



1722 Bellevue Ave.

Seattle, WA 98122
3037200-LU

Design Recommendation Meeting:
February 23, 2022

Owner

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

Architect

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

Landscape Architect

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

PROJECT DETAILS

ADDRESS:	1722 Bellevue Avenue Seattle, WA 98122
SDCI PROJECT NUMBER: # RESIDENTIAL UNITS:	3037200-LU / 005167-19PA 98
SITE AREA:	15,346 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 SF
TOTAL PARKING STALLS:	0 proposed (0 required)

PROJECT TEAM:
OWNER
Juno 1700 Montgomery Street, #108 San Francisco, CA 94111
ARCHITECT
Ennead Architects 1 World Trade Center 40th Floor New York, NY 10007
LANDSCAPE ARCHITECT
Board & Vellum 115 15th Avenue East Suite 100 Seattle, WA 98112

DESCRIPTION

This proposal is for a 8-story building which includes ground floor retail and lobby, and 7-stories of a mix of studio 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 quaninity 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

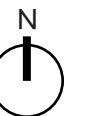
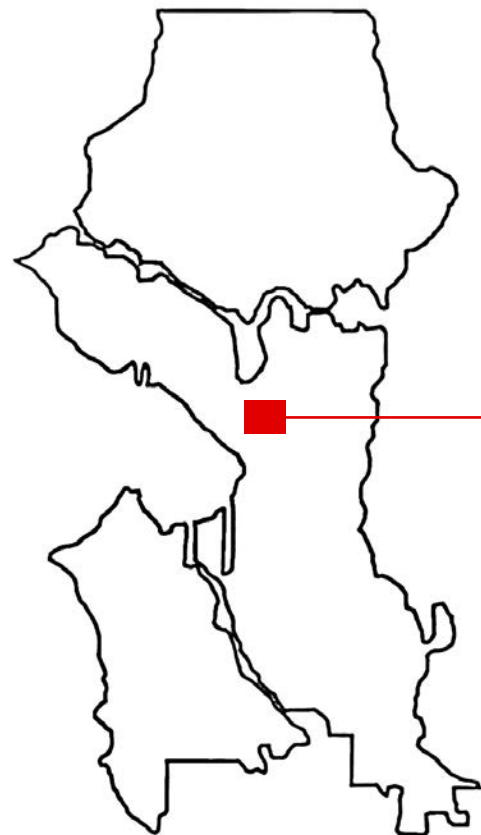
Through best-in-class design and construction and an unparalleled living experience, this project proposes an approximately 100-unit mixed-use residential apartment building that will benefit the vibrant Capitol Hill community for decades to come. The proposed mass timber structure will be a seminal 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.

1722 BELLEVUE AVENUE

- 15,345 SF site area
- Develop 8 story mid-rise mixed-use building
- 98 Residential units with abundant transparency
- Utilize mass timber structural system for fast construction while maintaining and low carbon footprint
- Provide new and contemporary space for existing city market grocery and additional space for lobby integrated retail
- Provide generous space to the pedestrian level with green planting, seating, and wait space for the community



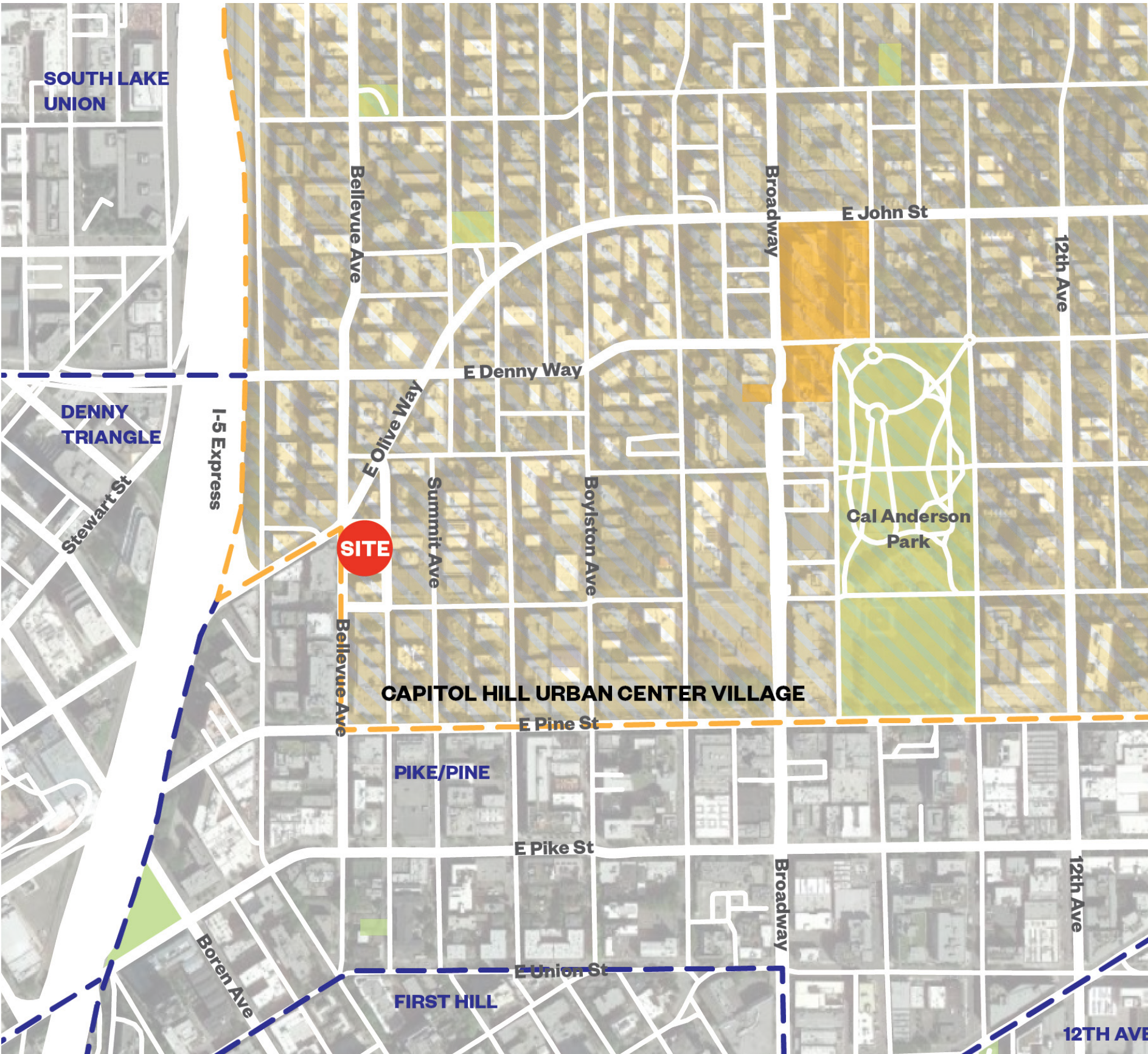
SITE CONTEXT

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.

- CAPITOL HILL URBAN CENTER VILLAGE
- LINK LIGHT RAIL STATION
- PUBLIC GREEN SPACE



SITE CONTEXT



CAPITOL HILL LOFT STYLE



FIRST HILL STREETCAR



CHOPHOUSE ROW



MELROSE MARKET

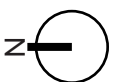
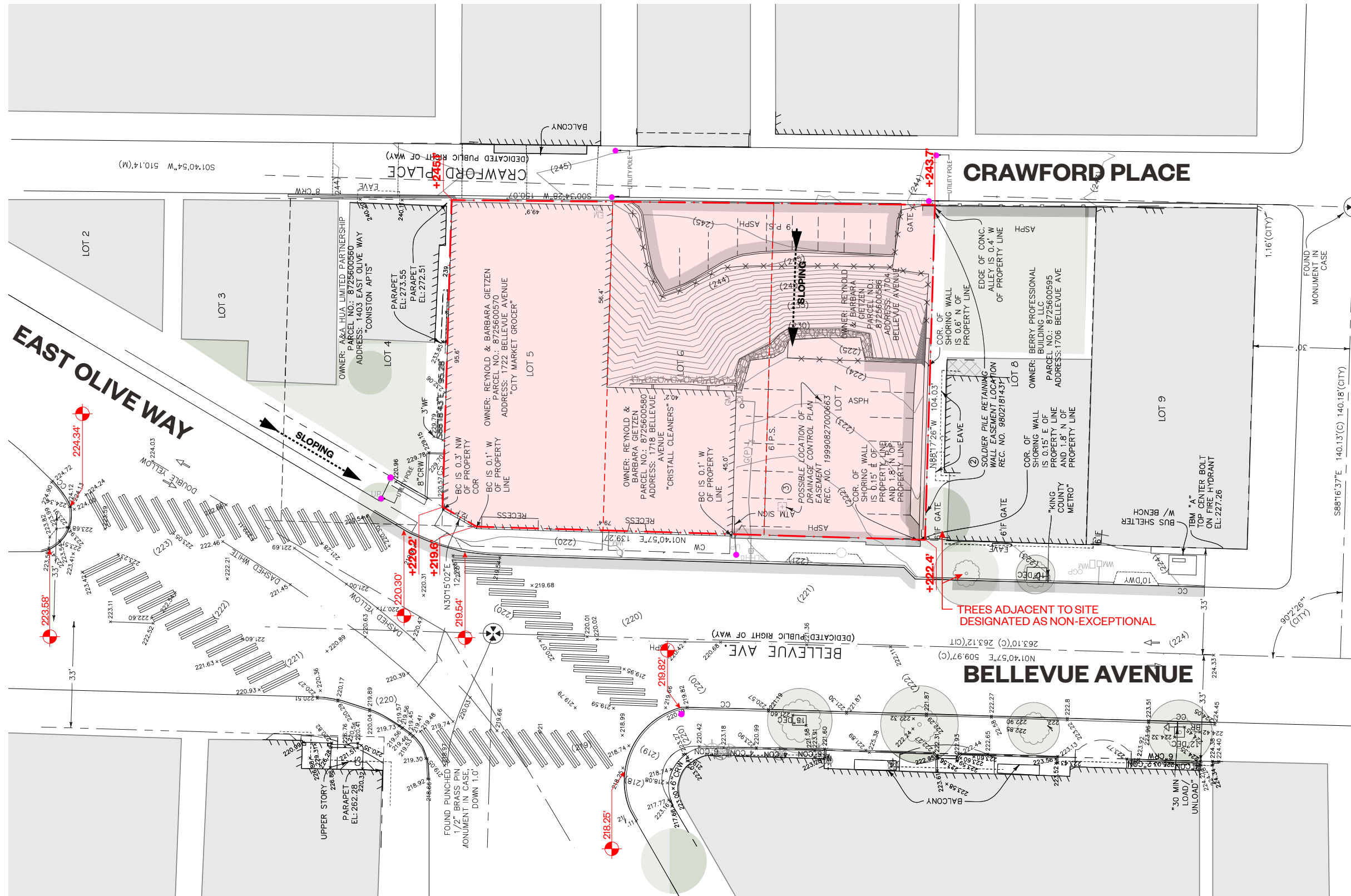


