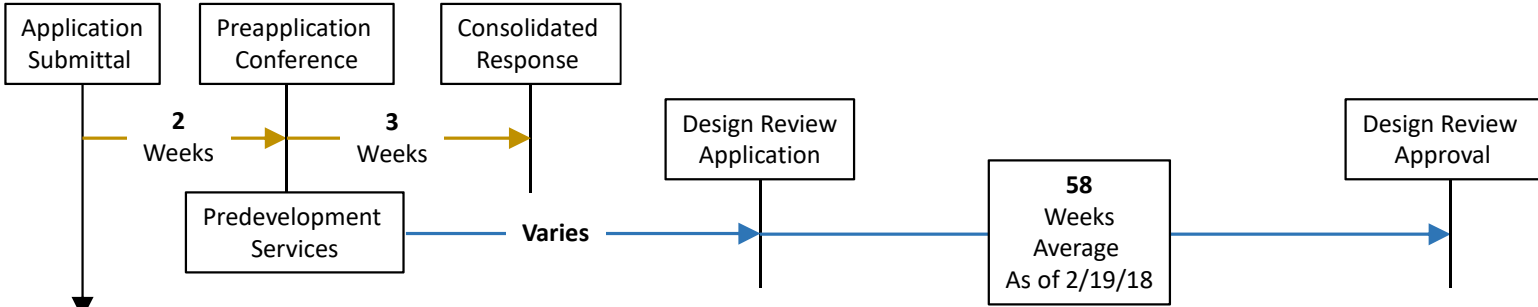


Current Timeline from Preapplication Conference to Design Review Approval

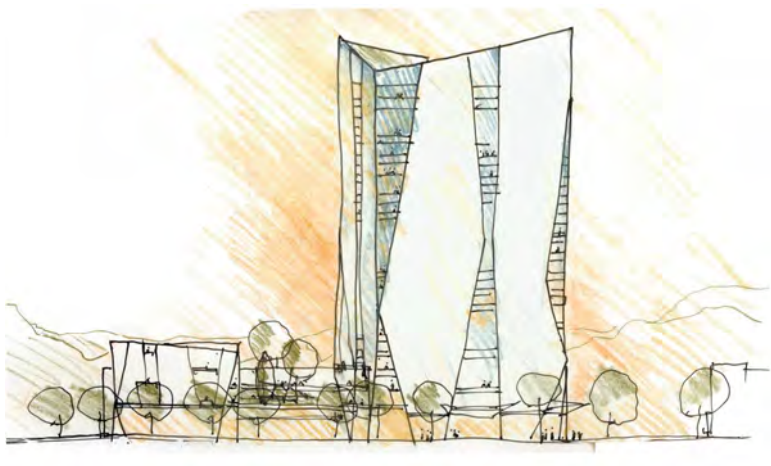


Preapplication Submittal Package Update Goal: Emphasize review of design Intentions at this stage to reduce revisions during Design Review.

