

1722 Bellevue Ave.

Seattle, WA 98122

SDCI #3037219-EG | 6804821-CN | 3037200-LU

EDG Pre-Submittal Meeting:

October 29, 2020

Draft EDG Packet Submission:

February 2021

EDG Design Review Meeting:

Schedule to be determined by SDCI

Owner

Juno

1700 Montgomery Street, #108

San Francisco, CA 94111

Architect

Ennead Architects

1 World Trade Center, 40th Floor

New York, NY 10007

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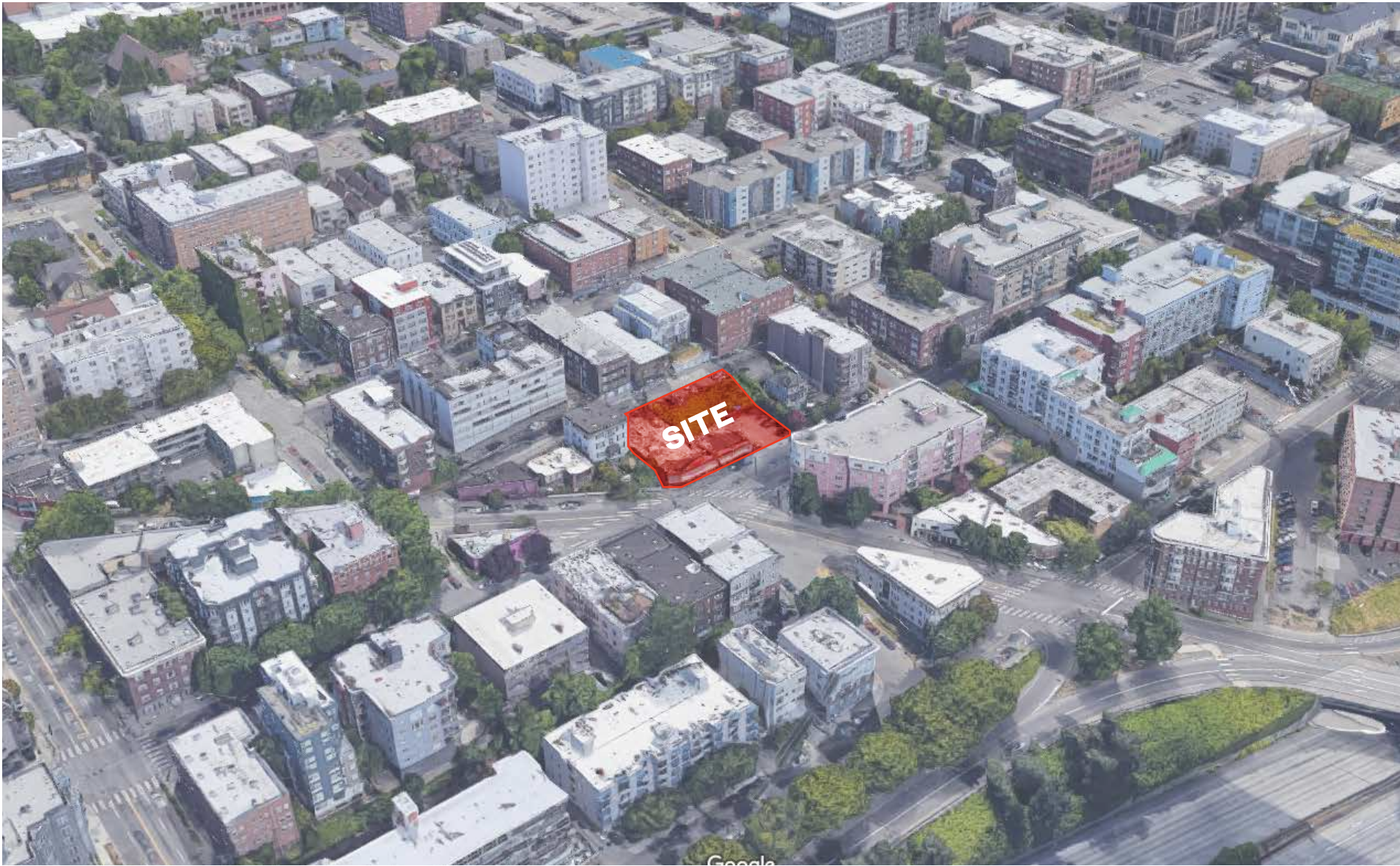
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DESIGN PROPOSAL



PROJECT DETAILS

ADDRESS:	1722 Bellevue Avenue Seattle, WA 98122
SDCI PROJECT NUMBER:	3035772-EG / 005167-19PA
# RESIDENTIAL UNITS:	103
COMMERCIAL AREA:	5,770 SF
SITE AREA:	15,346.45 SF
PARCEL #'S:	1722, 1718, 1710
SITE LEGAL DESCRIPTION:	Twelfth Ave Add Replat Plat Block: 9 Plat Lots: 5, 6, 7
ZONING:	NC3-75 (M) Commercial/Mixed Use NC3
OVERLAYS:	Capitol Hill Urban Center Village
TOTAL LOT AREA:	15,346.45 SF

PROJECT TEAM:

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

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

DESCRIPTION

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

DEVELOPMENT OBJECTIVES

Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building’s ground-level will also serve as future home to a City Market grocery store.

DESIGN OBJECTIVES

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



PROJECT DETAILS

SEATTLE, WASHINGTON - MUNICIPAL CODE

Title 23 - Land Use Code

Subtitle III – Land Use Regulations

CHAPTER 23.47A – COMMERCIAL
APPLICABLE ZONING DATA REVIEW:

23.47A.004 Permitted Uses | Table A

All permitted uses, outright and conditional, according to Table A

Anticipated outright uses:

- C.2 Eating and drinking establishments – Permitted
- C.8 Offices - Permitted
- C.10 Sales and service, general - Permitted
- J.1 Residential – Permitted (principal use)

23.47A.005.C.1 Residential uses at street level

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing façade

23.47A.008.A Basic street-level requirements

- 2. Blank Facades
 - a. Blank segments of the street-facing façade between 2’-8’ above sidewalk may not exceed 20’ in width
 - b. Total blank façade segments may not exceed 40% of the width of the street-facing façade
- 3. Street Level façade to be within 10’ of the street lot line unless wider sidewalks, plazas, landscaped or open space is provided

23.47A.008.B Non-Residential street-level requirements

- 2. Transparency
 - a. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
 - b. Transparent areas of facades shall be designed and maintained to provide views into and out of the structure.
- 3. Depth provisions for new structures
 - a. Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and minimum depth of 15 feet from the street-level, street-facing facade.
- 4. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

23.47A.008.D Residential uses located along a street-level, street-facing façade

- 2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.010.A Maximum size of nonresidential use

Size limits, where specified in Table A of Section 23.47A.004, apply to the total size of a business establishment.

23.47A.011 Outdoor activities

- B. Outdoor sales area is limited as per Table A.
 - Zone NC3 - No maximum size limit
- E.1. Outdoor sales and/or service of food or beverages shall be located at least 50 feet from a lot in a residential zone
- F. Outdoor activities shall be screened and landscaped according to the provisions of Section 23.47A.016.

23.47A.012.A Structure Height

The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32.

23.47A.012.C Structure Height – Rooftop features

- 2. Open railings, planters, and parapets may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2. Rooftop decks and other similar features may exceed the maximum height limit by up to two feet, and open railings or parapets required by the Building Code.
- 3. Solar collectors
 - b. May extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage
- 4. The following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:
 - a. Solar collectors
 - b. Mechanical equipment
 - c. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.
- 6. The following rooftop features shall be located at least 10 feet from the north lot line:
 - a. Solar collectors
 - b. Planters

23.47A.013 Floor Area Ratio

- A. Floor area ratio (FAR) limits as per Table A (outside of the Station Area Overlay District)
 - Height Limit: 75’
 - FAR: 5.5
- B. The following gross floor area is not counted toward FAR:
 - 1. All stories, or portions of stories, that are underground
 - 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access

PROJECT DETAILS

23.47A.014 Setback requirements

- B. Rear and Side yard setbacks: 0’ (lot no adjacent to residential zone or across an alley from a lot zoned single-family)
- C. Upper-level setbacks for street-facing facades:
- 1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
 - 3. No more than 20 percent of the portion of the structure that must be set back may have a setback of less than 5 feet.
- E. A minimum 5-foot landscaped setback may be required if street trees are not feasible – refer to 23.47A.016
- G. Structures and projections in required setbacks
- 1a. Decks with open railings may extend into the required setback
 - 2. Eaves, cornices, and gutters projecting no more than 18 inches from the structure facade are permitted in required setbacks.
 - 5b. Fences, freestanding walls and other similar structures 6’ or less above finish grade are permitted in the required setback
 - 6. Setback requirements do not limit underground structures
- H. Where access to a loading berth is from the alley, and truck loading is parallel to the alley, a setback of 12 feet is required for the loading berth, measured from the centerline of the alley (Exhibit D for 23.47A.014). This setback must be maintained up to a height of 12 feet.

16’ Dedication and full street improvement on Crawford Place
not required (SDCI #6759620-EX)

The following setbacks have been identified as per Presub Meeting 10/29/2020:

- East Setback: 2’ dedication required along Crawford Place
- 1.5’ Setback at Olive Way Frontage (establishes a min ROW as 69’)

23.47A.016 Landscaping and screening standards

- A. Landscaping requirements
- 2. Landscaping that achieves a Green Factor score of 0.3 or greater is required.
- B. Street tree requirements
- 1. Street trees are required when any development is proposed.
 - 4. If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

Note: SDOT prefers 5.5’ planting strip and a 6’ sidewalk (Presub Notes 0/29/2020)
– Pedestrian Easement will be required

23.47A.017 Mandatory housing affordability in NC zones
Required subject to the provisions of Chapters 23.58B and 23.58C:

- 23.58C.040 Payment Option
- (M) Zone: High - Requires payment \$20.75 calculated per Net Square Footage (23.58C.040 Table B)
- 23.58C.050 Performance Option
- (M) Zone: High - Requires 7.0% calculated per Net Square Footage (23.58C.050 Table B)

23.47A.018 Noise standards

- A. In an NC3 zone, all refuse compacting and recycling activities shall be conducted wholly within an enclosed structure.
- B. Major Noise Generators
- 2. Exterior heat exchangers and other similar devices (e.g., ventilation, air-conditioning, refrigeration) are considered major noise generators.
 - 3. If proposed, a report from an acoustical consultant shall be required and implementation of measures as per 23.47A.018.B.3.

23.47A.022 Light and glare standards

A. Exterior lighting must be shielded and directed away from adjacent uses.

23.47A.024 Amenity Area

- A. Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use
- B. Required amenity areas shall meet the following standards:
- 1. All residents shall have access to at least one common or private amenity area
 - 2. Amenity areas shall not be enclosed
 - 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size
 - 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet

The following Chapters are not applicable:

- 23.47A.006 Conditional uses
- 23.47A.007 Major Phased Development
- 23.47A.009 Standards applicable to specific areas
- 23.47A.015 View corridors
- 23.47A.020 Odor Standards (Major odor sources listed in B not anticipated)
- 23.47A.027 Landmark Districts and designated landmark structures
- 23.47A.028 Standards for drive-in businesses
- 23.47A.030 Required parking and loading
- 23.47A.032 Parking location and access
- 23.47A.033 Transportation concurrency level-of-service standards
- 23.47A.035 Assisted living facilities
- 23.47A.036 Transitional encampments accessory use
- 23.47A.037 Keeping of animals
- 23.47A.038 Home occupations
- 23.47A.039 Provisions for pet daycare centers and boarding of animals by pet grooming centers

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PUBLIC OUTREACH

Project Number: # 3037200-LU

Required Early Community Outreach for Design Review

Equity Outreach to the neighboring community was completed via Printed Outreach and Electronic/Digital Outreach. Project information was submitted to DON on October 20, 2020.

Natalie Quick Consulting prepared and distributed the community outreach to the neighboring community as summarized below. Additional information is available in the 48-page 1722 Bellevue Avenue E Project Outreach Documentation, submitted November 2020 including Appendix A which includes Materials Demonstrating that Outreach was Conducted, Project Website Images and Analytics, Project Survey questions and community responses and (5) comments received via email.

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Brief Summary of Outreach Methods:

Printed Outreach: Direct Mailing, High Impact

1. Posters were mailed to 1,841 residences and businesses and shared with three neighborhood community groups. Poster, details on distribution and list of community groups who received the poster via email are available in Appendix A of the 1722 Bellevue Avenue E Outreach Documentation.

Date Completed: October 27, 2020

Electronic/Digital Outreach: Project Website & Survey, High Impact

1. A Project website was established and publicized via poster. The website was monitored daily for comments. The interactive project website included project information and a public commenting function. Website information is included in Appendix A of the 1722 Bellevue Avenue E Outreach Documentation.
2. An online survey was established and publicized via poster with links to the survey featured on the project website. Survey text and results are available in Appendix A of the 1722 Bellevue Avenue E Outreach Documentation.

Date Completed: October 29, 2020

Opportunity to Provide Online Input on the 1722 Bellevue Ave Project

ABOUT THE PROJECT

Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal example of a deep integration between the built environment and the long-lasting health of our planet, cities, and generations of future residents. This building's ground-level will also serve as future home to a City Market grocery store.

What: Let us know what you think! Visit our website at www.1722BellevueAveProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at 1722BellevueAveProject@earlyDRoutreach.com.

CITY OF SEATTLE REQUIRED OUTREACH FOR 1722 BELLEVUE AVE

ADDITIONAL PROJECT DETAILS

Project Address: 1722 Bellevue Ave, Seattle, WA 98122	Additional Project Information on Seattle Services Portal via the Project Number: 3037200-LU	Project Email: 1722BellevueAveProject@earlyDRoutreach.com
Contact: Natalie Quick		Note that emails are returned within 2-3 business days, and are subject to City of Seattle public disclosure laws.
Applicant: Bridgewater Partners		

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

PUBLIC OUTREACH

WHAT WE HEARD FROM THE COMMUNITY:

Below is a summary of comments/questions provided by the neighboring community via the Project website and Survey.

DESIGN-RELATED COMMENTS:

- 1. **Design.** Several respondents encouraged utilizing thoughtful, durable, timeless design that utilizes brick, is built to last, includes terracotta details, utilizes strong massing/materials, avoids trendy paint colors and puts quality-of-life for occupants/the neighborhood over profit—rather than a giant, boring, ultra-modern, prefab box that is soulless and made of cheap materials. A few respondents expressed support for the new design and excitement about a mass timber building. One respondent encouraged making pedestrians feel safer, as there are many accidents at this corner.

Response:

The Juno project will be a Mass Timber project and is designed to be timeless with careful consideration of human scaled design and simple but strong refined massing. The façade materials are limited in quantity of types but have natural material expression and do not try to express a trendy design rather a classic modern geometric design. The overall project goal is to integrate into the surrounding community and provide for substantially improved design as compared to the typical residential development.

Concerning the pedestrian level of the project, the building mass will be set back further from the street than typical to allow for a greater area for pedestrian movement and additional landscape. The vehicular traffic at the corner of East Olive Way and Bellevue Avenue is considered and this project will likely be reassessing the crossings to provide for updated ADA ramps.

- 2. **Character.** Many respondents encouraged the project team to integrate within the neighborhood, respect the existing character/residents, and attempt to resemble/blend-in with the historic area buildings. One respondent expressed concern that the Capitol Hill’s old buildings are what makes it charming, and new construction cannot live up to that.

Response:

The Juno project is a new way of considering design and construction of residential developments. The building design is careful to respond to the neighborhood but still express a singular design that will integrate into the neighborhood while still expressing design individuality. Although many new projects may be considered trendy, the design intent of Juno projects is to provide for a building that is an expression of natural materials and provide for a design that enhances the art district feel of the community. The overall Juno goal is to put the building occupants first and provide for a community centric ground level which, in this case, includes the integration of City Market and enhanced pedestrian areas along Bellevue Avenue.

- 3. **Height.** A few respondents expressed concern about views being obstructed, including from the historic mansion, and encouraged the height to be lower than four stories to maintain sun exposure for apartments behind the structure.

Response:

The potential building height is determined by the zoning requirements as defined by the City of Seattle. The design of the building façade is carefully considered to provide for a human scaled expression.

Each of the proposed schemes includes a shading diagram to better understand the potential impact of the proposed building. Although the later afternoon direct sun will likely provide shade to the adjacent apartments along Crawford Place, the proposed building will not impact the morning and midday sun.

We performed a search of the Seattle Landmarks Map & List for the areas in and around the project site. The below structures are listed by Seattle Landmarks Preservation Board, it does not appear that the views of these structures would be obstructed by the proposed development.

Pantages House - 803 E Denny Way (Council Ordinance: 123023)
Ward House – 520 East Denny Way (Council Ordinance: 106067)
Avon Apartments / Capitol Crest Apartments - 1831-35 Broadway Avenue
Old Fire Station #25 - 1400 Harvard Ave (Council Ordinance: 106054)
Knights of Columbus - 700-722 East Union Street

- 4. **Exterior.** A couple of respondents noted that more green space would be beneficial and encouraged plant frequency; another noted that neighborhood residents don’t drive much and encouraged open walkable places.

Response:

The ground level of the Juno project is intentionally set back to allow for a greater area of landscape and pedestrian use. We expect that this will allow for and encourage a much more pedestrian focused design and an inviting area for the community to enjoy physically and visually.

- 5. **Access.** One respondent encouraged creating an off-street porte-cochere for people waiting for ride shares.

Response:

The street in front of the Juno project, Bellevue Avenue, will include a loading/unloading area adjacent to the primary vehicular traffic. The building façade design will naturally allow for covered overhangs along the building at the ground level and we are exploring the potential for additional overhangs. A covered area for ride shares, as described by the respondents, would be outside of our property boundaries and therefor, unfortunately, not feasible for this project due to Land Use Code limitations.

PUBLIC OUTREACH

NON-DESIGN-RELATED COMMENTS:

1. **Retail.** Many respondents supported keeping the current retailers including City Market and the existing laundromat on-site, and encouraged the project team to keep them open during construction as closing the grocer even temporarily would cause significant disruption to local residents as it is an important business that’s vital to the neighborhood. Others supported ground-level, pedestrian oriented-retail that is local, affordably priced, accessible for persons of all incomes and owned by BIPOC. Another respondent encouraged arts-driven business spaces as this is officially an “arts district” and spaces are dwindling, and others supported unique, non-corporate curated culture, stores that the whole community can use and avoiding franchisees/larger corporations that homogenize the neighborhood. Other respondents encouraged the project team to find ways to help neighbors stay in business during two years of disruption.

Response:

We are excited that the City Market will be located on the ground level of the Juno project. In addition to the City Market, the building will have additional retail spaces that may serve the community. The future retail tenants are not yet defined but we anticipate smaller, ideally local individuals. We anticipate that the building residential lobby will be able to express the “arts district” and welcome in the community as a place to be curated for local events. Unfortunately due to the complexity of construction on the project site, City Market will need to be closed as we prepare a new updated space for them but given the Juno methods of construction the overall construction schedule will be much reduced due to the component based design of the residential levels. In essence, the Juno concept provides for enhanced design for the users and shorter construction duration which will provide for a less overall community disruption.

2. **Affordability.** Several respondents encouraged the project team to create affordable housing for current/ future residents, including low- and middle-income individuals and families, and targeted rents under \$1,600 per month, instead of making a Mandatory Housing Affordability (MHA) payment, because that’s what Seattle needs.

Response:

The goal of Juno projects is to provide for a higher quality living experience at an affordable price point as compared to similar residential developments by focusing on design and the user’s experience. In addition, this project will meet the requirements of Mandatory Housing Affordability (MHA) which is intended to “ensure that growth brings affordability.” The Seattle Municipal Code, Title 23 Land Use Code, Chapter 23.58C provides for two options (payment or performance) to meet the important intent and requirements of MHA. This project intends to provide a contribution to the Seattle Office of Housing fund to support the development of affordable housing as per 23.58C.040.A.1.a Table B for 23.58C.040 and Map A for 23.58C.050.

3. **Units.** Several respondents encouraged the project team to create multiple types of sustainable, functional unit layouts/designs—from micro-apartments to two- or three-bedroom units—and encouraged avoiding luxury spaces or undersized micro-units that negatively impact the local housing stock long-term. One respondent encouraged the project team to include balconies for better neighborhood connections; another encouraged creating ceilings because exposed concrete/plumbing is cheap; and another encouraged avoiding doors that make excessive noise. A couple of respondents encouraged this project to be as dense as possible within its zoning box given density’s importance for the environment.

Response:

The Juno unit design is about providing a higher level of aesthetic design and a higher level of wellbeing for residents through carefully considered access to natural light and air, natural materials and the overall user experience. The unit mix is still being finalized but we anticipate a mix of unit types that do not include overly small micro units or overly priced “luxury” units. The overall building mass will take advantage of the allowable zoning to provide for a larger density of units so that we can provide for a sustainable building both in materials but also in urban density.

4. **Impacts.** Several respondents encouraged the project team to be respectful/ensure minimal impacts on traffic, pedestrians, business and neighbors working from home during construction. A couple of respondents expressed concern about parking spots taken up during construction and impacts on persons with limited mobility.

Response:

The Juno team understands that any construction project has an impact on the immediately surrounding neighborhood which is unfortunately unavoidable in a dense urban environment. However, the Juno system has been carefully designed to reduce the overall duration of construction through the use of larger construction components.

5. **Parking.** Several respondents noted the new project should have ample onsite parking as there is limited parking on Capitol Hill and so street parking is available for non-residents to frequent nearby bar/ restaurants/businesses; others noted that this is a walkable/transit-friendly neighborhood and parking should be limited except for loading zones.

Response:

The street in front of the Juno project will include a loading/unloading area adjacent to the primary vehicular traffic along Bellevue Avenue and all building service access will be located at the east side of the building on Crawford Place. This orientation of vehicular interaction with the building allows for a pedestrian centric design along Bellevue Avenue. Parking will be limited as this project is focused on sustainable, urban, and pedestrian oriented design.

PUBLIC OUTREACH

6.

Security. A couple of respondents noted safety and security are important, including well-lit streets and general support for the wellbeing of residents, as illegal activities take place in the alleyway on-site.

Response:
We are also concerned about safety and security and expect to promote a welcoming street presence. The ground level along Bellevue will include active retail and will be sufficiently lite to provide a high sense of comfort to both the residents and the community. Crawford Place will now include a more active edge and sufficient lighting will be provided to promote safety and security.
7.

Tenants. A couple of respondents encouraged the project to be welcoming to all people, including the unhoused community.

Response:
The Juno projects do not discriminate on the basis of race, color, ethnicity, natural origin, religion, disability, sex, gender, expression, gender identity, or sexual orientation.
8.

Demand. One respondent expressed concern about demand as there are larger apartments downtown and in South Lake Union that are empty as tech workers leave the city.

Response:
The Juno team feels confident that this new project will be well received by our neighbors but also those who wish to relocate to the vibrant Capitol Hill community. Capitol Hill is a great neighborhood, we are looking forward to joining such a vibrant community.
9.

Accessibility. One respondent encouraged make the project accessible.

Response:
The Juno projects are designed to provide for not only specifically designed accessible units but also allows for all units to be adaptable to accessible units as defined by the Americans with Disabilities Act. All streets level retail and lobby entries will be accessible and the residential units within the building will be accessible with elevators serving all floors.

MISCELLANEOUS COMMENTS:

1.

Opposed. Several respondents expressed opposition, noting that it is gentrifying, harming the neighborhood’s character and vitality, and that the well-being of existing residents and businesses should be top consideration and these projects drive out small businesses and will increase traffic to an already hectic corner.

Response:
Juno’s goal is to be a “great neighbor” and have a positive impact on the community. Juno is user focused from the standpoint of the building residents but also endeavors to have the same impact with the local community’s interaction with the building. The street level of the project will include the City Market, Local sized retail tenant(s), a welcoming Residential Lobby and enhanced landscaping allowing for a walkable, pedestrian oriented design along Bellevue Avenue.
2.

Outreach. One respondent noted that securing public input is a top consideration to make this building successful, the website needs more information, and encouraged Zoom conferences to secure input from those who are not tech-savvy.

Response:
No additional public input is anticipated at this time, however most documentation associated with the EDG process is available online once submitted. We welcome continued constructive comments via the Project Website and via email.
3.

Support. One respondent noted they are looking forward to welcoming new neighbors.

