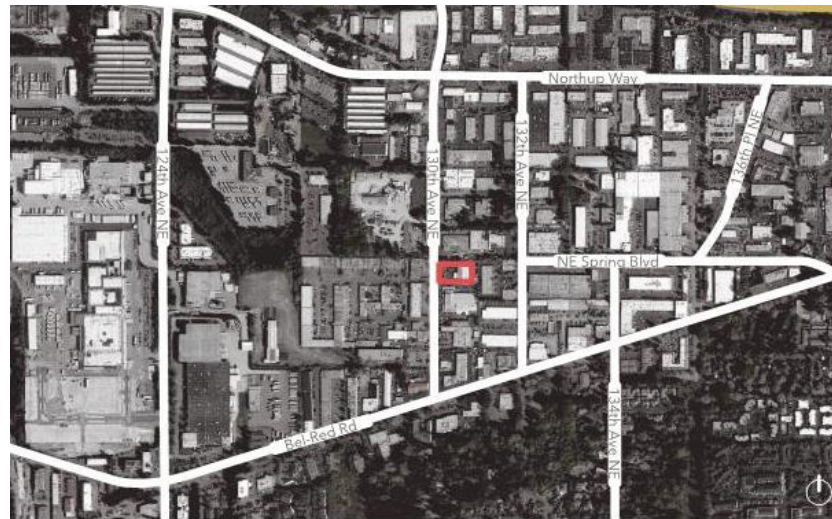


Project Narrative

Intent: A concise overview of the proposal's uses, purpose and scope; including metrics identifying project areas, parking and zoning.



Development Proposal:
 The proposed building will be Type VA over Type IA construction. There will be an underground parking garage accessed off of 130th Ave NE with residential units fronting the sidewalk on NE 16th. A podium courtyard will be connected to NE 16th via a large urban stair. Other elements of the proposal:

- Critical Areas: none
- Steep Slope: none
- Wetland: none
- Proposed Density = 150 Units / 0.92 Acres = 163 Units per Acre
- Parking will be provided at or above City of Bellevue Zoning Code Standards.

Concept:
 The design concept for Cadence 130th focuses on the different character of the two different streets and will use sound urban design principles to address the needs of users and pedestrians for these frontages accordingly.

- The 130th St frontage will feature retail and lobby functions. An upper level setback will define the mass of the residential use above.
- The NE 16th frontage will feature retail, residential at grade units and a large urban-scaled stair that connects the building podium to the right of way. The two masses of residential use that front this street will be joined by a transparent and active bridge element.

The overall massing will also respond to the movement and energy associated with LINK. It is anticipated that the north façade along NE 16th will reflect the dynamic qualities of the transit stop and the motion of the train through the use of materials, color and form.

Images courtesy of GGLO

Vision Narrative

Platforms for Personal Growth

Provide optimal environments and opportunity to enable personal growth and fulfillment within the community via the amenity spaces

Engage the neighborhood and community by programming the platforms for multi-generational, creative and cultural uses..... "Live without Limits"

Connected Community

Connect - In (Vertical, visual, physical connections with-in the community)

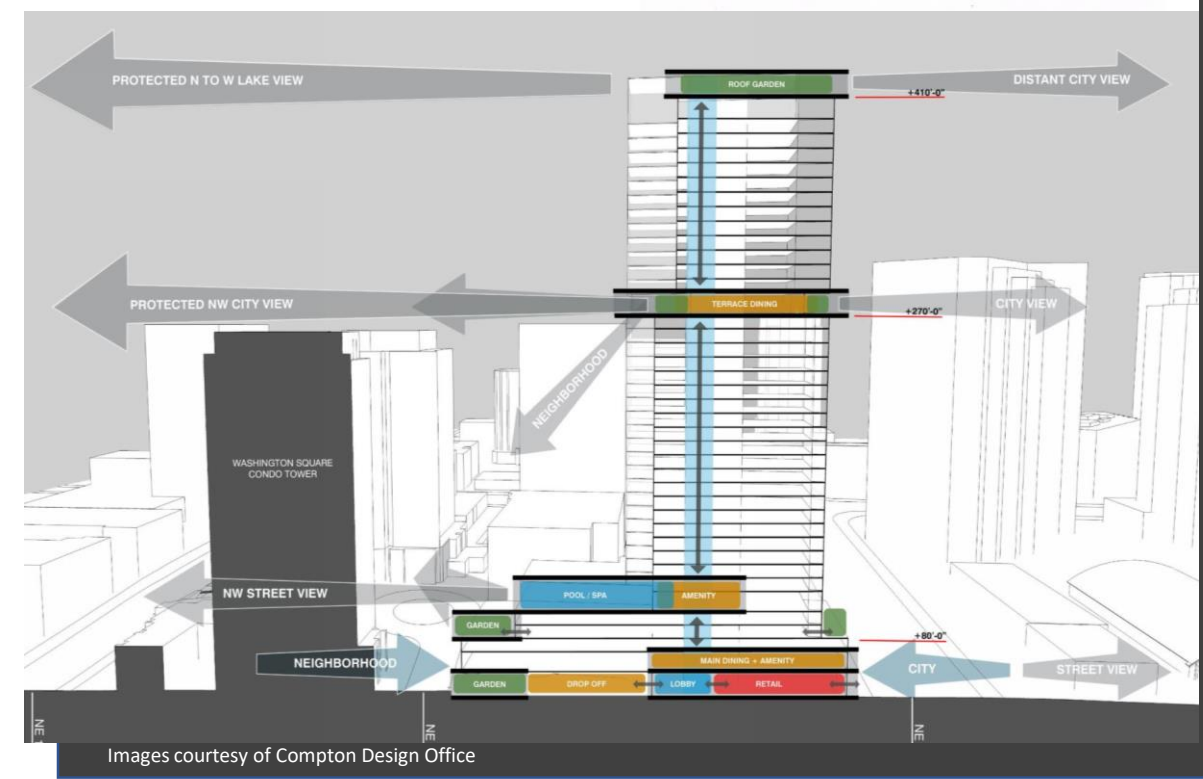
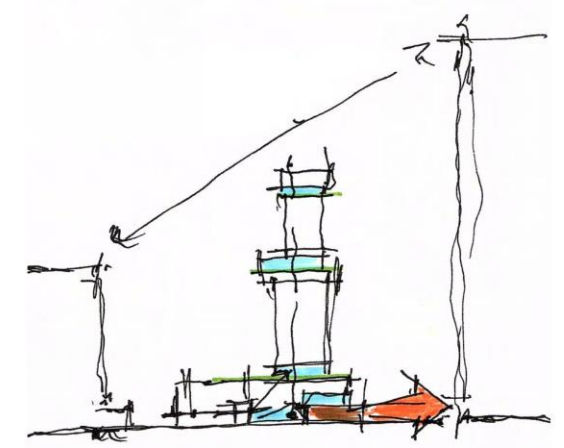
Celebrate mobility (Create active places, interactive common spaces, special stairs and elevator lobby experiences)

