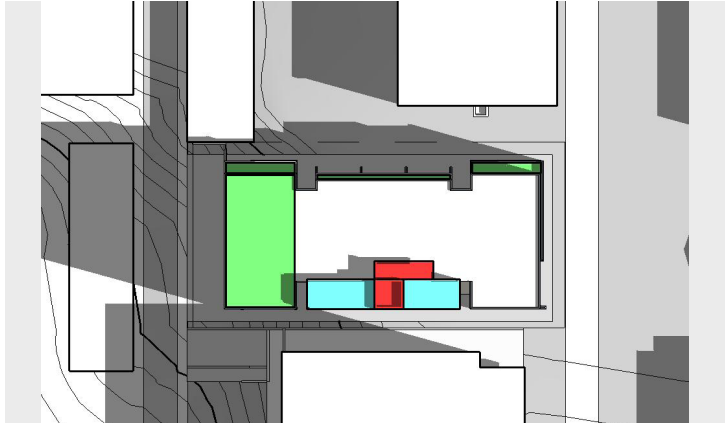
APPROVED SPRING EQUINOX - 10:00 AM



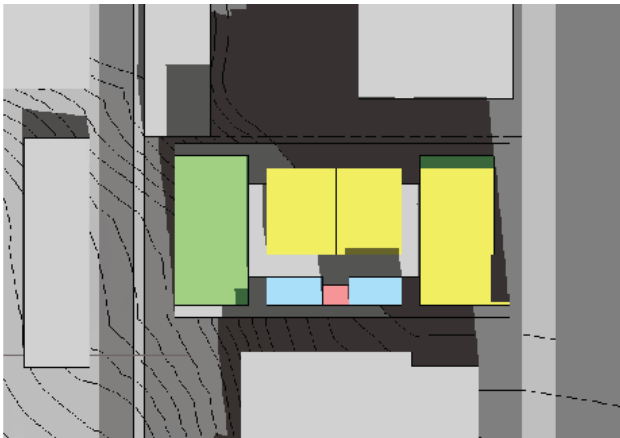
PROPOSED SPRING EQUINOX - 10:00 AM



APPROVED SUMMER SOLSTICE - 10:00 AM



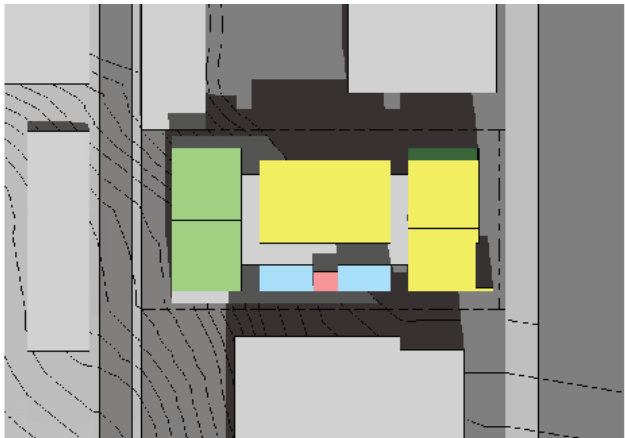
PROPOSED SUMMER SOLSTICE - 10:00 AM



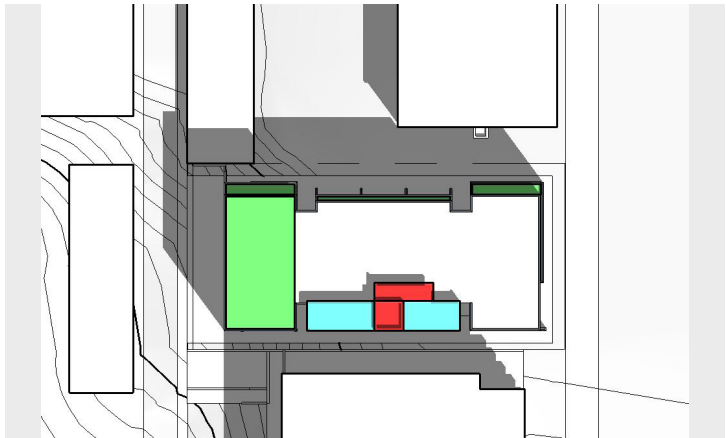
APPROVED SPRING EQUINOX - 12:00 PM



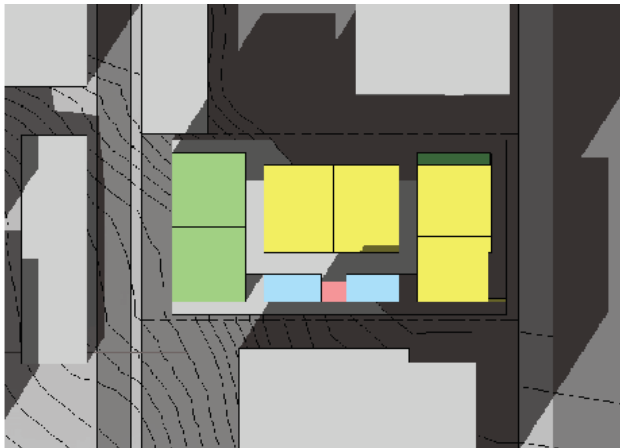
PROPOSED SPRING EQUINOX - 12:00 PM



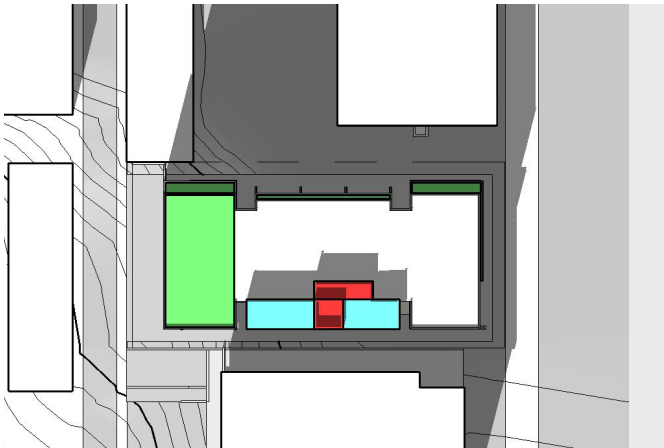
APPROVED SUMMER SOLSTICE - 12:00 PM



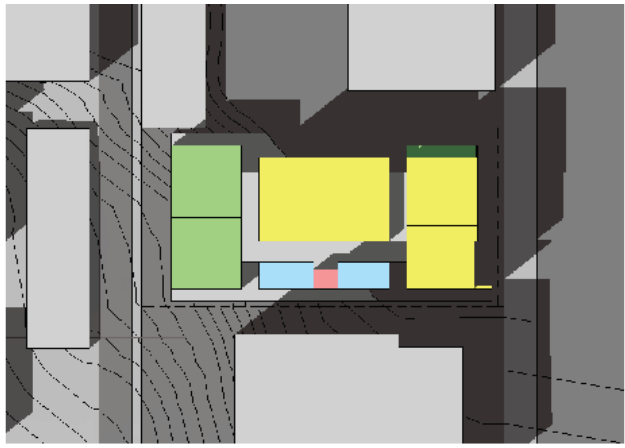