Response:
The Juno project is looking forward to becoming a vibrant new neighbor in the community

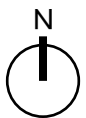
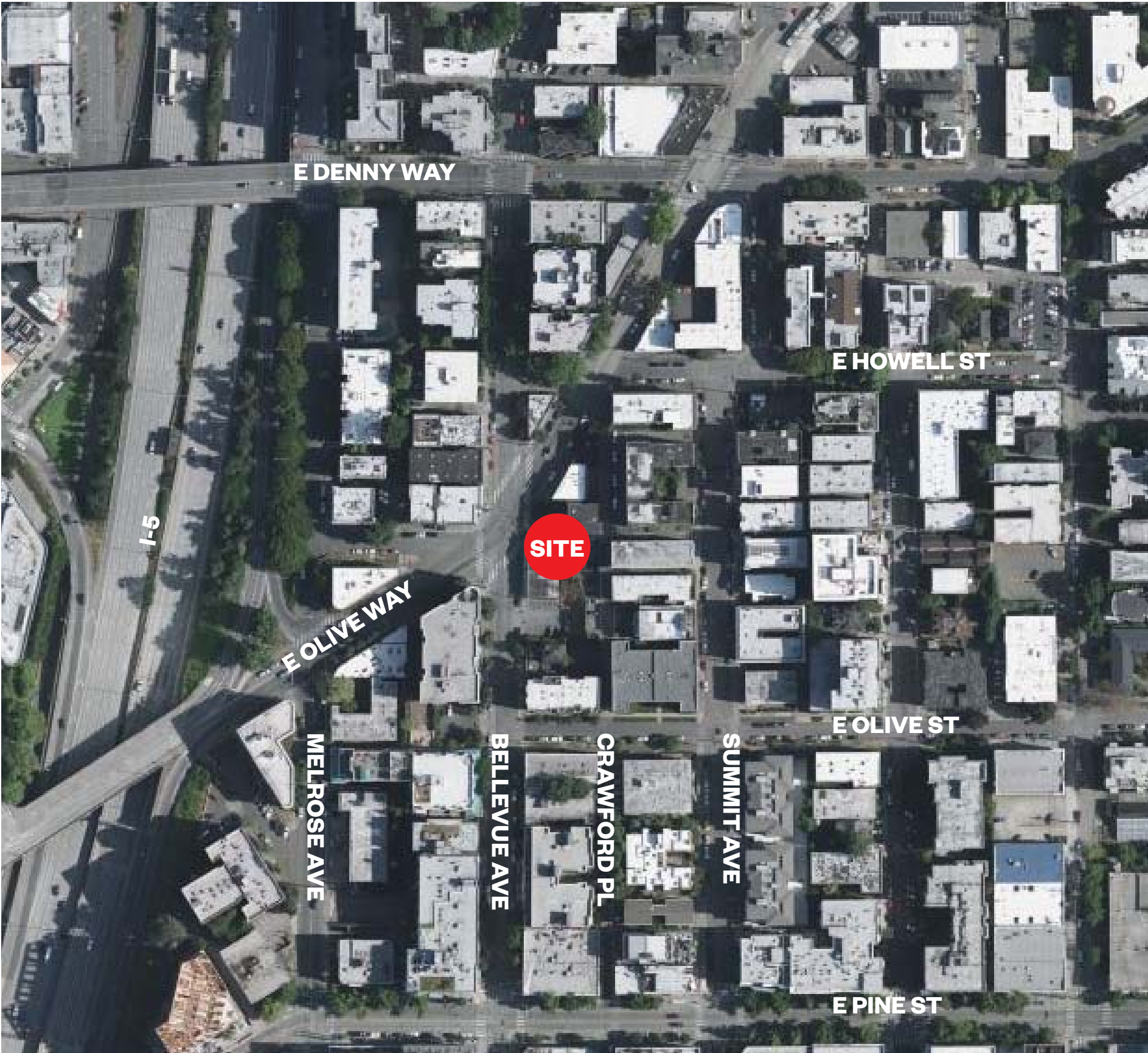
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SITE CONTEXT

LOCATION

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

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

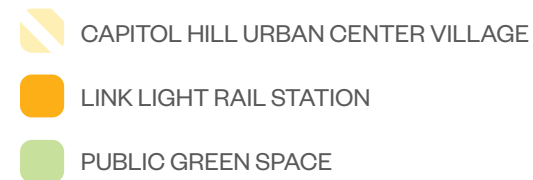


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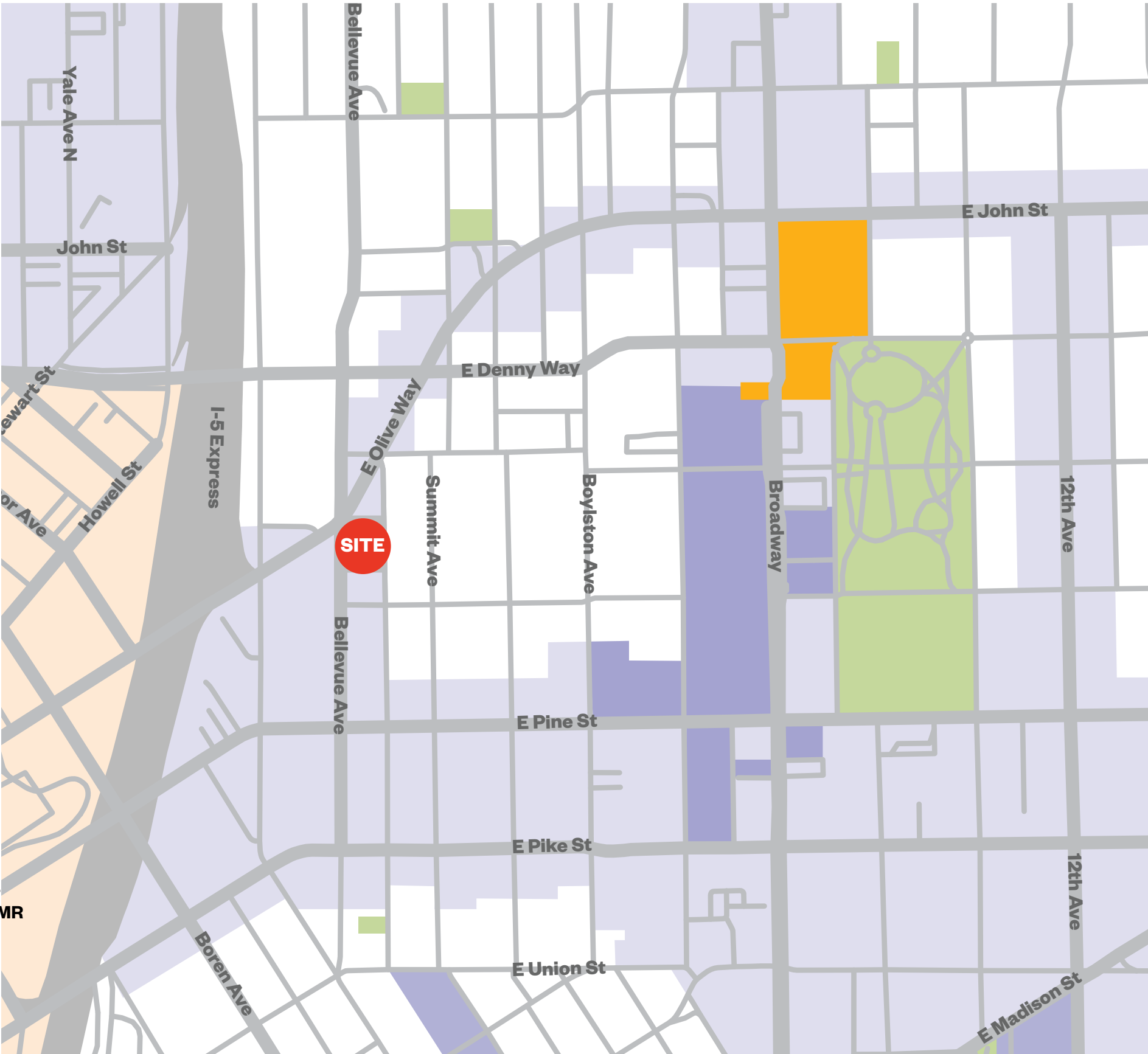
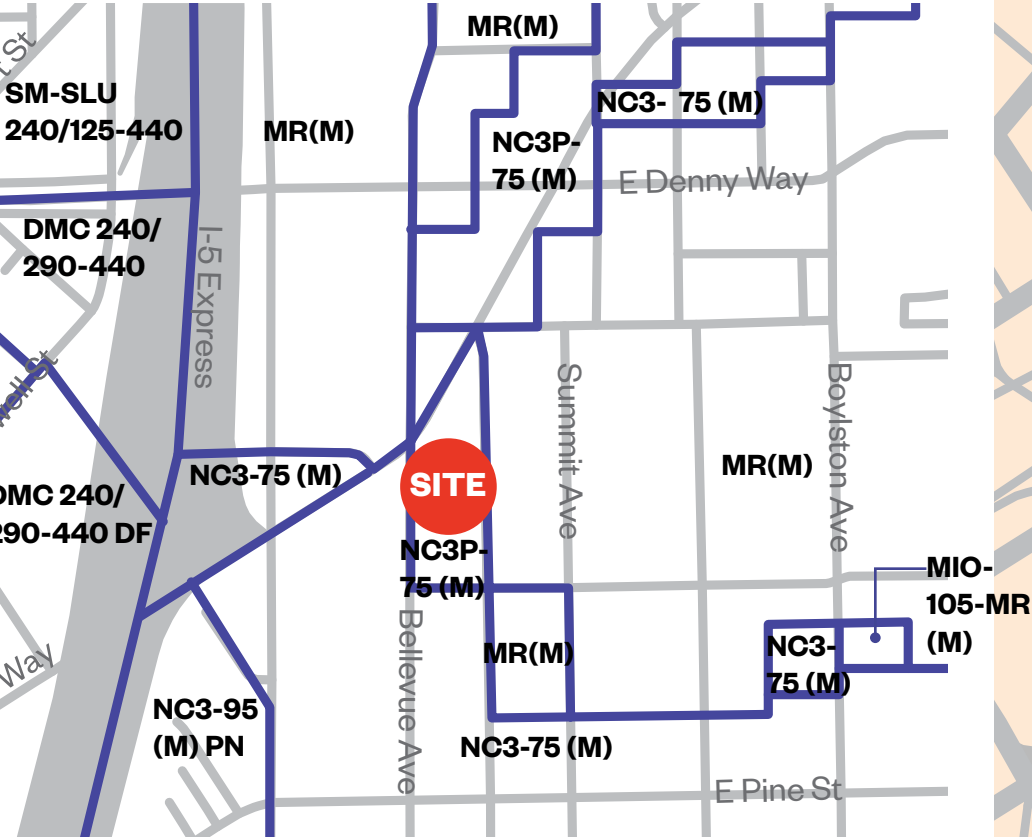
SITE CONTEXT

ZONING MAP

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

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- COMMERCIAL/MIXED USE
- MULTI-FAMILY
- MAJOR INSTITUTIONS
- DOWNTOWN
- LINK LIGHT RAIL STATION
- GREEN SPACE



SITE CONTEXT

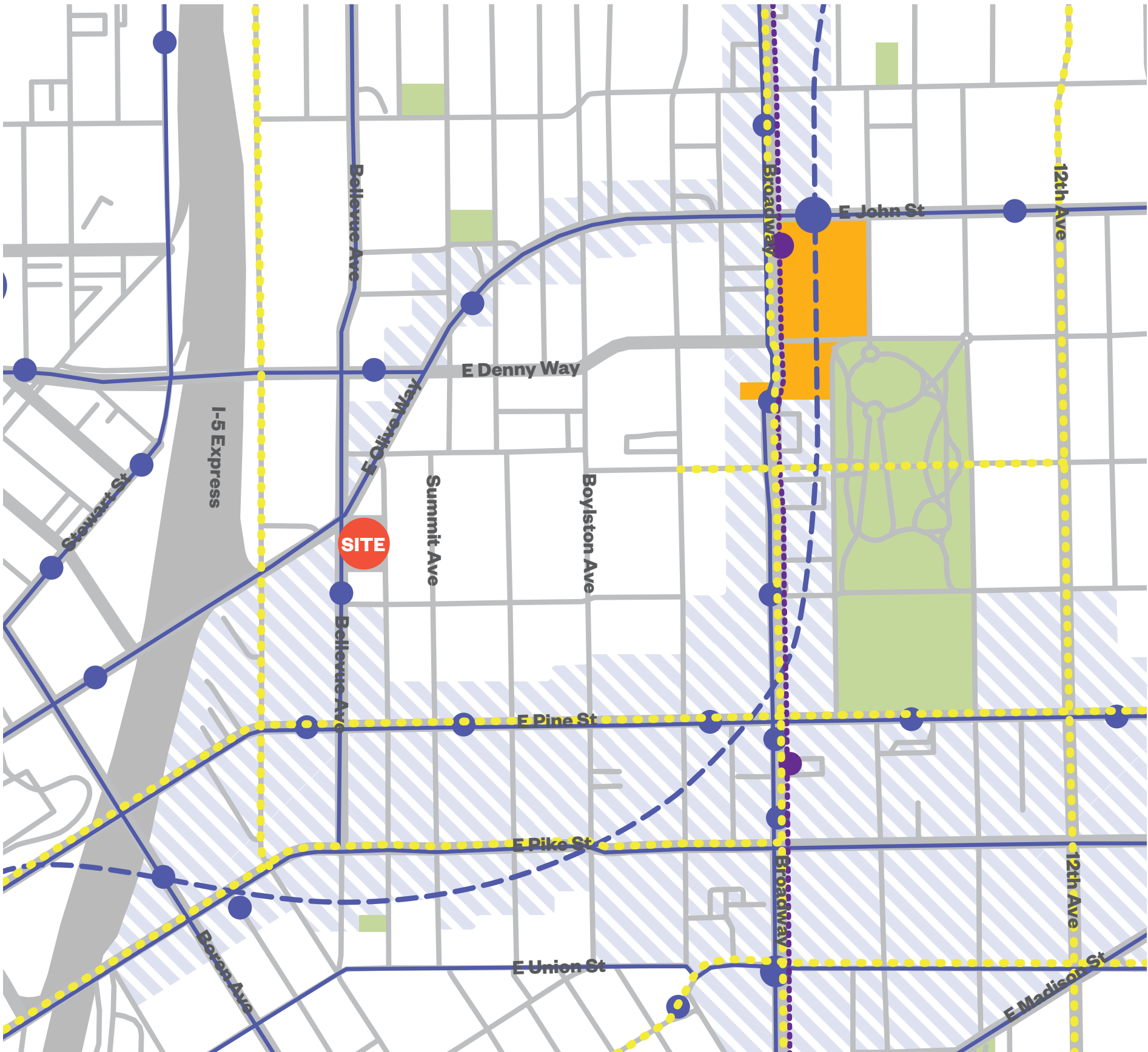
ACCESS & TRANSIT

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

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

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

- METRO TRANSIT STOP
- METRO TRANSIT ROUTE
- LINK LIGHT RAIL
- MAJOR ARTERY
- BICYCLY FRIENDLY ROUTE
- FIRST HILL STREETCAR STATION
- FIRST HILL STREETCAR
- LINK LIGHT RAIL STATION
- PEDESTRIAN ZONE



SITE CONTEXT

DESIGNATED LANDMARKS

The Seattle Department of Neighborhoods has designated and/or protected eight historic districts and more than 400 structures, sites and objects of historic, cultural, architectural, and social importance throughout Seattle.

The proposed project is several blocks from any of the designated landmark structures located in and around the Capitol Hill neighborhood and therefore is highly unlikely to impact the view corridors and certainly not the physical aspects associated with any of these important designated structures.

- 1 WARD HOUSE - 520 EAST DENNY WAY
- 2 PANTAGES HOUSE - 803 E DENNY WAY
- 3 AVON APARTMENTS / CAPITOL CREST APARTMENTS - 1831-35 BROADWAY AVENUE
- 4 SAN REMO APARTMENT BUILDING - 606 EAST THOMAS STREET
- 5 LINCOLN RESERVOIR
- 6 BOOTH BUILDING - 1534 BROADWAY
- 7 ELDRIDGE TIRE COMPANY - 1519 BROADWAY
- 8 OLD FIRE STATION #25 - 1400 HARVARD AVE
- 9 SEATTLE 1ST BAPTIST CHURCH - 1121 HARVARD AVENUE
- 10 KNIGHTS OF COLUMBUS - 700-722 EAST UNION STREET
- 11 SUMMIT SCHOOL / NORTHWEST SCHOOL - 1415 SUMMIT AVENUE
- 12 FIRST COVENANT CHURCH - 1500 BELLEVUE AVENUE EAST
- 13 WINTONIA HOTEL - 1431 MINOR AVENUE
- LINK LIGHT RAIL STATION
- PEDESTRIAN ZONE



SITE CONTEXT

NEIGHBORHOOD AMENITIES

Capitol Hill is one of the most sought after places in seattle to live, and as an urban center, it continues to expand due to the Link Light Rail Station and the numerous local amenities. There are many mixed-use commercial and multifamily properties blended together to create a character-rich, highly active day/night neighborhood. The proposed project site is located at the active intersection of Bellevue Avenue and East Olive Way with old and new buildings and differing levels of density.

The areas immediately surrounding the project site includes numerous retail and food/drink establishments. Bellevue Avenue, the primary street the project faces, is more pedestrian and residential, while East Olive Way is livelier with food and beverage establishments. Further afield within a short walk are the commercial corridors of east Pine Street and East Pike Street to the south, and Broadway to the east, which includes a rich variation of food and beverage, retail, Seattle Central College, and Cal Anderson Park. Of note is the Broadway Performace Hall with its classic, nostalgic atmosphere.

-  COMMUNITY CENTER
-  GROCERY
-  RESTAURANT
-  EDUCATION



SITE CONTEXT
NEIGHBORHOOD CHARACTER



BROADWAY & PIKE ST.



CHOPHOUSE ROW



NEUMOS



CHOPHOUSE ROW



ELYSIAN BREWERY

SITE CONTEXT
NEIGHBORHOOD CHARACTER



BAUHAUS BOOKSTORE



MELROSE MARKET



CAPITOL HILL LOFT STYLE



MELROSE MARKET



FIRST HILL STREETCAR



CHOPHOUSE ROW



ADAPTIVE REUSE

SITE CONTEXT

RECENT MIXED-USE DESIGN



1818 Harvard Ave



1208 Pine Street



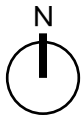
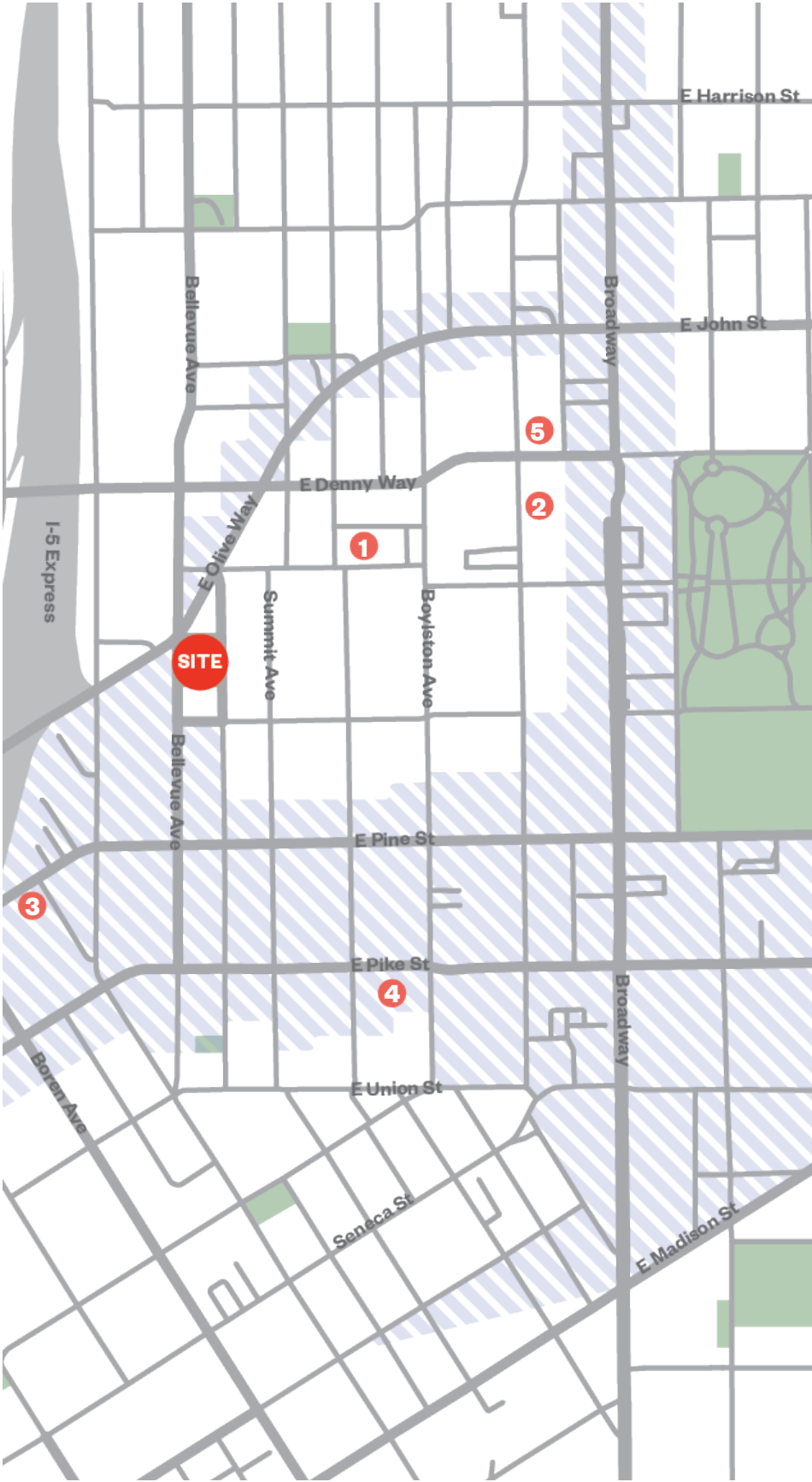
601 E Pike Street



600 E Howell St



800 E Denny Way



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SITE ANALYSIS

EXISTING SITE

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

PROJECT ADDRESS: 1714 to 1722 Bellevue Avenue East
Seattle, WA 98122

PROJECT DESCRIPTION: New mixed-use building with (1) floor of retail and residential lobby, (7) floors of residential

ASSESSOR’S NUMBER: 872560-0570, 872560-0580, 872560-0586

LEGAL DESCRIPTION:
PARCEL A: Lot 5, block 9, replat of Twelfth Avenue addition to the city of Seattle, according to the plat thereof recorded in volume 8 of plats, page 54, in King County, Washington; except that portion thereof condemned in King County Superior Court cause no. 150861 For Olive Way, as provided by ordinance no. 41943 Of the city of Seattle.

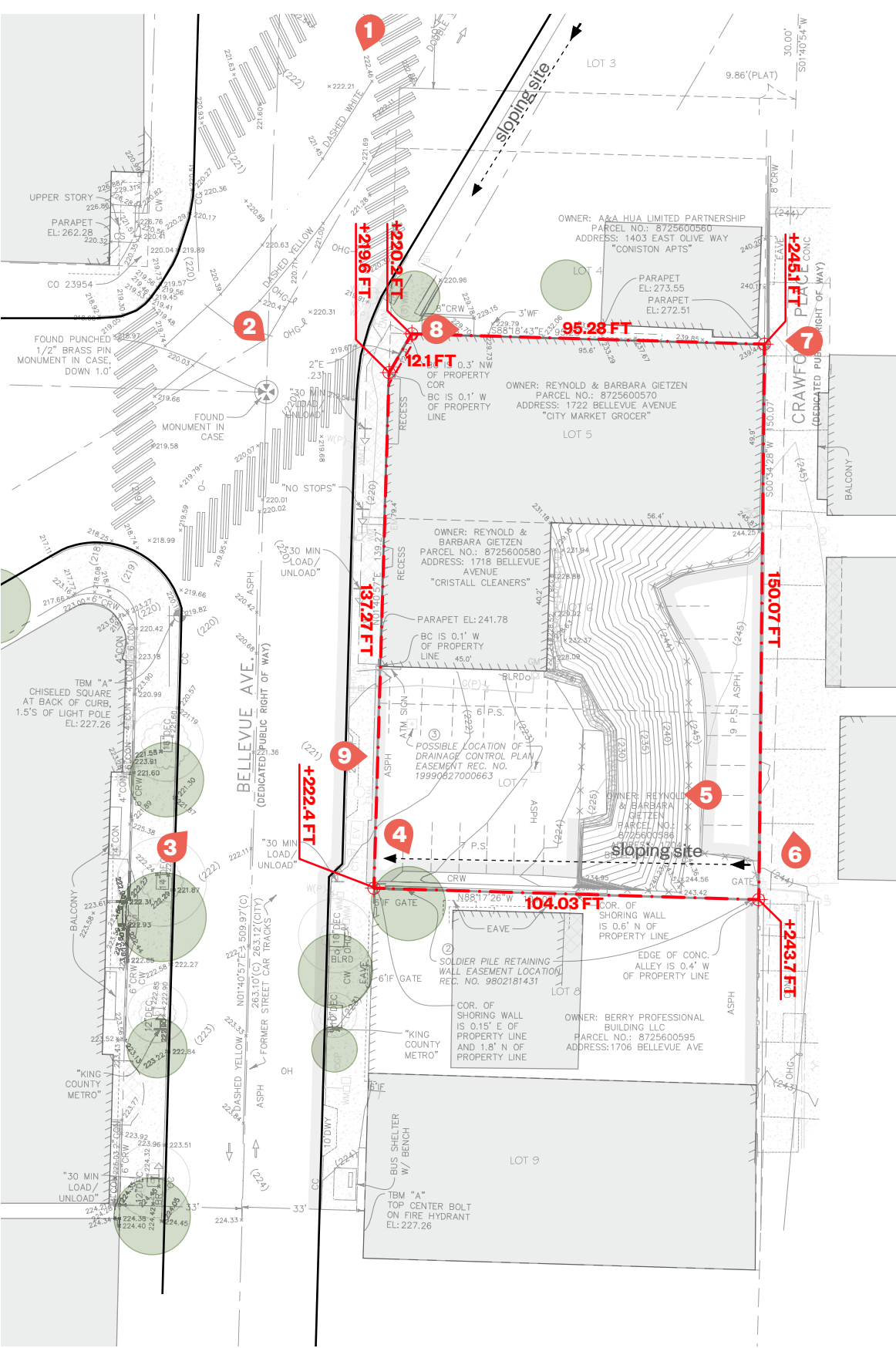
Parcel B: Lot 6, block 9, replat of Twelfth Avenue addition to the city of Seattle, according to the plat thereof recorded in volume 8 of plats, page 54, in King County, Washington.