Connect - Out (Emphasize relationships with family, neighbors and community) Include ground level experience, courtyards, outdoors spaces and views..... "Breathable"

Luxury Urban Living

Design a premier living experience both internal and external with a focus on clarity and elegance

Provide a thoughtful "museum like experience" where the "art" is the resident and their belongings



Images courtesy of Compton Design Office



B

Design Concept Diagrams/Images

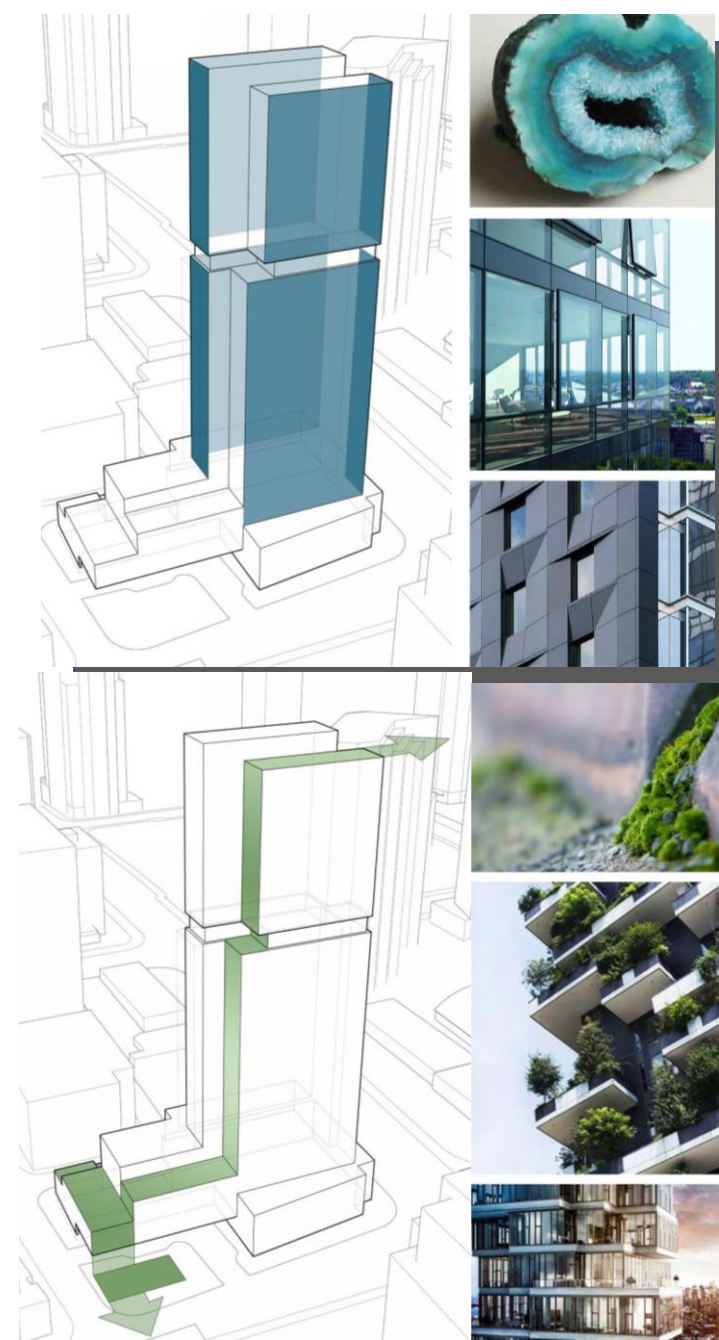
Intent: A clear design idea provides the organizing principle from which all subsequent design decisions for the project can flow.



“The angled form repeats around the block to define public plazas and a large residential amenity space . . . The theme will be continued throughout the project at various scales from lighting and paving to trellis elements . . . the broken volumes are created by a simple movement of the corners of the balconies . . . by breaking up the surface , many slender shards are created.”