CHOPHOUSE ROW

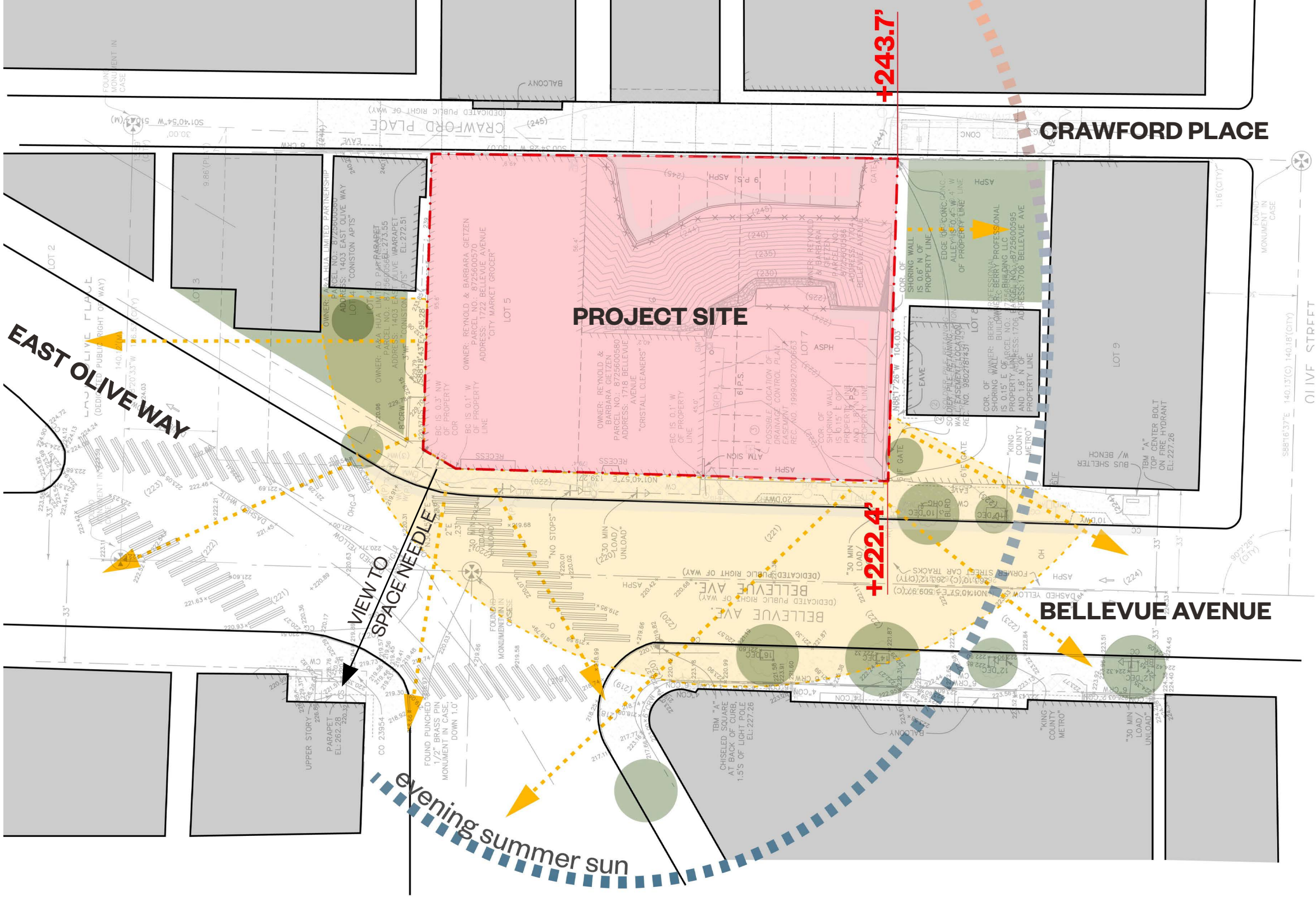


ELYSIAN BREWERY

EXISTING SITE



EXISTING SITE



SITE ANALYSIS

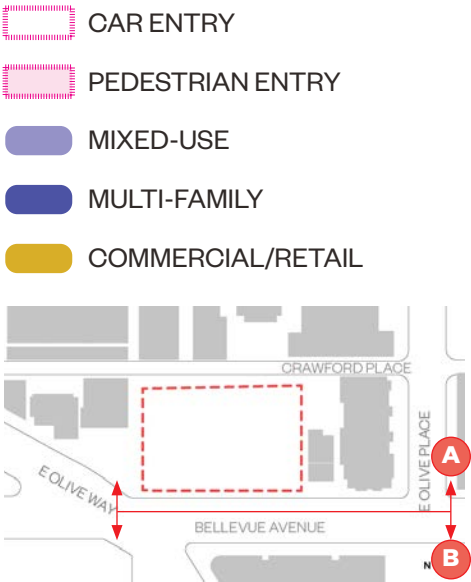
STREETSCAPE - BELLEVUE AVENUE



A BELLEVUE AVENUE - LOOKING EAST

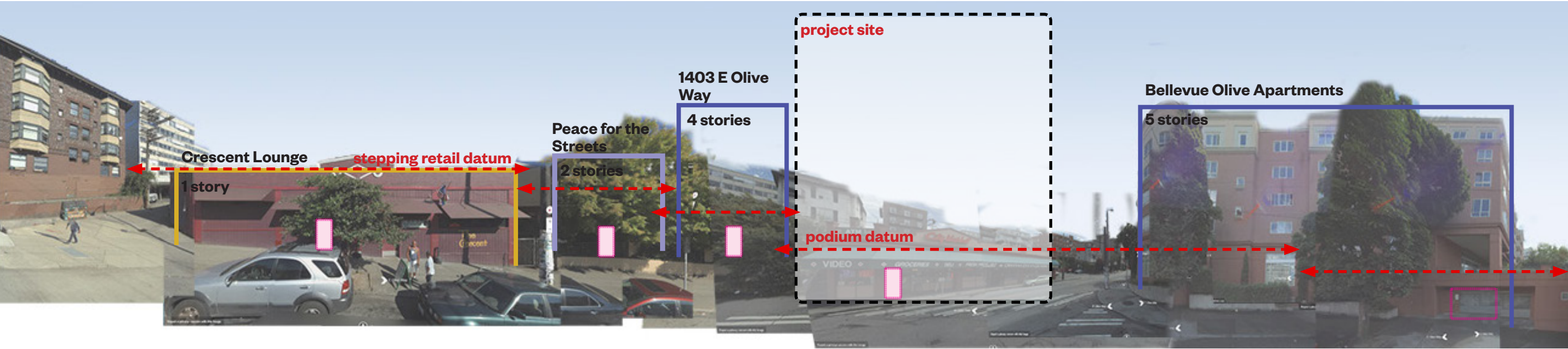


B BELLEVUE AVENUE - LOOKING WEST



SITE ANALYSIS

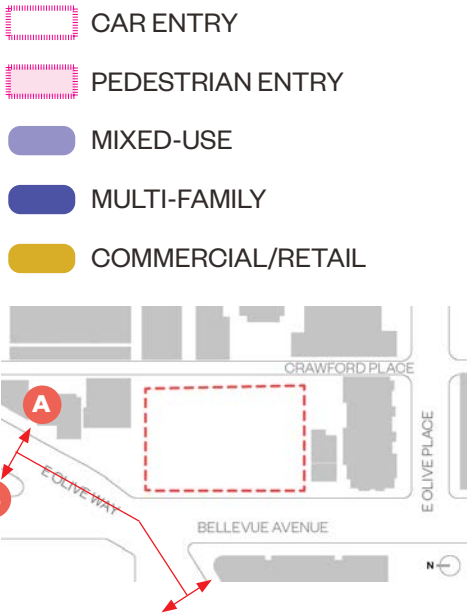
STREETSCAPE - EAST OLIVE WAY



A E OLIVE WAY - LOOKING SOUTHEAST



B E OLIVE WAY - LOOKING NORTHWEST

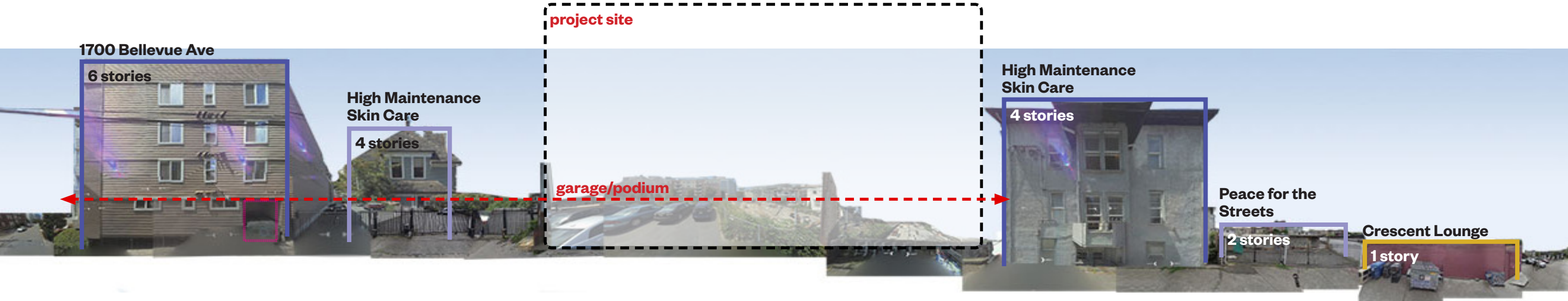


SITE ANALYSIS

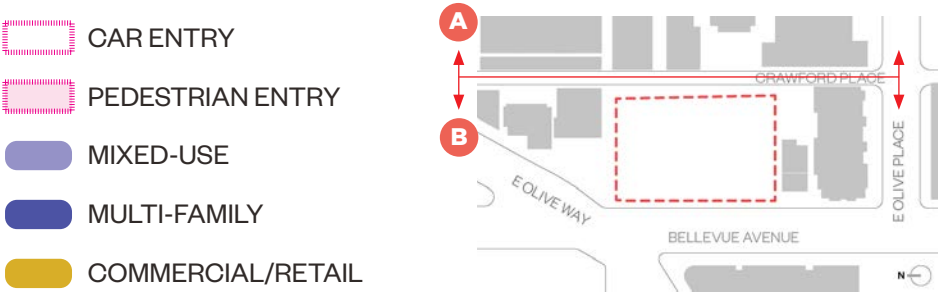
STREETSCAPE - CRAWFORD PLACE



A CRAWFORD PLACE - LOOKING EAST



B CRAWFORD PLACE - LOOKING WEST



SITE ANALYSIS
EXISTING SITE



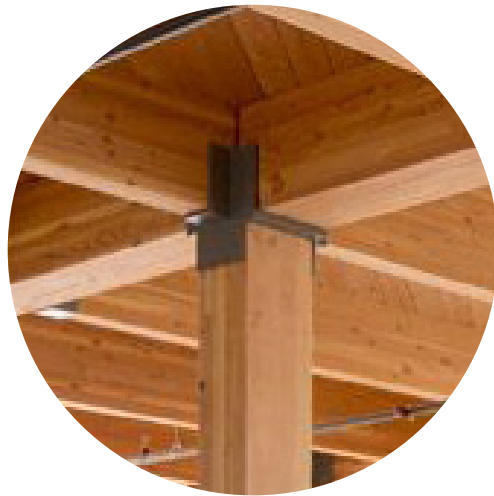
JUNO SYSTEM



Emissions, Carbon Sequestration, and Climate Equity



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



Natural Resources



Energy Demand & Costs



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

JUNO SYSTEM



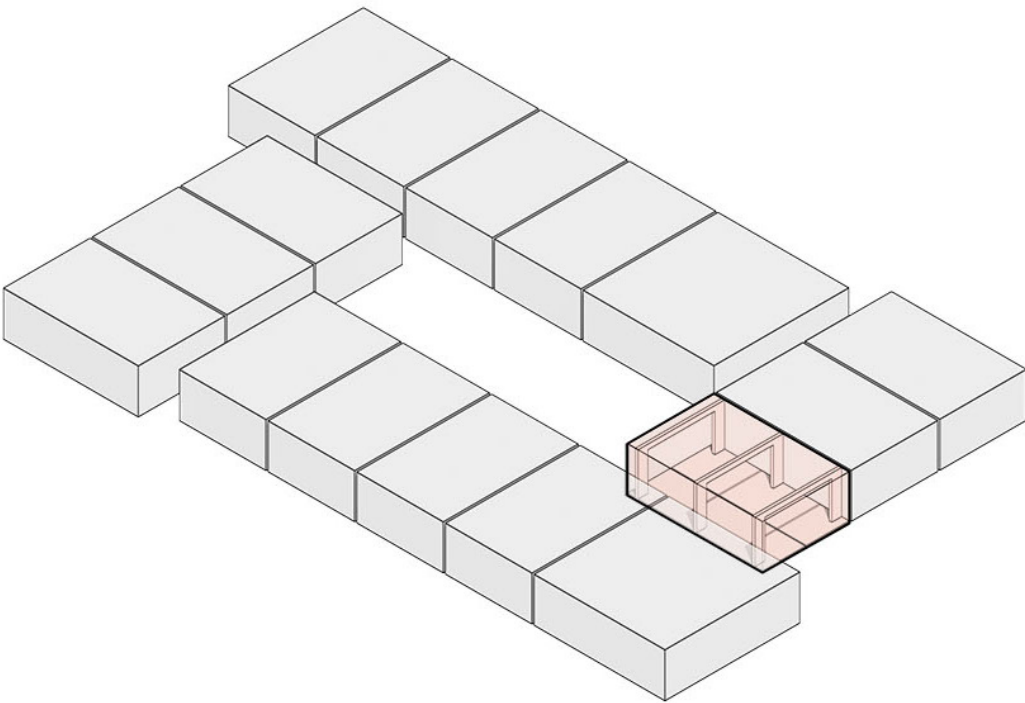
Decentralized manufacturing



Dynamic, fast assembly

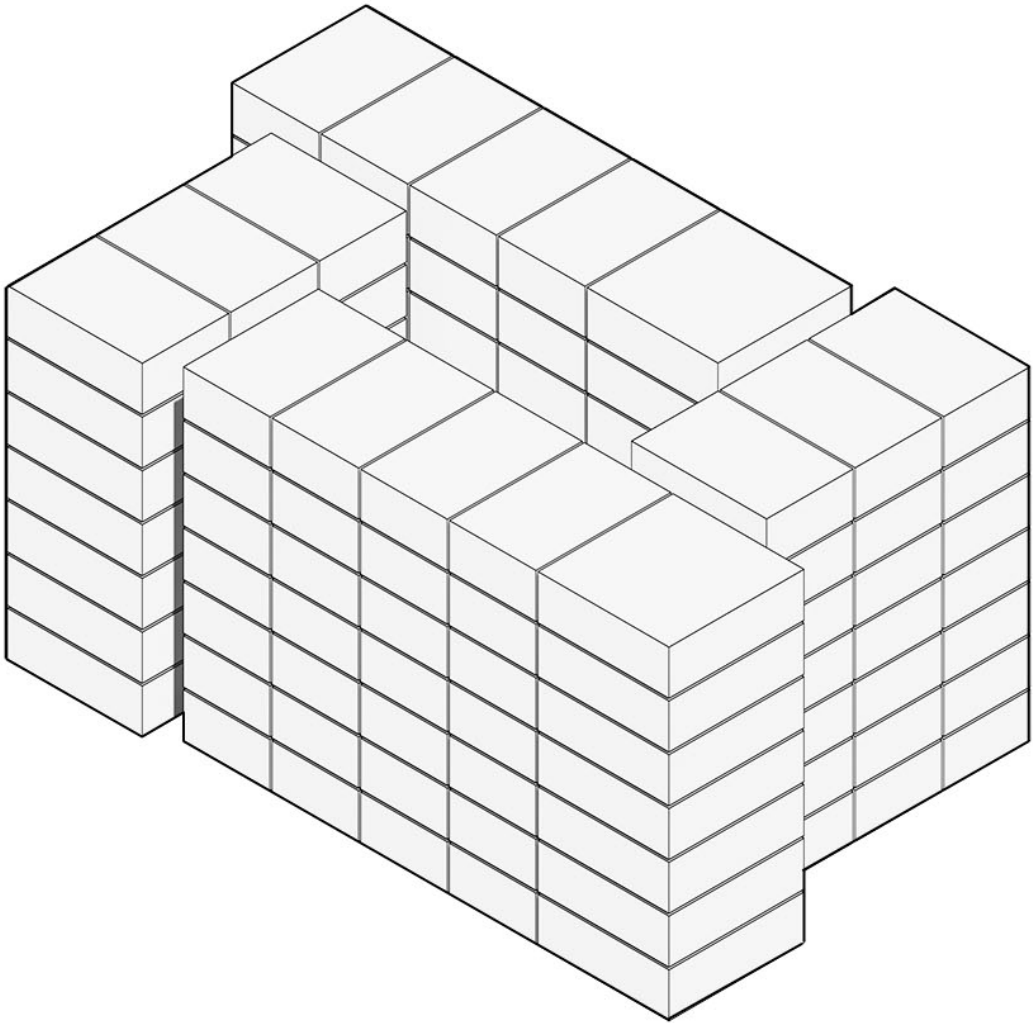


Sustainable, natural materials



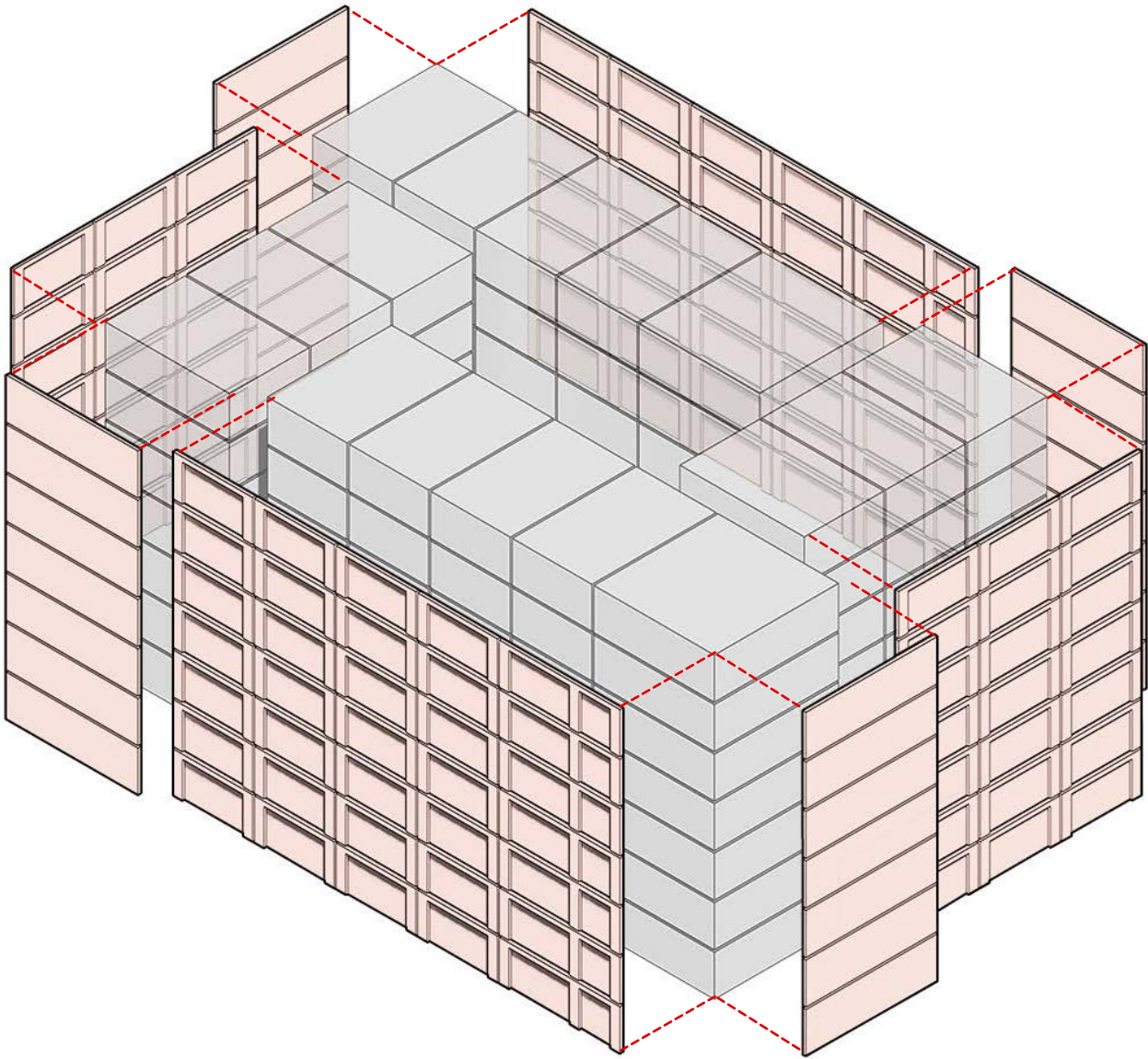
1 LAYOUT OF UNITS COMPOSED OF CONSISTENT STRUCTURAL
TIMBER COMPONENTS

JUNO
COMPONENT SYSTEM



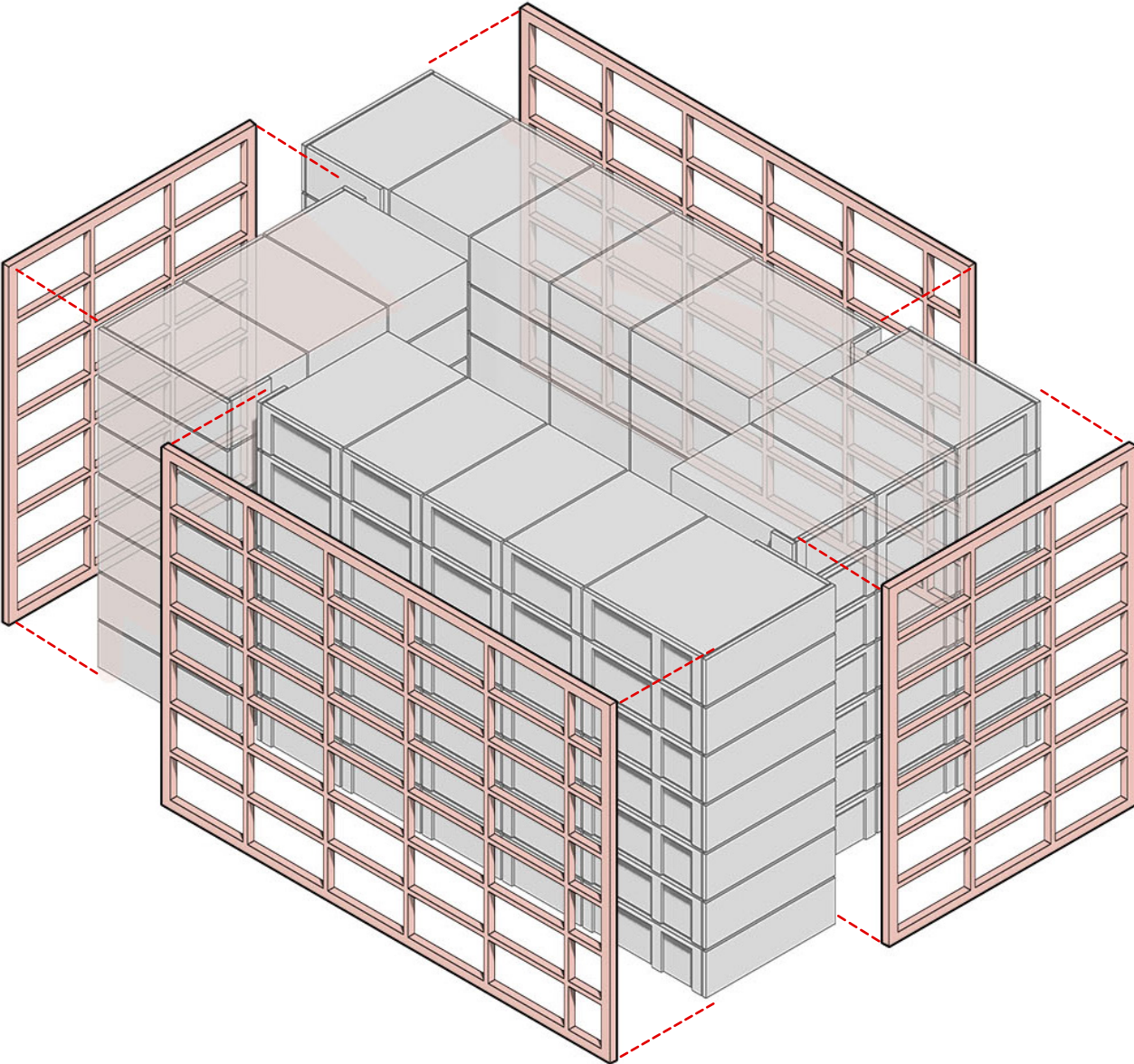
2 UNIT FLOORS STACK

JUNO
COMPONENT SYSTEM



3 EXTERIOR SYSTEM CORRESPONDING TO UNIT LAYOUT

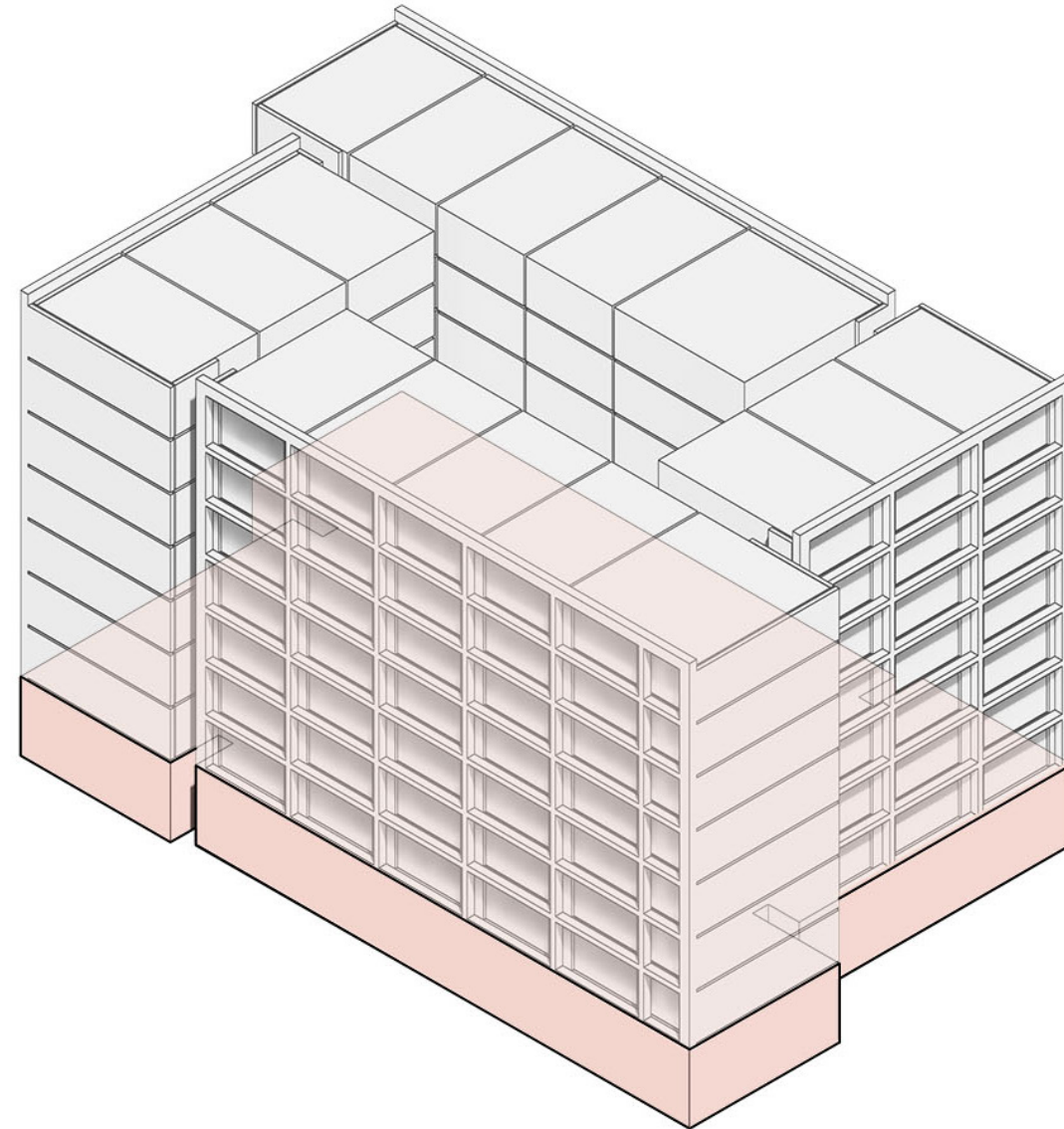
JUNO
COMPONENT SYSTEM



4 TRIM SYSTEM ATTACHES TO EXTERIOR COMPONENTS

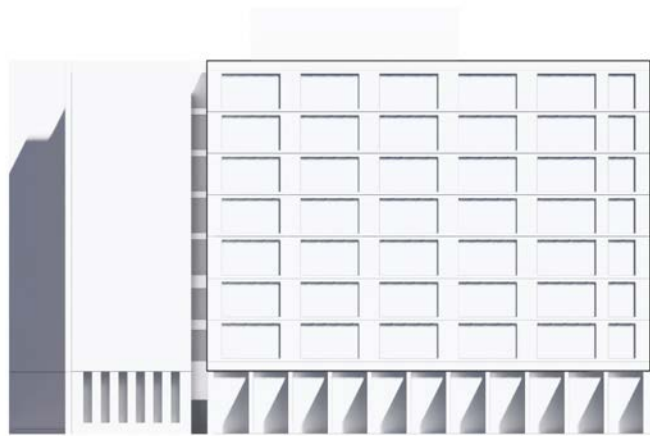
JUNO

COMPONENT SYSTEM

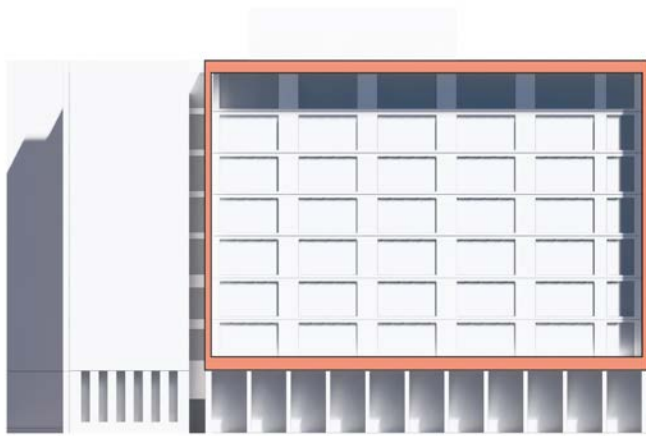


5 FLEXIBLE PODIUM RESPONDS TO SPECIFIC SITE CONDITIONS

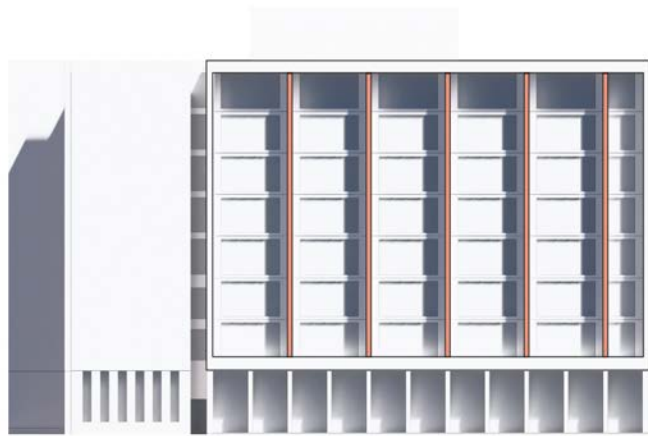
JUNO
COMPONENT SYSTEM



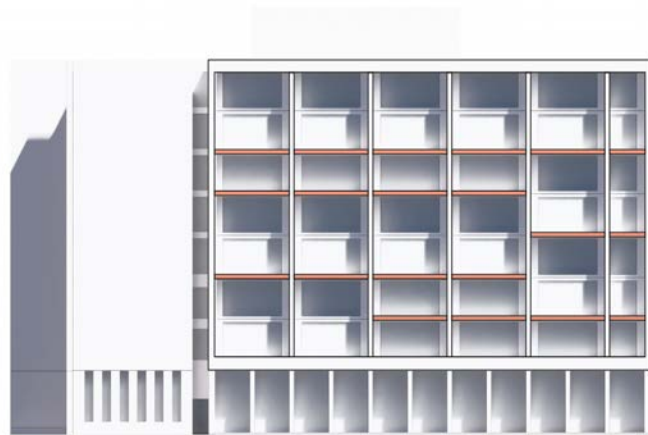
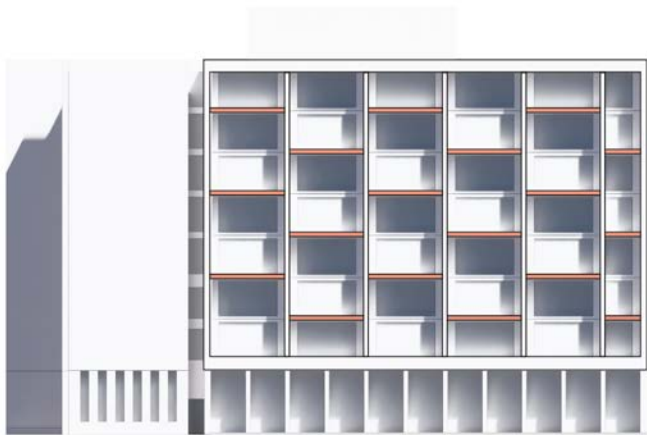
0 FIXED UNIT LAYOUT



1 FIXED OUTER FRAMING TRIM



2 FIXED REGULAR VERTICAL ELEMENTS



3* VARYING HORIZONTAL ELEMENTS

SUMMARY OF EDG

SCHEME A



SCHEME B



SCHEME C
SELECTED FOR FURTHER DEVELOPMENT

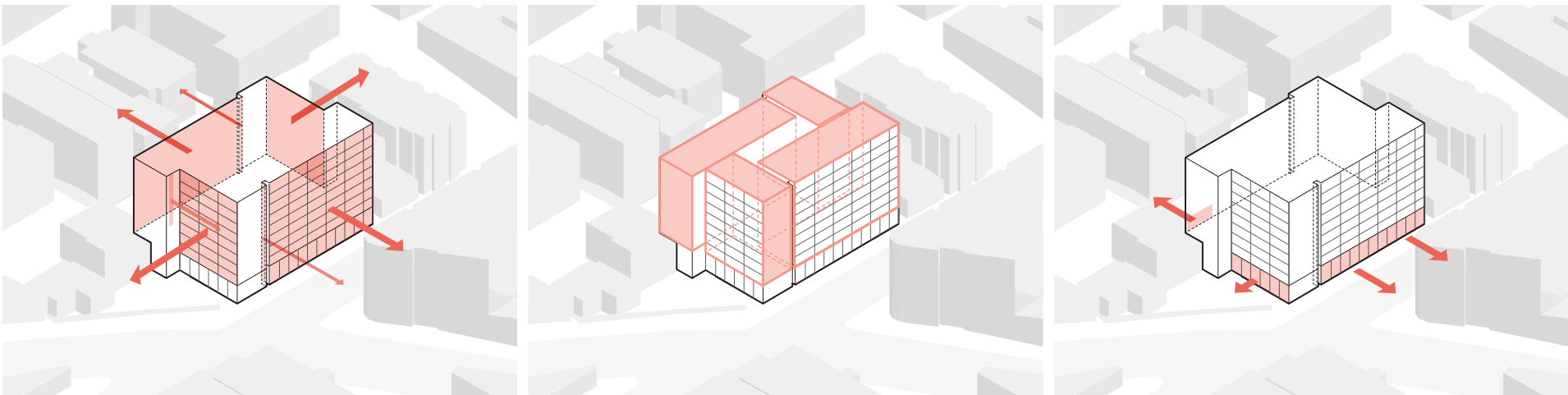


SUMMARY OF EDG

SCHEME C

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.

# UNITS:	98
RETAIL GFA:	4,855 SF
TOTAL GROSS SF:	85,068 SF
L1	9,623 SF
L2	9,094 SF
L3	11,046 SF
L4-L8	11,061 SF / FLOOR
PARKING STALLS:	0 (0 required)