Parcel C: Lot 7, block 9, replat of Twelfth Avenue addition to the city of Seattle, according to the plat thereof recorded in volume 8 of plats, page 54, in King County, Washington.

TOPOGRAPHY: The site is a steep slope of approximately 24' from west (low) to east (high).

TREES: There are no street trees existing on either Bellevue Avenue or Crawford Place.

ADDITIONAL SETBACKS: There is a required 1.5' building setback parallel to E Olive Way and a 2' dedication setback parallel to Crawford Pl.



SITE ANALYSIS

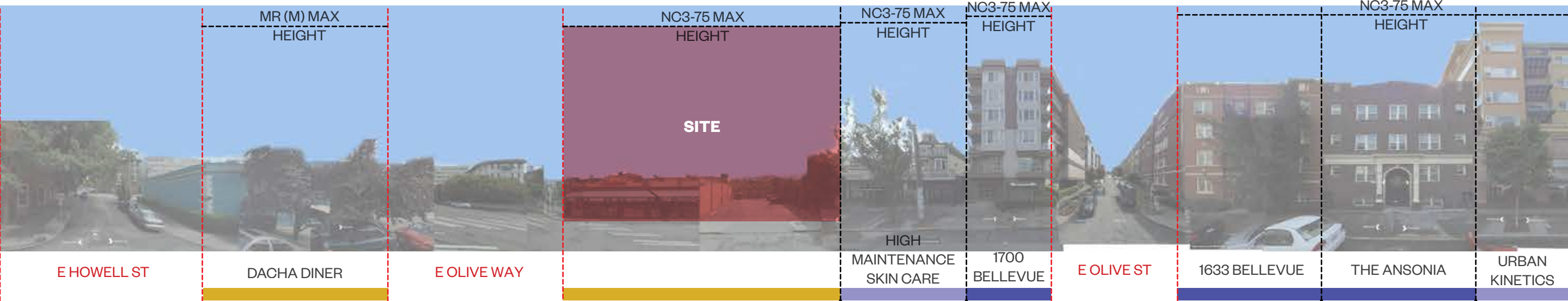
EXISTING SITE PHOTOS

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

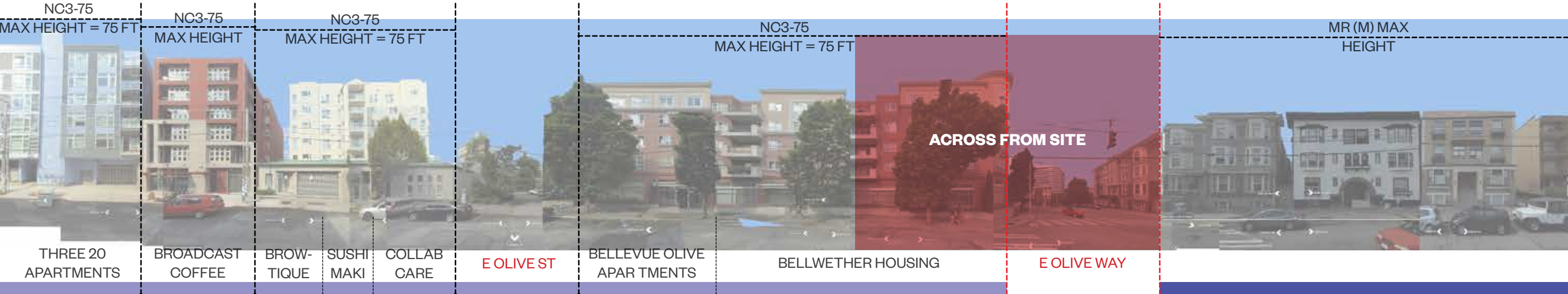


SITE ANALYSIS

STREETSCAPE - BELLEVUE AVENUE

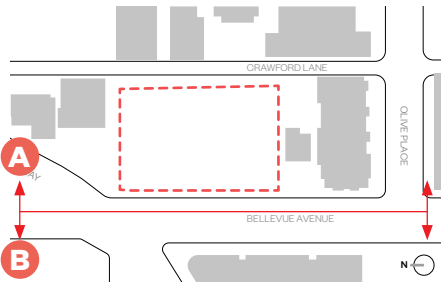


A BELLEVUE AVENUE - LOOKING EAST



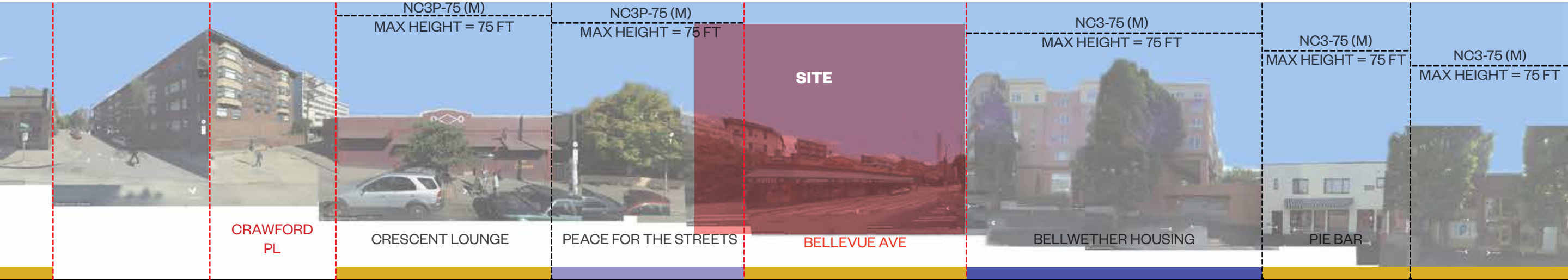
B BELLEVUE AVENUE - LOOKING WEST

- MIXED-USE
- MULTI-FAMILY
- COMMERCIAL/RETAIL

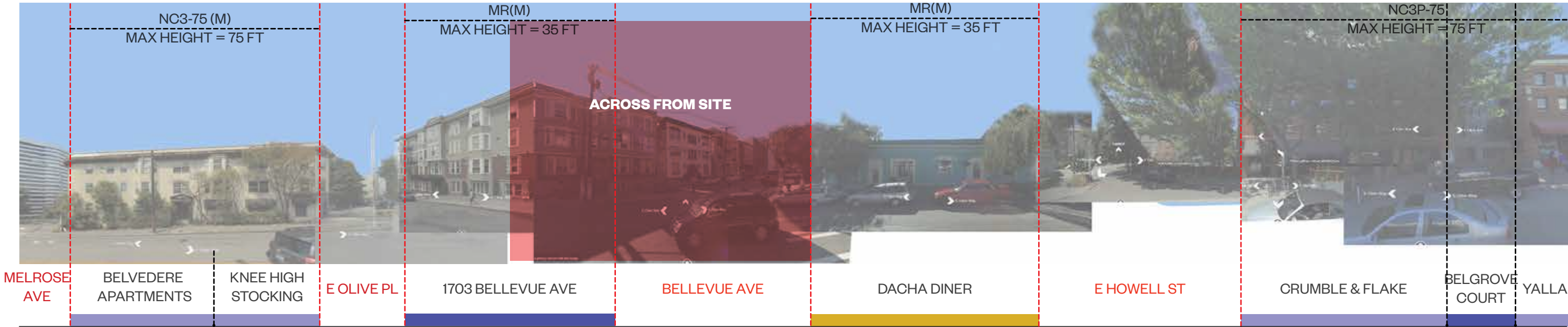


SITE ANALYSIS

STREETSCAPE - EAST OLIVE WAY

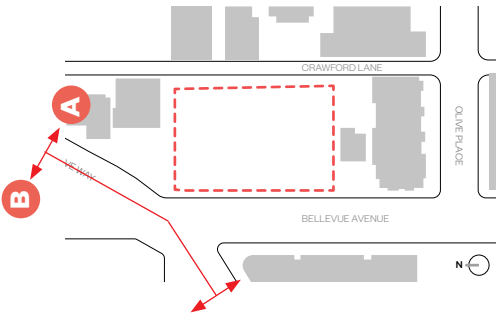


A E OLIVE WAY - LOOKING SOUTHEAST 1732 BELLEVUE AVE



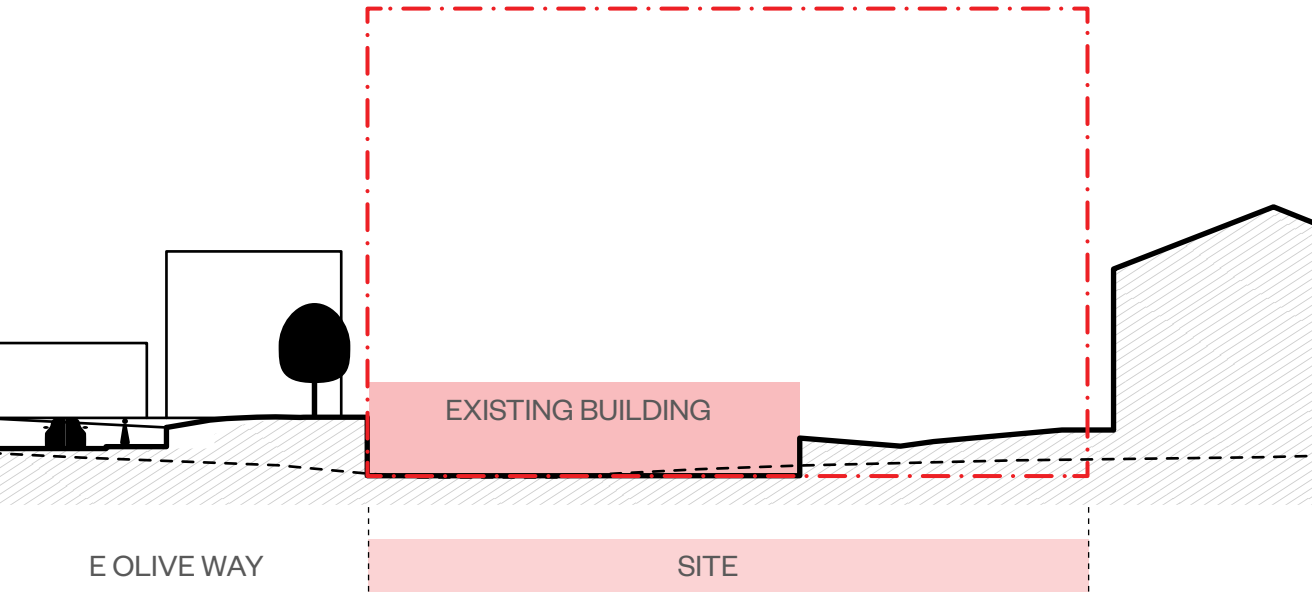
B E OLIVE WAY - LOOKING NORTHWEST

- MIXED-USE
- MULTI-FAMILY
- COMMERCIAL/RETAIL

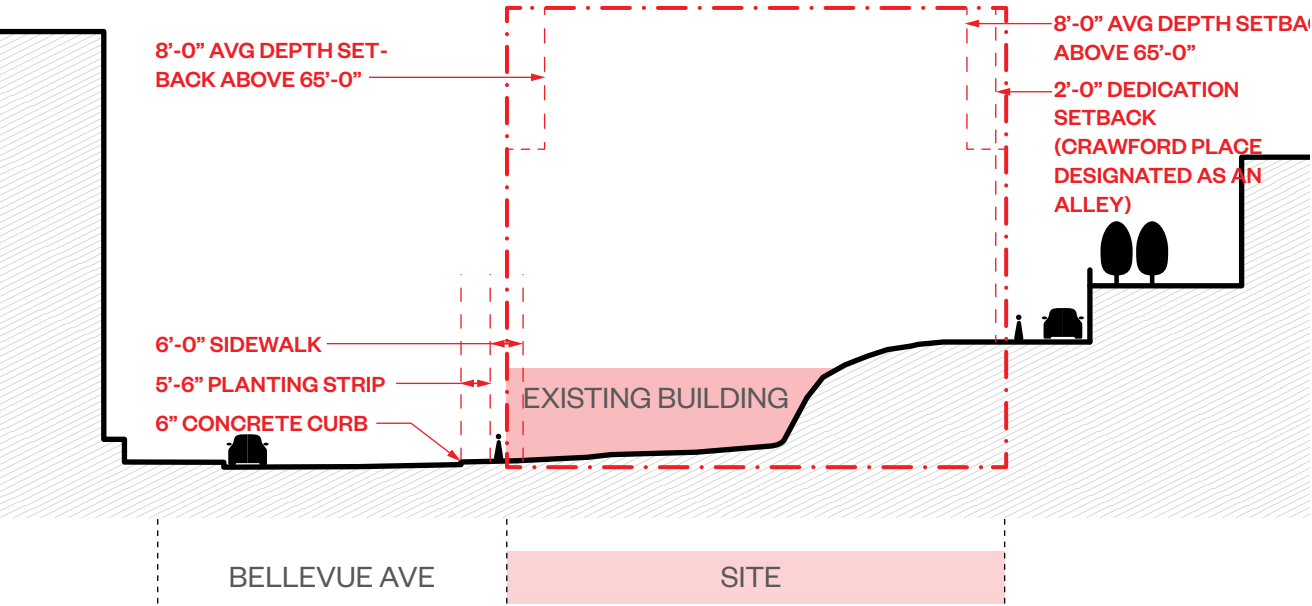


SITE ANALYSIS

EXISTING SITE

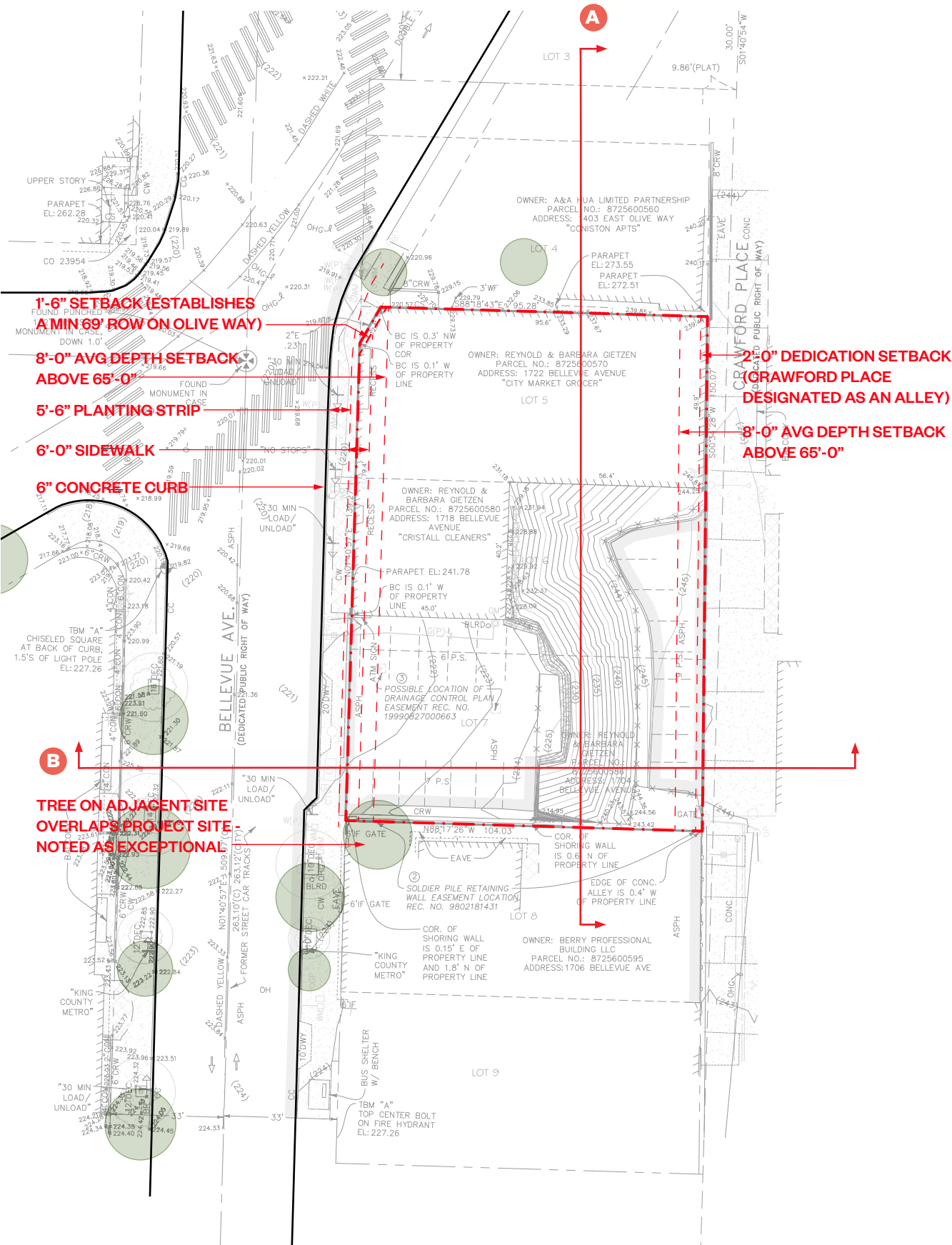


A N/S SECTION THROUGH SITE



B E/W SECTION AT SOUTH ELEVATION

NOTE: SECTIONS ARE DIAGRAMMATIC AND NOT TO SCALE



SITE ANALYSIS

RIGHT OF WAY

SITE ADDRESS:

1722 Bellevue avenue
Seattle, wa 98122

Tax account no: 8725600595
Zoning: NC3-75 (M)

SETBACKS:

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

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

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

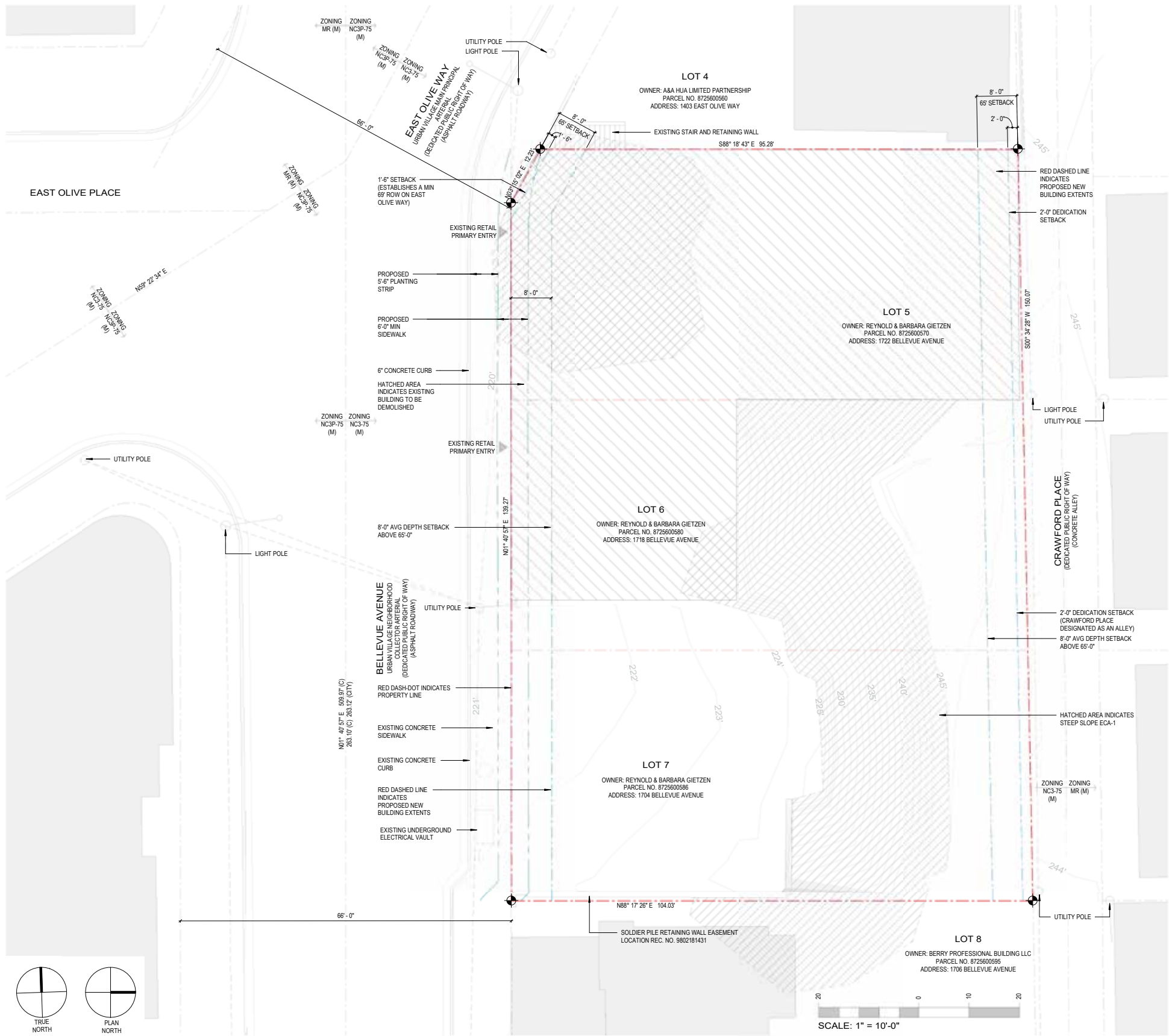
Northwest (east olive way) setback: 1.5’

FLOOD ZONE:

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

HORIZONTAL DATUM: NAD 83/2011 (epoch 2010)

SITE AREA: Approximately 15,546sf or 0.3526 Acres



SITE ANALYSIS

RIGHT OF WAY

PARCEL DESCRIPTIONS:

Parcel A:
Lot 5, Block 9, replat of Twelfth Avenue addition to the City of Seattle, according to the plate thereof recorded in volumn 8 of plats, page 54, in King County, Washington; except the portion thereof condemned in King County Superior Court cause No. 150861 for Olive Way, as provided by Ordinance No. 41943 of the City of Seattle.