- Hussein Amanat

Images Courtesy Amanat Architect



Images courtesy of Compton Design Office

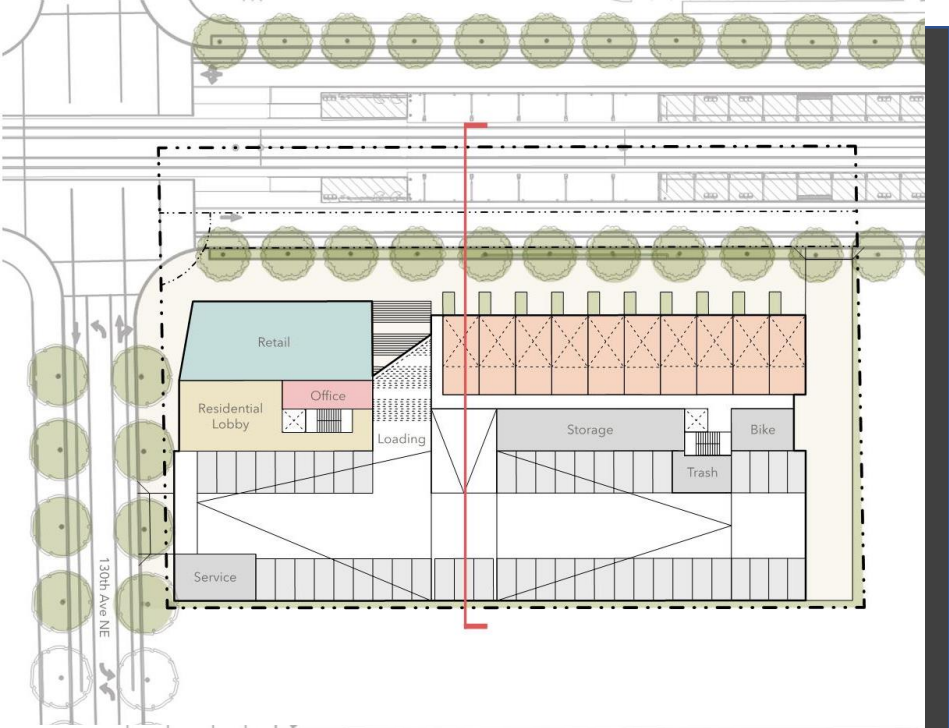


Development Services

C

Ground Floor Plan/ Site Plan Standards

Intent: To show how a proposal's ground floor uses integrate with the streetscape, pedestrian open spaces and connections with the immediate context and adjacent development.



Images Courtesy GGLO



Image Courtesy NBBJ

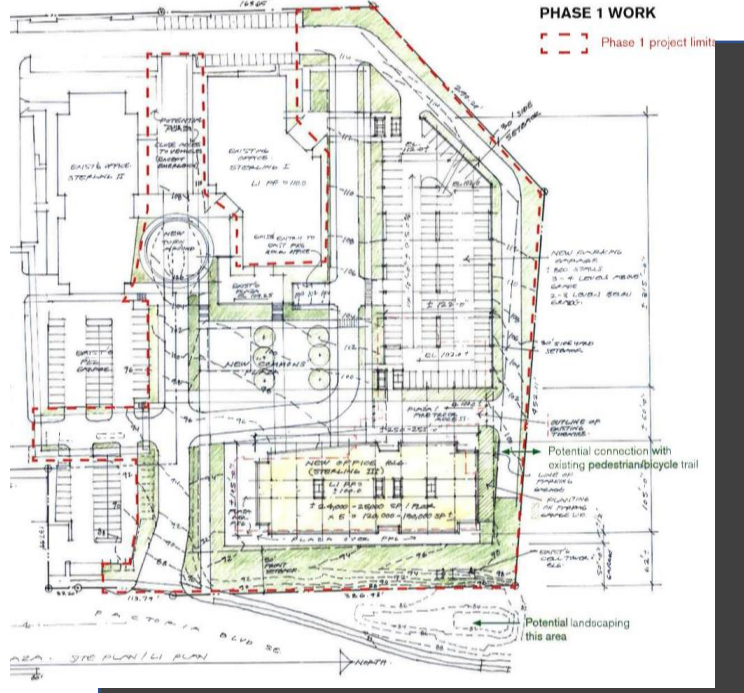
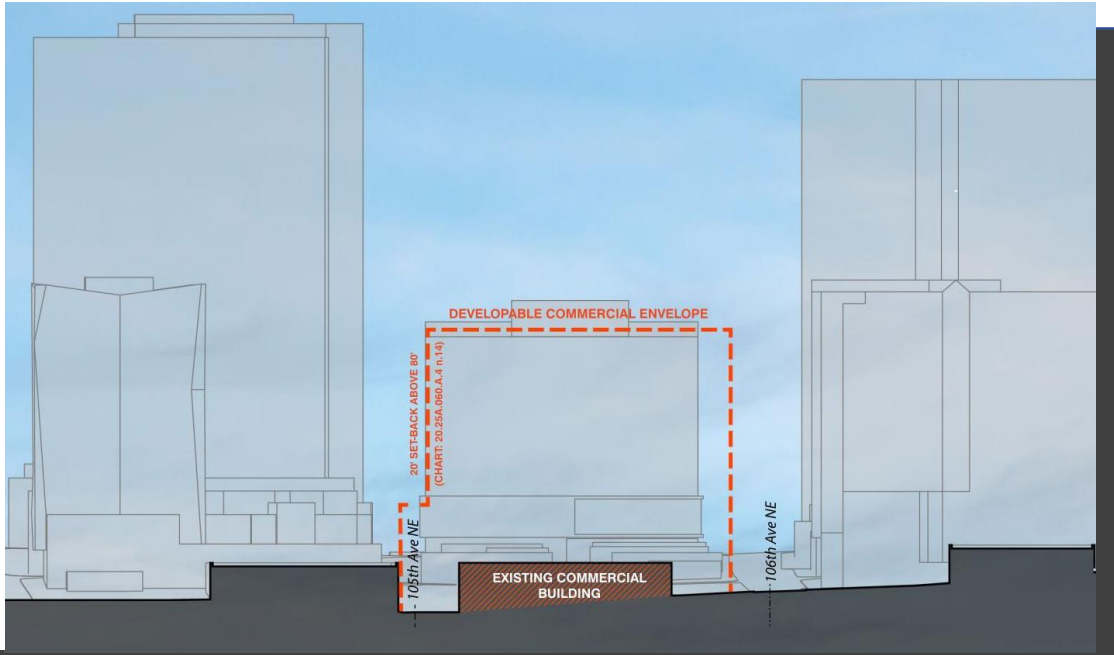
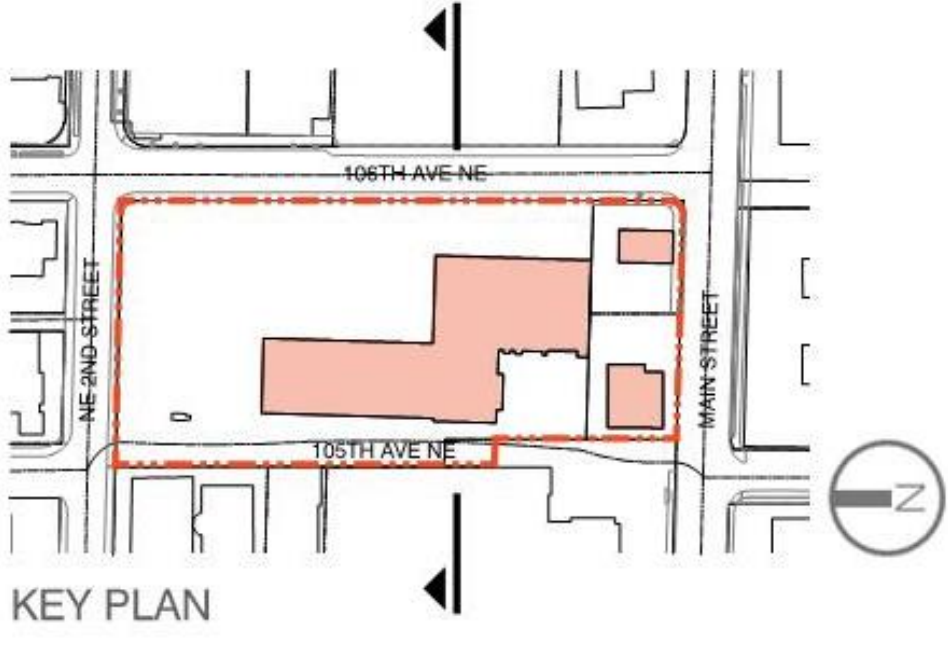