PROPOSED SUMMER SOLSTICE - 12:00 PM



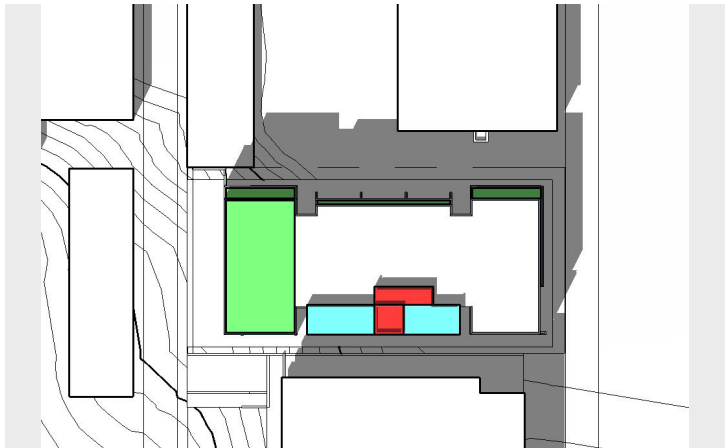
APPROVED SPRING EQUINOX - 2:00 PM



PROPOSED SPRING EQUINOX - 2:00 PM

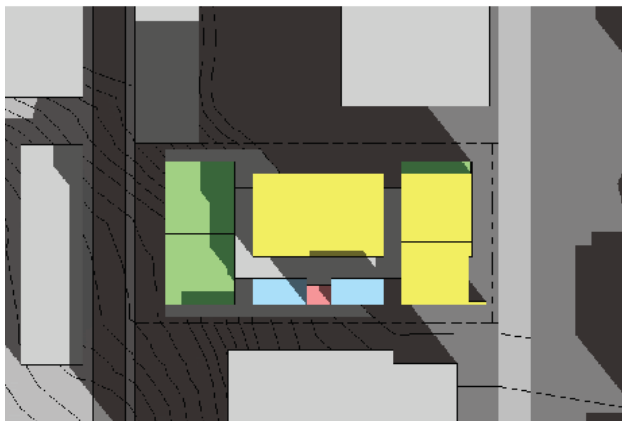


APPROVED SUMMER SOLSTICE - 2:00 PM



PROPOSED SUMMER SOLSTICE - 2:00 PM

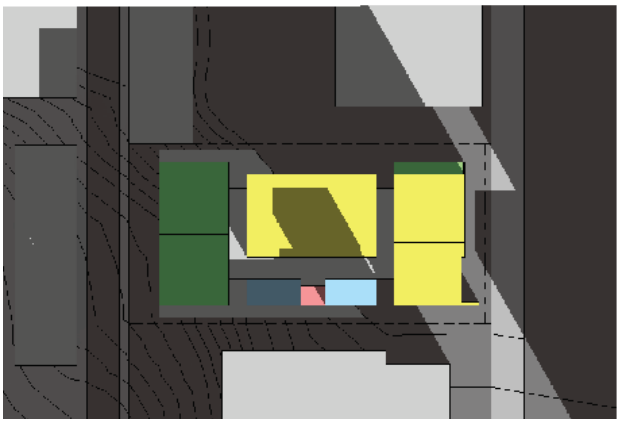
SHADOW ANALYSIS / COMPARISON



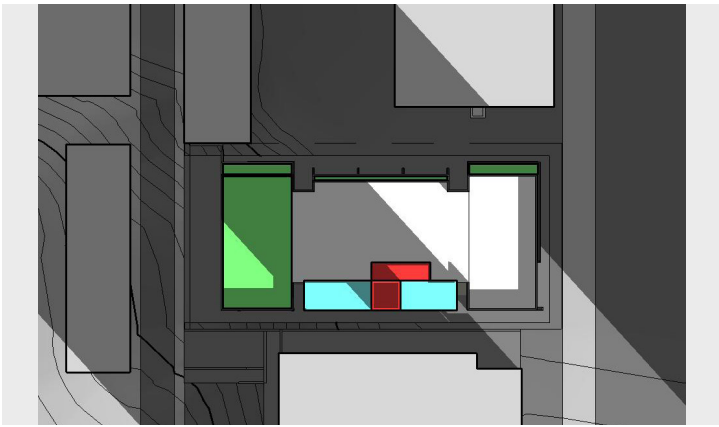
APPROVED FALL EQUINOX - 10:00 AM



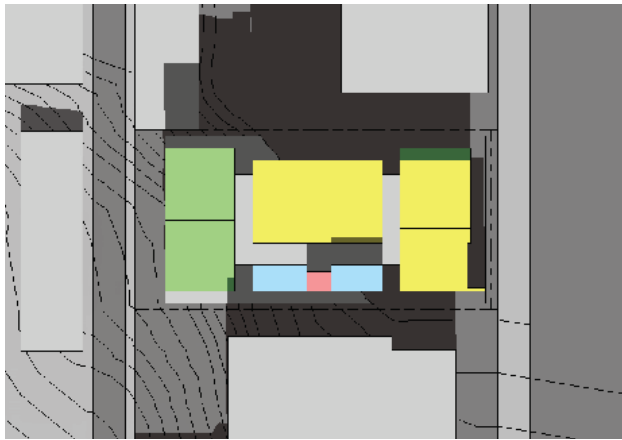
PROPOSED FALL EQUINOX - 10:00 AM



APPROVED WINTER SOLSTICE - 10:00 AM



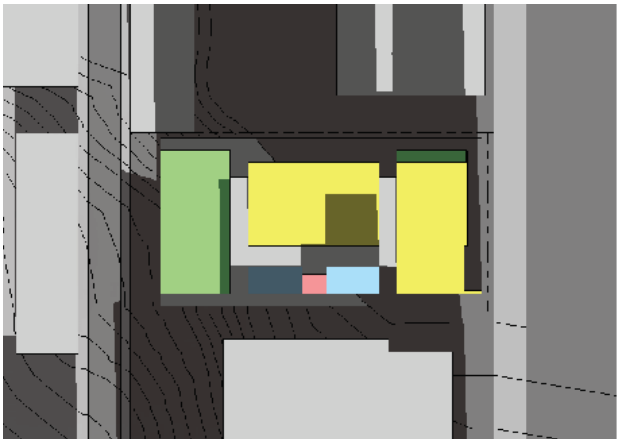