Owner: Reynold & Barbara Gietzen
Parcel no. 8725600570
Address: 1722 Bellevue Avenue
Assessor's no: 872560-0570

Parcel B:
Lot 6, block 9, replat of Twelfth Avenue addition to the City of Seattle, according to the plate thereof recorded in volumn 8 of plats, page 54, in King County, Washington,

Owner: Reynold & Barbara Gietzen
Parcel no. 8725600580
Address: 1718 Bellevue Avenue
Assessor's no: 872560-0580

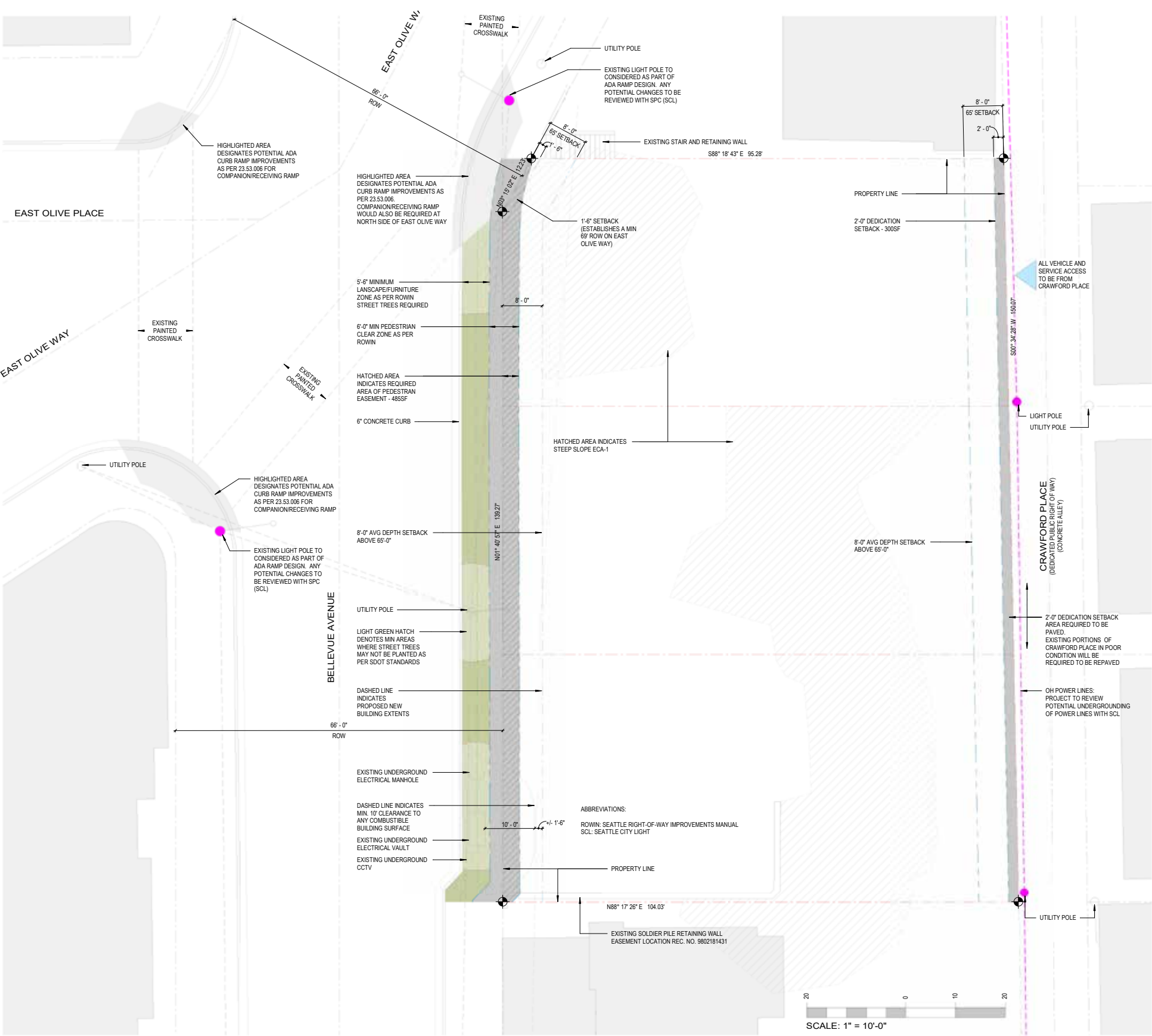
Parcel C:
Lot 7, block 9, replat of Twelfth Avenue addition to the City of Seattle, according to the plate thereof recorded in volumn 8 of plats, page 54, in King County, Washington

Owner: Reynold & Barbara Gietzen
Parcel no. 8725600586
Address: 1704 Bellevue Avenue
Assessor's no: 872560-0586

Refer to survey prepared by Bush, Roed & Hitchings, Inc dated 11/13/19 for additional site information.

Refer to previously approved relief from prohibition on development in steep slopes and their buffers, project #6761542-ex dated 12/26/19 and associated steep slope letter prepared by Pangeo Incorporated (file no. 19-138, dated 12/5/19) for additional information concerning ECA1 - steep slope (40% avg) areas.

A preliminary assessment report for this site was previously completed on 10/14/2019. Refer to project 005167-19PA, 1722 Bellevue Ave. Additionally, a presub project meeting occurred on 12/19/19 With SDCI, SPU, SDCI, SDOT, and SCL - project #3035772-EG



SITE ANALYSIS

MASTER USE PERMIT (MUP) STAGE STUDIES, VARIANCE/EXCEPTION APPLICATIONS, and INITIAL SUBMISSION REQUIREMENTS

Seattle Department of Construction and Inspections (SDCI):

1. ECA Steep Slope Variance: Relief from Prohibition on Steep Slope Erosion Hazard Area Development Project #6761542-EX previously approved for same site, similar multiuse housing project. Resubmission Required, previous exemption does not carry over to new project.
2. Mandatory Housing Affordability
Compliance Required for Payment Option or Performance Option as per the standards of SMC 23.58B.050 and 23.58C.050.

State Environmental Policy Act (SEPA):

1. Transportation and Parking Study
Required
2. Viewshed Analysis (Scenic Route) – East Olive Way designated scenic route (25.05.675 P.2.a.i Exhibit 1 - Seattle Mayor’s April 1987 Open Space Policies Recommendation)
Required to demonstrate protected view rights of way are not negatively impacted
3. Trees
 - Not Required – There is a tree canopy overhang at the Southwest Corner of the project site; however the tree located on the adjacent property property is not required to be identified to be verified that it is Not Exceptional as per email correspondence 11/9/2020 with SDCI (Allison Whitworth)
 - Street trees to be provided as per 23.47A.016.B
 -

Seattle Department of Transportation (SDOT):

1. Street Improvement Exception (Crawford Place)
Resubmission Required. SDOT noted support of previously approved exception for the same site.
2. Street Improvement Permit (SIP)
Requirement not yet confirmed, a SIP is likely to be required.

Seattle City Light (SCL):

1. Utility Major Permit
Requirement not yet Confirmed but likely, will be required if 100LF of work required in the ROW.
2. SOL Application
 - In-depth analysis required for OH Power Lines, existing underground electrical vault located on Bellevue Avenue and likely in-building transformer.
 - SOL Application for Electric Service has been initiated.

Seattle Public Utilities (SPU):

1. Solid Waste Storage and Access Checklist
 - Required
 - Initial discussion with SPU as part of the EDG Pre-Submittal meeting (10.29.2020) outlined anticipated service levels and type and recommended quantity and size of dumpsters (to be amended/confirmed based selected design scheme).
 - Plans and checklist to coordinated with SPU assistance and submitted prior to MUP Submission.
2. Solid Waste Rooms & Enclosures and Solid Waste Service
 - Required
 - Minimum area for Shared Storage Space for Solid Waste Containers as per 23.54.040.A - Table A and 23.54.040.B: 675SF
 - Additional area anticipated for service provider access and container storage/maneuvering.
 - All refuse and recycling activities shall be within the enclosed structure as per 23.47A.018.A
3. Solid Waste Plan Review
 - Initial discussion with SPU as part of the EDG Pre-Submittal meeting (10.29.2020) outlined anticipated service levels and type and recommended quantity and size of dumpsters (to be amended/confirmed based selected design scheme).
 - Plans and checklist to coordinated with SPU assistance and submitted prior to MUP Submission.

SITE ANALYSIS

SITE & ACCESS ANALYSIS

OPPORTUNITIES:

Daylight & Views

The site has excellent views to the Downtown area to the west due to its elevational position, and to the commercial street level to the north. Balconies along the west facade present additional views west and south while also providing shading against the western summer sunlight.

Transit Connectivity

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

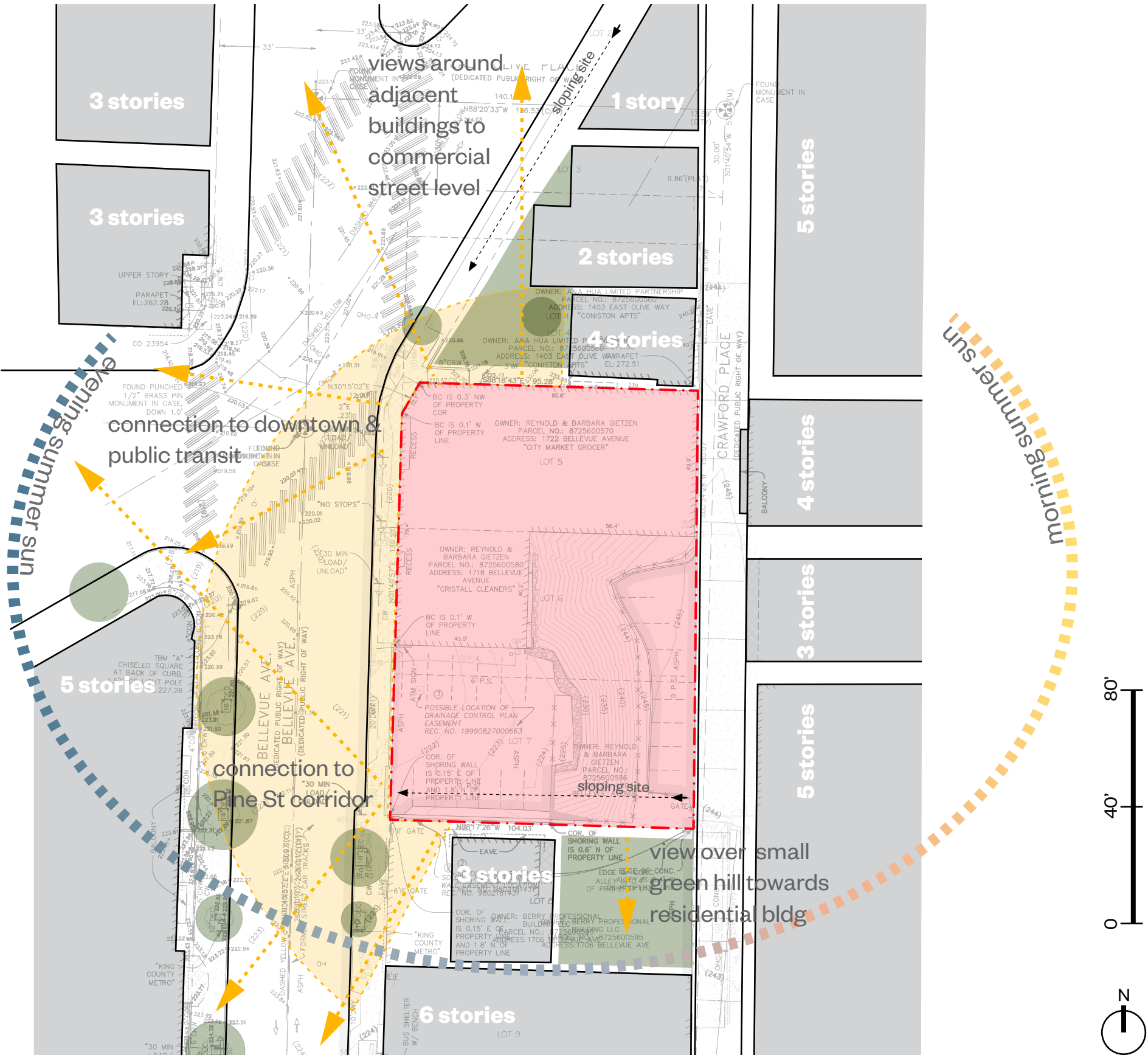
Bike Path Connectivity

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

CONSTRAINTS:

Adjacency to Multi Residential Zoning

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

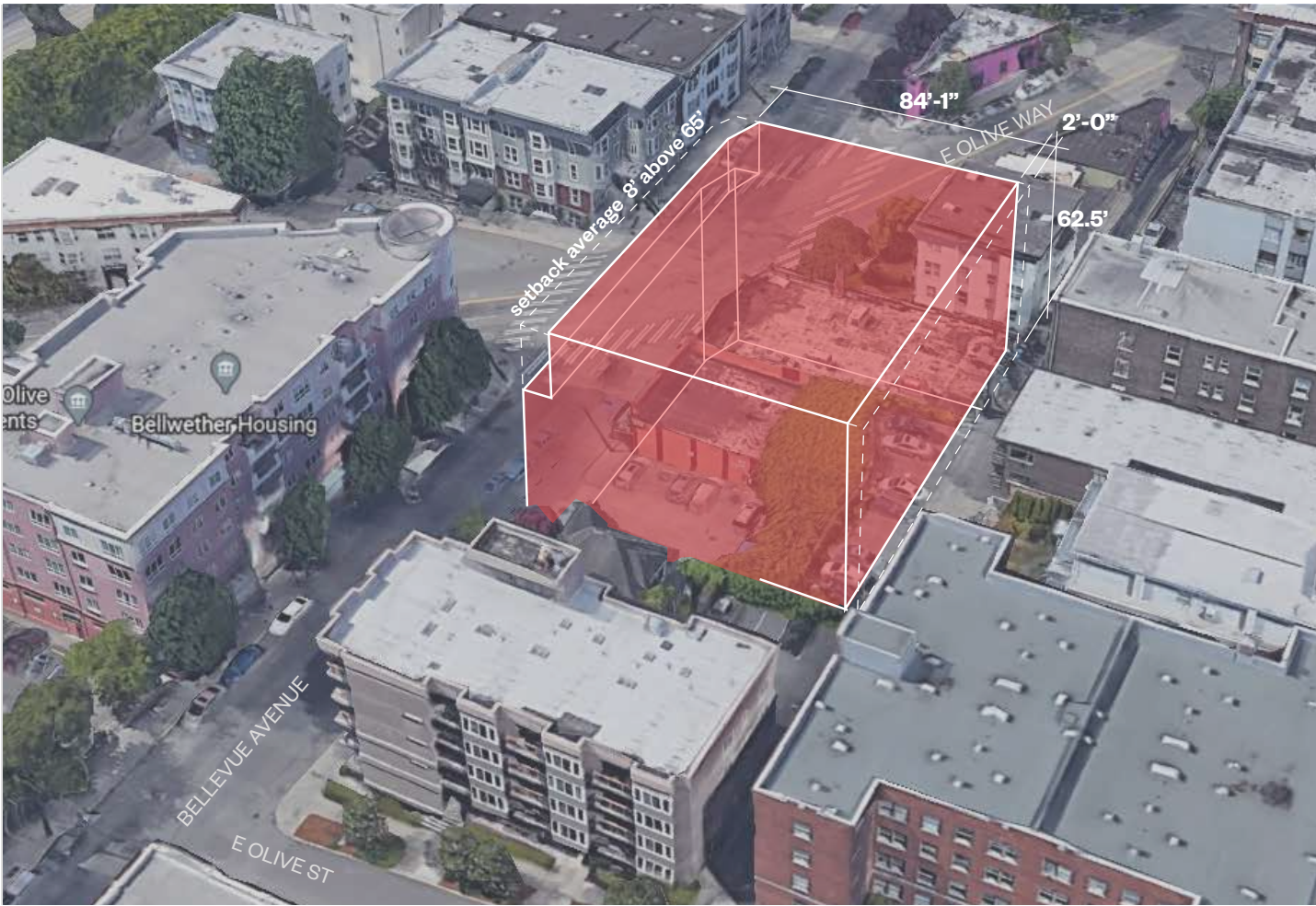
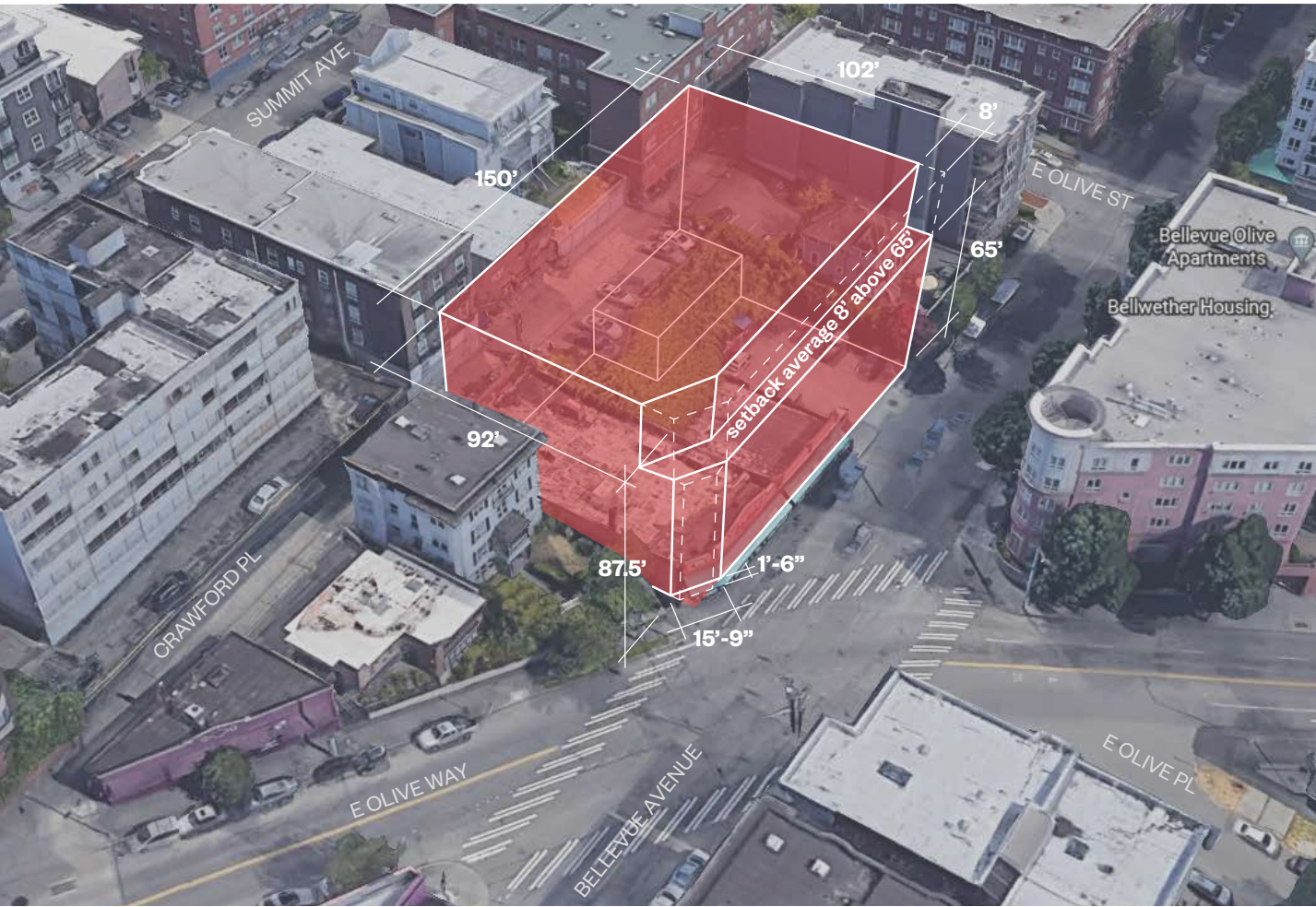


ZONING

SITE ANALYSIS

This graphic illustrates the allowable building envelope for the three parcels. They are zoned for NC3-75 with a maximum allowable height of 75'-0" above average grade with an additional 4' available when the project contains a commercial space with a minimum 13'-0" floor to floor height.

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



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DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES

CS1 NATURAL SYSTEMS & SITE FEATURES

B. SUNLIGHT, SHADE AND NATURAL VENTILATION

3. Managing Solar Gain: Exterior trims & projections provide shading on all glazed facades. Deeper projections provide additional shading & variation on the major west Bellevue Avenue elevation.



Concept rendering of exterior projection system

CS1 NATURAL SYSTEMS & SITE FEATURES

C. TOPOGRAPHY

1. Land Form: In the preferred design scheme, open public space is provided at the lobby entry, allowing outside seating and pedestrian traffic respite off of East Olive Way. The planting and slope from the adjacent site to the north and west provides additional shading to the the glazed entry and seating area and strong visual connection to the downtown area, down the sloping East Olive Way.

2. Elevation Changes: Bellevue Avenue has a slight slope along the site's property line, from 219.68' at the northwest corner to 224.43' at the southwest corner. To accommodate the residential lobby entry at the north and the proposed grocery entry along Bellevue Ave., the ground level slab will step to match street grade. An additional back-of-house entry for both residents and retail employees will be provided on Crawford Place, aligning with the third level, approximately 245'.

CS2 URBAN PATTERN & FORM

A. LOCATION IN THE CITY & NEIGHBORHOOD

2. Architectural Presence: Situated uniquely between several major corridors & neighborhood typologies, the site has the opportunity to create a strong architectural statement as a major conneciton point to Capitol Hill. The proposed project echoes the existing fabric of mixed-use and multi-family residential buildings along Bellevue Avenue while adding contemporary details.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Each design scheme pulls 8' from the site boundary & provides additional public seating space at the intersection of Bellevue/East Olive Way to emphasize walkability, future landscaping, and commercial edge. Increased lighting & public presence along Bellevue Avenue will provide more visibility for pedestrian safety at the intersection.

3. Character of Open Space: The preferred design scheme pulls the building footprint away from the northwest corner at the East Olive Way/ Bellevue Avenue intersection, providing an opportunity for public green space. This can be a place of respite for tired pedestrian while also acting as a porte cochere for public transportation and ride share users.



Precedent image of outdoor seating space with green covering

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: The preferred design scheme emphasizes the site's presence at the East Olive Way/Bellevue Avenue corner by providing public green space at the ground level and positioning a strong north-facing architectural gesture.



Precedent rendering of Capitol Hill TOD - directional massing gesture

CS3 ARCHITECTURAL CONTEXT & CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. FITTING OLD & NEW TOGETHER: The existing City Market grocery store on site is to be incorporated into the project, with its needs and unique character considered and enhanced in the new design.

4. EVOLVING NEIGHBORHOOD: Contemporary buildings in the immediate neighborhood such as Three20 Apartments and Jack Apartments demonstrate the evolving local design language. Our project aims to improve upon this developing typology with new materials and details while respecting the neighborhood's existing proportions and patterns. Our proposal is a parti of cleanly detailed volumes with exterior elements breaking down the large scale to create a legible pattern that incorporates a play of shadow and light while evoking more traditional proportions and forms.

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: The project proposes an additional 8' setback from the property line to increase sidewalk space for pedestrian safety and additional green space.

2. Adding to Public Life: Bellevue Avenue streetfront provides strong, continuous retail presence, feeding into pedestrian-oriented East Olive Way corridor. Retail front provides recessed entries and cover to contribute to the pedestrian-level scale program, weather protection, and shading.

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES

B. WALKWAYS & CONNECTIONS

1. Pedestrian Infrastructure: In addition to the increased sidewalk space and lighting proposed along Bellevue Avenue, ROW improvements at the East Olive Way/Bellevue Avenue corner are proposed to increase pedestrian safety.

2. Pedestrian Volumes: The adjacent properties to the site are irregularly setback from the sidewalk, disrupting the continuous retail corridor wall. The proposed Bellevue Avenue streetfront provides a strong, continuous retail presence, feeding into the pedestrian-oriented East Olive Way corridor.

3. Pedestrian Amenities: With the increased sidewalk space and large glazed storefront, the project proposes ample visual connection to the retail space on the ground floor and opportunities for public seating and green space. Entries push back into the mass, providing coverage from the elements.



Precedent image of public sidewalk amenities at retail storefront

PL2 WALKABILITY

A. ACCESSIBILITY

1. Access for All: The slight grade at Bellevue Avenue will be accounted for by creating separate entrances for the retail space and residential spaces. An additional entry will be provided at Crawford Place, approximately at the 3rd level, for both the convenience of residents and back-of-house operations for the retail tenants.

3. Street-Level Transparency: The Bellevue Avenue streetfront will provide high transparency to allow a strong visual connection into the retail space. The residential lobby space will provide more opacity for tenant privacy through material use, green coverage, and the natural grade of the adjacent site.

C. WEATHER PROTECTION

1. Locations & Coverage: Overhead weather protection will be provided at all pedestrian entries with continuous coverage along the transparent edge on Bellevue Avenue.

3. People-Friendly Spaces: The Bellevue Avenue streetfront is broken down into intervals to allow clear indication of entry, overhead coverage from the geometry of the residential projections above, and allow a more legible reading of the massing to the human scale.

PL3 STREET-LEVEL INTERACTION

A. ENTRIES

1. Design Objectives: The western facade facing the major corridor of Bellevue Avenue provides balconies to create opportunities for social interaction between residents and neighbors and visual connection to the street level. In addition, the depth of the balconies and layer of planters at the edge provide a transition from the public realm to the private interior.

B. RESIDENTIAL EDGES

1. Security & Privacy: The western facade facing the major corridor of Bellevue Avenue provides balconies to create opportunities for social interaction between residents and neighbors and visual connection to the street level. In addition, the depth of the trims and layer of planters at the edge provide a transition from the public realm to the private interior. The residential units on Crawford Place (3rd level) will be raised above grade and given additional planting to provide an additional buffer of privacy.

C. RETAIL EDGES

2. Visibility: The commercial portion of project will front Bellevue Avenue, and will be highly transparent with a clearly defined entry and weather protection. As per the project’s agreement with City Market, the retail space and storefront will be designed for easy access to grocery customers and employees.



Precedent image of recessed storefront with overhead covering

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS & RELATIONSHIPS

2. Connection to All Modes: The site is situated between East Olive Way and Pine St, which both have major bus routes. A 10-minute walk east is the Capitol Hill Link Light Rail Station along East Olive Way and to the Seattle Streetcar First Hill Line at Broadway and East Howell St. The primary retail entry would be on Bellevue Avenue to allow easy access for large numbers of customers and the preferred design scheme proposes the residential entry directly off of the corner of East Olive Way and Bellevue Avenue for maximum access to all public transit. From the proposed secondary exit at Crawford Place, the walk time to the Light Rail Station would be additionally reduced.

B. PLANNING AHEAD FOR BICYCLISTS

2. Bike Facilities: Bicycle storage rooms are planned for in all design schemes for residents with a private storage room attached to the lobby. With the additional sidewalk setback of the project, there is ample space for additional public bike racks for retail visitors.

C. PLANNING AHEAD FOR TRANSIT

1. Influence of Project Design: Both East Olive Way and Bellevue Avenue are metro transit arteries. The site is situated between the major downtown neighborhood and the Link Light Rail Station, giving the project site an opportunity to capture pedestrian traffic in between. The sidewalk along Bellevue Avenue will be improved for pedestrian experience with a strong presence on the intersection of East Olive Way and Bellevue Avenue.