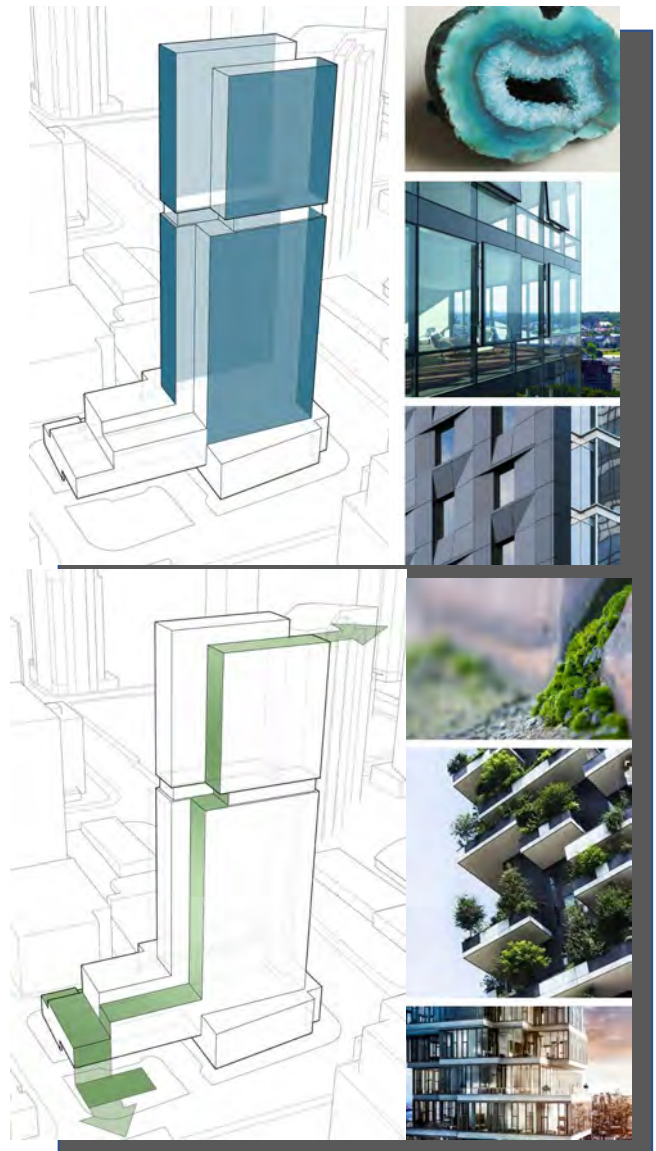
Proposed Updates to Preapplication Submittal Requirements:

1. **Design Concept Diagrams/Images:**
2. **Project Narrative:**
3. **Responses to Downtown Design Guidelines & Comprehensive Plan Policies:**
4. **Design Process -- Massing Studies:**
5. **Urban Design Analysis:**
6. **Focus on the Pedestrian Realm:**
7. **Development Detail -- Massing Diagrams**
8. **Development Detail -- Plans**
9. **Conclusion:**

Design Concept
Diagrams/Images



“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



Project Narrative



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.

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)

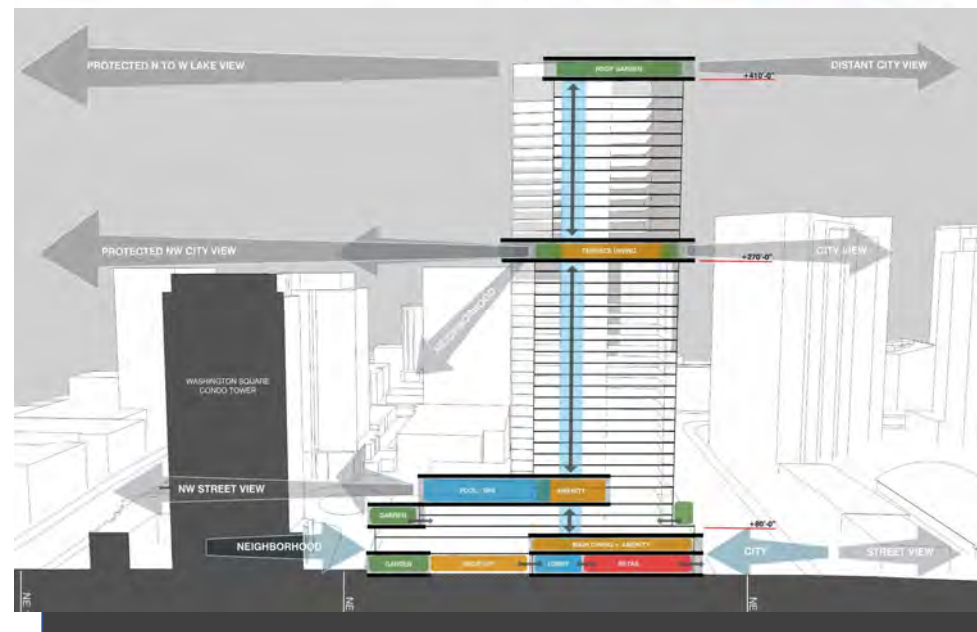
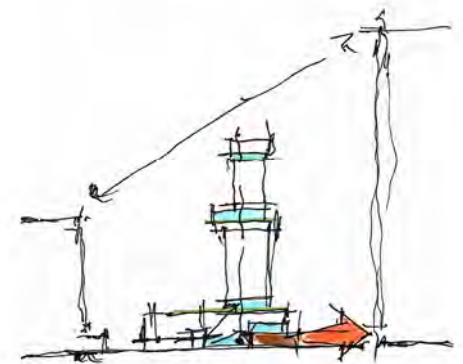
Celebrate mobility (Create active places, interactive common spaces, special stairs and elevator lobby experiences)