PROPOSED WINTER SOLSTICE - 10:00 AM



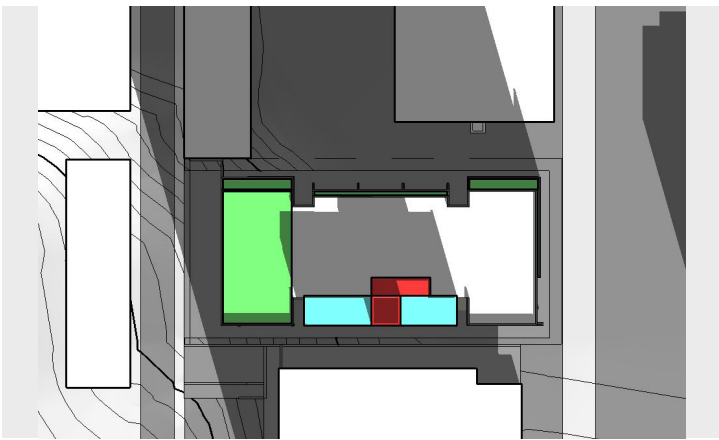
APPROVED FALL EQUINOX - 12:00 PM



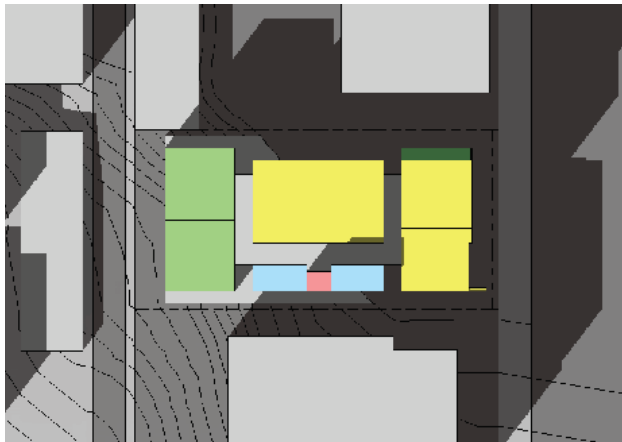
PROPOSED FALL EQUINOX - 12:00 PM



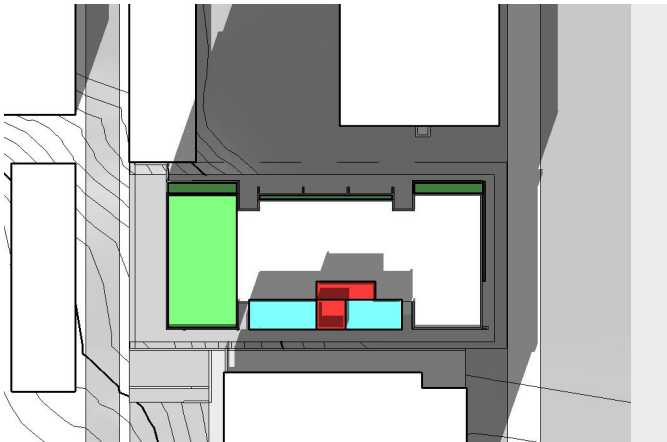
APPROVED WINTER SOLSTICE - 12:00 PM



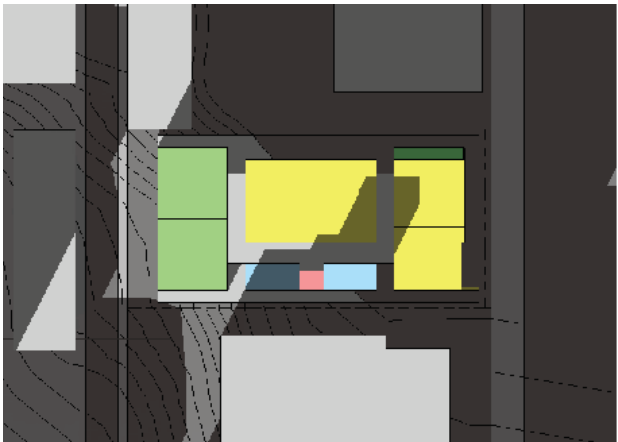
PROPOSED WINTER SOLSTICE - 12:00 PM



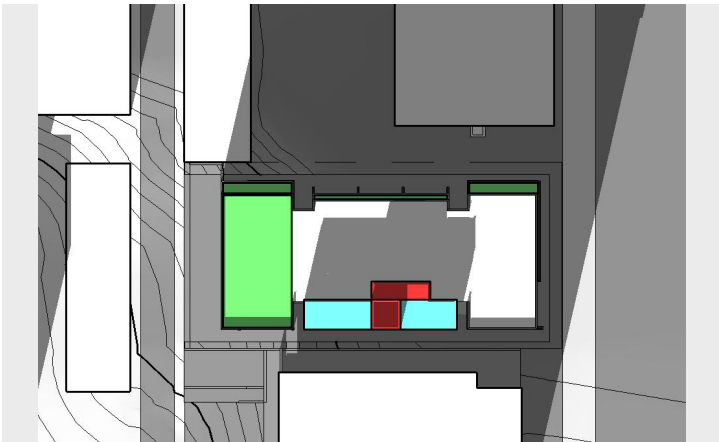
APPROVED FALL EQUINOX - 2:00 PM



PROPOSED FALL EQUINOX - 2:00 PM



APPROVED WINTER SOLSTICE - 2:00 PM



PROPOSED WINTER SOLSTICE - 2:00 PM

DEPARTURE REQUEST