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES

DC1 PROJECT USES & ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

1. Visibility: Retail space will be prominently placed along the Bellevue Avenue storefront to emphasize visual connection between the street and interior space.

B. VEHICULAR ACCESS & CIRCULATION

1. Access Location & Design: The primary entrances on Bellevue Avenue will be designed for pedestrian use. Vehicular access will be directed mostly towards Crawford Place where pedestrian traffic is less.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

1. Site Characteristics & Uses: The prominent place of the site on the Bellevue Avenue/East Olive Way intersection suggests the project position itself with strong directional massing towards the northeast. The slope of the site downward from Crawford Place to Bellevue Avenue pushes support space to the east side of the building beneath grade and the primary retail and public face to the west on Bellevue Avenue.

2. Reducing Perceived Mass: Exterior trim elements on the facade of the residential units create depth and reduce the perceived scale of the building. Vertical elements along the ground level storefront additionally break down the facade to increase human-scale legibility.



Concept study of retail storefront coverage and intervals

B. ARCHITECTURAL & FACADE COMPOSITION

1. Facade Composition: All residential units are treated with exterior elements that break down the scale of the facade and provide well-proportioned arrangement of bays. The facade on the alley-facing east elevation will be treated similarly to the primary west facade.

2. Blank Walls: Solid walls on the street level will be given slot windows or similar to provide porosity and visual connection. Planting will also be emphasized along these edges for additional visual interest and pedestrian comfort.



Concept study of solid wall fenestration at the street level

C. SECONDARY ARCHITECTURAL FEATURES

2. Dual Purpose Elements: Secondary exterior trim elements are arranged for composition and depth at the facade. These will contribute additionally at the ground level where they'll provide overhead coverage for pedestrians (horizontal elements) and additional storefront depth and moments of entry (vertical elements).

D. SCALE & TEXTURE

1. Human Scale: The rhythm of modulation at the ground level will emphasize the human scale while remaining rooted in the local retail cadence.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. Exterior Finish Materials: The material palette is composed of strong, durable materials with tactile quality and texture, such as concrete, dark bronze metal, wood, and weathered steel.

E. PROJECT ASSEMBLY & LIFESPAN

1. Deconstruction: The nature of the mass timber structural system lends to both a fast and low-energy construction process and a simple deconstruction process with materials that can be recycled and easily reused.



Brock Commons precedent: easy assembly/disassembly of mass timber structure

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JUNO SYSTEM

SUSTAINABILITY

Emissions, Net-Zero Ready and Climate Equity

The Juno Project is built from carbon that is sequestered in the floors, walls and ceilings and contributes zero air-pollution from on-site combustion. The project is designed, constructed and operated in order to reduce operational and embodied carbon emissions into the atmosphere, the most critical environmental challenge affecting climate equity.



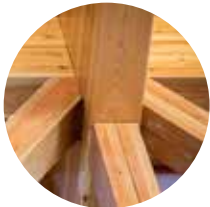
Resource Conservation through Waste-, Pollution-, Cost-, and Emissions- Reduction

Construction of the Juno Project will not contribute to the local landfill, helping to preserve the environment around Seattle due to off-site fabrication, engineered to minimize construction waste. In addition, off-site fabrication allows us to substantially reduce construction duration which results in less impact to the community.



Natural Resources

The structure of the Juno Project is grown renewably from the earth using innovative Mass Timber products procured from responsibly managed forests in North West United States, 70 miles south of Portland, Oregon



Energy Demand & Costs

The Juno Project is designed to help relieve pressure on community energy infrastructures by optimizing energy usage through the use of high efficiency LED lighting and equipment.



Wellness, Indoor Air Quality, Daylight, Views, Glare, Acoustics, Biophilia and Habitat

Humans spend over 90% of their time indoors working, living, socializing and sleeping and wellbeing is a fundamental objective to the Juno mission. The Juno Project is designed to provide access to abundant user-controlled daylight, including black-out shades for quality sleep environments, and integrates natural vegetation to provide views with biophilic connections to nature.



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DESIGN PROPOSAL



SCHEME A

UNITS: 103
COMMERCIAL: 7,185 SF
FAR UTILIZATION: 5.29
TOTAL GROSS SF: 84,440 SF
PARKING STALLS: 2 (0 required)

- OPPORTUNITIES:
- Maximum street frontage
 - Balcony units on west facade with views downtown to the northwest
 - South facade articulation provides shading to southern sunlight
 - Formally response to Bellevue Avenue
- CONSTRAINTS:
- Limited modulation along Bellevue Avenue facade
 - No exterior courtyard
 - East facade less active along Crawford Place



SCHEME B

UNITS: 103
COMMERCIAL: 7,220 SF
FAR UTILIZATION: 5.27
TOTAL GROSS SF: 84,150 SF
PARKING STALLS: 2 (0 required)

- OPPORTUNITIES:
- Public space off of sidewalk facing Bellevue Avenue on south side of site
 - North facade articulation provides shading and privacy from East Olive Way
 - Formal response to both Bellevue and East Olive Way
 - Entry courtyard allows generous entry and extra space for local gatherings
- CONSTRAINTS:
- East facade limits light & air to adjacent properties across the alleyway
 - East facade less active along Crawford Place



SCHEME C (PREFERRED)

UNITS: 102
COMMERCIAL: 7,575 SF
FAR UTILIZATION: 5.14
TOTAL GROSS SF: 82,885 SF
PARKING STALLS: 2 (0 required)

- OPPORTUNITIES:
- Public space off of sidewalk facing Bellevue Avenue and East Olive Way intersection
 - Views to the north and access to northern light maximized
 - Views in all directions
 - Articulation of south facade allows more access to light on Crawford Place and green space on adjacent south lot
 - Formally response to both Bellevue and East Olive Way
 - Entry courtyard allows generous entry and extra space for local gatherings

DESIGN PROPOSAL

SCHEME A

DESCRIPTION

Scheme A maximizes available FAR for retail and residential and creates a continuous street front presence along Bellevue Avenue. The formal development is more continuous with two simple volumes above the colonnade ground floor reail. This proposal has a consistent formal expression similiar to recent projects located to the south and less overall formal variation.

SUMMARY

# UNITS:	103
COMMERCIAL:	7,185 SF
FAR UTILIZATION:	5.33
TOTAL GROSS SF:	84,960 SF
L1	9,520 SF
L2	8,720 SF
L3-L8	11,120 SF

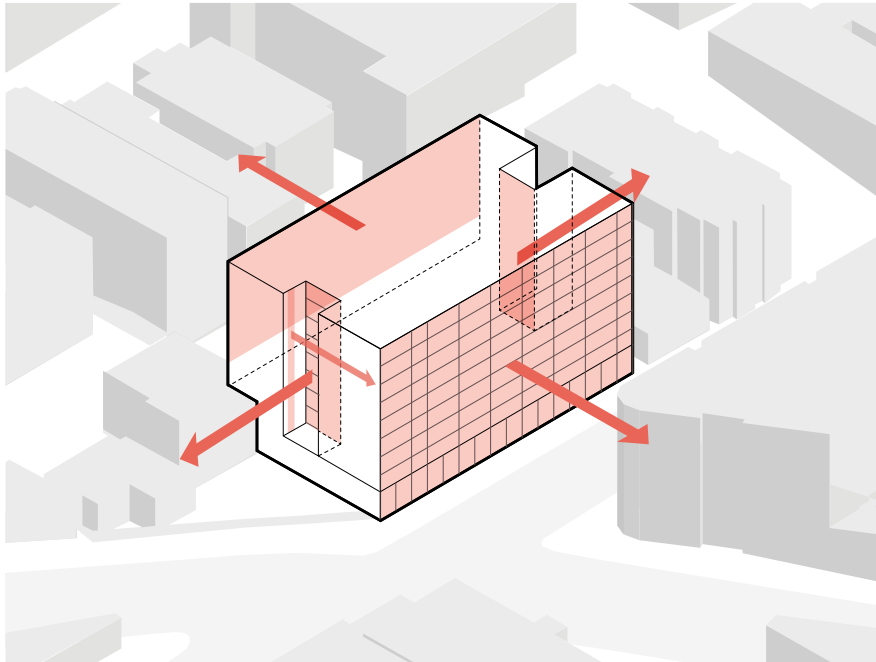
PARKING STALLS: 2 (0 required)

- OPPORTUNITIES:
- Maximum street frontage
 - Balcony units on west facade with views downtown to the northwest
 - South facade articulation provides shading to southern sunlight
 - Formally response to Bellevue Avenue

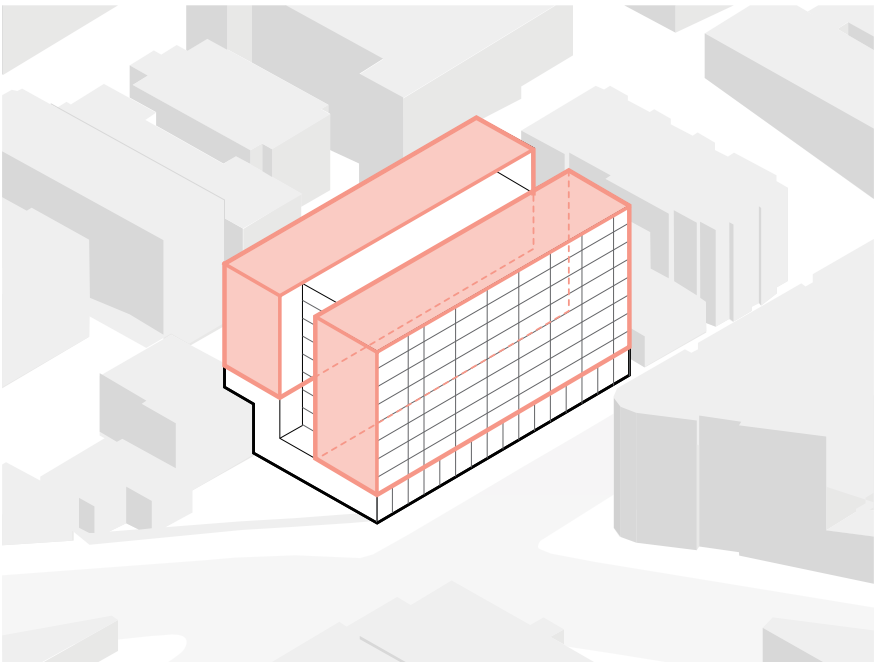
- CONSTRAINTS:
- Limited modulation along Bellevue Avenue facade
 - No exterior courtyard
 - East facade less active along Crawford Place



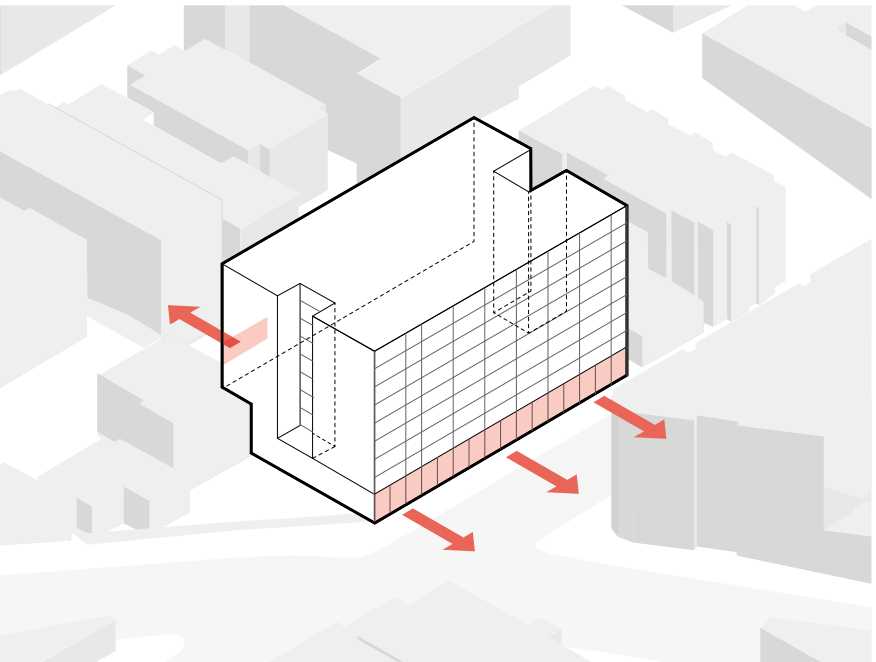
DESIGN PROPOSAL
SCHEME A



Clean volumes maximizing views to Downtown and Broadway



Clean massing of two symmetrical volumes



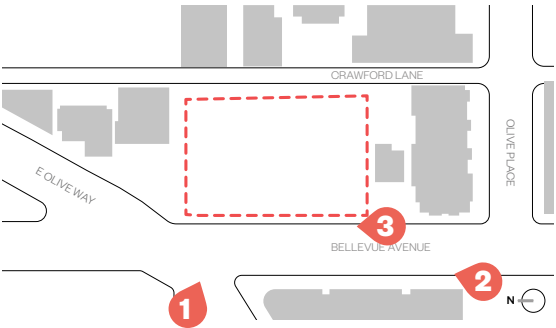
Maximized continuous retail storefront at Bellevue Ave

DESIGN PROPOSAL

SCHEME A



- 1 VIEW FROM EAST OLIVE WAY - LOOKING WEST
- 2 VIEW FROM BELLEVUE AVE - LOOKING NORTHEAST
- 3 VIEW FROM SOUTHWEST CORNER OF SITE - LOOKING NORTH

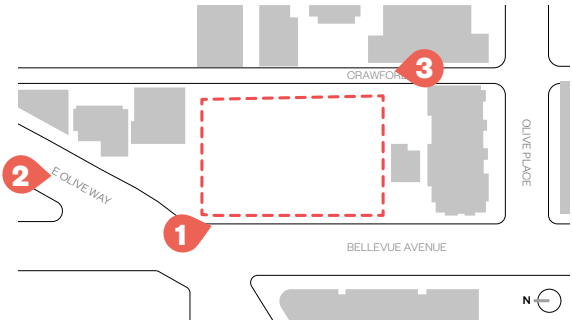


DESIGN PROPOSAL

SCHEME A

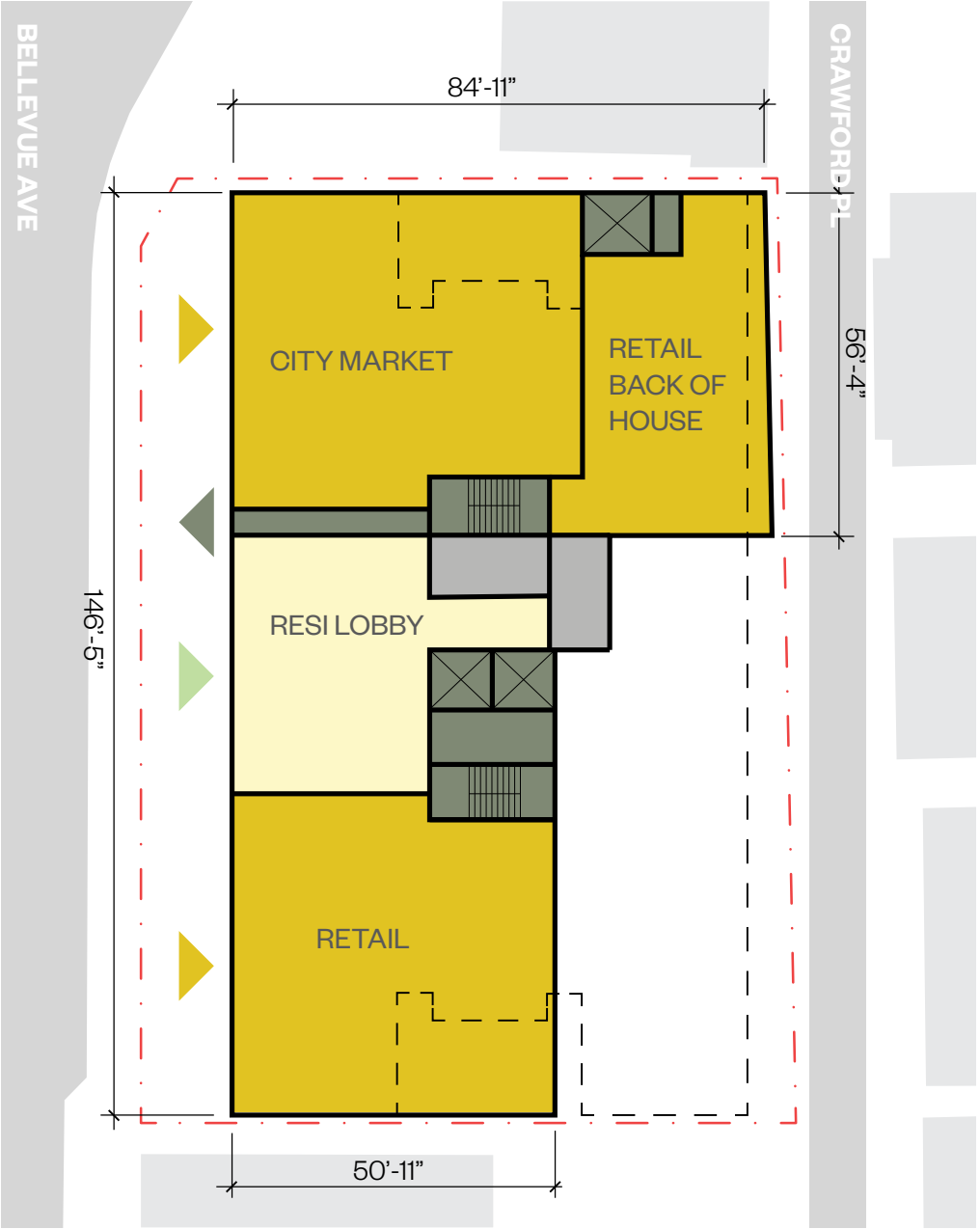
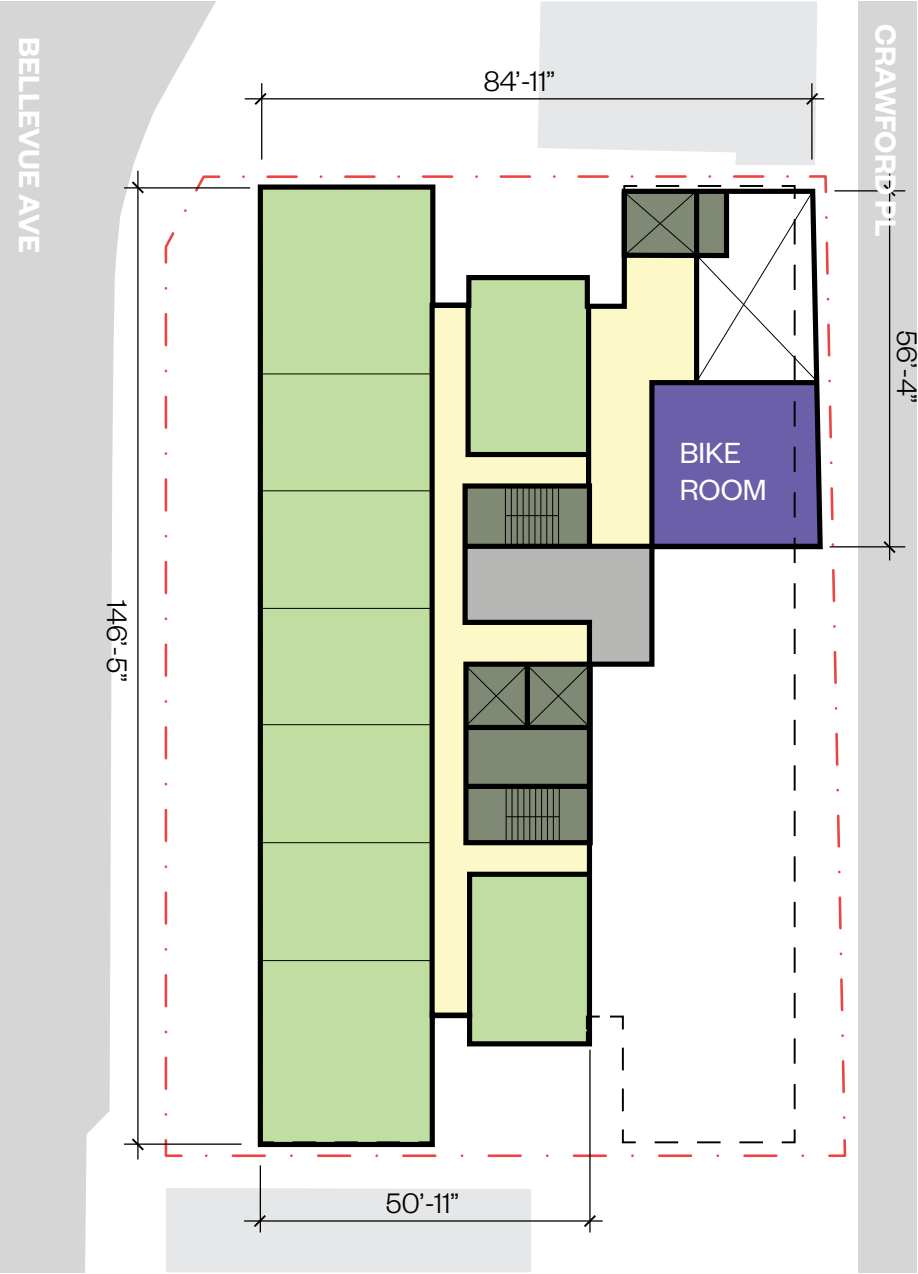


- 1 VIEW FROM BELLEVUE AVENUE - LOOKING SOUTHEAST
- 2 VIEW FROM EAST OLIVE WAY - LOOKING SOUTH
- 3 VIEW FROM CRAWFORD PLACE - LOOKING NORTH



DESIGN PROPOSAL

SCHEME A



- ENTRY
- VISUAL CONNECTION FROM STREET
- RETAIL
- BIKE STORAGE
- VERTICAL CIRCULATION
- MER
- HORIZONTAL CIRCULATION
- RESIDENTIAL
- PUBLIC/GREEN SPACE

2ND FLOOR AREA PLAN
GFA = 8,720 SF

1ST FLOOR AREA PLAN
GFA = 9,520 SF

DESIGN PROPOSAL

SCHEME A



TYPICAL UNIT PLAN (FLOORS 4 - 8)