OPPORTUNITIES:	<ul style="list-style-type: none">• Public space off of sidewalk facing Bellevue Avenue and East Olive Way intersection• Views to the north with access to northern light maximized• Units located on all facades• Articulation of south facade allows more access to light on Crawford Place and green space on adjacent south lot• Formally responds to both Bellevue and East Olive Way• North entry courtyard allows generous entry and extra space for local gatherings



SUMMARY OF EDG

DESIGN BOARD COMMENTS

- **Facade Materiality, Texture and Depth**
- **Design and Entry at intersection of Bellevue Avenue & East Olive Way**
- **Ground Floor Program Allocation and Relationship to Bellevue Avenue & East Olive Way**
- **Program requirements for City Market retail Tenant**
- **Landscape Opportunities - Materiality, Seating, and Vertical Landscaping**
- **Improvement of existing Conditions along Crawford Place**
- **Clarify Bicycle Access**
- **Massing relationship to adjacent existing buildings**

SCHEME DEVELOPMENT

CONSTRUCTION TYPE CHANGES



LEVEL 1

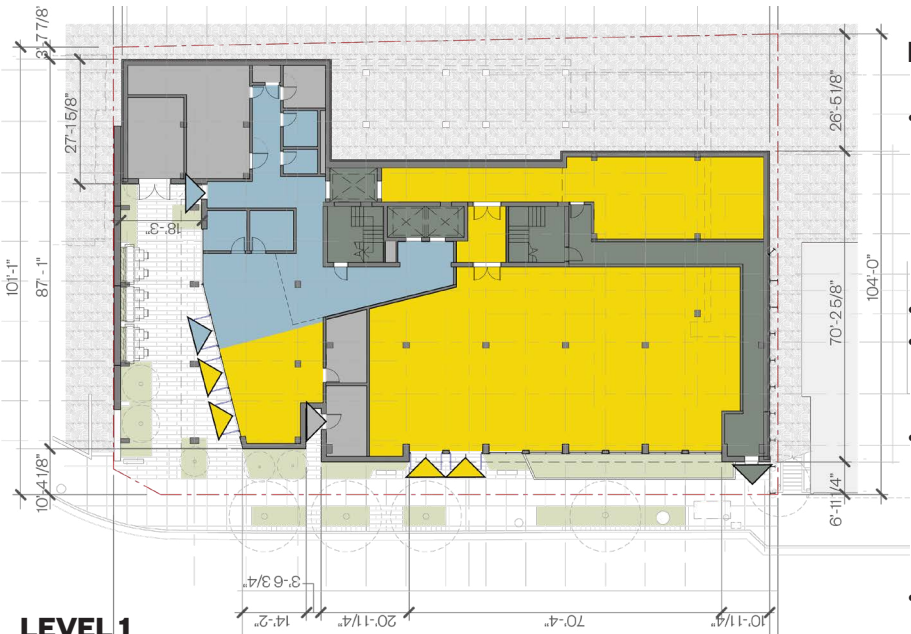


TYPICAL UNIT FLOOR

- RESIDENTIAL ENTRY
- EGRESS
- COMMERCIAL
- COMMERCIAL ENTRY
- WASTE/RECYCLING ACCESS
- RESIDENTIAL

EDG Scheme C

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



LEVEL 1



TYPICAL UNIT FLOOR

DESIGN DEVELOPMENT

- 98 units:
 - (58) studios
 - (21) deep 1-bedrooms
 - (13) 1-bedrooms
 - (5) 2-bedrooms
- 85,068 GSF
- Storefront along Bellevue Avenue shifted west due to elimination of deep colonnade.
- Adjustment of Bellevue Avenue massing provides better geometric step back and the stitches together the urban edge between the existing buildings located north and south of the site.
- City Market entry shifted south with the addition of a dedicated canopy to enhance the quality of the sotre entry.
- Large expanse of vertical landscape located between the north and west retail entries, providing for a soft visual experience and also allowing for an integrated solution for the building and tenant signage.
- Residential entry set at angle to face East Olive Way and provide for a larger entry off of Bellevue Avenue.
- Extension of North Courtyard below the building provides for enhanced entry, unobstructed views to the sky and increased flexibility of potential uses.
- Larger entry into the north courtyard better responds to the existing intersection formally and spatially.
- Bicycle circulation to storage on Level 2 streamlined
- Unit mix enhanced to provide for more varied housing options
- Building height reduced to 83' - 1 3/4"

PLANS



1ST FLOOR AREA PLAN (@220'-3 1/2")
GFA = 9,612 SF

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

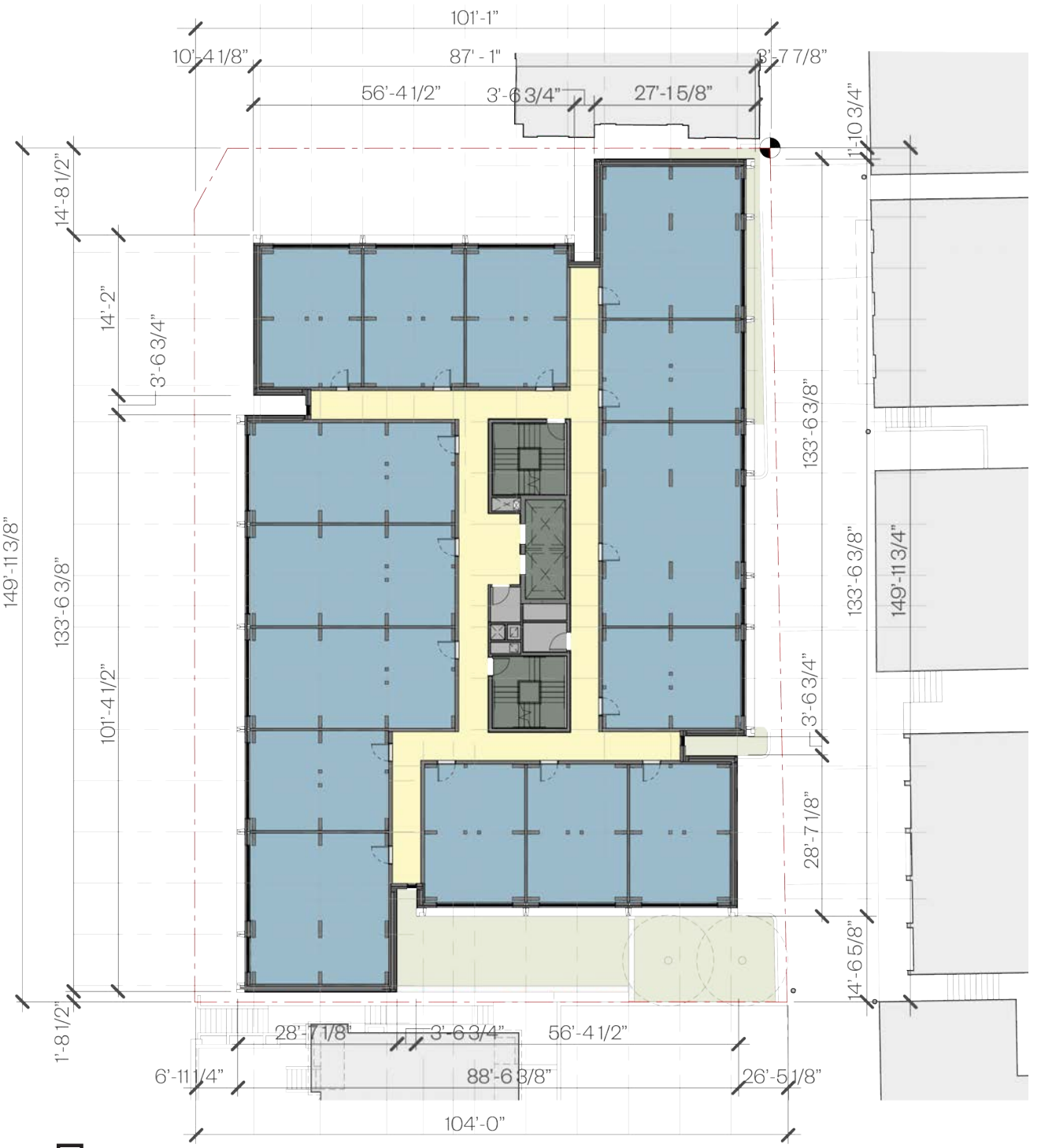
2ND FLOOR AREA PLAN (@ 236'-5 1/2")
GFA = 9,009 SF

- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- EGRESS
- WASTE/RECYCLING ACCESS
- COMMERCIAL
- RESIDENTIAL
- VERTICAL CIRCULATION
- MER/STORAGE/WASTE
- HORIZONTAL CIRCULATION
- BIKE STORAGE
- BIKE CIRCULATION
- BIKE RACK
- GREEN SPACE
- PROPERTY LINE


PLANS







3RD FLOOR AREA PLAN (@ 246'-11")
GFA = 10,883 SF







4TH-8TH (TYPICAL UNIT) FLOOR AREA PLAN (@ 256'-5" TO 294'-3")
GFA = 10,896 SF



-  RESIDENTIAL ENTRY



 COMMERCIAL ENTRY
-  EGRESS


 WASTE/RECYCLING ACCESS
-  COMMERCIAL

 RESIDENTIAL
-  VERTICAL CIRCULATION

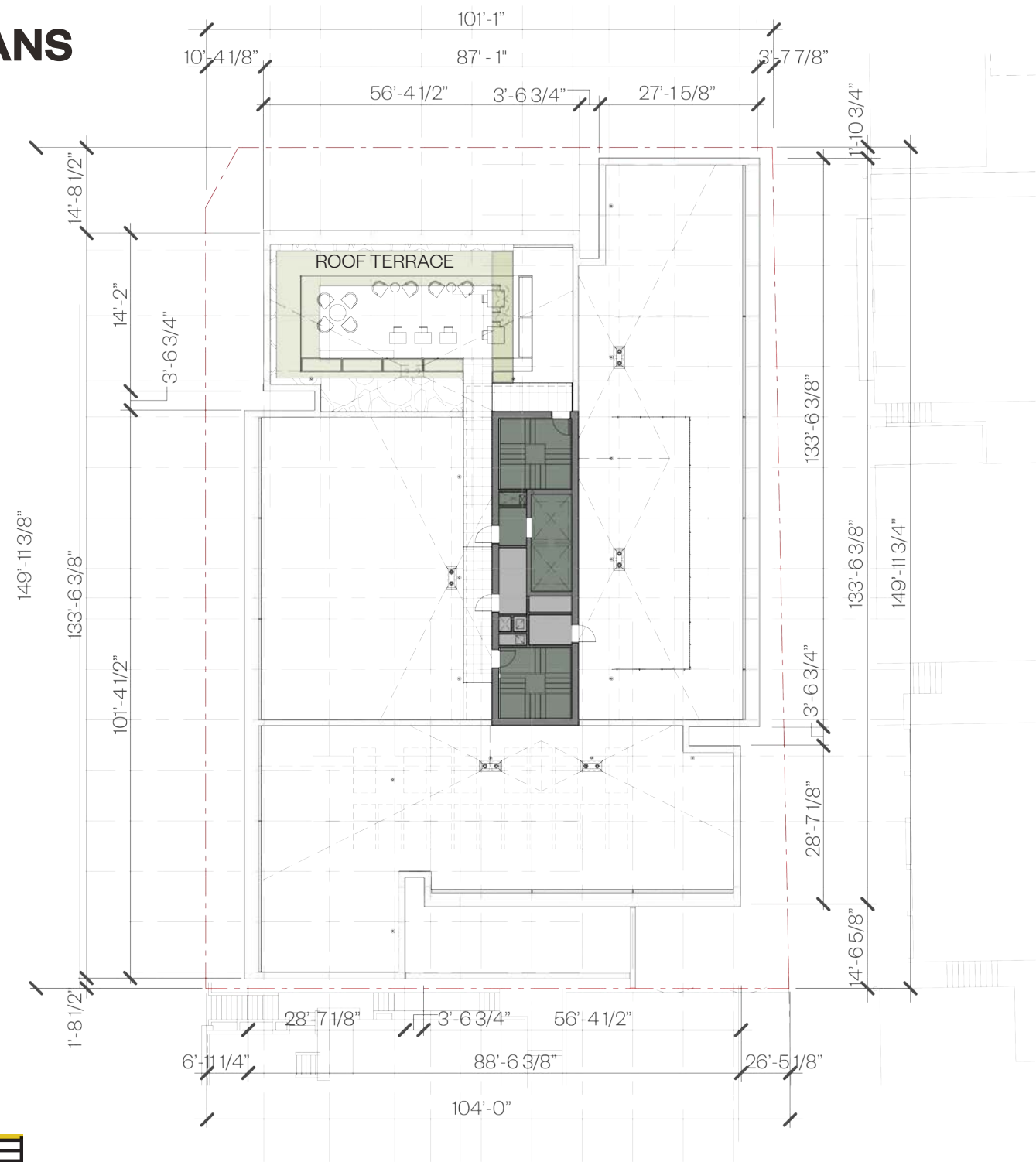
 MER/STORAGE/WASTE
-  HORIZONTAL CIRCULATION

 BIKE STORAGE
-  BIKE CIRCULATION

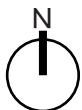
 BIKE RACK
-  GREEN SPACE

 PROPERTY LINE

PLANS



ROOF AREA PLAN (@ 303'-8 1/2")



- | | | | | | | |
|-------------------|------------------------|-------------|----------------------|------------------------|------------------|---------------|
| RESIDENTIAL ENTRY | EGRESS | COMMERCIAL | VERTICAL CIRCULATION | HORIZONTAL CIRCULATION | BIKE CIRCULATION | GREEN SPACE |
| COMMERCIAL ENTRY | WASTE/RECYCLING ACCESS | RESIDENTIAL | MER/STORAGE/WASTE | BIKE STORAGE | BIKE RACK | PROPERTY LINE |

SCHEME DEVELOPMENT

BELLEVUE AVENUE STREETFRONT



PARTIAL BELLEVUE AVENUE ELEVATION

UPDATED DESIGN HIGHLIGHTS

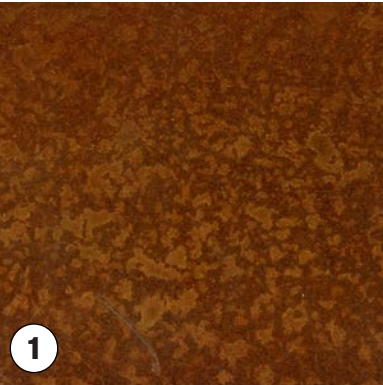
As per the recommendations from the Design Review Board many design changes have been implimented into the building design, particularly along Bellevue Avenue and East Olive Way. Below are highlights of some of the design changes, please see further in this packet for additional clarification and visualization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

- 1. North residential entry pulled back at angle to provide more generous public space at Bellevue Avenue/East Olive Way right-of-way
- 2. North residential entry pulled back to allow for geneous overhang at residential entry, free standing canop eliminated
- 3. SOL entry doors at rear of North Courtyard to be materiality that matches adjacent facade material, flat sheet corten steel
- 4. The Transparency Percentage is slighly less than required (51% of 60% provided, refer to Departure Matrix, Item 2 on page 75) to allow for an extensive Green Wall as previously recommended by the Design Review Board. Generally where glazing is not continuous along Bellevue Avenue, Green Wall is being proposed to soften the areas of non-glazed walls and provide for a formal/material seperation between the primary ground floor uses.
- 5. Tenant Entry increased in scale and a Canopy has been added overhead
- 6. Louvers added to facade to coordinate with mechanical requirements and provide for distinct datum above windows. B.O. Louver approximately 11'-0" above adjacent grade. The project team is continuing to develop the technical requirements with the Mechanical Engineer to further increase the height of glazing and reduce the height of louvers.

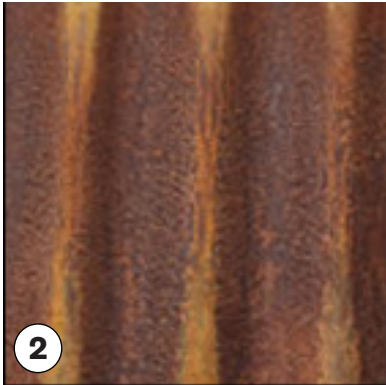
PROJECT RENDERING



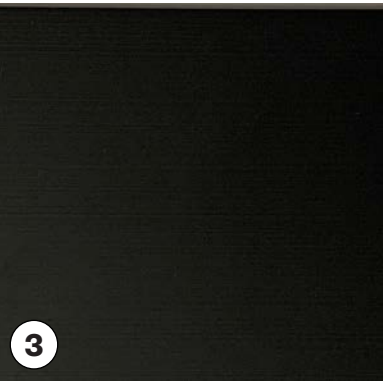
MATERIALITY



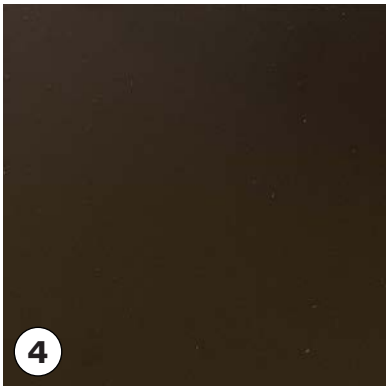
1
FLAT STEEL (WEATHERED)



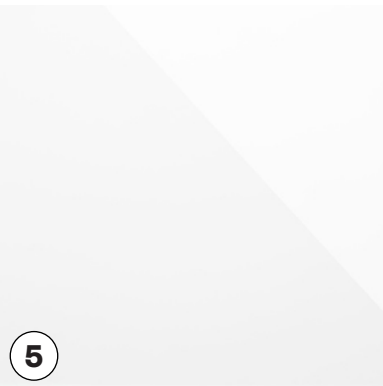
2
CORRUGATED STEEL (WEATHERED)



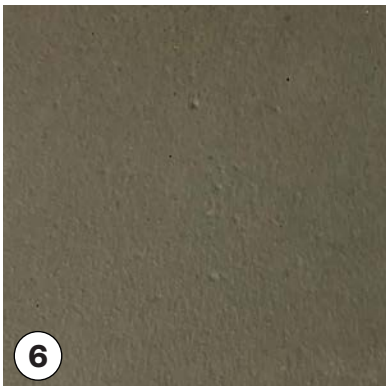
3
PAINTED FIBER GLASS -
BLACK, WINDOW MULLIONS FOR
PODIUM STOREFRONT AND RESI
UNITS