SETBACK REQUIREMENTS PER SMC 23.45.518

42FT OR LESS IN HEIGHT: 7' AVERAGE; 5' MINIMUM
ABOVE 42FT IN HEIGHT: 10' AVERAGE; 7' MINIMUM

APPROVED DEPARTURE REQUEST SETBACKS PER APPROVED MUP 3018682-LU, 8-25-2016

SOUTH ELEVATION <42FT IN HEIGHT:
REQUIRED: 7' AVERAGE REQUIRED
PROVIDED: 6.5' AVERAGE; 6' MINIMUM (PREVIOUSLY APPROVED)

SOUTH ELEVATION >42FT IN HEIGHT:
REQUIRED: 10' AVERAGE; 7' MINIMUM REQUIRED
PROVIDED: 6.63' AVERAGE; 6' MINIMUM (PREVIOUSLY APPROVED)

PROPOSED DEPARTURE REQUEST SETBACKS PER
MUP 3037110-LU

SOUTH ELEVATION <42FT IN HEIGHT:
REQUIRED: 7' AVERAGE REQUIRED
PROVIDED: 6.58' AVERAGE; 6' MINIMUM

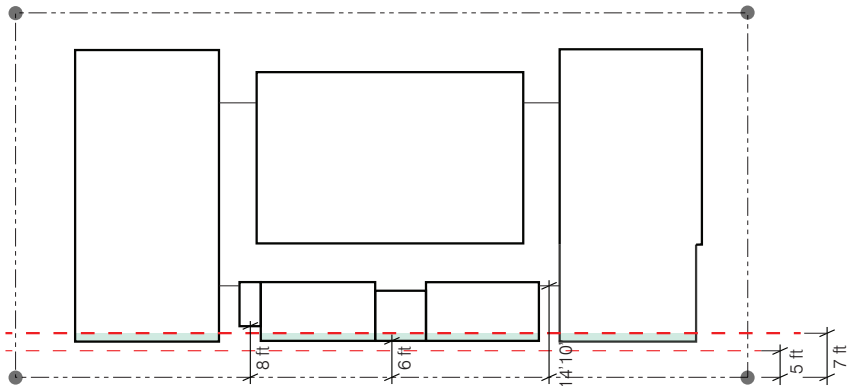
SOUTH ELEVATION >42FT IN HEIGHT:
REQUIRED: 10' AVERAGE; 7' MINIMUM REQUIRED
PROVIDED: 6.59' AVERAGE; 6' MINIMUM

JUSTIFICATION:
CONSISTENT WITH MHA ZONING CHANGES THAT OCCURRED AS A RESULT OF HALA LEGISLATION, PASSED SUBSEQUENT TO ORIGINAL MUP APPROVAL, THE PROJECT ADDED TWO DWELLING UNITS TO THE TOP FLOOR AT THE REAR OF THE PROJECT. THE RESULTANT MODIFICATIONS TO THE MASSING ARE NOT VISIBLE FROM THE STREET, BUT INCREASED THE SCOPE OF THE PREVIOUSLY-APPROVED SOUTH SIDE SETBACK DEPARTURE.