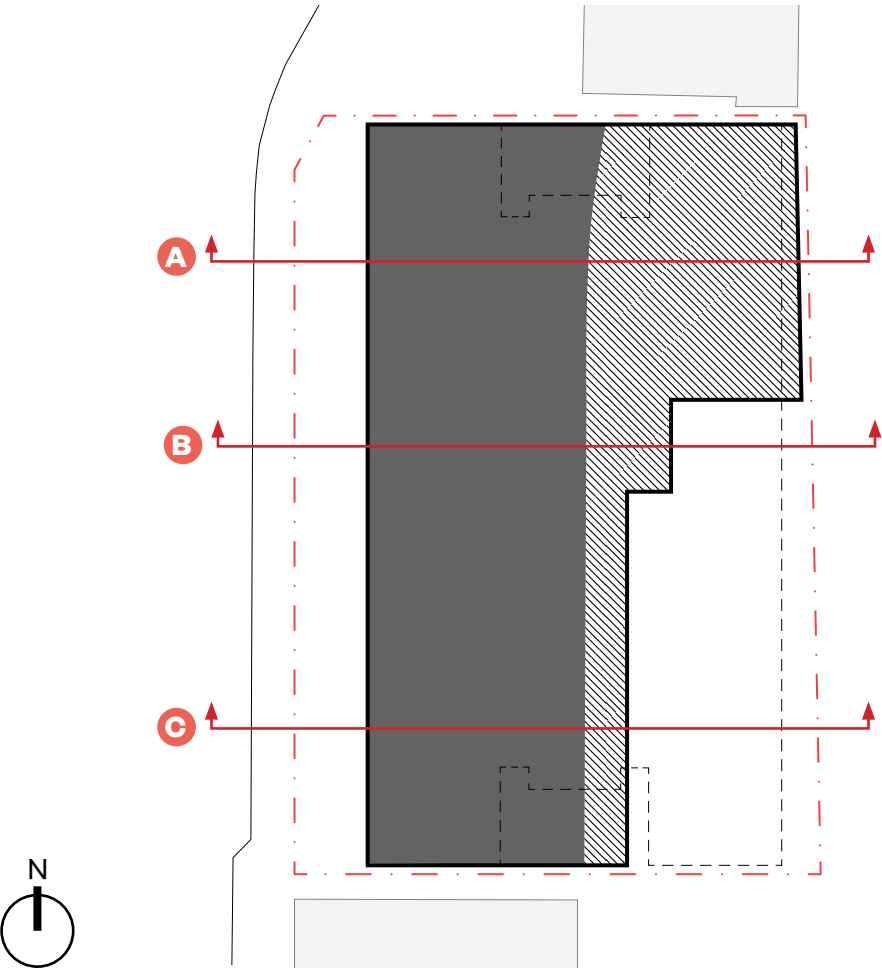
GFA = 11,120 SF

3RD FLOOR AREA PLAN

GFA = 11,120 SF

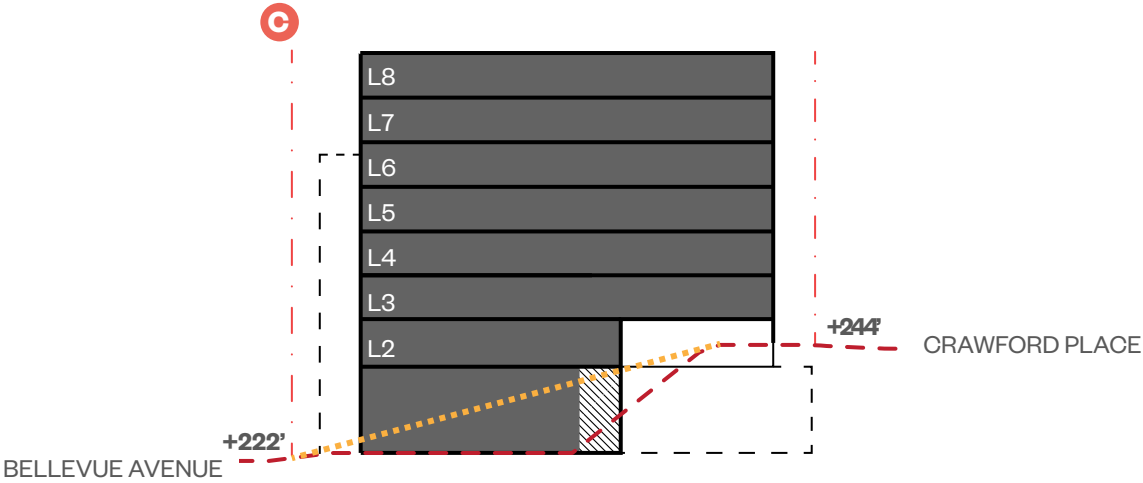
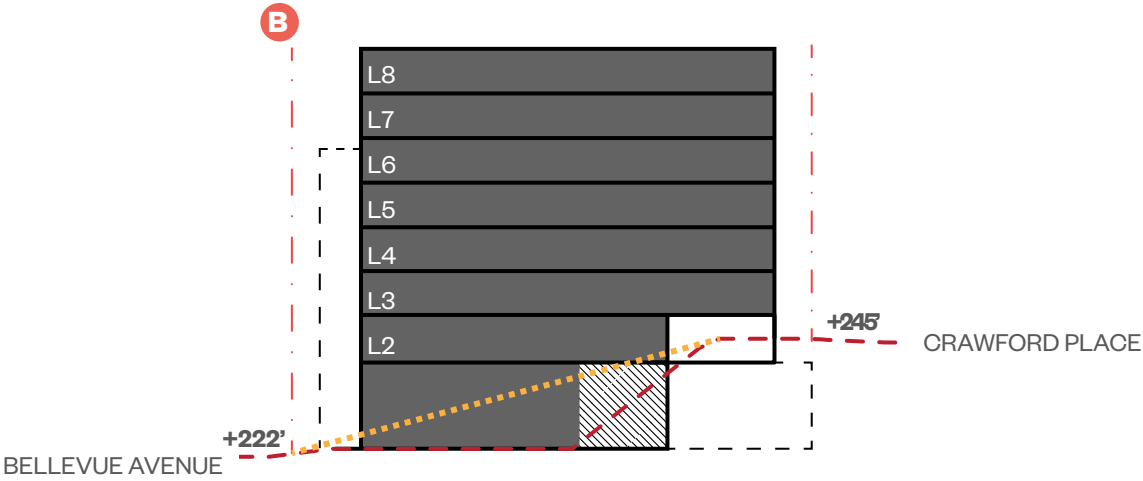
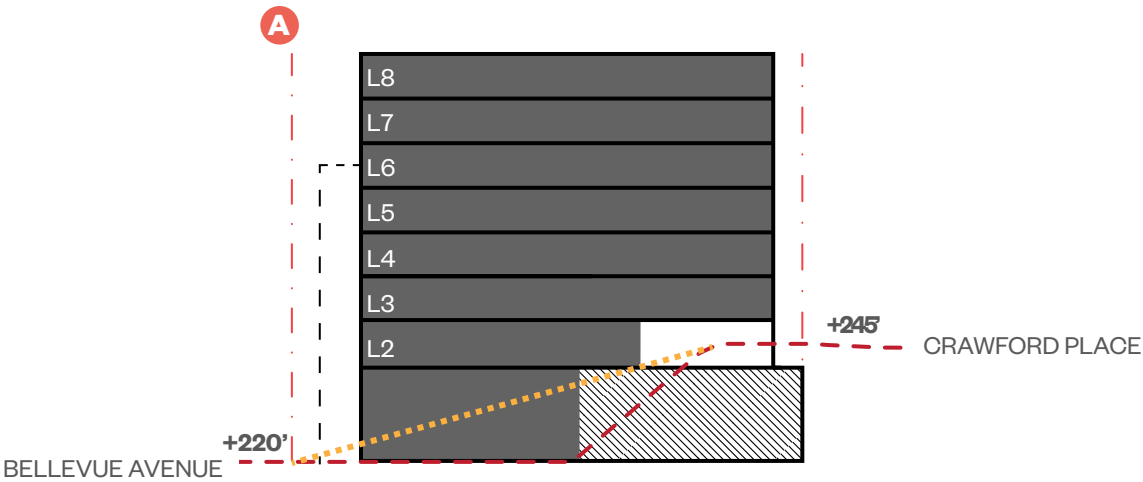
DESIGN PROPOSAL

SCHEME A



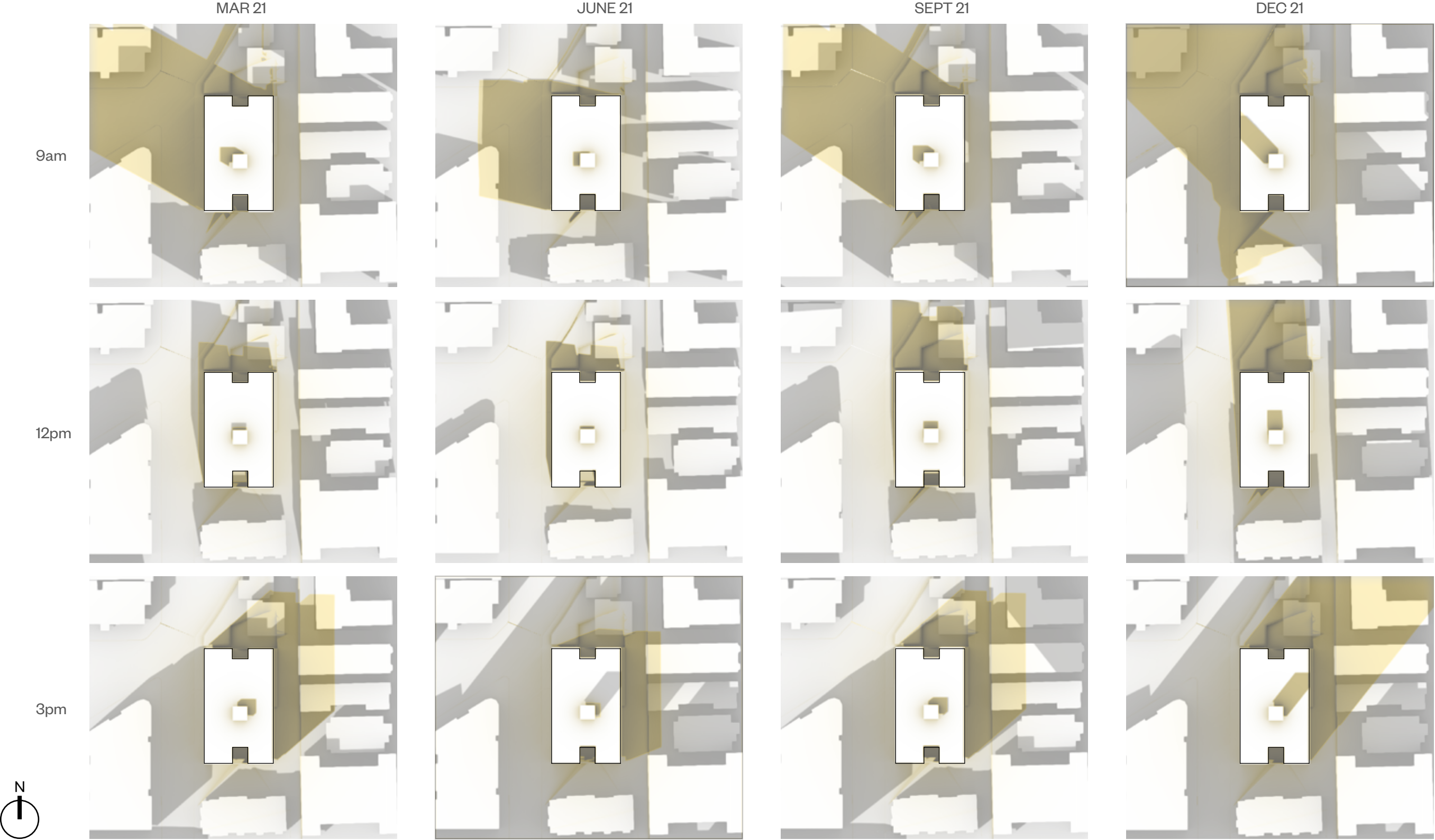
1ST FLOOR AREA PLAN

- AREA EXEMPT FROM FAR CALCULATION = 3,225 SF
- AREA INCLUDED IN FAR CALCULATION
- DEMARCATION LINE PER 23.86.007 OF SEATTLE CODE
- EXISTING TOPOGRAPHY GRADE
- BUILDABLE AREA
- PROPERTY LINE



DESIGN PROPOSAL

SCHEME A



DESIGN PROPOSAL

SCHEME B

DESCRIPTION

Scheme B formally reacts to both Bellevue and East Olive Way with three responding volumes to each adjacent street. The formal development allows for more variation along Bellevue and fully acknowledges East Olive Way. There is a colonnade at the ground floor retail, addressing Bellevue Avenue directly while providing a generous entry/public plaza at the northwest intersection. The varied formal expression responds to the prominence of the site as one travels from Downtown along East Olive Way and within the neighborhood proper.

SUMMARY

# UNITS:	103
COMMERCIAL:	7,220 SF
FAR UTILIZATION:	5.27
TOTAL GROSS SF:	84,555 SF
L1	9,540 SF
L2	9,270 SF
L3-L8	10,890 SF

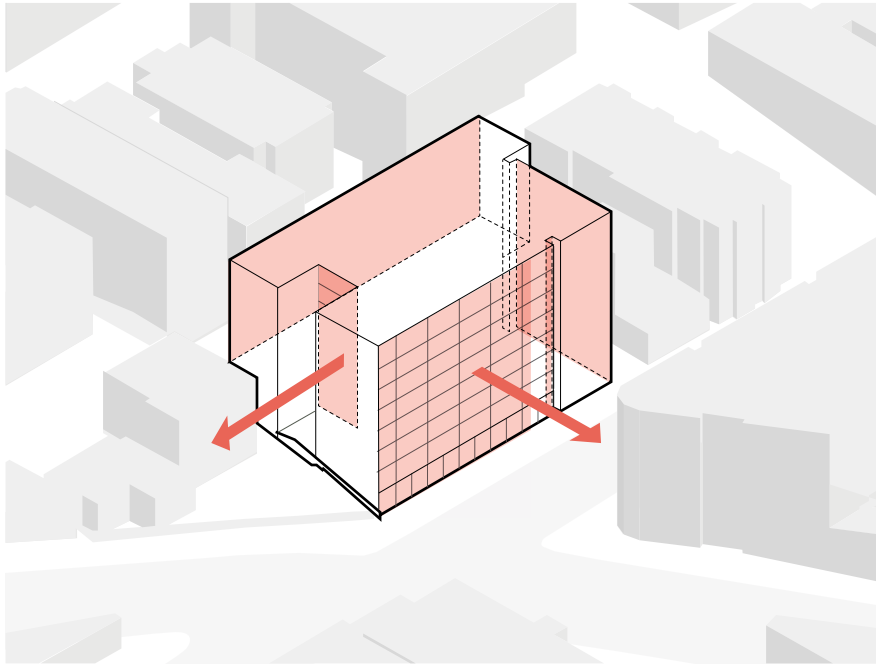
PARKING STALLS: 2 (0 required)

- OPPORTUNITIES:
- Public space off of sidewalk facing Bellevue Avenue on south side of site
 - North facade articulation provides shading and privacy from East Olive Way
 - Formal response to both Bellevue and East Olive Way
 - Entry courtyard allows generous entry and extra space for local gatherings

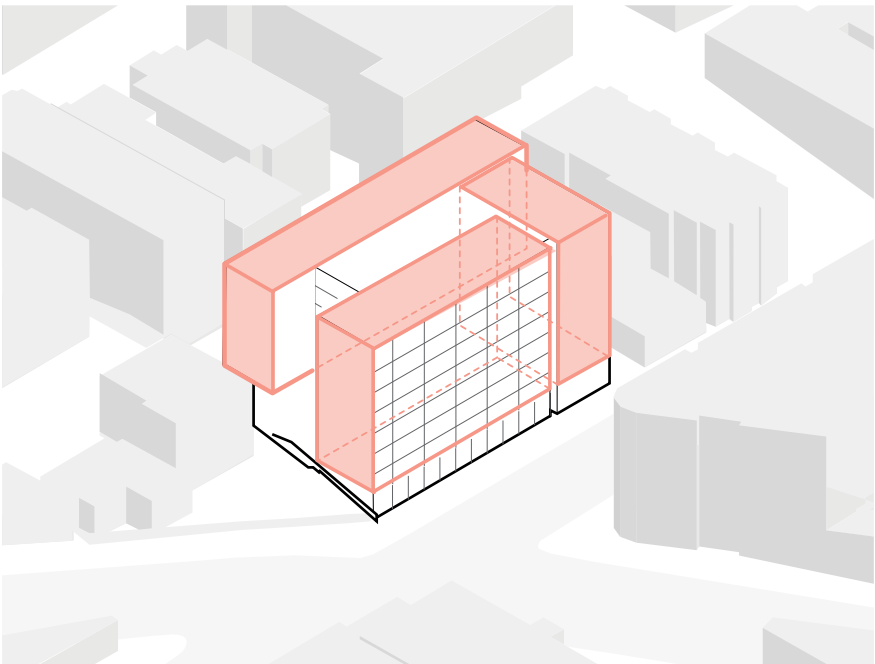
- CONSTRAINTS:
- East facade limits light & air to adjacent properties across the alleyway
 - East facade less active along Crawford Place



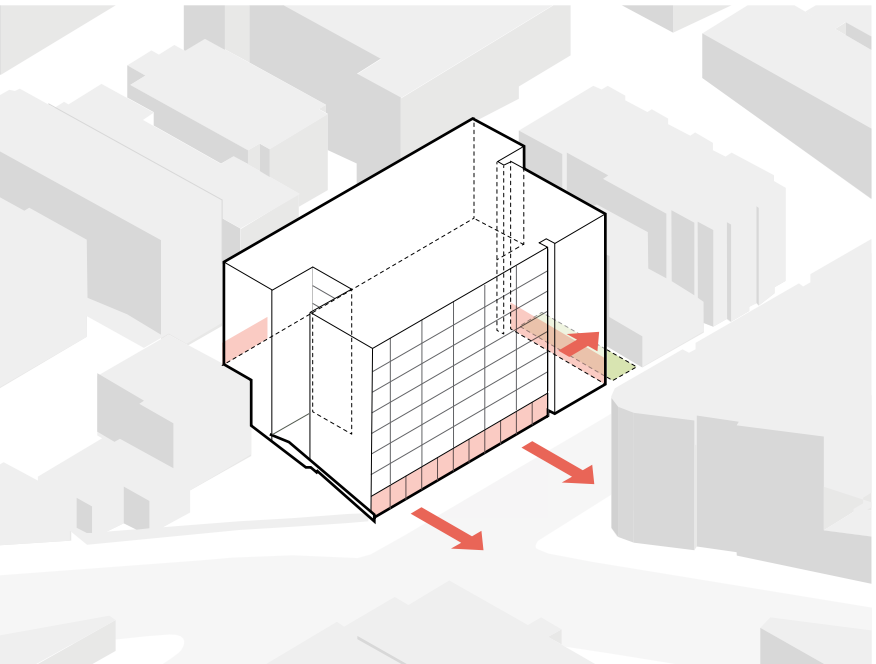
DESIGN PROPOSAL
SCHEME B



Major views to east, west, and north corridors



Clean massing of three clean volumes with glazed faces



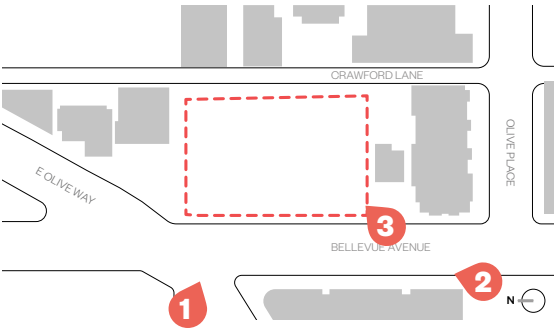
Large retail presence on Bellevue & separate residential entrance with public seating space

DESIGN PROPOSAL

SCHEME B



- 1 VIEW FROM EAST OLIVE WAY - LOOKING EAST
- 2 VIEW FROM BELLEVUE AVE - LOOKING NORTHEAST
- 3 VIEW FROM SOUTHWEST CORNER OF SITE - LOOKING NORTH

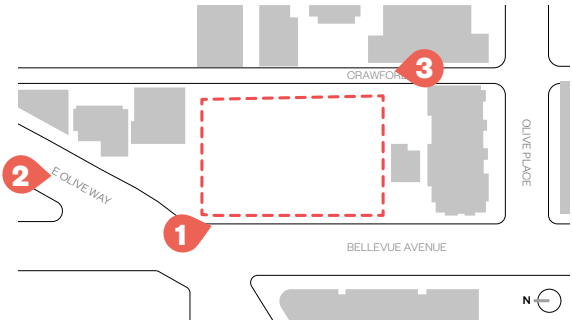


DESIGN PROPOSAL

SCHEME B

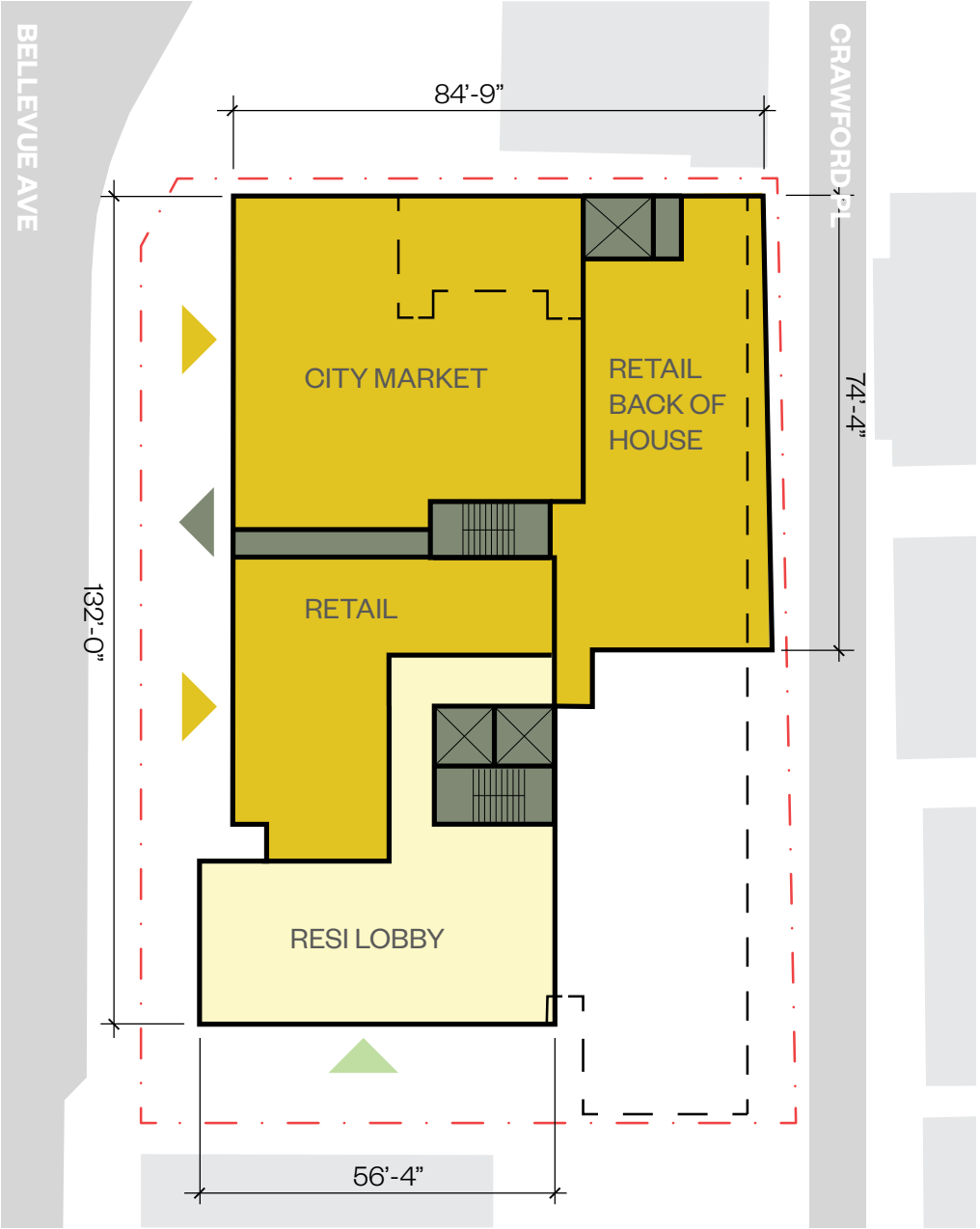
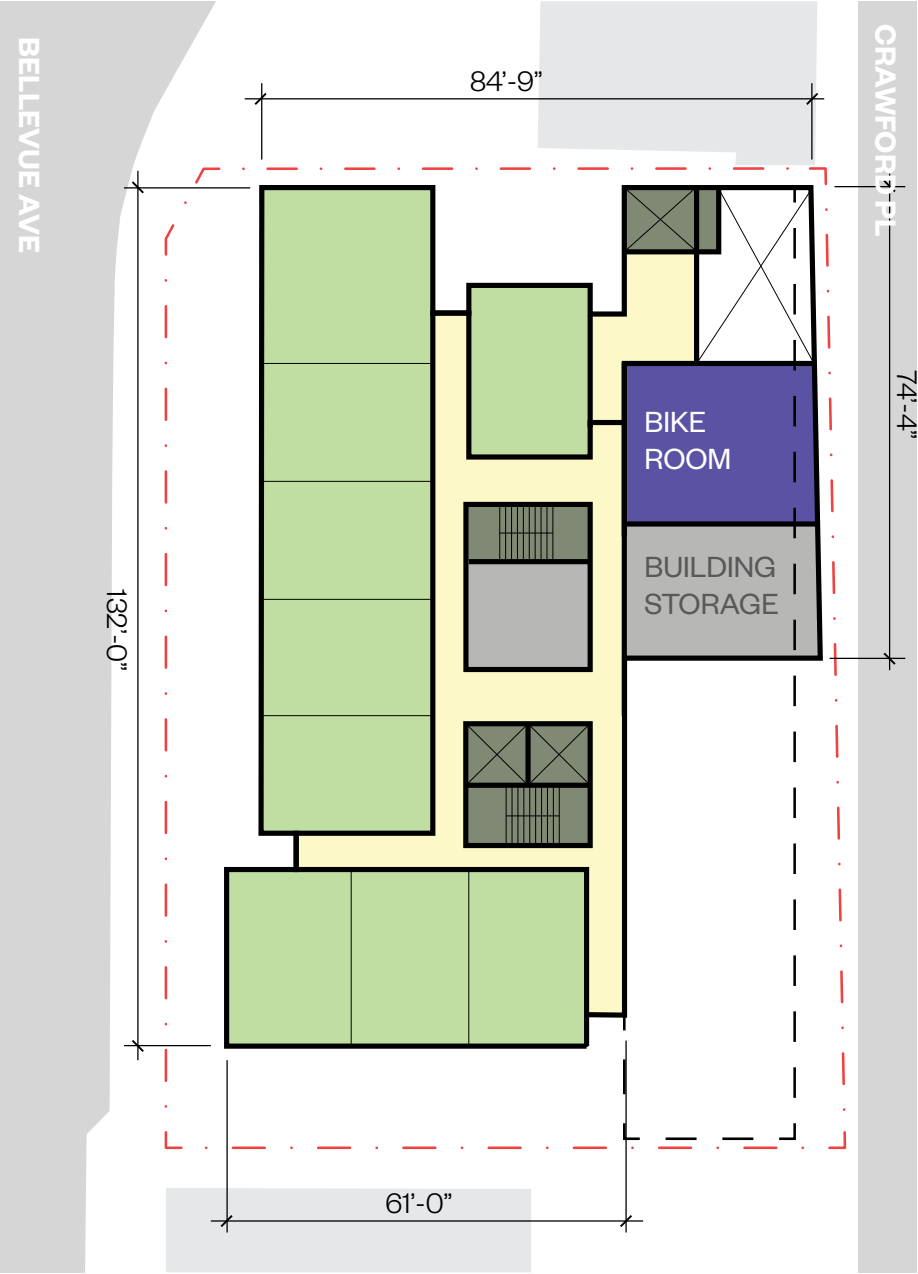