Image Courtesy Collins Woerman



Site Analysis: Existing Conditions

Intent: To show how a site's existing context will inform the proposal's design concept and functional lay-out.



Images courtesy of Graphite Design Group & Compton Design Office

1.3 SUBJECT SITE IN CONTEXT

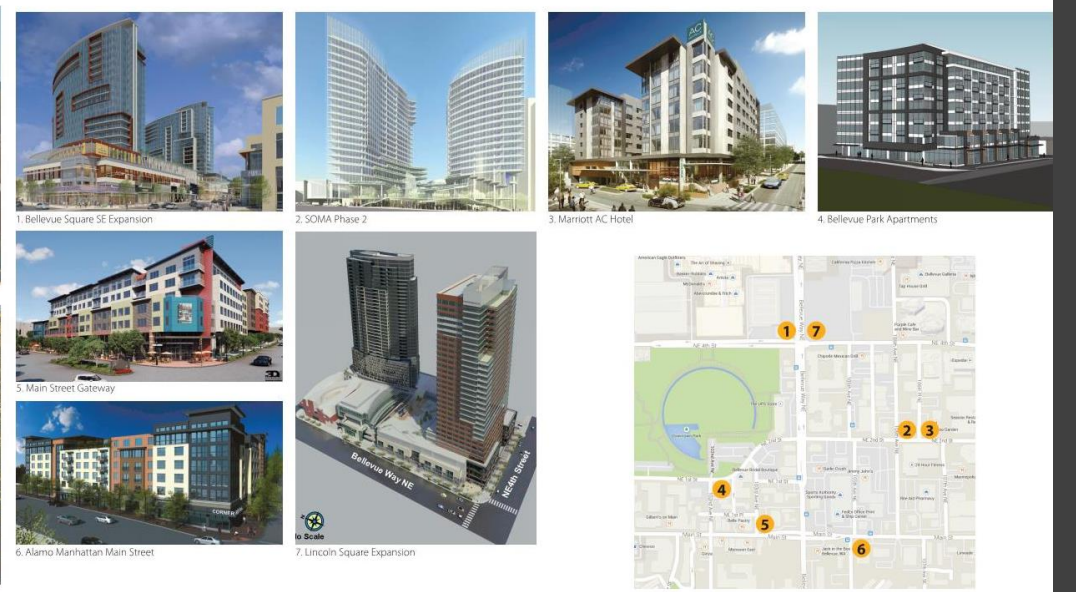


2ND STREET LOOKING WEST



BELLEVUE WAY NORTHEAST LOOKING NORTH

1.6 PROPOSED FUTURE DEVELOPMENT



Images courtesy of Amanat Architect

Site Analysis: Transportation

Intent: To illustrate an understanding of how vehicles will access the proposal and maneuver within it to provide parking, loading and recycling/trash service.

Indicate a location for temporary/short-term parking (for deliveries and passenger loading & unloading)