THE BOARD UNANIMOUSLY SUPPORTED THIS DEPARTURE IN CONCEPT AT THE APPROVAL OF THE ORIGINAL MUP, AS 'THE UPPER SETBACK SHIFT TO THE SOUTH BETTER RESPECTS THE SOLAR ACCESS OF THE NORTHERN NEIGHBOR, WITH A LIMITED IMPACT ON THE BUILDING TO THE SOUTH THE DESIGN BETTER MEETS DESIGN GUIDELINES [CS2.D] HEIGHT, BULK, AND SCALE & CS2III HEIGHT, BULK AND SCALE COMPATIBILITY.

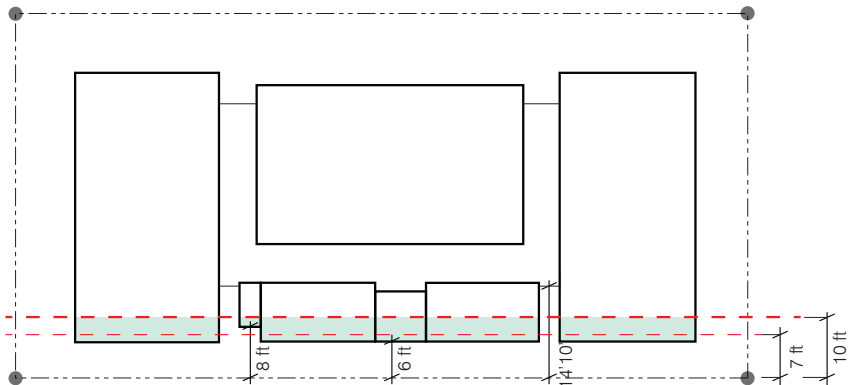
ADDITIONALLY CONTRIBUTING TO THE SOUTH SETBACK AVERAGE VALUE CHANGE, A SMALL STEP IN THE FACADE IN THE MIDDLE PORTION WAS ELIMINATED, SIMPLIFYING THE MASSING AND INCREASING THE LEGIBILITY OF THE SOUTHERN FACADE AS A THREE-PART MASS SEPARATED BY TRANSPARENT CORRIDOR ENDINGS. THIS BETTER MEETS DESIGN GUIDELINE DC2-B-1 FACADE COMPOSITION.

APPROVED - SETBACKS



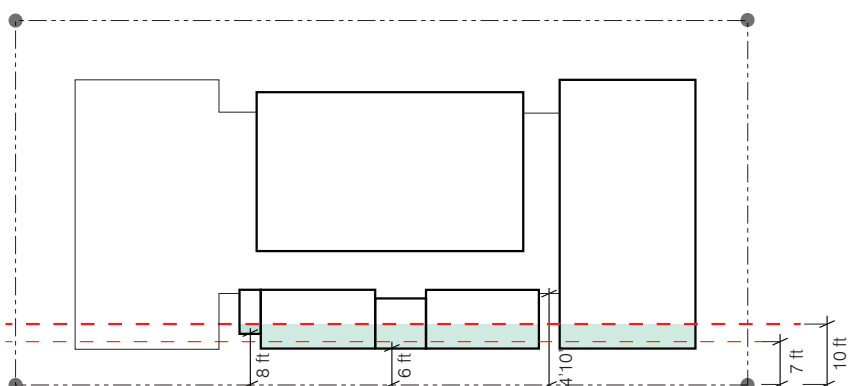
South Property Line: 6.5 ft Avg & 6 ft Min