- 1 VIEW FROM BELLEVUE AVENUE - LOOKING SOUTHEAST
- 2 VIEW FROM EAST OLIVE WAY - LOOKING SOUTH
- 3 VIEW FROM CRAWFORD PLACE - LOOKING NORTH



DESIGN PROPOSAL

SCHEME B



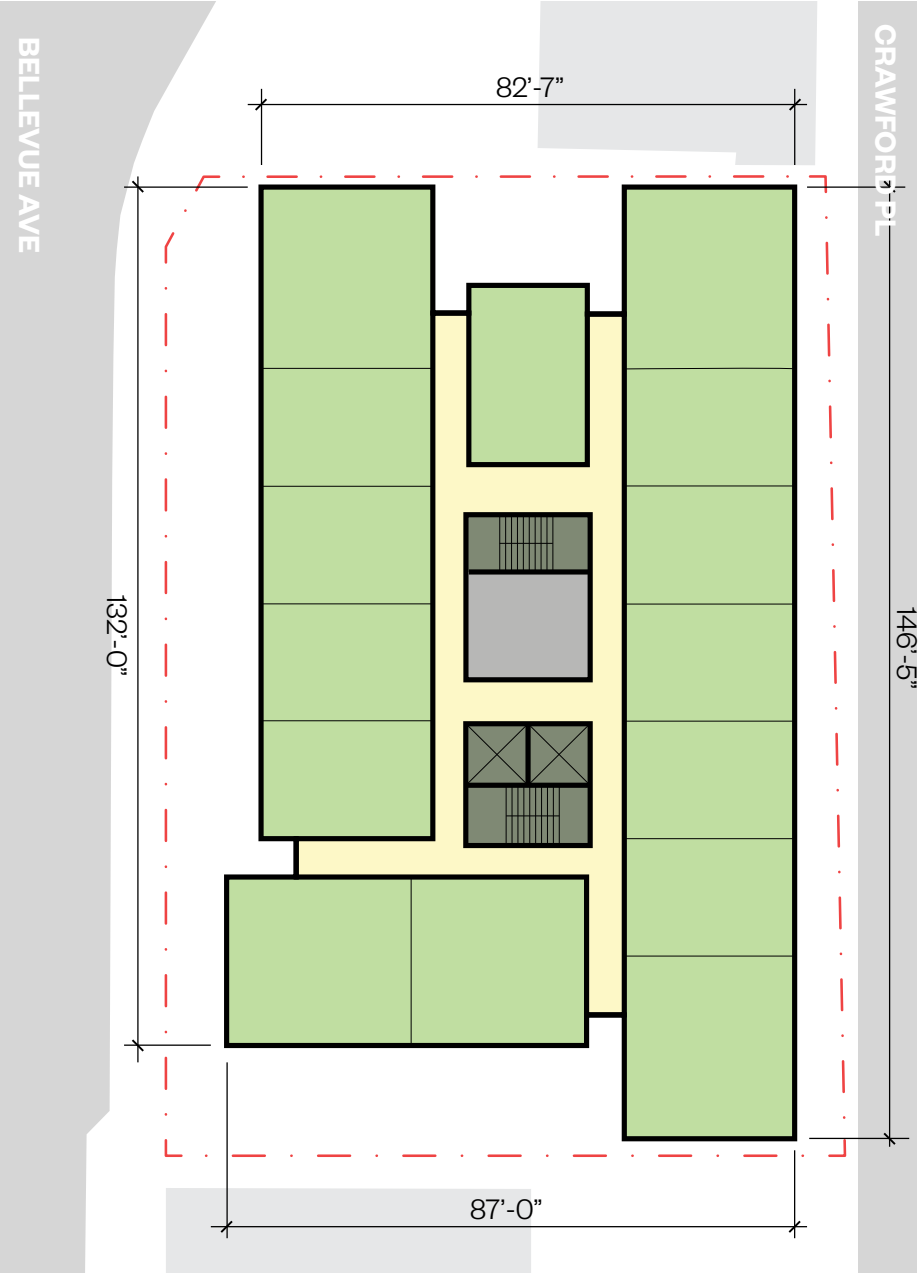
- N
- ENTRY
 - VISUAL CONNECTION FROM STREET
 - RETAIL
 - BIKE STORAGE
 - VERTICAL CIRCULATION
 - MER
 - HORIZONTAL CIRCULATION
 - RESIDENTIAL
 - PUBLIC/GREEN SPACE

2ND FLOOR AREA PLAN
GFA = 9,270 SF

1ST FLOOR AREA PLAN
GFA = 9,540 SF

DESIGN PROPOSAL

SCHEME B



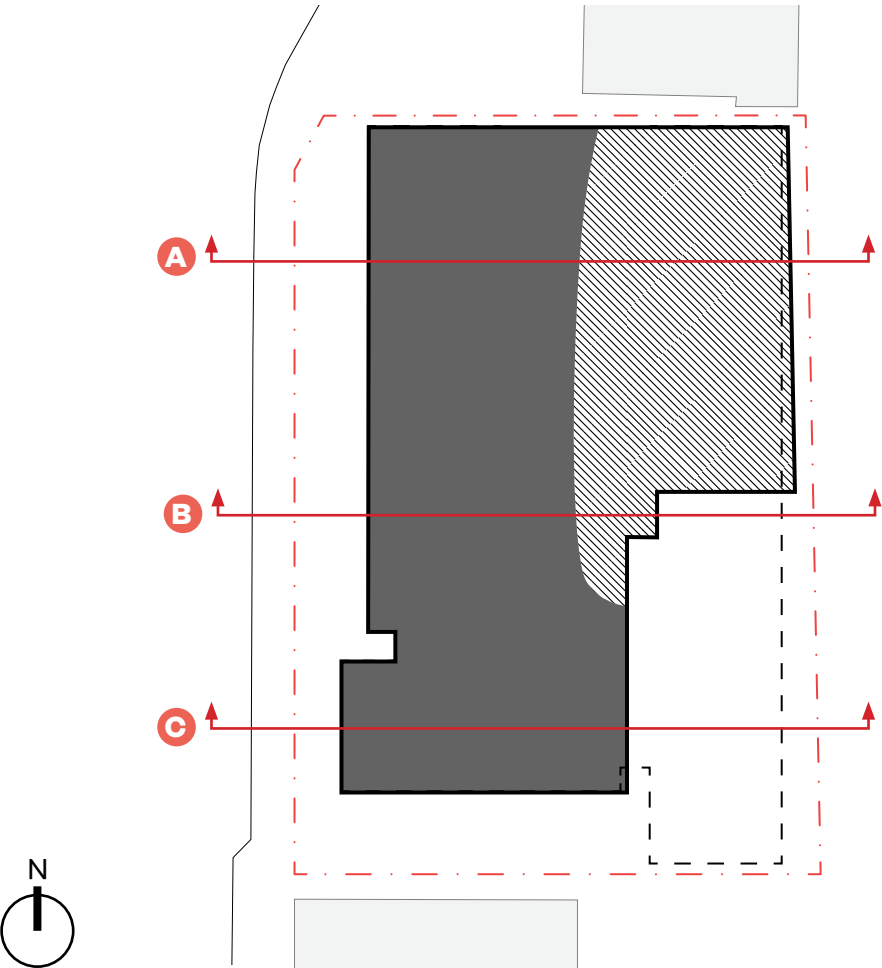
- N
- ENTRY
- VISUAL CONNECTION FROM STREET
- RETAIL
- BIKE STORAGE
- VERTICAL CIRCULATION
- MER
- HORIZONTAL CIRCULATION
- RESIDENTIAL
- PUBLIC/GREEN SPACE

TYPICAL UNIT PLAN (FLOORS 4 - 8)
GFA = 10,890 SF

3RD FLOOR AREA PLAN
GFA = 10,890 SF

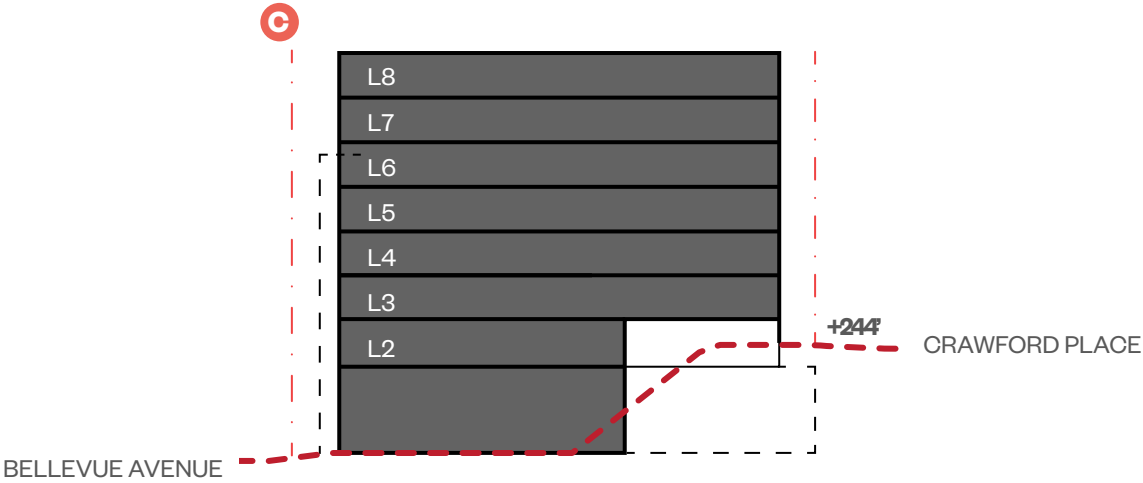
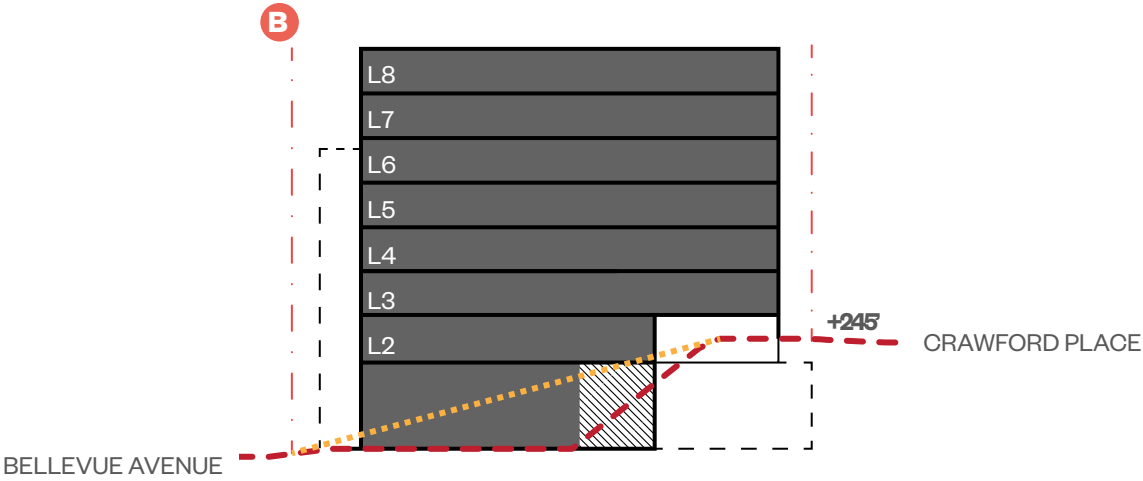
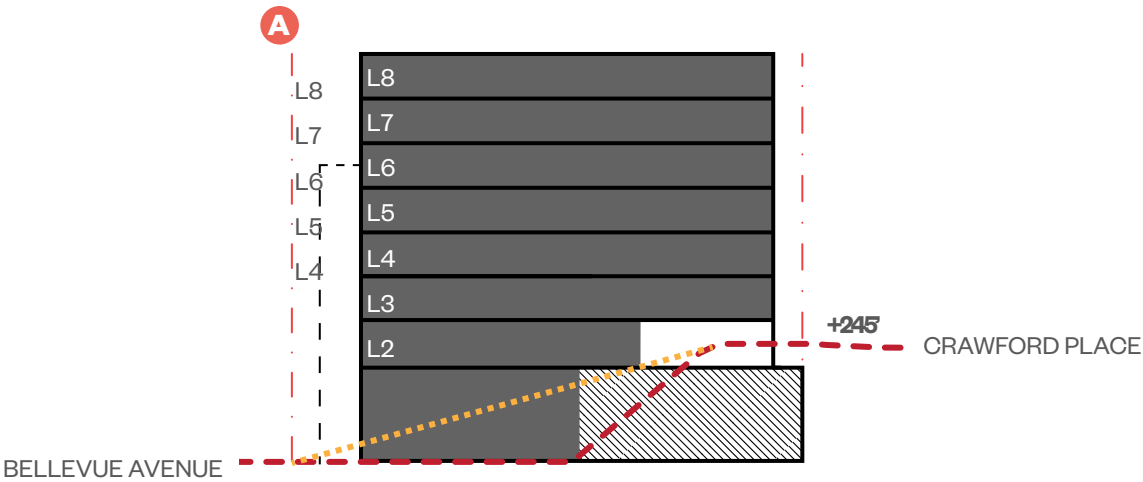
DESIGN PROPOSAL

SCHEME B



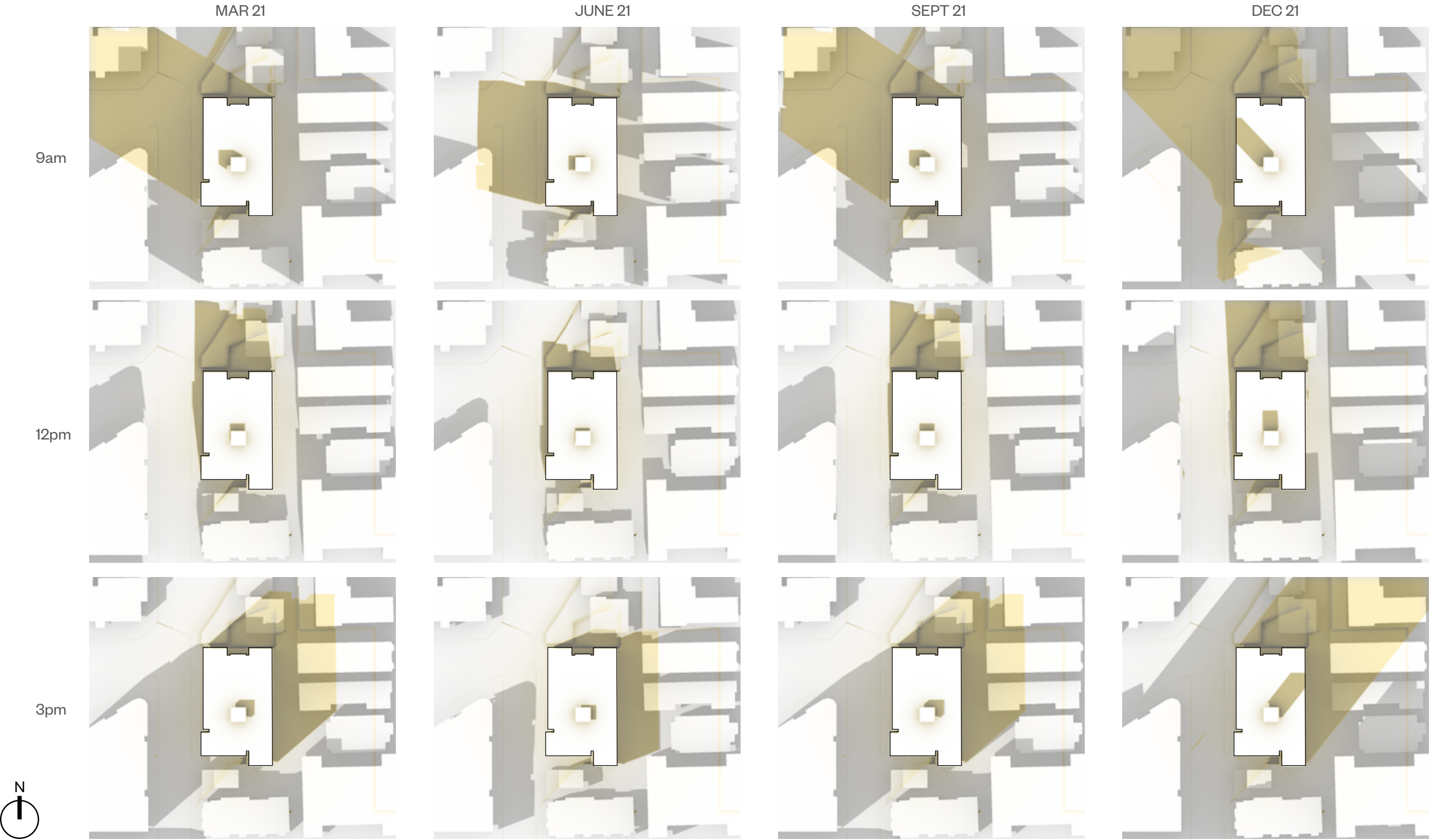
1ST FLOOR AREA PLAN

- AREA EXEMPT FROM FAR CALCULATION = 3,335 SF
- AREA INCLUDED IN FAR CALCULATION
- DEMARCATION LINE PER 23.86.007 OF SEATTLE CODE
- EXISTING TOPOGRAPHY GRADE
- BUILDABLE AREA
- PROPERTY LINE



DESIGN PROPOSAL

SCHEME B



DESIGN PROPOSAL

SCHEME C

DESCRIPTION

Scheme C formally reacts to both Bellevue and East Olive Way with four responding volumes to each edge of the project site. The formal development allows for more variation along Bellevue and fully acknowledges East Olive Way. There is a colonnade at the ground floor retail, addressing Bellevue Avenue directly while providing a generous entry/public plaza at the northwest intersection. The varied formal expression responds to the prominence of the site as one travels from Downtown along East Olive Way and within the neighborhood proper.

SUMMARY

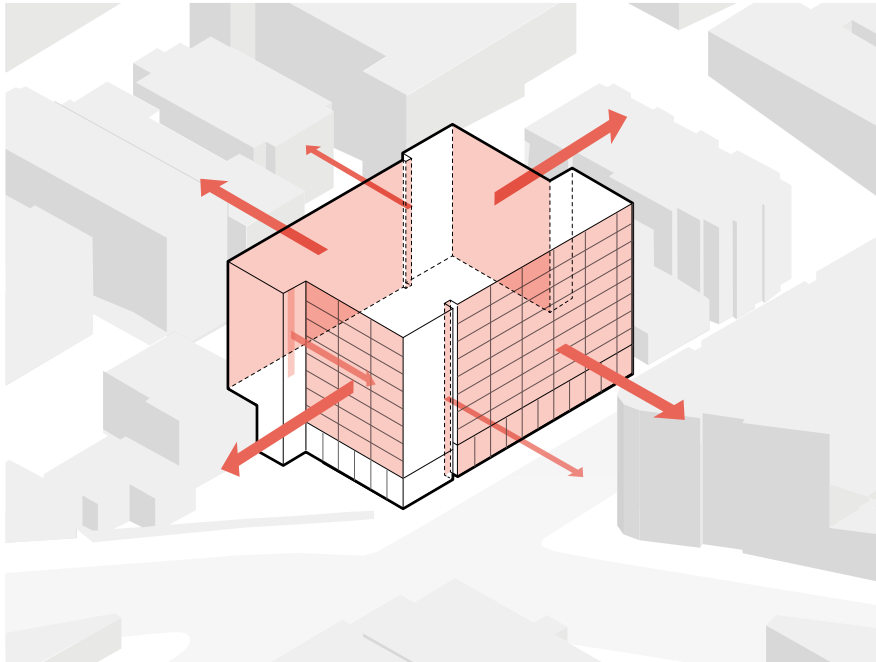
# UNITS:	102
COMMERCIAL:	7,575 SF
FAR UTILIZATION:	5.14
TOTAL GROSS SF:	82,885 SF
L1	9,820 SF
L2	9,375 SF
L3-L8	10,615 SF

PARKING STALLS: 2 (0 required)

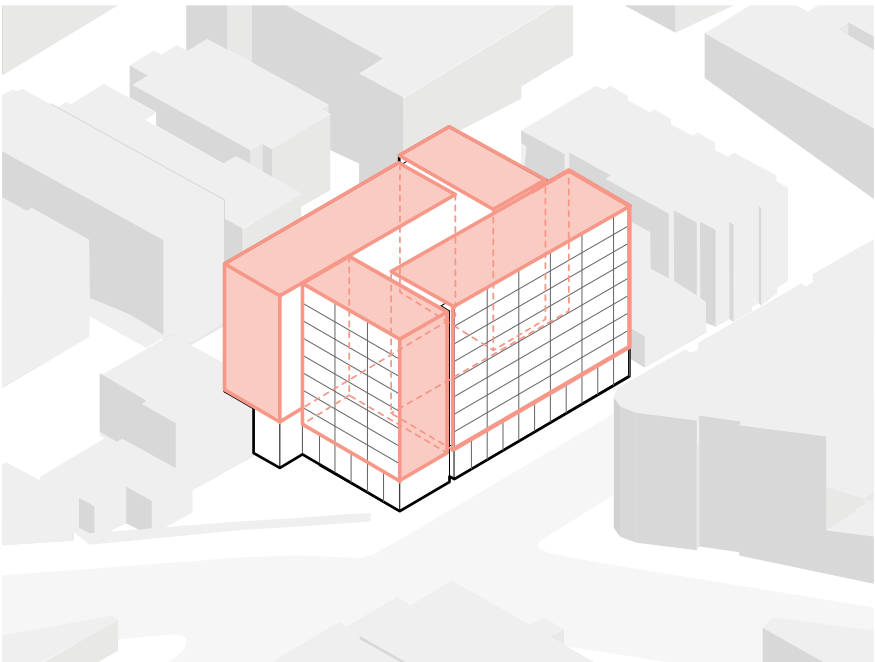
- OPPORTUNITIES:
- Public space off of sidewalk facing Bellevue Avenue and East Olive Way intersection
 - Views to the north and access to northern light maximized
 - Views in all directions
 - Articulation of south facade allows more access to light on Crawford Place and green space on adjacent south lot
 - Formally response to both Bellevue and East Olive Way
 - Entry courtyard allows generous entry and extra space for local gatherings



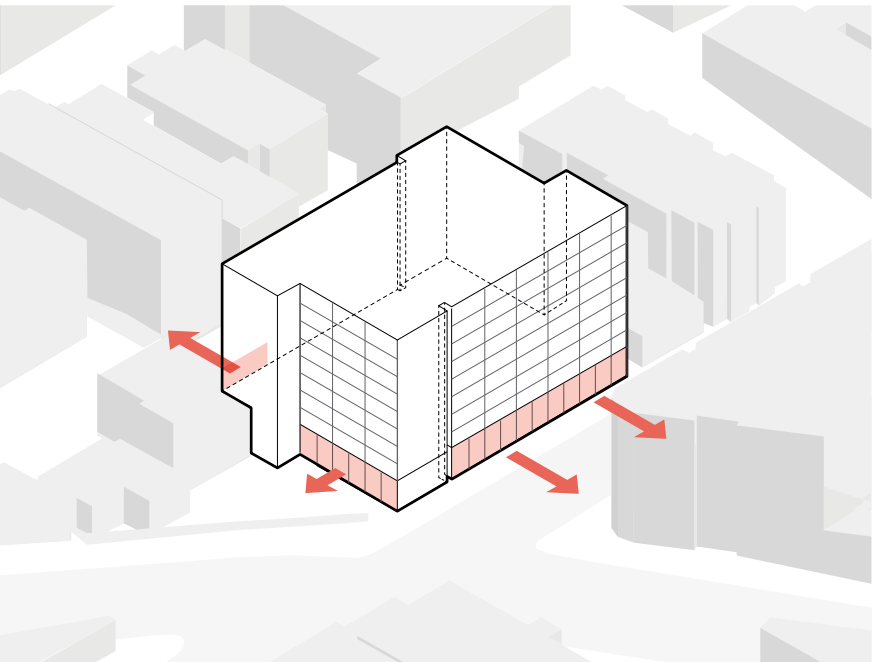
DESIGN PROPOSAL
SCHEME C



Clean volumes maximizing views to Downtown and Broadway



Clean massing of four radial volumes with glazed faces



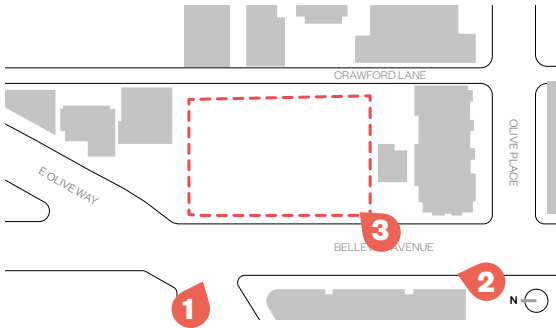
Large retail presence on Bellevue & separate residential entrance with public seating space