Show existing right-of-way widths and easements

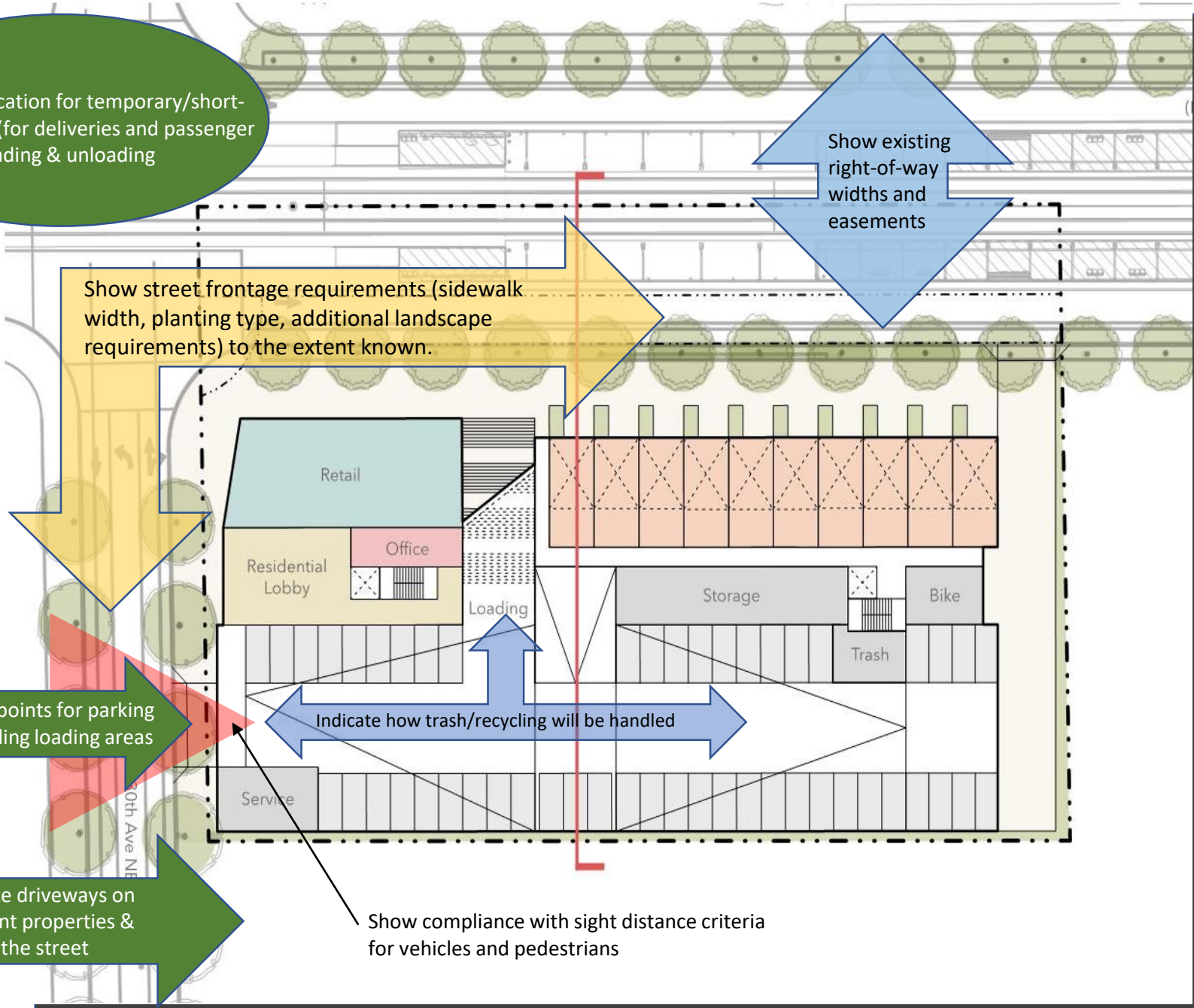
Show street frontage requirements (sidewalk width, planting type, additional landscape requirements) to the extent known.

Indicate access points for parking and trash/recycling loading areas

Indicate how trash/recycling will be handled

Indicate driveways on adjacent properties & across the street

Show compliance with sight distance criteria for vehicles and pedestrians



F

Elevation & Massing Diagram Standards

Intent: To illustrate a proposal's form, scale, fenestration and materials at a diagrammatic, preliminary level of detail.

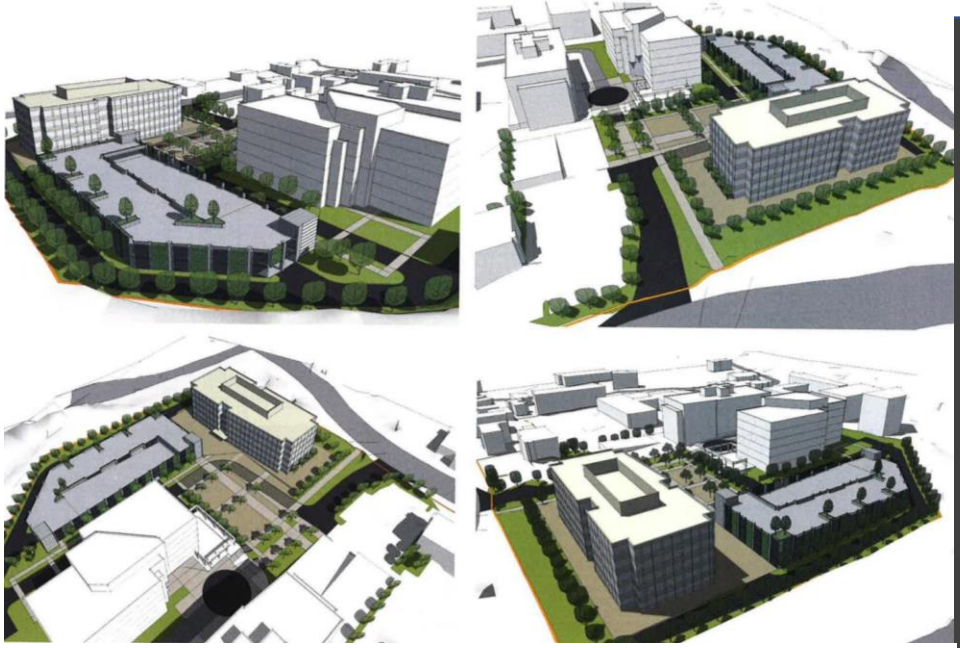
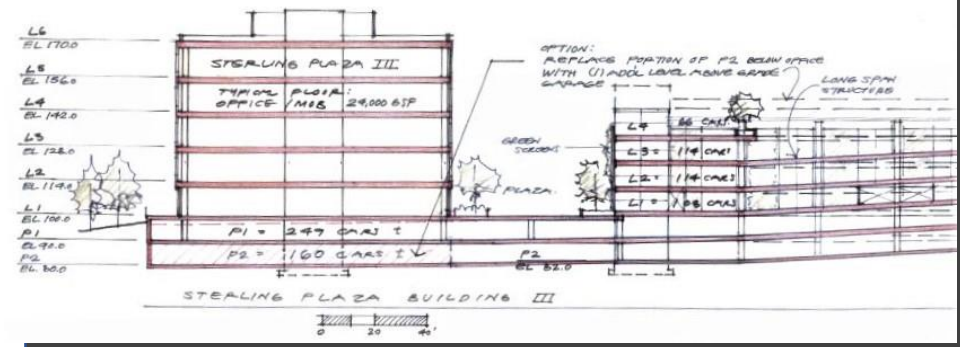
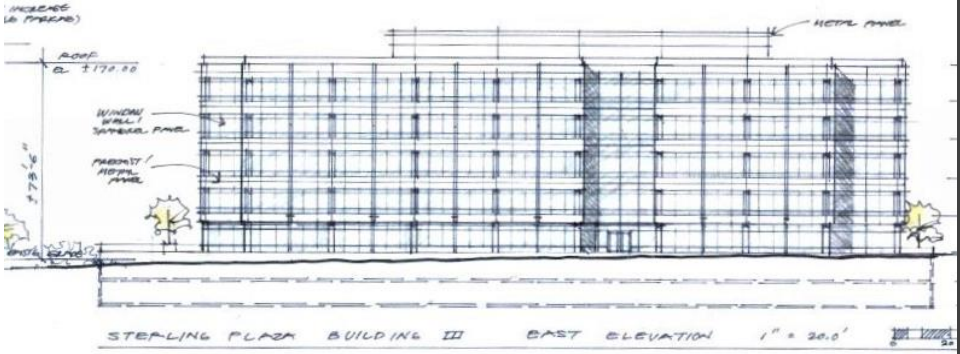
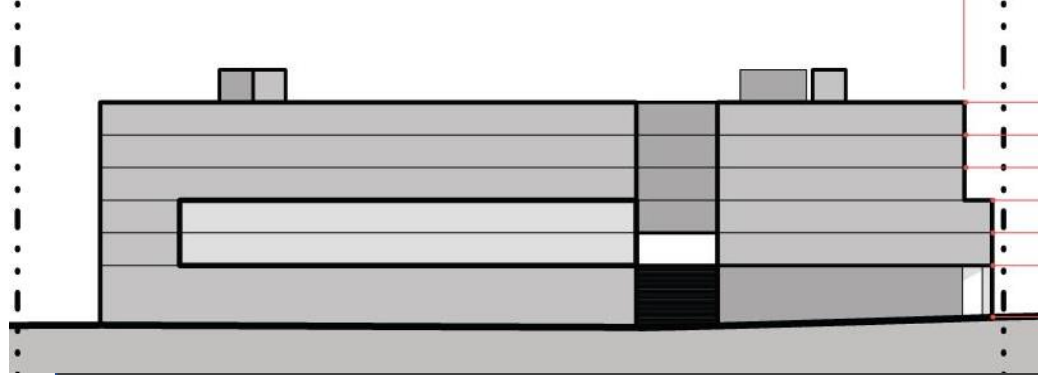