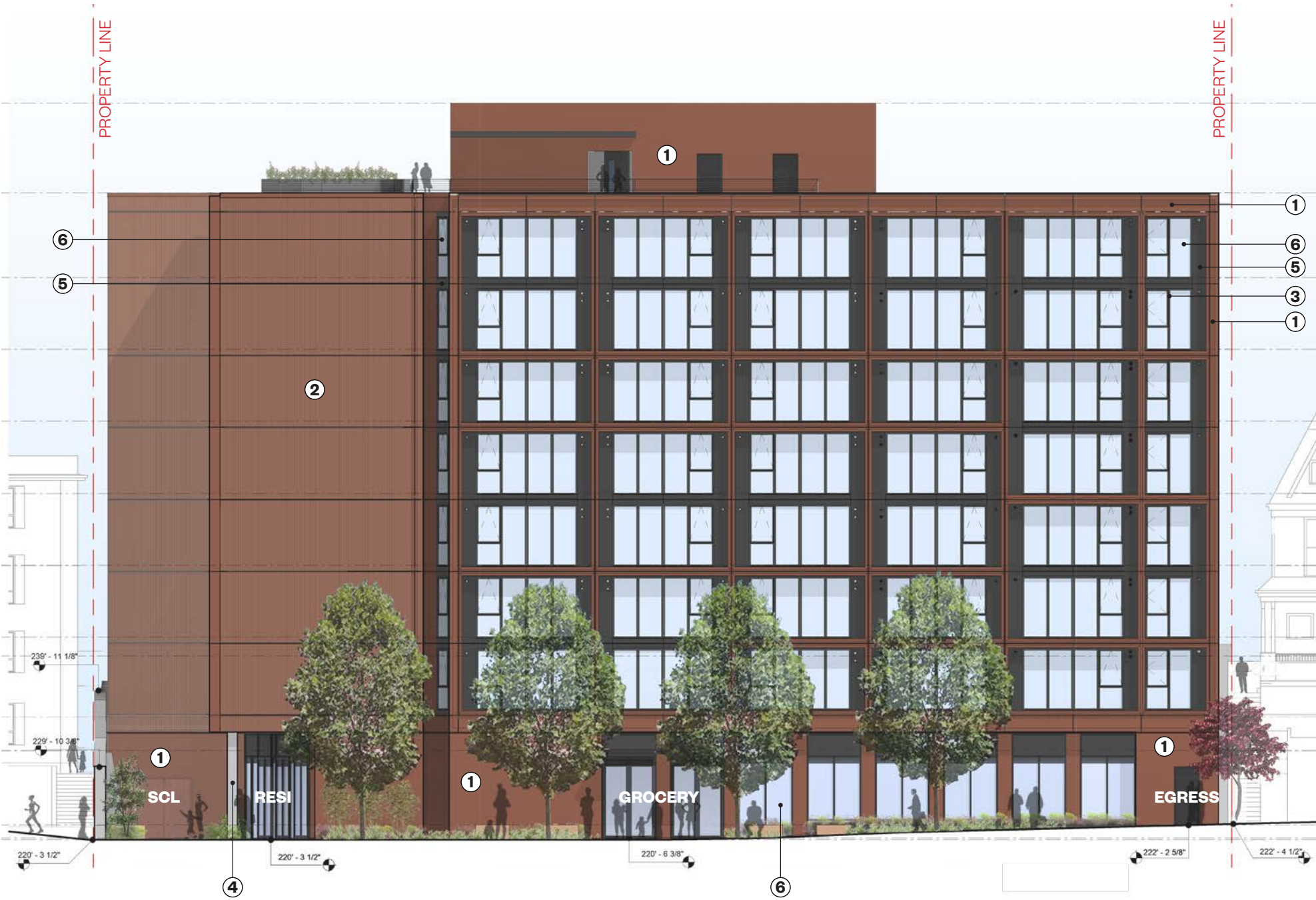
4
METAL PANEL - TIGER SUPER
DURABLE 061/69001; DARK
BRONZE ANODIZED EFFECT



5
GLASS - PODIUM STOREFRONT
SYSTEM, CORRIDOR GLAZING,
AND RESIDENTIAL UNITS

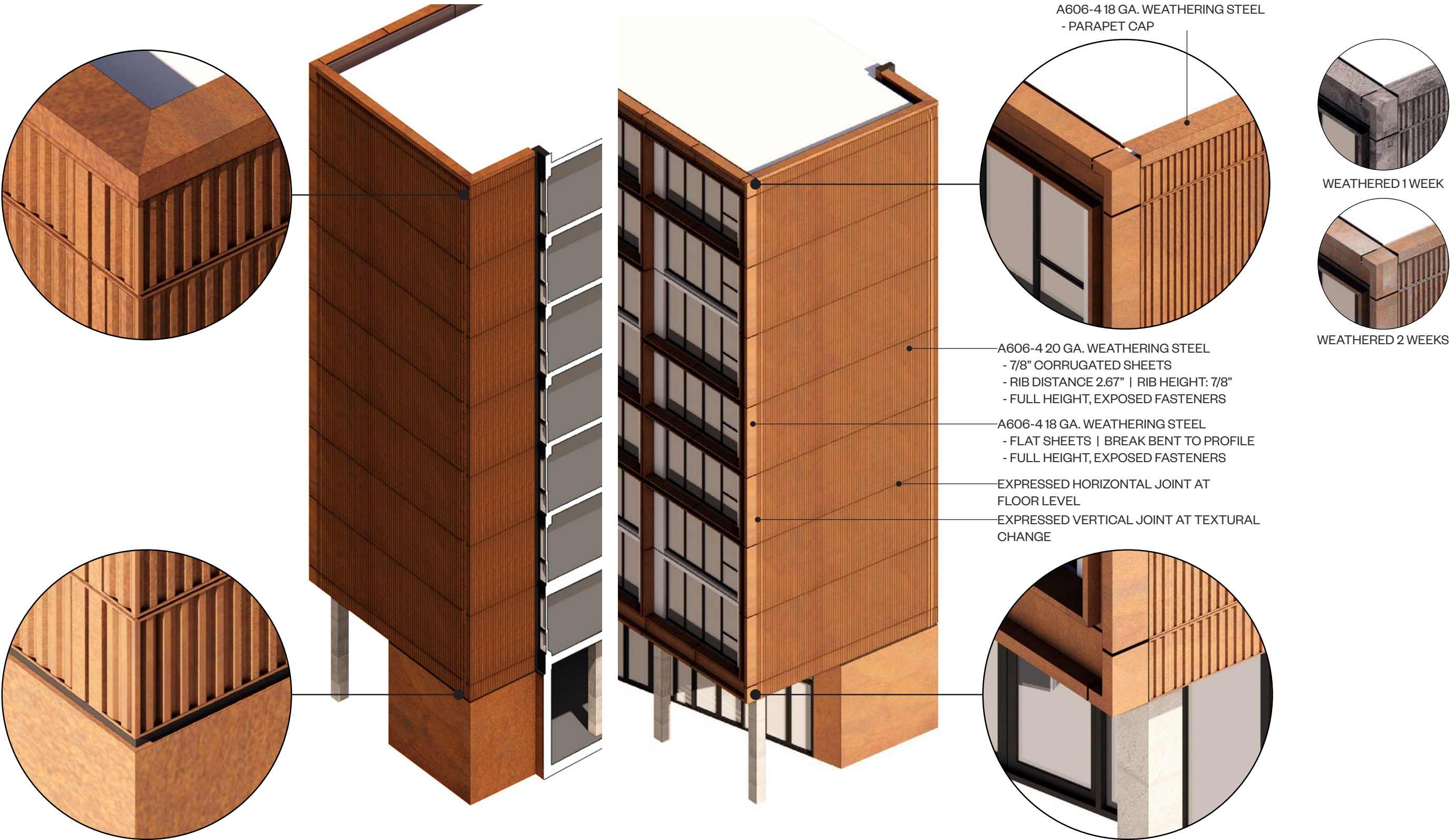


6
COLORED CONCRETE -
EXPOSED COLUMNS AND
STRUCTURAL WALLS AT
RESIDENTIAL ENTRY



WEST ELEVATION - BELLEVUE AVENUE

MATERIALITY



MATERIALITY



HEBBURN CENTRAL LIBRARY - FLAT PANEL



TRUMPF SMART FACTORY - CORRUGATED PANEL

FLAT & CORRUGATED WEATHERED STEEL - EXAMPLES OF RANGE OF COLOR AND TEXTUR

MATERIALITY



MATERIALITY

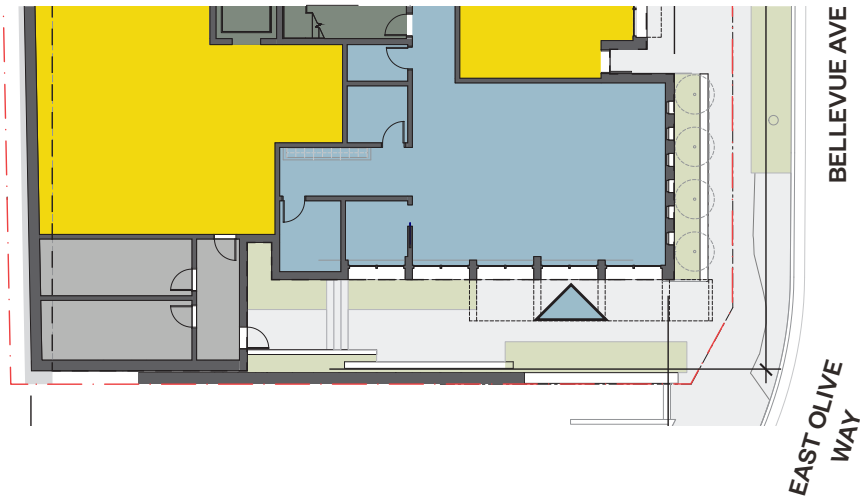


RESIDENTIAL ENTRY

NORTHWEST PUBLIC SPACE & ENTRY

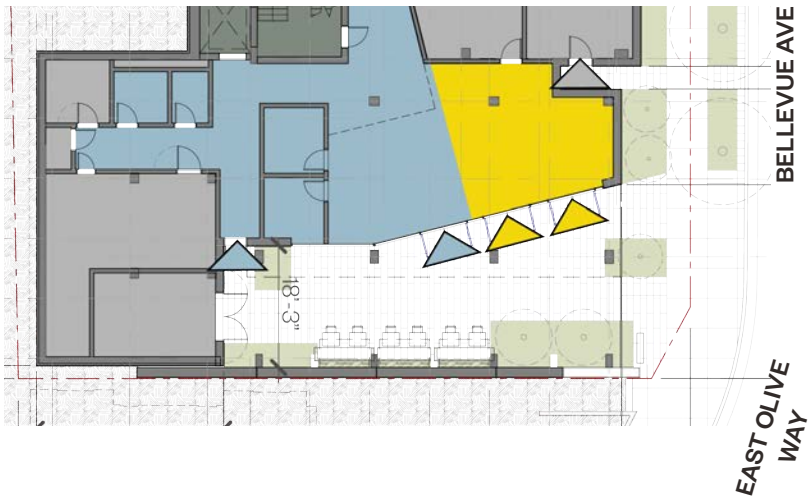


PREVIOUS



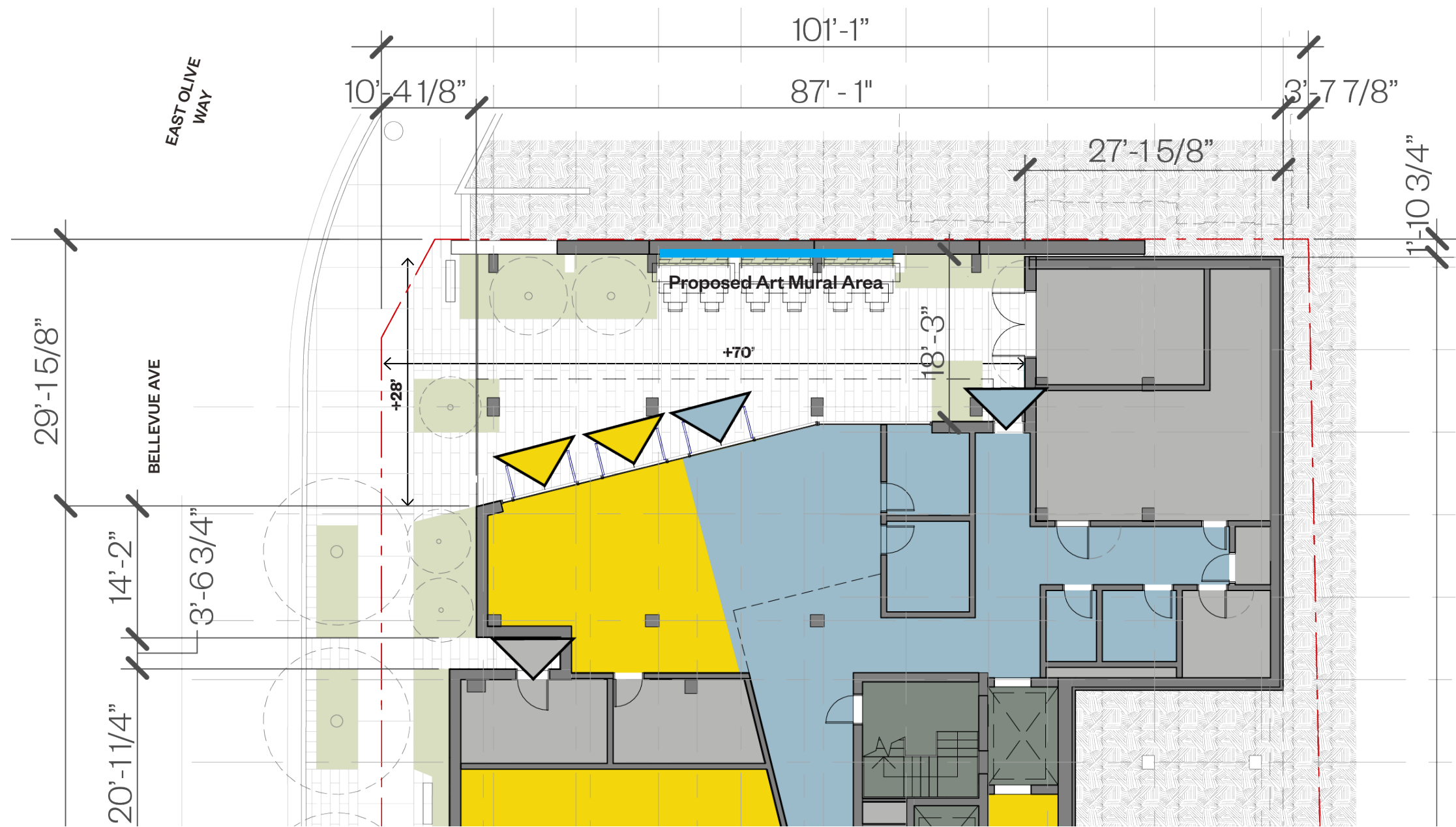
CURRENT

- Residential entry set at angle to face East Olive Way and provide for a larger entry off of Bellevue Avenue.
- Extension of North Courtyard below the building provides for enhanced entry, unobstructed views to the sky and increased flexibility of potential uses.
- Larger entry threshold into the north courtyard better responds to the existing intersection formally and spatially.



RESIDENTIAL ENTRY

FLOOR PLAN



1ST FLOOR AREA PLAN (@220'-3 1/2")
 GFA = 9,612 SF

****** RESIDENTIAL LOBBY / RETAIL - It is intended that these spaces function as a single continuous public/private usable space. Area separation is provided to show general space use priorities. Multiple doors are provided at the exterior so that interior space can be opening to the adjacent North Courtyard during temperate months. It is intended that any of the available doors may be used to access either of the commingled uses. The design team is researching the option to provide differ the door types, however further research is required to determine the technical/cost viability.

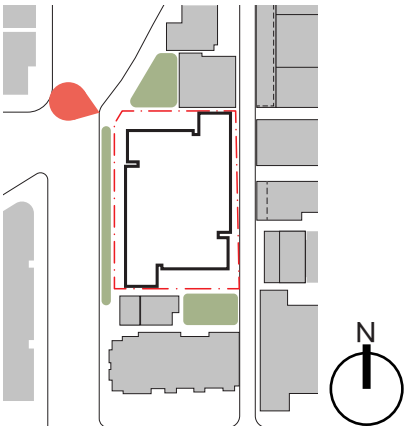
RESIDENTIAL ENTRY



Residential Entries

Retail Tenant Entries

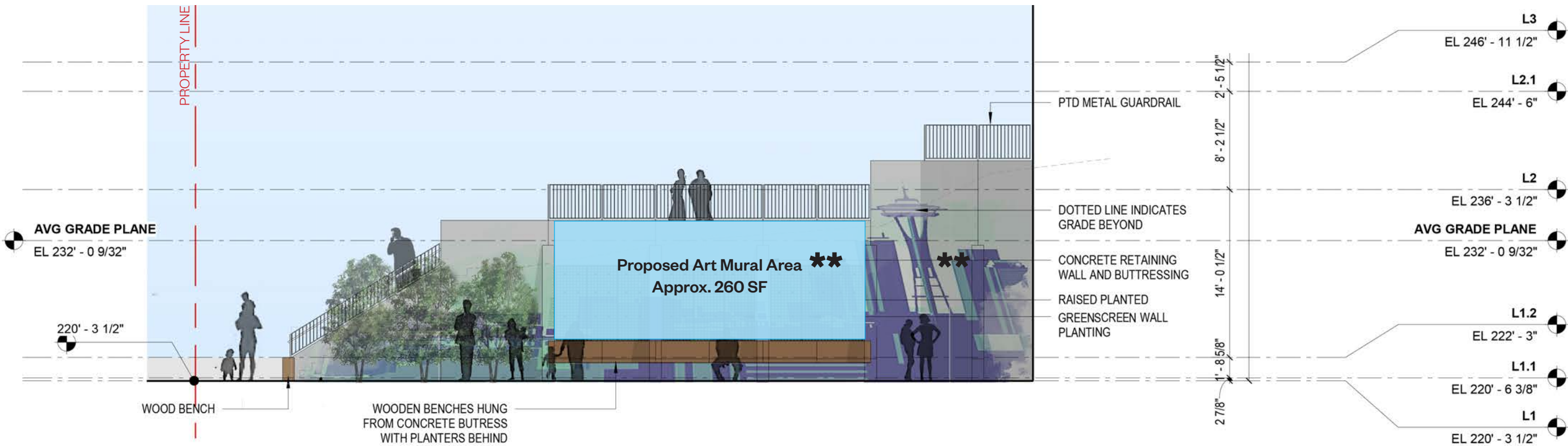
RESIDENTIAL ENTRY



RESIDENTIAL ENTRY

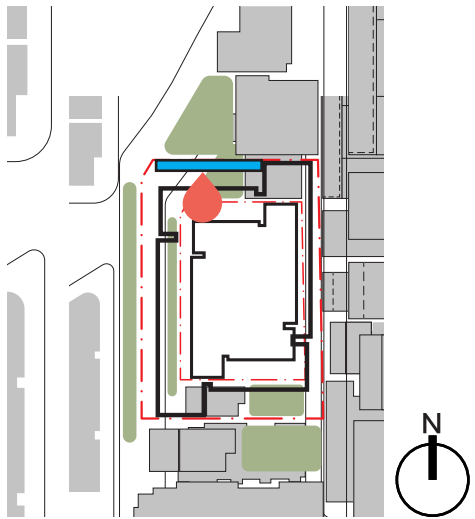
NORTH RETAINING WALL ART

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



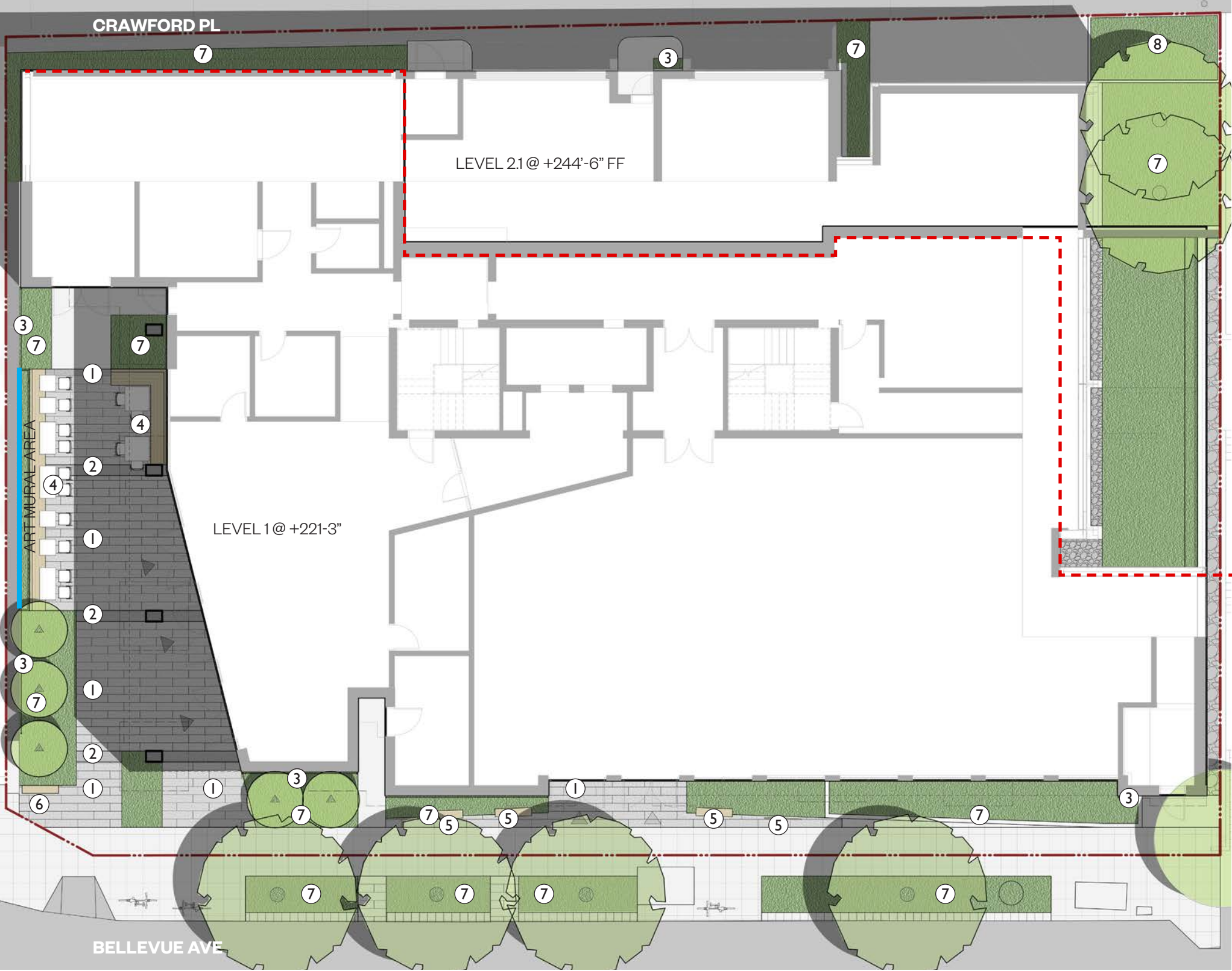
****** Investigation and Design Development of existing site retaining wall is ongoing. The project team is still in process of determining the specific existing conditions to confirm the final wall design and location/extent of the mural art. The elevation above represents current intent, further design development will be submitted under separate cover for final coordination and approval by SDCI.

The walls areas beyond the proposed Art Mural area are under design development with the Landscape Design Team. It is anticipated that wall climbing vines will be located adjacent to the Art Mural area however further investigation of the planting materials that will grow properly given the location is necessary.