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

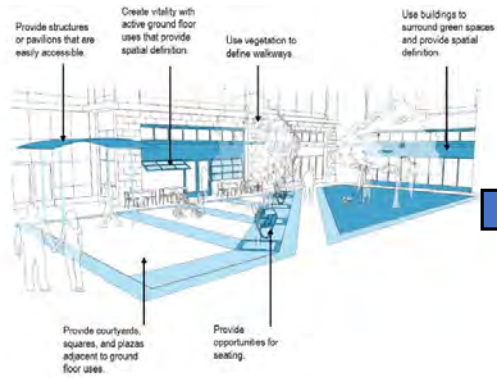
Provide a thoughtful "museum like experience" where the "art" is the resident and their belongings



Responses to Downtown Design Guidelines & Comprehensive Plan Policies

- Identify the Design Guidelines and Comp. Plan Policies most relevant to the proposal.
- Respond to applicable Design Guidelines with conceptual diagrams or graphics.

Downtown Design Guideline:

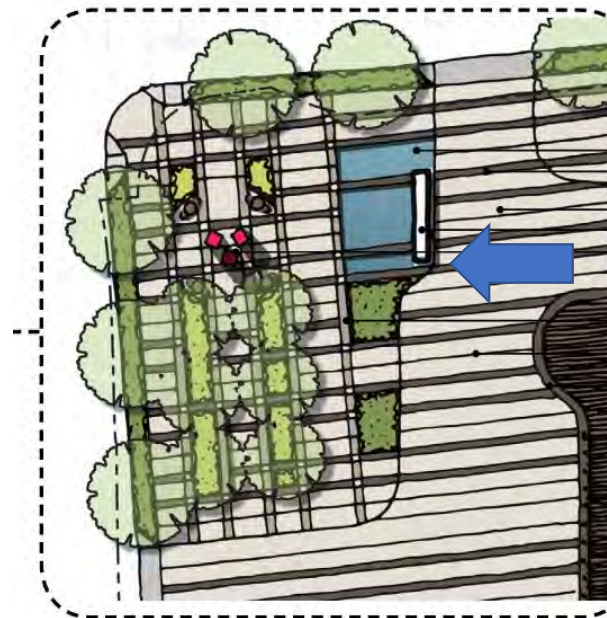


Comprehensive Plan Policies:

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

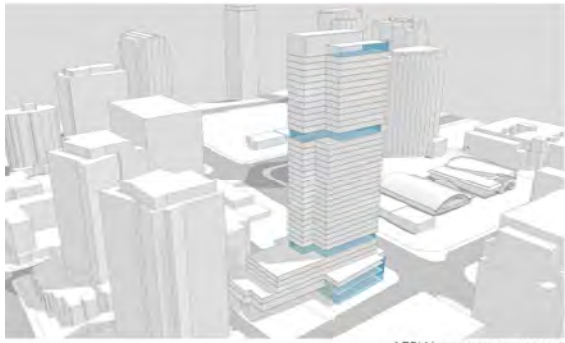


- WATER FEATURE
- SPECIALTY PAVING BAND
- SPECIALTY PAVING
- BUILDING COLUMN
- PUBLIC ART
- SEAT WALL
- ARRIVAL PLAZA
- SPECIALTY PAVING BAND
- SPECIALTY PAVING
- BOLLARDS