Image Courtesy of Baylis Architects



Images Courtesy of Collins Woerman



Images Courtesy of GGLO

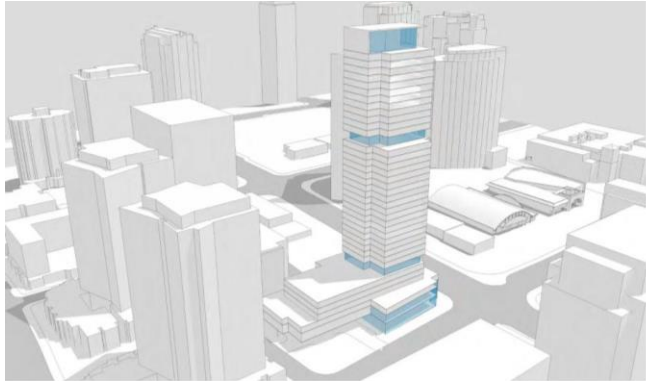


Design Process

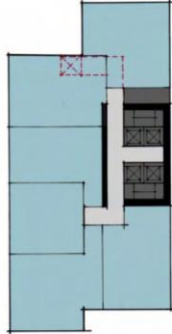
Intent: To show the preferred design direction alongside viable alternatives, including the rationale that informed the option selected for further consideration.



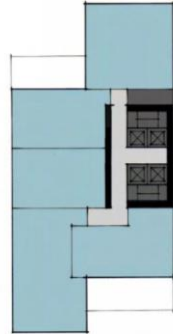
AERIAL (LOOKING SOUTHEAST)



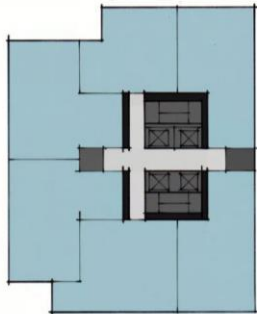
AERIAL (LOOKING SOUTHEAST)