APPROVED L1-4



South Property Line: 6.5 ft Avg & 6 ft Min

APPROVED L5



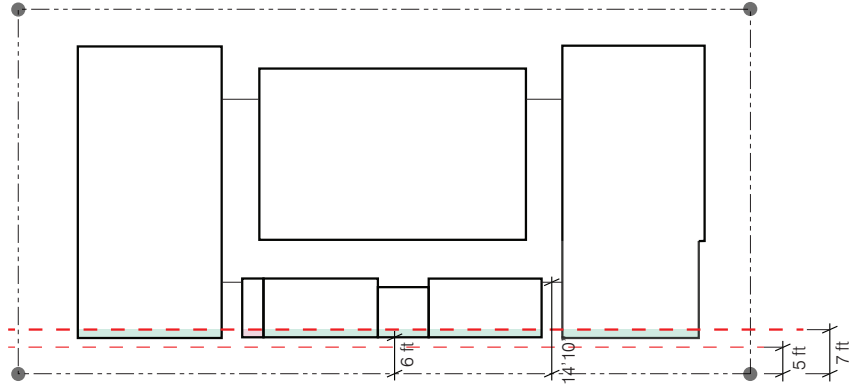
South Property Line: 6.63 ft Avg & 6 ft Min

APPROVED L6

KEY: DEPARTURES

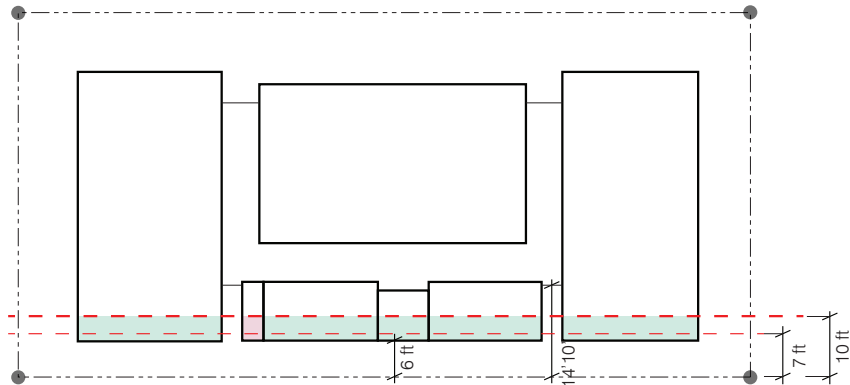


PROPOSED - SETBACKS



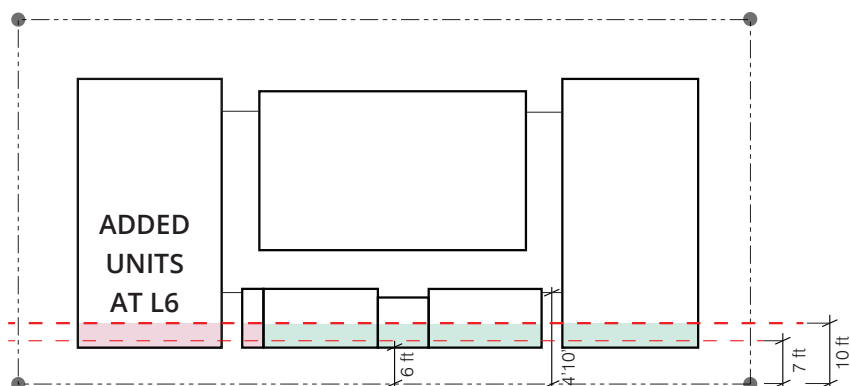
South Property Line: 6.5 ft Avg & 6 ft Min

PROPOSED L1-4



South Property Line: 6.58 ft Avg & 6 ft Min

PROPOSED L5



3-PART FACADE PUNCTUATED BY COORIDOR ENDINGS

South Property Line: 6.59 ft Avg & 6 ft Min

PROPOSED L6

ELEVATION COMPARISON - ALTERNATIVE PER HALA



APPROVED NORTH ELEVATION
APPROVED BY DRB ELEVATION, AT 60' MAX HEIGHT



PROPOSED NORTH ELEVATION
PROPOSED ELEVATION, AT 60' MAX HEIGHT



ALTERNATIVE NORTH ELEVATION PER HALA
CODE COMPLIANT MAXIMUM, AT 80' MAX HEIGHT
REFLECTING PROJECT THAT COULD BE BUILT UNDER CURRENT MHA ZONING, WITH AN ADDITIONAL ADDED FLOOR AT 20' OF HEIGHT.