LANDSCAPE

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



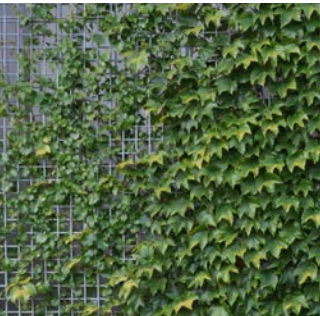
SITE ELEMENTS



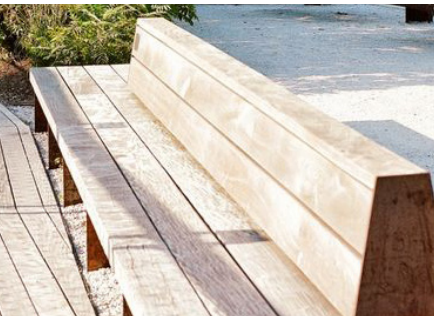
1 PERVIOUS PAVERS



2 COLORED PAVING BAND



3 METAL GREEN SCREEN



4 BUILT-IN SEATING



5 LEAN RAIL



6 STREET BENCH



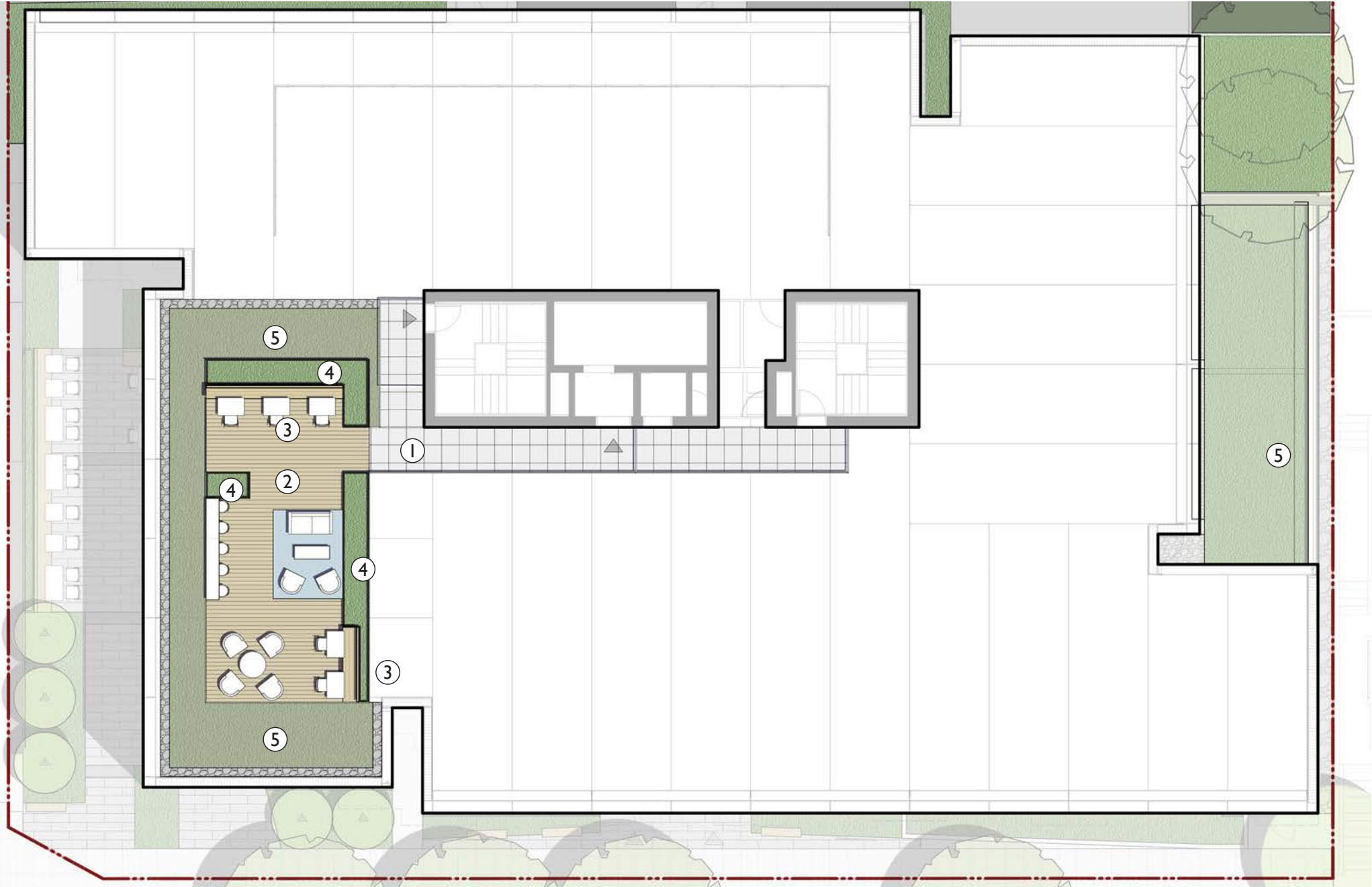
7 SITE PLANTING



8 BIORETENTION

LANDSCAPE

ROOF PLAN



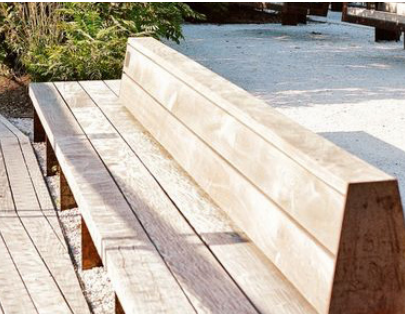
SITE ELEMENTS



1 PERVIOUS PAVERS



2 COLORED PAVING BAND



3 BUILT-IN SEATING



4 RAISED PLANTER



5 SEDUM MAT

VERTICAL LANDSCAPING
FLANKING ENTRIES



Residential Entries

Retail Tenant Entries

RETAIL TENANT ENTRY - CITY MARKET
VERTICAL LANDSCAPING & CIRCULATION

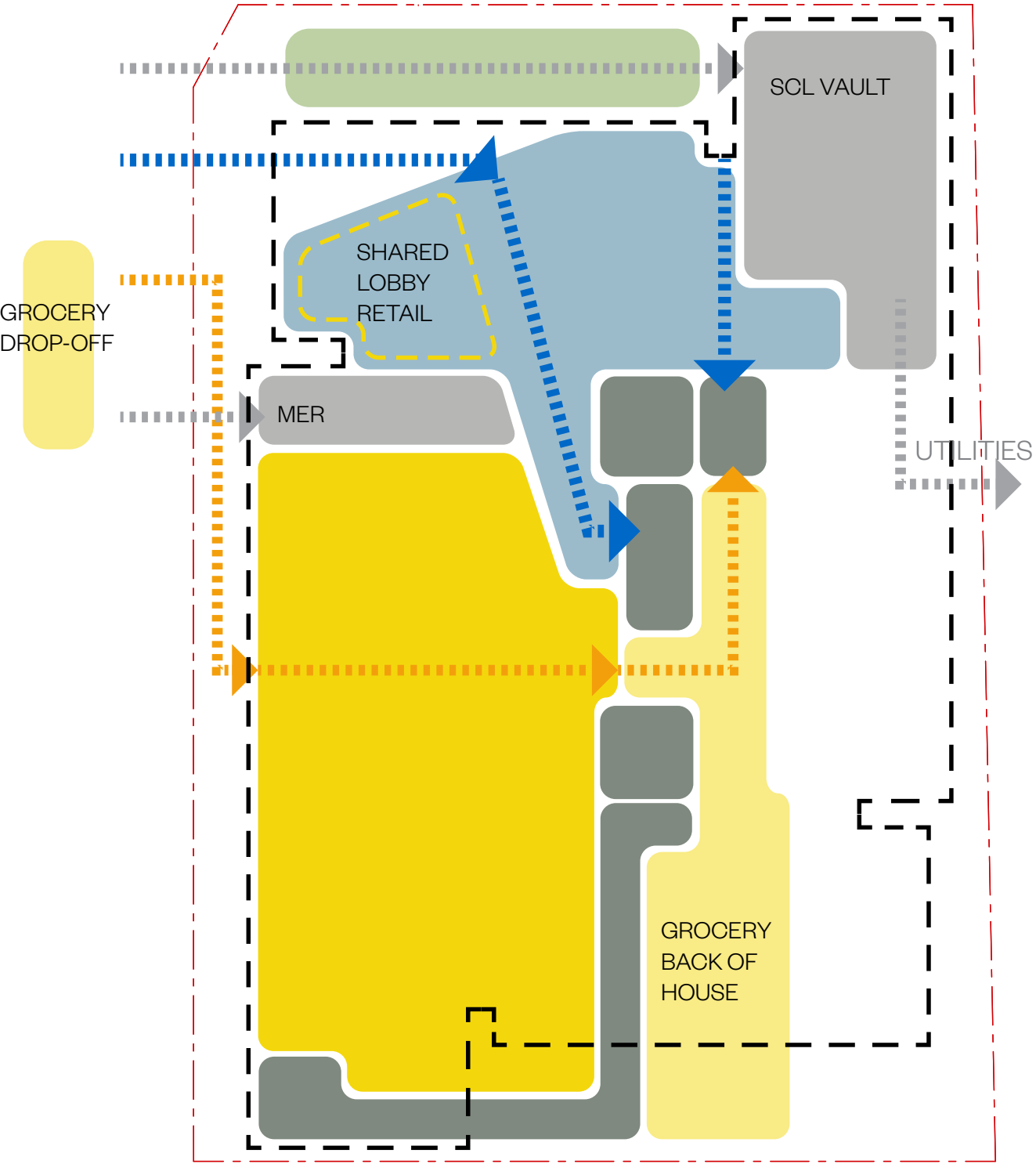


Residential Entries

Retail Tenant Entries

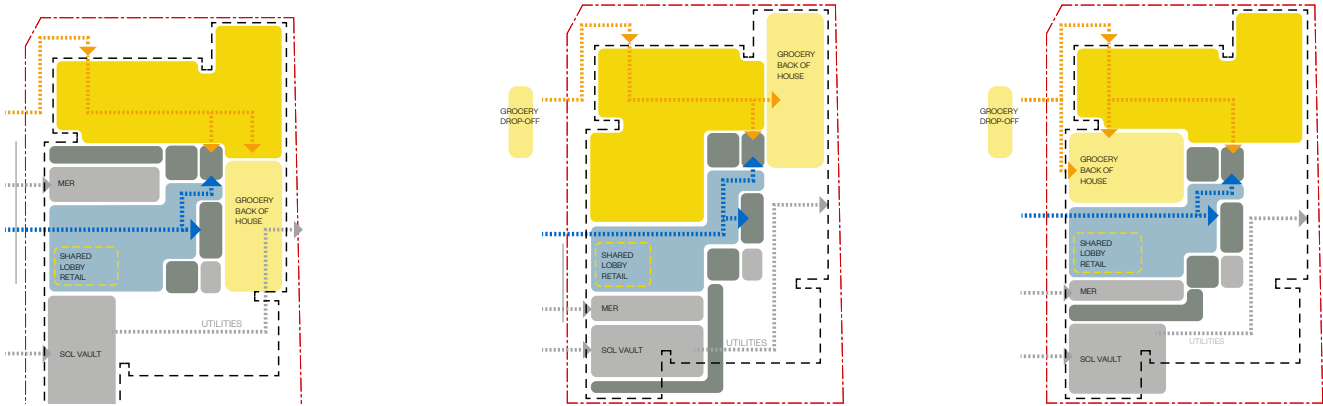
GROUND LEVEL

PROGRAM STUDIES - PROPOSED/PREFERRED



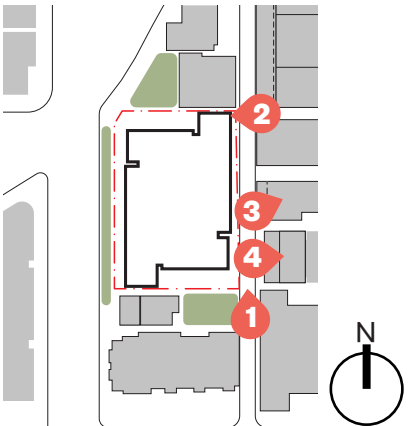
- COMMERCIAL
- RESIDENTIAL
- VERTICAL CIRCULATION
- MER/STORAGE/WASTE
- OUTLINE OF BUILDING ABOVE

- City Market Requirements:**
- Minimal entries for security
 - Efficient store space
 - 4,900 SF
 - No outdoor tables/seating - City Market owner will not maintain and claims it encourages vagrancy
- Proposed:**
- 38% solid wall at Bellevue Avenue**
 - Grocery = 4,855 SF**
 - Grocery placed at Bellevue Avenue to take advantage of major street front glazing - preferred by City Market owner (in support of CS2 Urban Pattern & Form, PL3 Street-Level Interaction, and DC2-B Architectural Facade)
 - Contiguous, efficient grocery area
 - SCL vault location at northeast corner pulls utility entrance away from street and shortens path of utilities to Crawford Place vault
 - Shared residential lobby/retail area tilted to expand public ROW circulation space (CS2 Urban Pattern & Form, PL3 Street-Level Interaction)
 - Steep slope at southwest corner left empty to avoid major excavation
 - Direct residential access to core

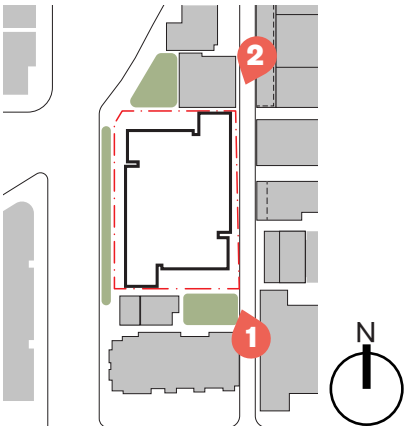


Alternate program layout studies - refer to Design Recommendation Packet for additional information

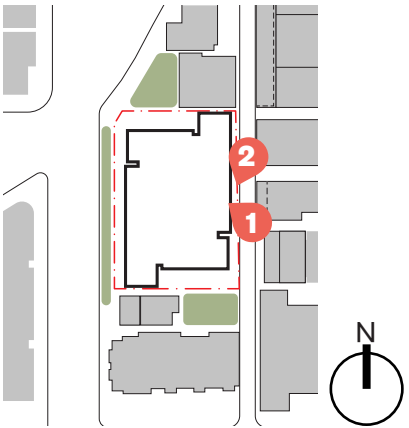
CRAWFORD PLACE
EXISTING CONDITIONS



CRAWFORD PLACE

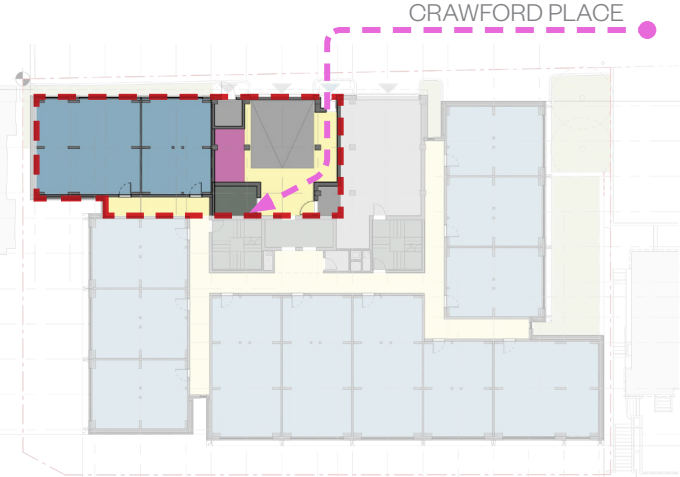
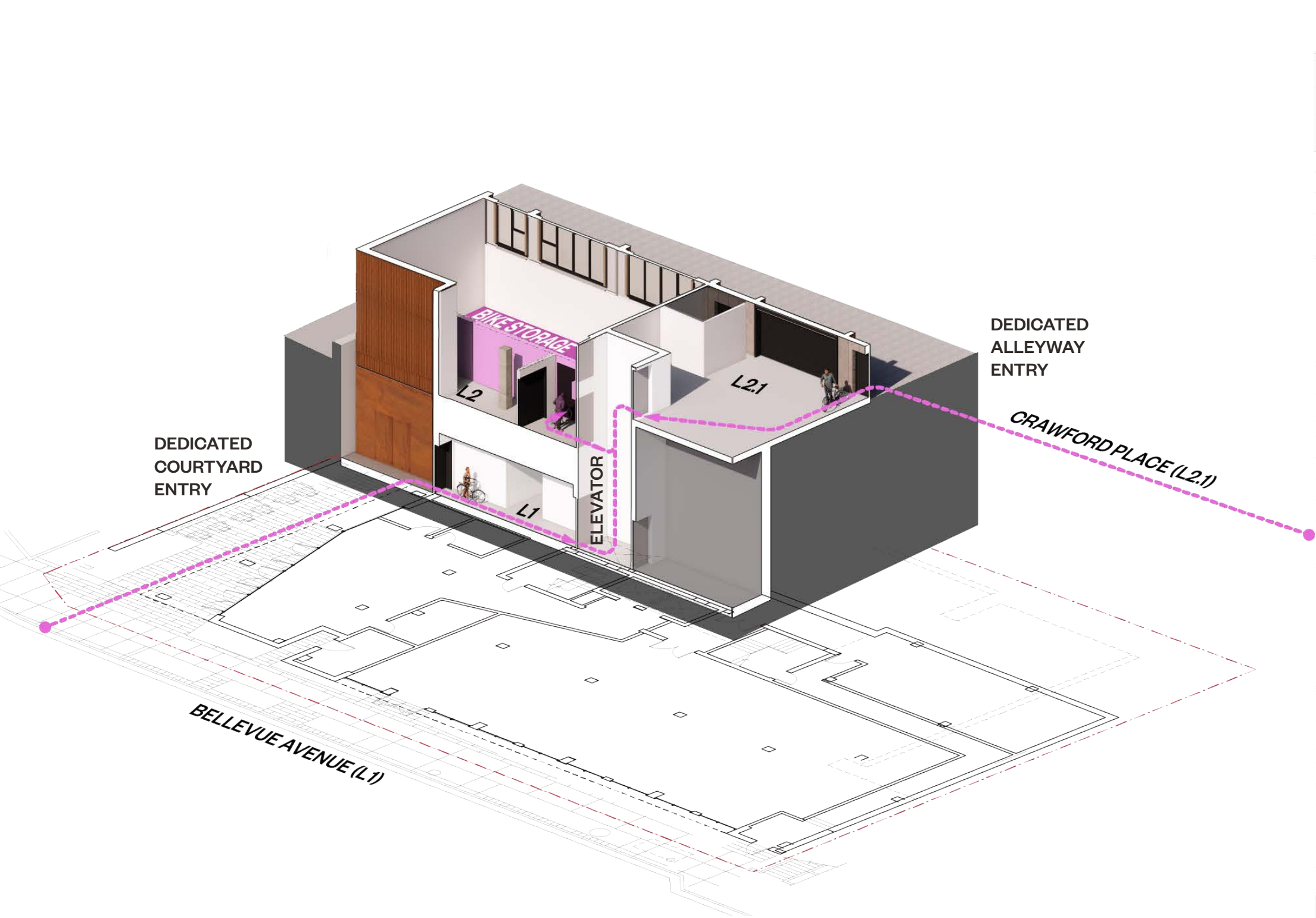