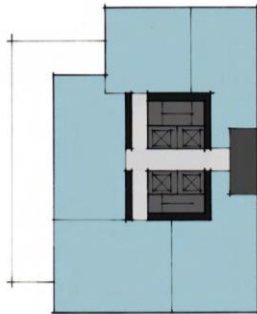
TYPICAL LOWER FLOOR PLAN



TYPICAL UPPER FLOOR PLAN

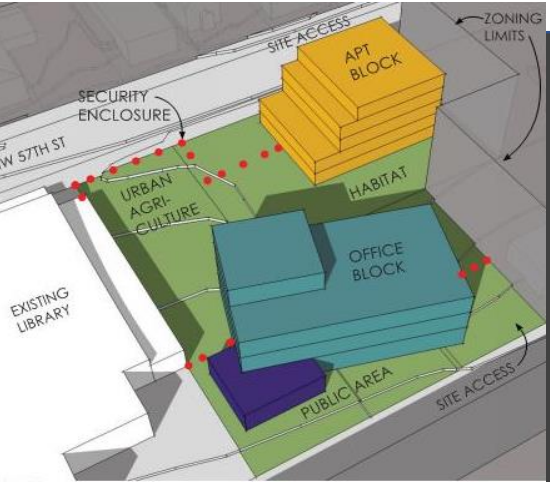
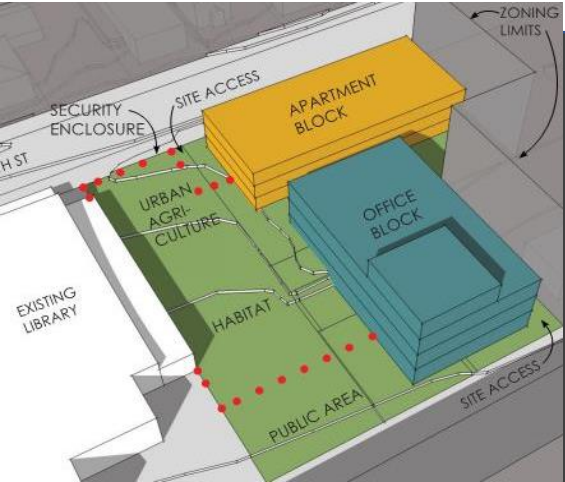
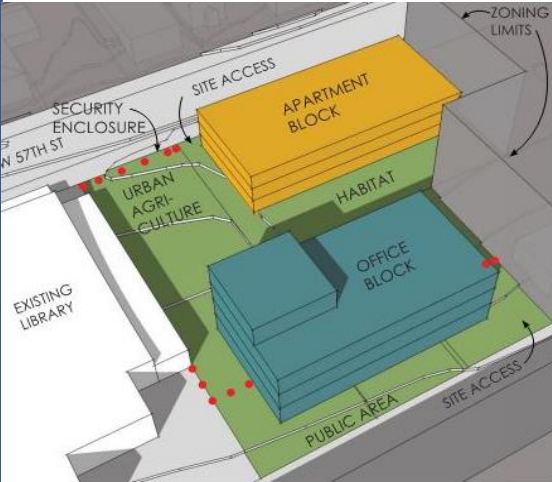


TYPICAL LOWER FLOOR PLAN



TYPICAL UPPER FLOOR PLAN

Images Courtesy of Compton Design Office

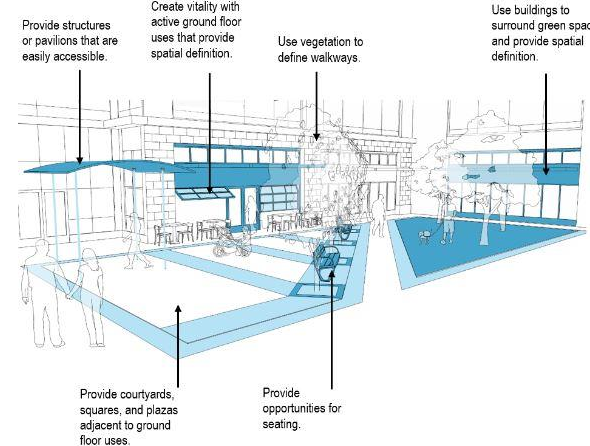


Images Courtesy of Johnston Architects



Responses to Downtown Design Guidelines & Comprehensive Plan Policies

Intent: To link applicable design guidelines, standards and Comprehensive Plan policies to a proposal's design attributes.



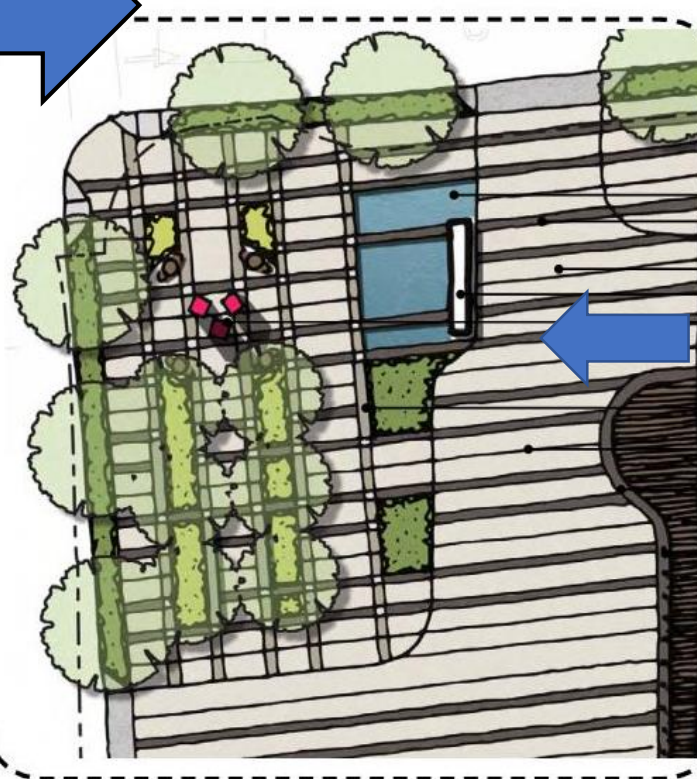
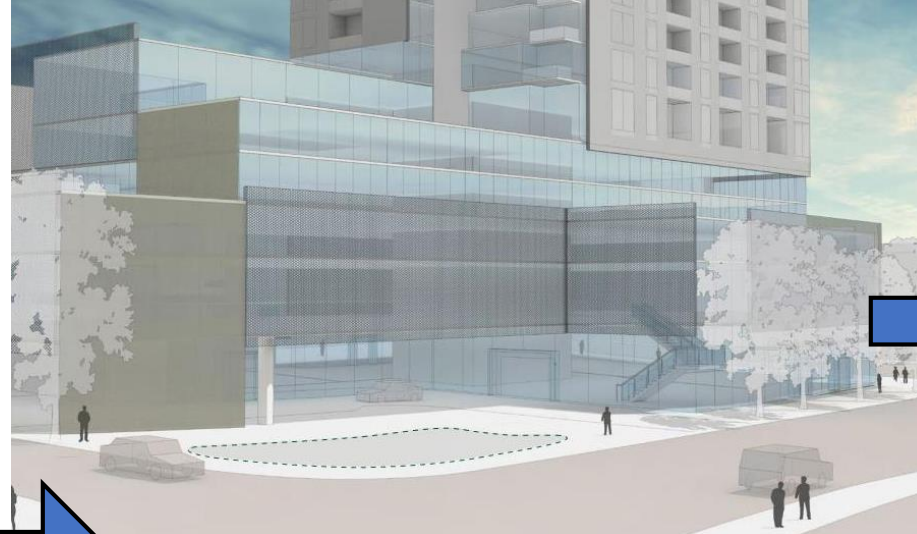
Downtown Design Guidelines and Standards

Comprehensive Plan Policies

POLICY S-DT-35. Create a pedestrian environment with a sense of activity, enclosure, and protection.