DESIGN PROPOSAL

SCHEME C



- 1 VIEW FROM EAST OLIVE WAY - LOOKING EAST
- 2 VIEW FROM BELLEVUE AVE - LOOKING NORTHEAST
- 3 VIEW FROM SOUTHWEST CORNER OF SITE - LOOKING NORTH

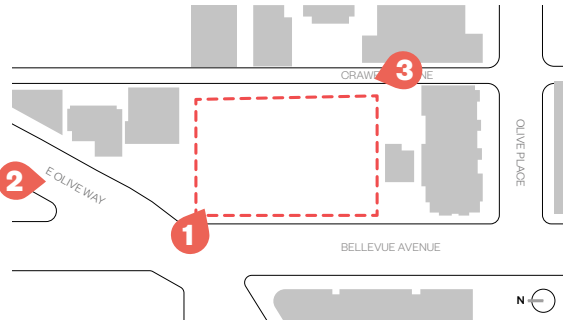


DESIGN PROPOSAL

SCHEME C

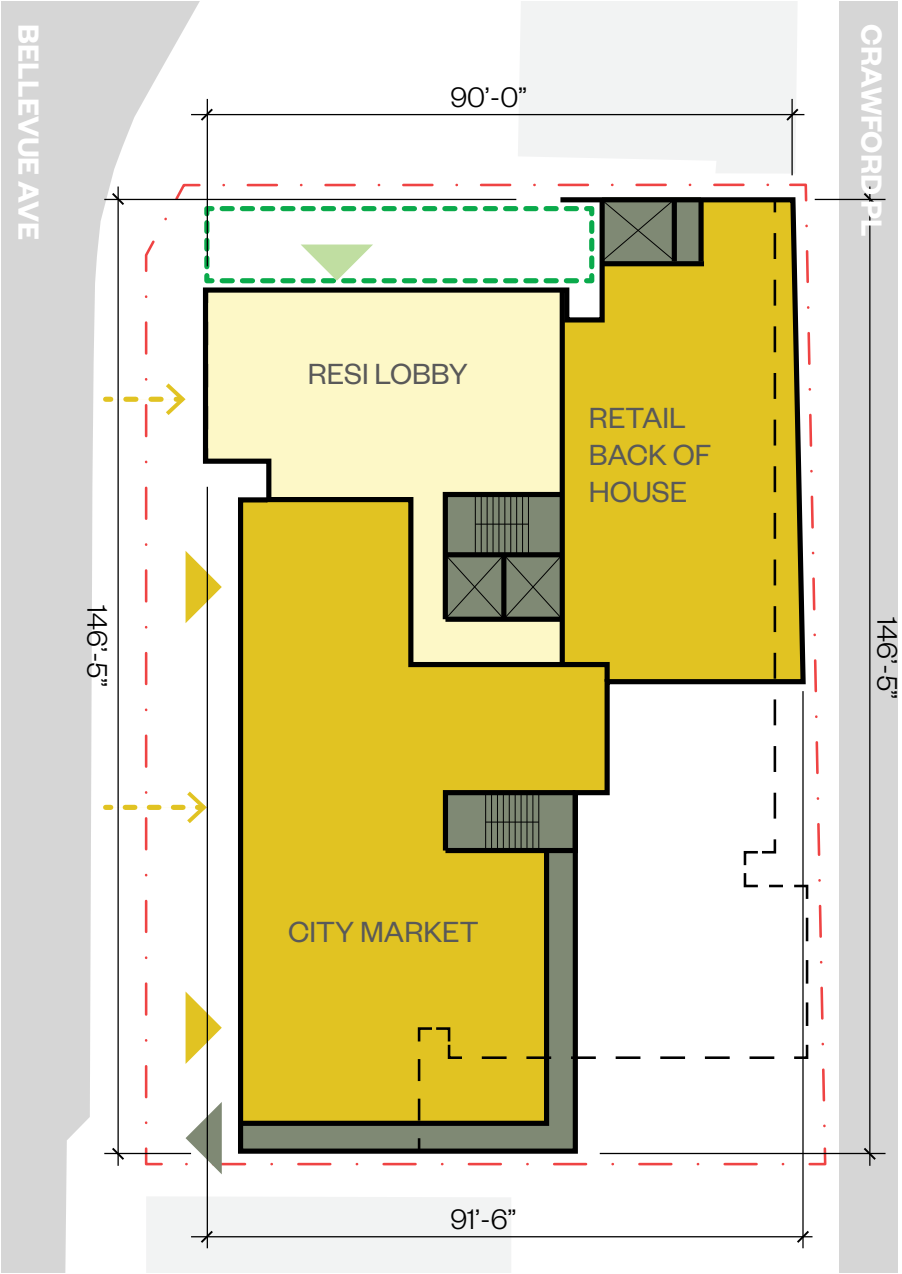
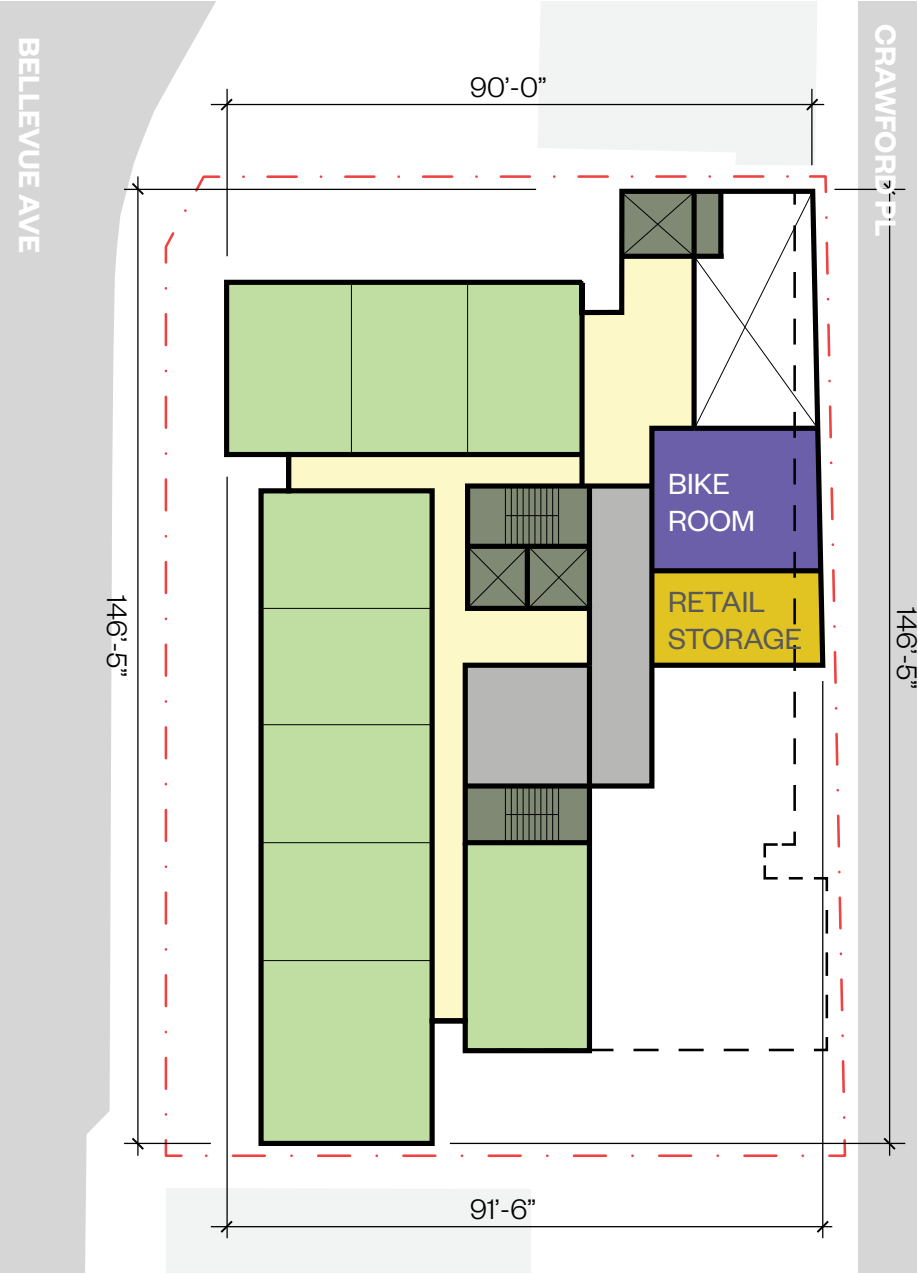


- 1 VIEW FROM BELLEVUE AVENUE - LOOKING SOUTHEAST
- 2 VIEW FROM EAST OLIVE WAY - LOOKING NORTHEAST
- 3 VIEW FROM CRAWFORD PLACE - LOOKING NORTH



DESIGN PROPOSAL

SCHEME C



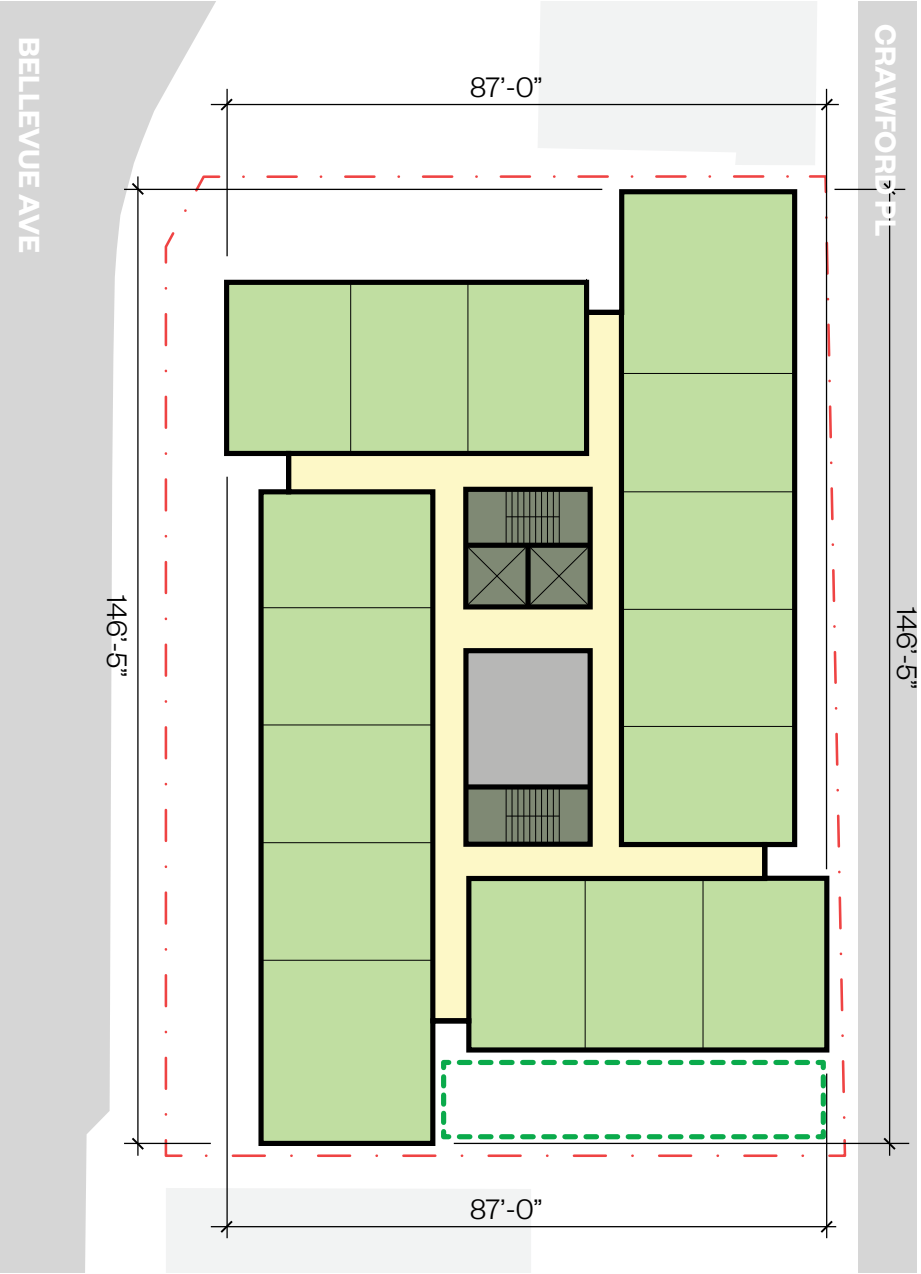
- N
- ENTRY
- VISUAL CONNECTION FROM STREET
- RETAIL
- BIKE STORAGE
- VERTICAL CIRCULATION
- MER
- HORIZONTAL CIRCULATION
- RESIDENTIAL
- PUBLIC/GREEN SPACE

2ND FLOOR AREA PLAN
GFA = 9,375 SF

1ST FLOOR AREA PLAN
GFA = 9,820 SF

DESIGN PROPOSAL

SCHEME C



- N
- ENTRY
- VISUAL CONNECTION FROM STREET
- RETAIL
- BIKE STORAGE
- VERTICAL CIRCULATION
- MER
- HORIZONTAL CIRCULATION
- RESIDENTIAL
- PUBLIC/GREEN SPACE

TYPICAL UNIT PLAN (FLOORS 4 - 8)

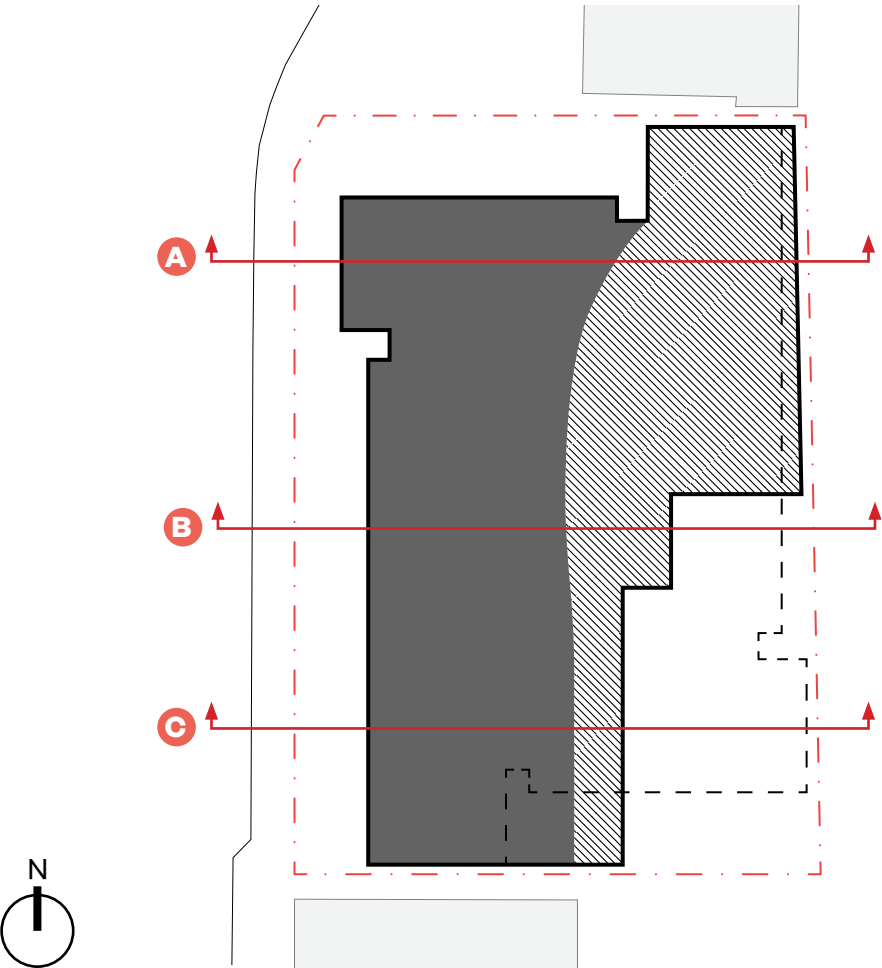
GFA = 10,615 SF

3RD FLOOR AREA PLAN







GFA = 10,615 SF

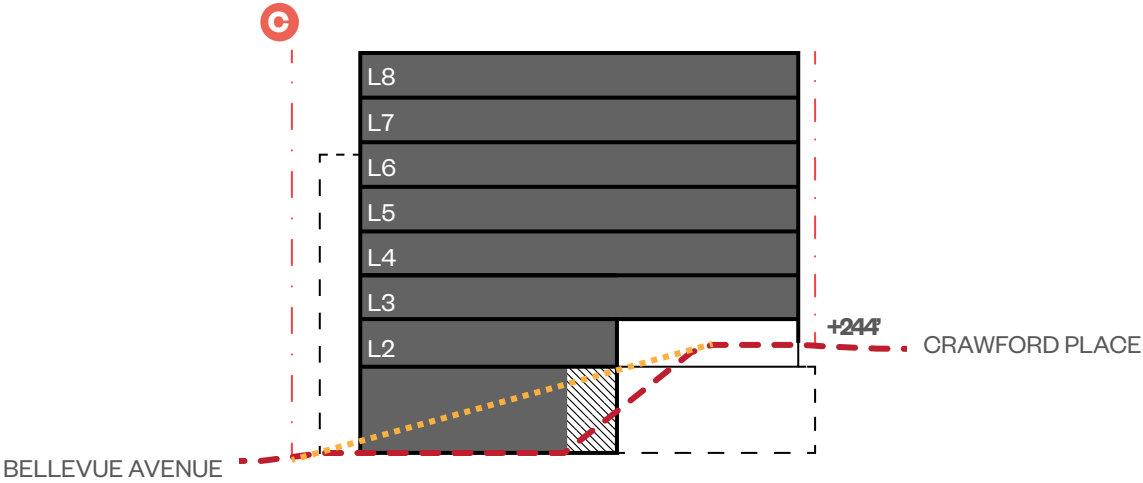
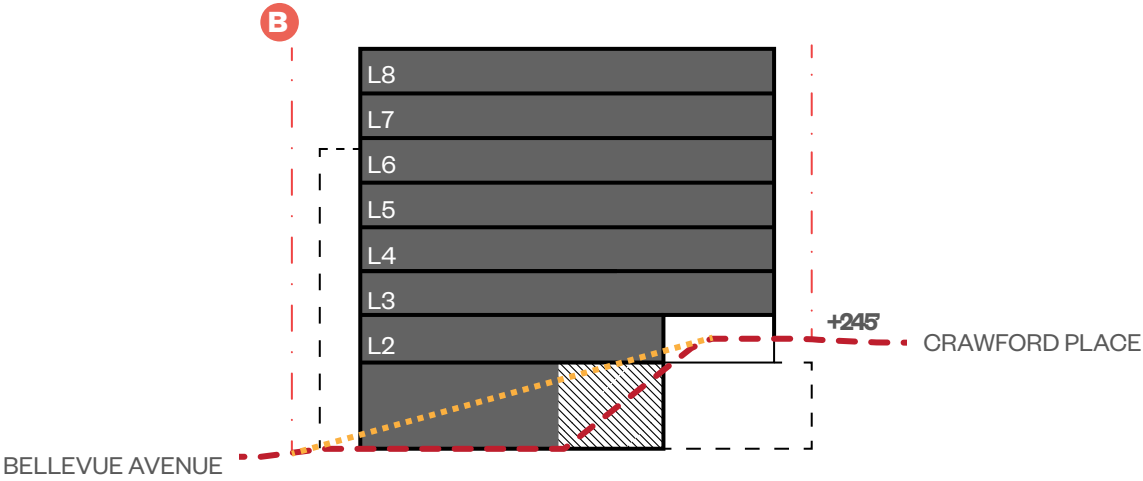
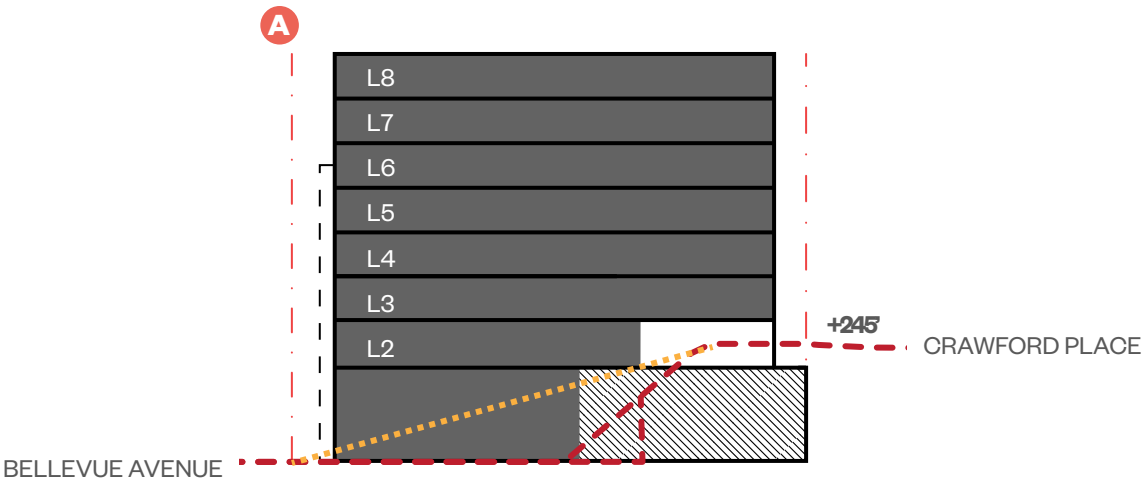
DESIGN PROPOSAL

SCHEME C



1ST FLOOR AREA PLAN

-  AREA EXEMPT FROM FAR CALCULATION = 4,025 SF
-  AREA INCLUDED IN FAR CALCULATION
-  DEMARCATION LINE PER 23.86.007 OF SEATTLE CODE
-  EXISTING TOPOGRAPHY GRADE
-  BUILDABLE AREA
-  PROPERTY LINE



DESIGN PROPOSAL

SCHEME C



DESIGN PROPOSAL

MATERIAL PALETTE

The upper residential floors of the project will utilize the Juno exterior system, which is composed of a palette of pre-fabricated, corrugated, weathered steel wall panels, matte gray sheet metal panels with dark bronze windows, and flat weathered steel and dark gray sheet metal trim components. The structural mass timber structure is allowed to express itself on the interior and is reflected in the wood accents on the exterior trim.

Below the componentized system is a podium that is designed specifically to the site. With a prominent ommercial presence as priority at the ground level, the same dark bronze window frame material would be used to create large glass storefront space in either weathered steel or concrete volumes with wood detailing.



Glassy storefront and porous facade at podium



Dark bronze and glass storefront



Combination of clean geometry and textures



Dark bronze



Wood



Corrugated weathered steel



Plaster



Sheet metal



Flat weathered steel

DESIGN PROPOSAL

COMMERCIAL PRESENCE

The major street presence of the existing City Market grocery on the project site faces both Bellevue and the corner at East Olive Way. Our proposed project would emphasize the streetfront presence along Bellevue Avenue. The provided retail space would increase, allowing an updated and clean storefront for City Market while providing a smaller space for potentially another retail tenant.

The storefront would be composed of clean glass in large volumes, providing ample visual connection to the interior from the street with overhead cover to protect visitors from the elements. Using warm materials and providing seating and landscaping along Bellevue Avenue will make the streetside a comfortable public space for City Market customers.



Vertical punches at solid walls to allow visual porosity at facade



Seating and landscaping at storefront to bring in community



Push/pull of geometry for visual interest and shade at storefront



Large glass storefront for commercial presence along Bellevue Avenue

DESIGN PROPOSAL

RESIDENTIAL ENTRANCE

In all design proposal schemes, a separate residential entry is provided. The modulation of the facade both disrupts the size of the perceived overall volume and provides opportunities for various entries. In the preferred scheme, a separate entry pulls into the site from Bellevue Avenue, allowing a semi-private green space for both residents and the community.

The entry will be composed of clean geometry, glass, and warm materials to allow visual connection to the lobby and lighting at the street level.



Push/pull of geometry at the facade to provide overhead cover and shade



Clean geometry that complements the geometry above the podium



Semi-private entry that utilizes dark bronze and wood accents



Semi-private entry with warm light, green, and material detailing

DESIGN PROPOSAL

LANSCAPE DESIGN

On the primary elevation along Bellevue Avenue, we propose planters that complement the clean geometry of the building and can delineate entries with greenery, lighting, and seating. The street edge abuts the major intersection of Bellevue Avenue and East Olive Way and mirrors a line of tall trees on the eastern side of Bellevue.

In the preferred design scheme, we also propose a semi-enclosed green space for a separate residential entry. This space provides much-needed green space in the neighborhood, buffer between the project and the adjacent site, and a community public space for seating, relaxation, and wait space for ride-share users away from the busy intersection at East Olive Way.

With the potential for a green roof, the Jakobs wire system provides opportunities for vertical planting for additional shade and green space, adding variety and warmth to the exterior material palette.



Simple, clean modular planters



Jakobs vertical wire system



Semi-enclosed green space open to public