CRAWFORD PLACE
ENTRIES

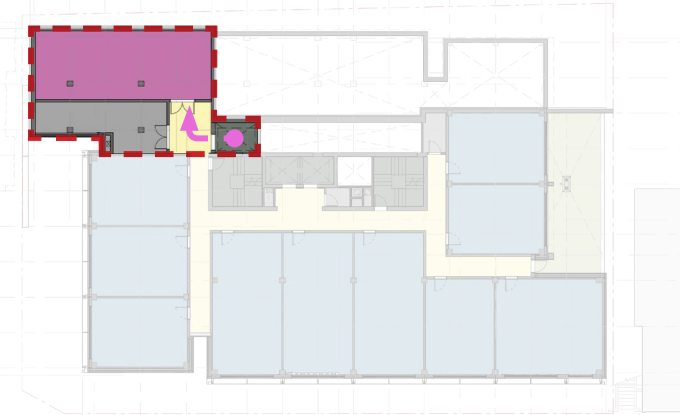


BICYCLE STORAGE

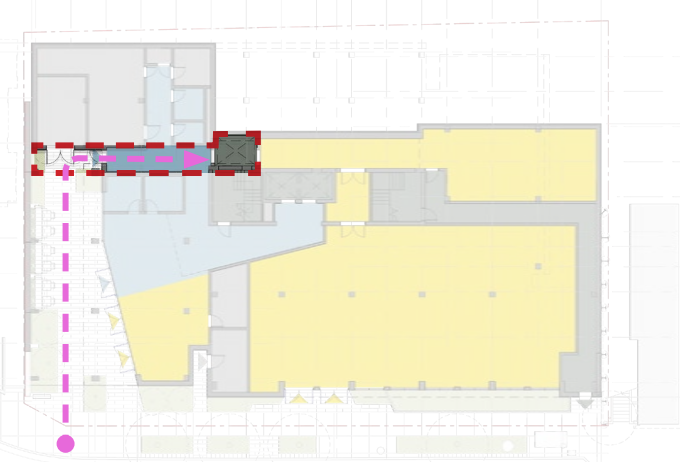
ACCESS PATHWAYS



LEVEL 2.1



LEVEL 2

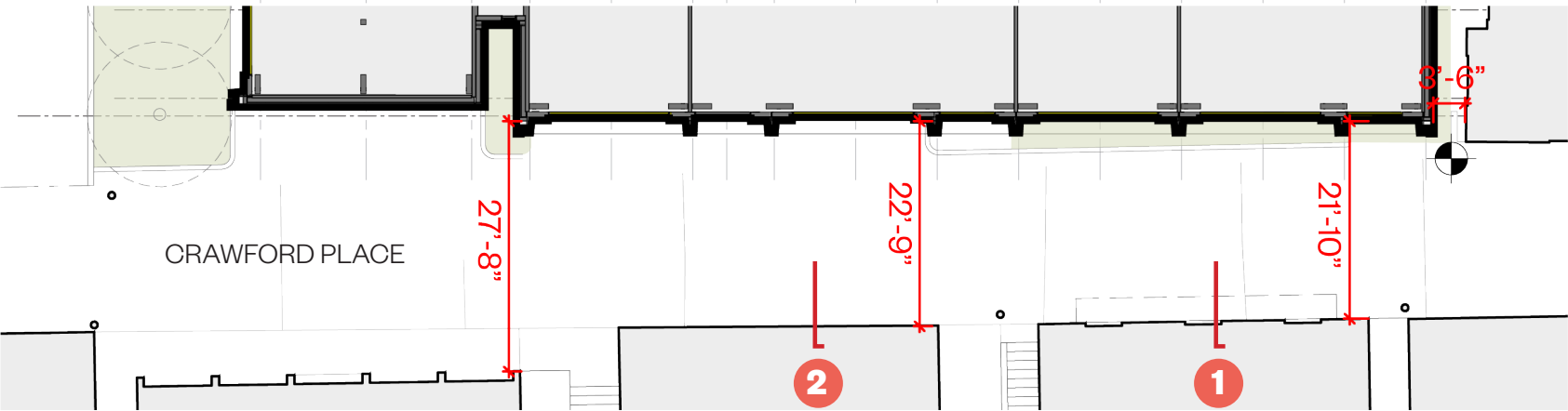


LEVEL 1

PRIVACY STUDY - EAST

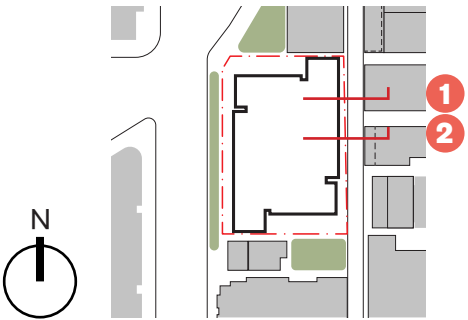
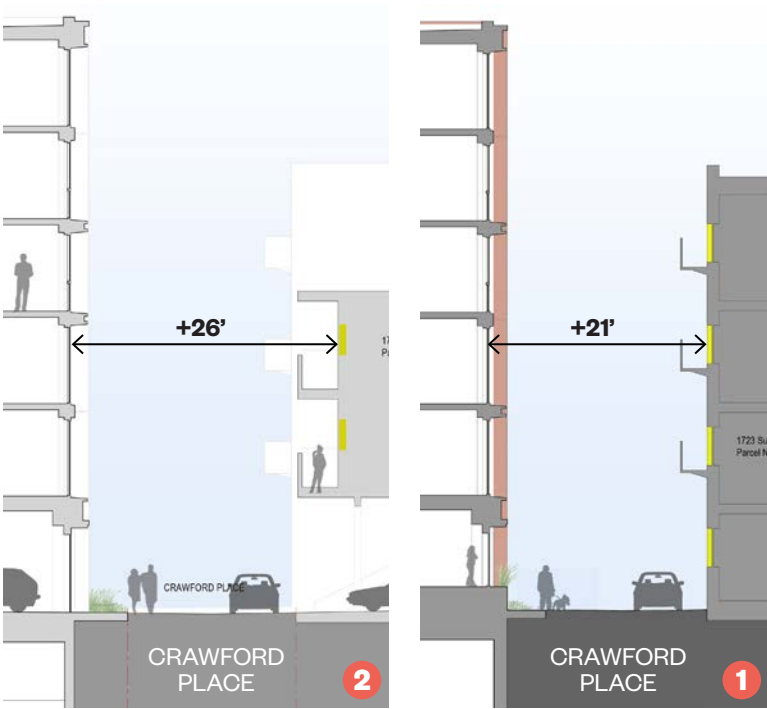


EAST ELEVATION - WINDOW OVERLAP

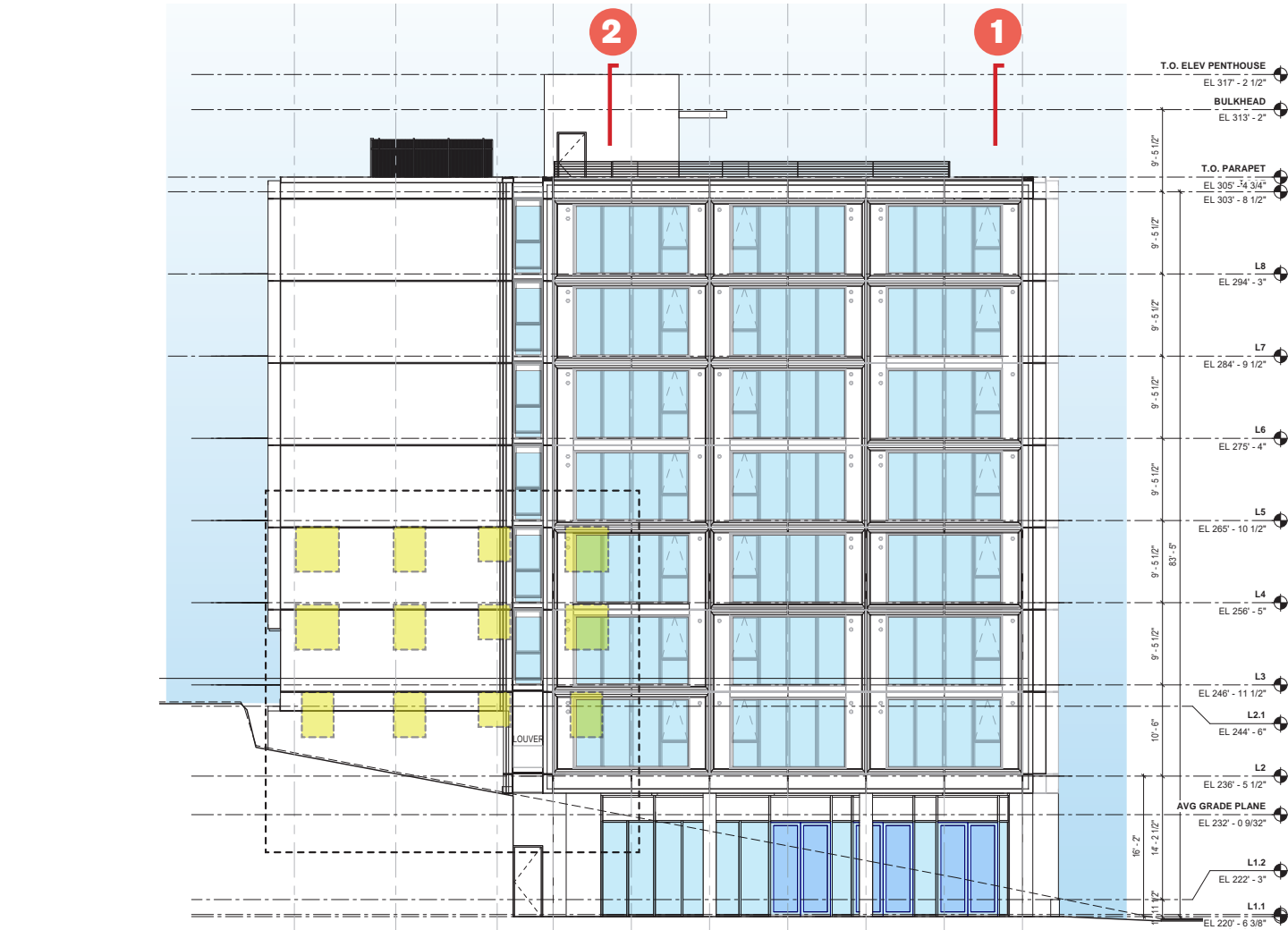


PLAN DETAIL AT CRAWFORD PLACE

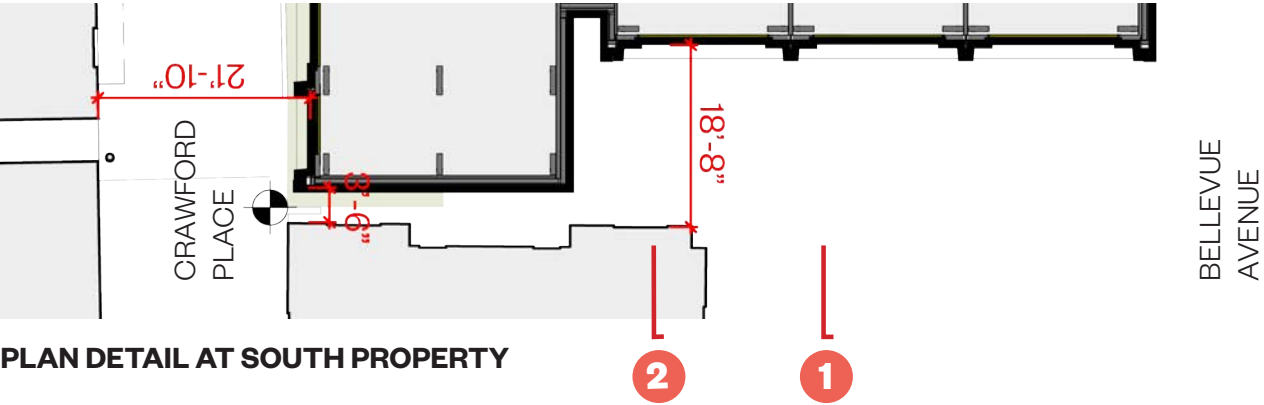
- OUTLINE OF BUILDING ACROSS CRAWFORD PLACE
- PROPOSED PROJECT GLAZING
- GLAZING ACROSS CRAWFORD PLACE
- RAILING ACROSS CRAWFORD PLACE



PRIVACY STUDY - NORTH



NORTH ELEVATION - WINDOW OVERLAP



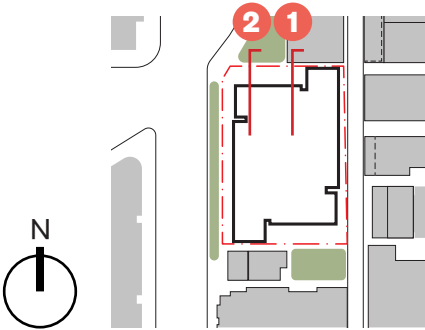
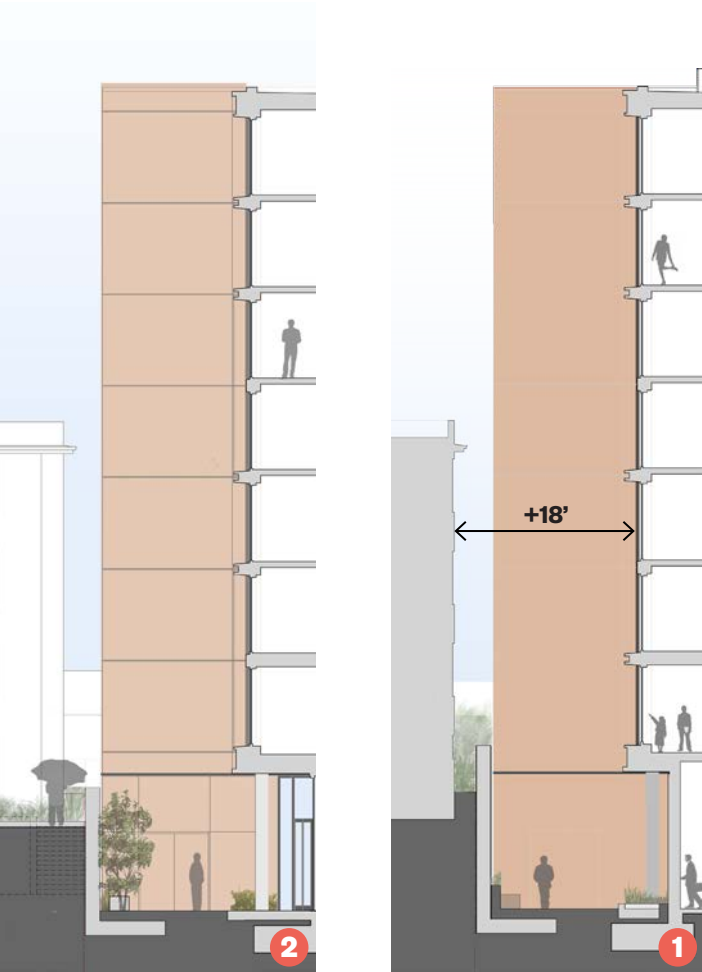
PLAN DETAIL AT SOUTH PROPERTY

- OUTLINE OF BUILDING ACROSS CRAWFORD PLACE

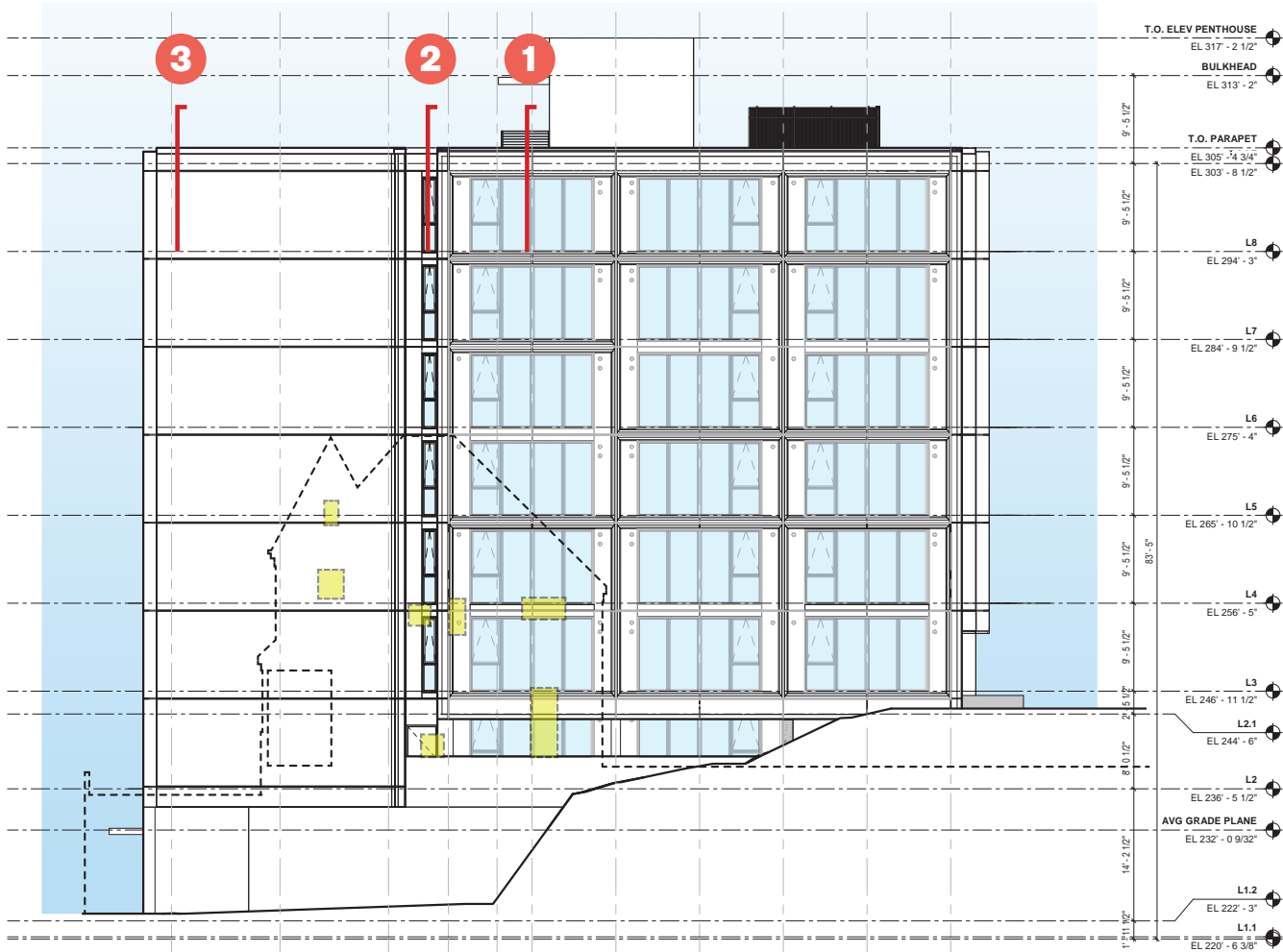
PROPOSED PROJECT GLAZING

GLAZING ACROSS CRAWFORD PLACE

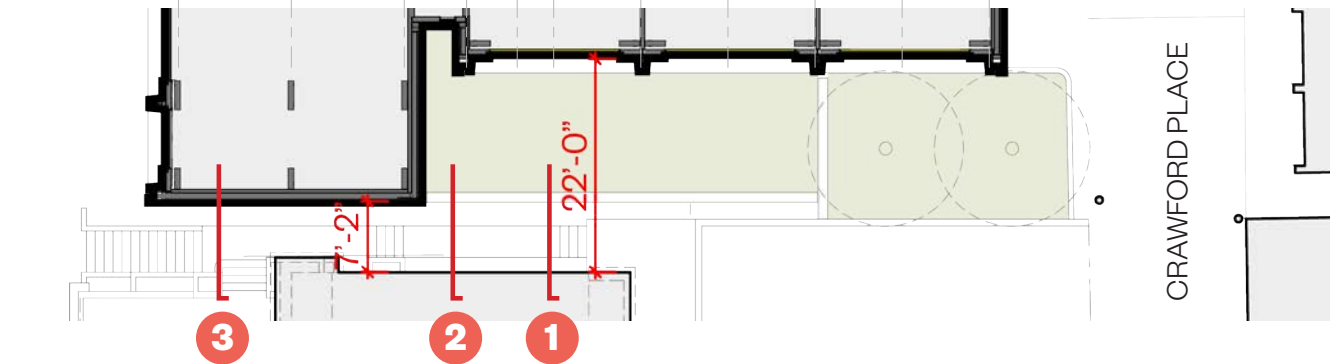
RAILING ACROSS CRAWFORD PLACE



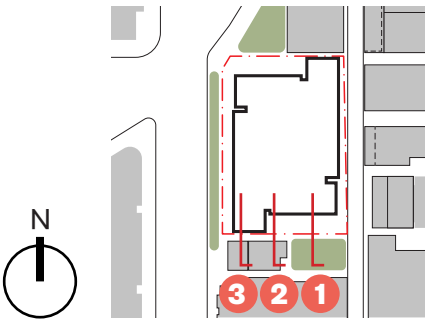
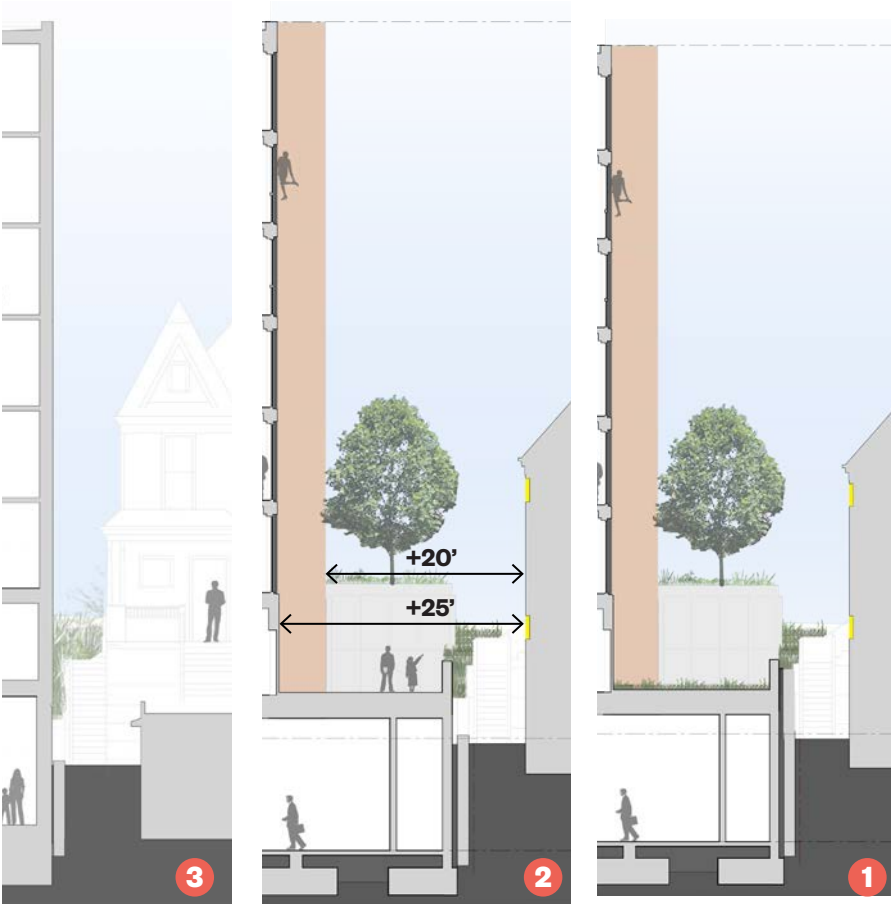
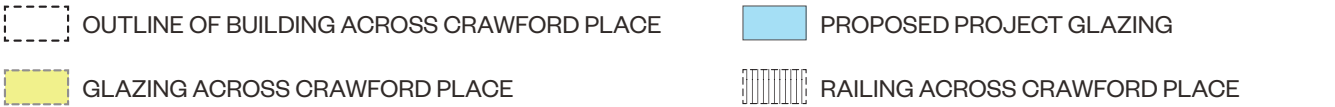
PRIVACY STUDY - SOUTH