POLICY S-DT-40. Enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian-scaled lighting, street furniture, paving treatments, medians, or other softening treatments as appropriate.

POLICY S-DT-103. Encourage developers to provide open space amenities accessible to the public such as mini-parks, plazas, rooftop gardens, and courtyards in private developments. Such amenities must be clearly identified and maintained for public use



- WATER FEATURE
- SPECIALTY PAVING BAND
- SPECIALTY PAVING
- BUILDING COLUMN
- PUBLIC ART
- SEAT WALL
- ARRIVAL PLAZA
- SPECIALTY PAVING BAND
- SPECIALTY PAVING
- BOLLARDS

ENLARGED SITE PLAN - CORNER PLAZA
SCALE: 1"= 30'-0"



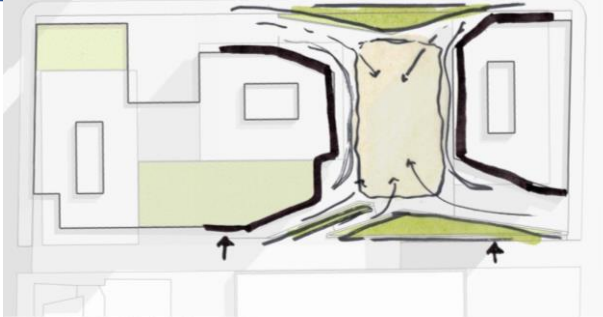
Focus on the Pedestrian Realm

Intent: To show the ways that a proposal will respond to the pedestrian experience of the streetscape and open spaces within the site.

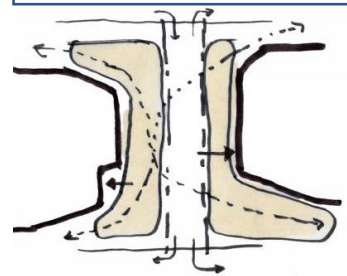
OPEN SPACE STRATEGIES

The ground level experience is characterized by the required open space thru-block connection between phases 1 and 2. This facilitates access to below grade parking, activates ground floor retail and creates a human scaled pedestrian experience.

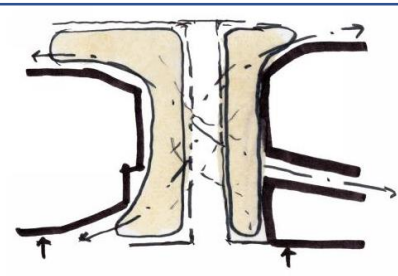
- Design Goals:
- Put the pedestrian first
 - Provide easy wayfinding
 - Create a logical and inviting vehicular drop-off
 - Separate people, cars, and trucks where possible



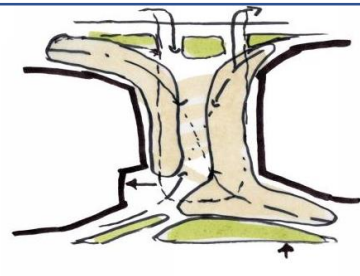
A. Pedestrian Place (Preferred Approach)



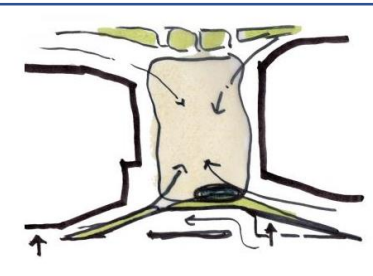
B. Thru-Street w/ Access



C. Thru-Street w/o Access

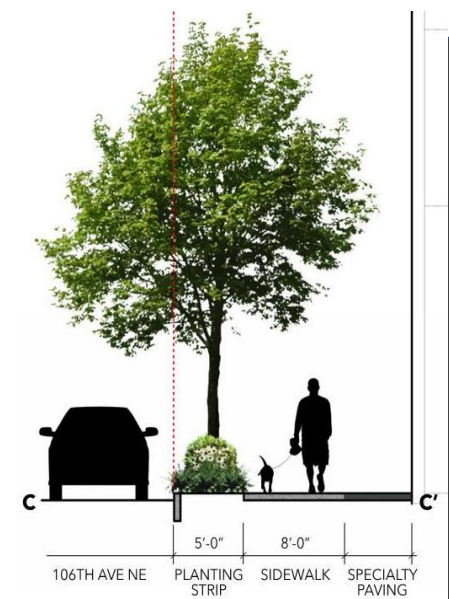
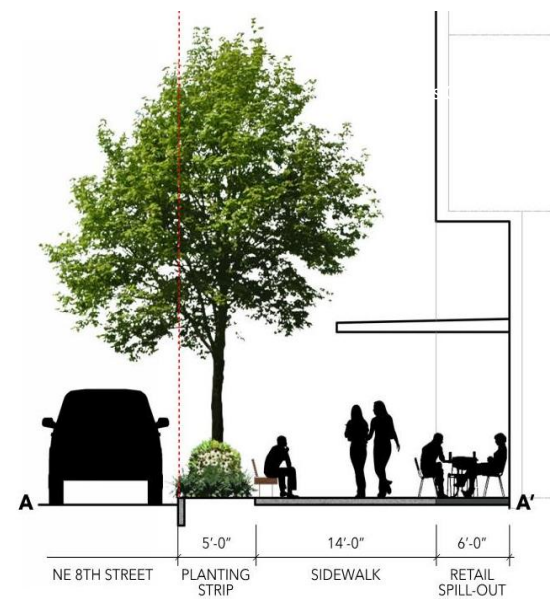


D. Auto-Court



E. Pedestrian - Vehicular Split Level

Images courtesy of Graphite Design Group and Compton Design Office



Images courtesy of Compton Design Office



Development Services