EAST ELEVATION - WINDOW OVERLAP



PLAN DETAIL AT SOUTH PROPERTY

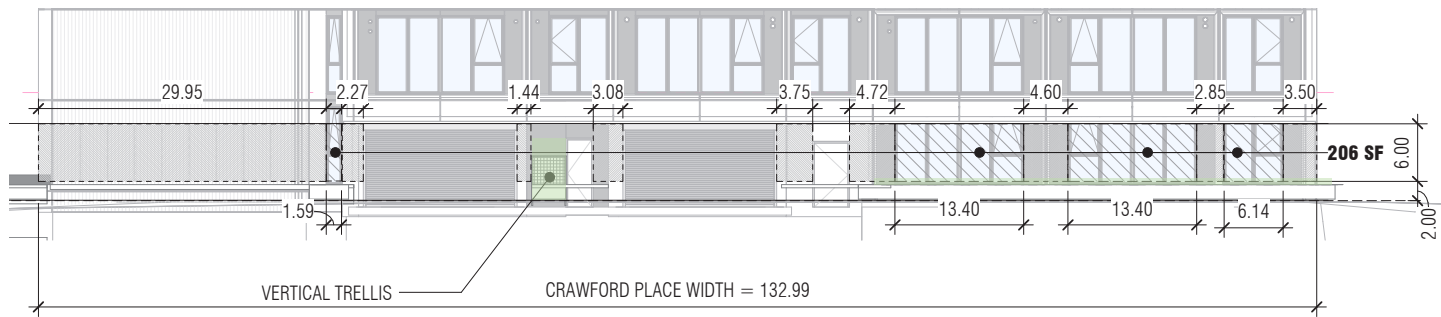


SMC REFERENCE	SMC REFERENCE AND REQUIREMENT	DEPARTURE REQUESTED	DEPARTURE JUSTIFICATION	DESIGN GUIDELINES
CRAWFORD PLACE - STREET	LEVEL DEVELOPMENT STANDARDS			
A. TRANSPARENCY	<p>TRANSPARENCY FACADE LIMIT 23.47A.008.B.2 A MINIMUM OF 60% OF STREET-FACING FACADE BETWEEN 2 AND 8 FEET MUST BE TRANSPARENT, APPLICABLE FOR NON-RESIDENTIAL USES:</p> <p>MINIMUM TRANSPARENT FACADE = 60% PROPOSED TRANSPARENT FACADE = 15.3% SEE 1/G-104</p>	DECREASE OF MINIMUM TRANSPARANCY PERCENTAGE FROM 60% MINIMUM DOWN TO 15% MINIMUM.	<p>CRAWFORD PLACE IS FUNCTIONALLY AN ALLEY, BUT HAS BEEN CLASSIFIED BY THE CITY OF SEATTLE AS A STREET. THE DESIGN PROPOSAL ADDRESSES THE SITE SPECIFIC CONTEXT OF THE PROJECT BY CONSIDERING CRAWFORD PLACE AN ALLEY. IT SUPPORTS DESIGN GUIDELINES PL-2 WALKABILITY- PERSONAL SAFETY AND SECURITY, AND DC-1 PROJECT USES & ACTIVITIES PARKING AND SERVICE USES.</p> <p>PL-2 - WALKABILITY - PERSONAL SAFETY AND SECURITY CRAWFORD PLACE HAS NO PEDESTRIAN CENTERED FEATURES SUCH AS SIDEWALKS AND IT FUNCTIONS AS AN ALLEY FOR ALL THE EXISTING BUILDINGS ALONG IT. THE MAIN USES OF THE ALLEY ARE FOR VEHICULAR TRAVEL TO PARKING SPACES AND SOLID WASTE RECEPTACLE STORAGE AND STAGING. OUR PROPOSAL ENCOURAGES SAFER PEDESTRIAN ACTIVITY ALONG BELLEVUE AVENUE INSTEAD OF ALONG VEHICLE AND SERVICE CENTERED CRAWFORD PLACE.</p> <p>DC-1 - PROJECT USES & ACTIVITIES PARKING AND SERVICE USES SINCE THE PROPOSED BUILDING INCORPORATES A GROCERY STORE INTO ITS PROGRAM, LOADING AND SOLID WASTE STORAGE/STAGING AREAS ARE REQUIRED AND HAVE BEEN LOCATED OFF THE ALLEY TO COMPLY WITH THE REQUIREMENTS OF THE SEATTLE MUNICIPAL CODE AND PER DESIGN GUIDELINE DC-1 TO LOCATE SERVICE AREAS AWAY FROM HIGHLY VISIBLE LOCATIONS.</p>	<p>PL-2 - WALKABILITY - PERSONAL SAFETY AND SECURITY</p> <p>DC-1 - PROJECT USES & ACTIVITIES - PARKING AND SERVICE USES</p>
B. BLANK FACADES	<p>BLANK FACADE LIMIT 23.47A.008.A.2 BLANK FACADES ARE LIMITED TO SEGMENTS 20 FEET WIDETOTAL WIDTH OF ALL BLANK FACADE SEGMENTS SHALLNOT EXCEED 40% OF THE WIDTH OF THE STREET FACING FACADE OF THE STRUCTURE ALONG THE STREET.FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.</p> <p>MAX ALLOWED BLANK FACADE SEGMENT = 20 FT PROPOSED MAX BLANK FACADE SEGMENT = 30 FT MAX ALLOWED BLANK FACADE = 40% PROPOSED BLANK</p>	<p>INCREASE OF MAXIMUM BLANK FACADE WIDTH FROM 20 FT TO 30 FT</p> <p>INCREASE OF TOTAL OF ALL BLANK FACADE SEGMENTS FROM 40% TO 43%</p>		
C. STREET-LEVEL FACADES	<p>STREET-LEVEL DEVELOPMENT STANDARDS 23.47A.008.D.2 WHERE RESIDENTIAL USES ARE LOCATED ALONG A STREET-LEVEL STREET-FACING FACADE THE FOLLOWING REQUIREMENTS APPLY UNLESS EXEMPTED BY SUBSECTION 23.47A.008.G 1. AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY; AND 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</p>	<p>ELIMINATE THE REQUIREMENT FOR A VISUALLY PROMINATE RESIDENTIAL ENTRY</p> <p>REDUCE THE HEIGHT REQUIRED FOR THE FLOOR OF ADJACENT DWELLING UNIT TO 2 FEET MINIMUM</p>	<p>CRAWFORD PLACE IS FUNCTIONALLY AN ALLEY AND DOES NOT INCLUDE ANY SIDEWALK ENHANCEMENTS TYPICAL TO A STREET. THEREFORE, THE REQUIREMENTS OF 23.47A.008.D.2 SHOULD NOT APPLY TO THIS SITUATION.</p> <p>THERE IS A PROMINATE ENTRY TO THE PROJECT PROVIIDED ALONG CRAWFORD PLACE, PRIMARILY INTENDED FOR USE FOR BICYCLE STORAGE ACCESS. THIS ENTRY HAS VISABILITY, SIGNAGE, LIGHTING AND LANDSCAPING TO INCREASE ITS POMINANCE SUBSTANTIALY BEYOND ANY OTHER ACCES POINTS OF THE ADJACENT BUILDINGS.</p> <p>THE FLOOR ELEVATION OF THE DWELLING UNITS ADJACENT TO CRAWFORD PLACE ARE APPROXIMATELY 2.5 FEET ABOVE THE ADJACENT GRADE AND A RAISED PLANTED AREA IN PROPOSED TO PROVIDE A BUFFER BETWEEN THE DWELLING UNITS AND THE LIMITED VEHICULAR TRAFFIC.</p>	

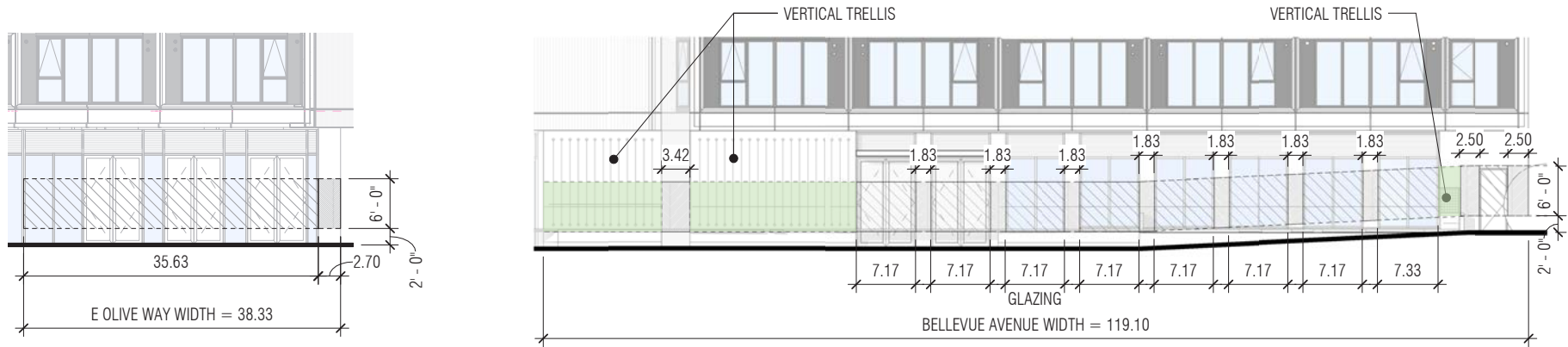
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SMC REFERENCE	SMC REFERENCE AND REQUIREMENT	DEPARTURE REQUESTED	DEPARTURE JUSTIFICATION	DESIGN GUIDELINES
BELLEVUE AVENUE - STREET	-STREET-LEVEL DEVELOPMENT STANDARDS			
A. TRANSPARENCY	<p>TRANSPARENCY FAÇADE LIMIT</p> <p>23.47A.008.B.2 A MINIMUM OF 60% OF STREET-FACING FAÇADE BETWEEN 2 AND 8 FEET MUST BE TRANSPARENT, APPLICABLE FOR NON-RESIDENTIAL USES:</p> <p>MIN REQUIRED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = 51% SEE 1/G-100</p>	DECREASE OF MINIMUM TRANSPARANCY PERCENTAGE FROM 60% MINIMUM DOWN TO 51% MINIMUM.	<p>EARLY DESIGN GUIDANCE STRONGLY ENCOURAGED THE INTEGRATION OF VERTICAL LANDSCAPING ON THIS PROJECT. TO ALLOW FOR SUFFICIENT FAÇADE AREA TO INTEGRATE VERTICAL LANDSCAPING, THE PROJECT ELIMINATED PORTIONS OFGLAZING IN FAVOR OF VERTICAL LANDSCAPING. THIS DESIGN PROPOSAL SUPPORTS SEATTLE DESIGN GUIDELINES DC2-B-1 FAÇADE COMPOSITION, DC2-B-2, BLANK WALLS, AND DC4-D-1, CHOICE OF PLANT MATERIALS.</p> <p>DC2-B-1 FAÇADE COMPOSITION THE COMPOSITION AND LOCATION OF THE VERTICAL LANDSCAPE WALLS FLANK THE PRIMARY ENTRY LOCATIONS AND SUPPORT THE OVERALL PROPORTIONS OF THE PODIUM LEVEL. THE PRIMARY VERTICAL LANDSCAPE AREAS ARE LOCATED CLOSER TO THE INTERSECTION OF BELLEVUE AVENUE & EAST OLIVE WAY, PROVIDING AN EXPRESSIVE FAÇADE MOMENT WHERE THE BUILDING AND TENANT SIGNAGE WILL ALSO BE INTEGRATED.</p> <p>DC2-B-2, BLANK WALLS THE USE OF VERTICAL LANDSCAPING SUPPORTS THE DESIGN INTENT TO INCLUDE DESIGN TREATMENTS AT THE STREET LEVEL THAT HAVE HUMAN SCALE AND ARE DESIGN FOR PEDESTRIANS. DEMONSTRATED IN THE CALCULATIONS ON G-100, THE COMBINATION OF TRANSPARENCY AND VERTICAL LANDSCAPE RESULTS IN BLANK FAÇADE AREA WELL BELOW THE 40% MAXIMUM ALLOWED, WITH ONLY 18% ALONG BELLEVUE WAY. ALTHOUGH THE PERCENTAGE OF TRANSPARENCY IS BELOW THE MINIMUM REQUIRED, THE INTEGRATION OF VERTICAL LANDSCAPING AT MOST OF THE ASSOCIATED BLANK FAÇADE AREAS PROVIDES TO AN ENHANCED PEDESTRIAN EXPERIENCE SINCE THE VERTICAL LANDSCAPING WILL BE CONTINUOUS, MAINTAINED AND VISUALLY SOFT.</p> <p>DC4-D-1, CHOICE OF PLANT MATERIALS THE LOCATIONS SELECTED FOR THE VERTICAL LANDSCAPING ALONG THE BELLEVUEAVENUE FAÇADE ENHANCES THE MASSING CONTINUITY OF THE PODIUM LEVEL ANDALLOWS FOR REASONABLE MAINTENANCE TO ENSURE THE SELECTED JAPANESECLIMBING HYDRANGEA WILL THRIVE. AS NOTED ABOVE, THE INTEGRATION OF THEVERTICAL LANDSCAPING, ALONG WITH THE SIGNAGE, PROVIDES FOR A GREEN “BACKDROP” FOR THE NECESSARY BUILDING AND TENANT SIGNAGE WHICH WILL RESULT INA BETTER OVERALL PEDESTRIAN EXPERIENCE AND REDUCE POTENTIAL NEGATIVE VISUAL IMPACT FROM THE SIGNAGE IN THE NEIGHBORHOOD.</p>	<p>DC2-B-1 FAÇADE COMPOSITION</p> <p>DC2-B-2, BLANK WALLS</p> <p>DC4-D-1, CHOICE OF PLANT MATERIALS</p>

CRAWFORD PLACE - BLANK FACADE AND TRANSPARENCY DIAGRAM



E OLIVE WAY & BELLEVUE AVENUE - BLANK FACADE & TRANSPARENCY DIAGRAM



STREET: BLANK FACADE CALCULATIONS

SMC 23.47A.008		
BELLEVUE AVENUE BLANK FACADE CALCULATION	EAST OLIVE WAY BLANK FACADE CALCULATION	CRAWFORD PLACE BLANK FACADE CALCULATION
TOTAL FACADE LENGTH 119.10' COMBINED BLANK FACADE LENGTH = 21.33'	TOTAL FACADE LENGTH 38.33' COMBINED BLANK FACADE LENGTH = 2.7'	TOTAL FACADE LENGTH 132.99' COMBINED BLANK FACADE LENGTH = 59.96'
MAX ALLOWED BLANK FACADE = 40% PROVIDED BLANK FACADE = (21.33/119.10*100) = 18%	MAX ALLOWED BLANK FACADE = 40% PROVIDED BLANK FACADE = (2.7/38.33*100) = 7%	MAX ALLOWED BLANK FACADE = 40% PROVIDED BLANK FACADE = (59.96/132.99*100) = 42.23%
STREET LEVEL TRANSPARENCY CALCULATION	STREET LEVEL TRANSPARENCY CALCULATION	STREET LEVEL TRANSPARENCY CALCULATION
TOTAL FACADE AREA BTW 2' AND 8' = 715 SF TOTAL TRANSPARENT FACADE AREA = 366 SF	TOTAL FACADE AREA BTW 2' AND 8' = 229.96 SF TOTAL TRANSPARENT FACADE AREA = 213.76 SF	TOTAL FACADE AREA BTW 2' AND 8' = 797.94 SF TOTAL TRANSPARENT FACADE AREA = 206 SF
MIN REQUIRED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = (366/715 * 100) = 51% DEPARTURE REQUESTED - SEE SHEET G-104	MIN REQUIRED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = (213.76/229.96*100) = 93%	MIN REQUIRED TRANSPARENCY = 60% PROVIDED TRANSPARENCY = (206/797.94*100) = 25.82% DEPARTURE REQUESTED - SEE SHEET G-104

LEGEND

- GLAZED AREA OF FACADE
- BLANK AREA OF FACADE