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

Design Process - - Massing Studies

- Show how the preferred design solution evolved from other options considered.
- Indicate how the proposal responds to the context and design guidelines.
- Show alternatives studied in consistent presentation styles
- Show conceptual floor plans with uses color-coded, open space, access for vehicles, pedestrian amenities.
- Ideally, depict proposal in street-level perspectives.



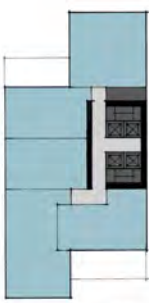
AERIAL (LOOKING SOUTHEAST)



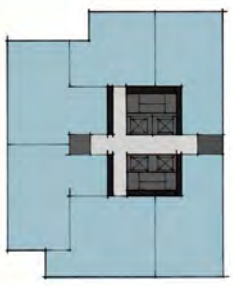
AERIAL (LOOKING SOUTHEAST)



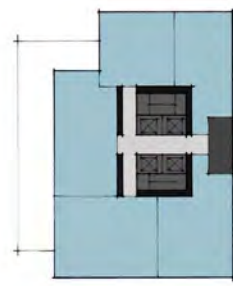
TYPICAL LOWER FLOOR PLAN



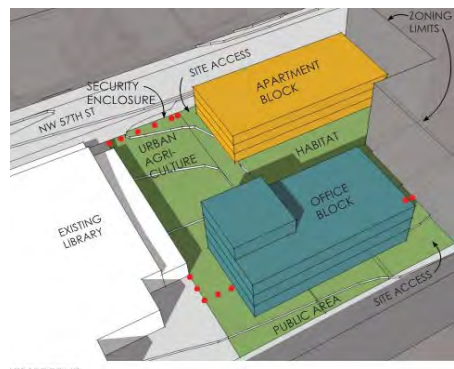
TYPICAL UPPER FLOOR PLAN



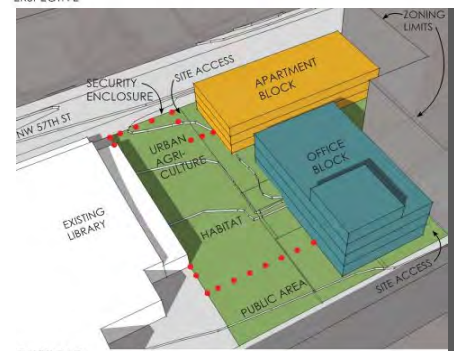
TYPICAL LOWER FLOOR PLAN



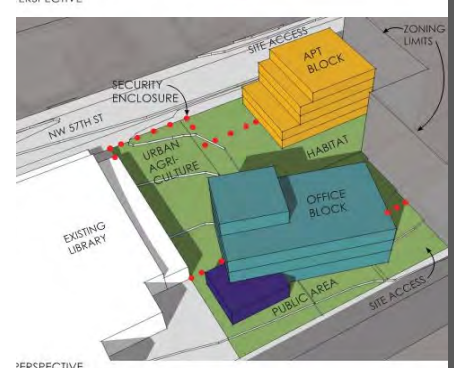
TYPICAL UPPER FLOOR PLAN



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE

Urban Design Analysis

Aerial photographs or graphics of the following:

- Patterns of vehicular and pedestrian movement and proposed access points to the proposal.
- Three-dimensional depiction of the proposal in context.
- Sun/shadow analysis at winter/summer solstice and at equinox at 9 AM, noon and 3 PM.
- Narrative on the urban design cues that have informed the design concept.



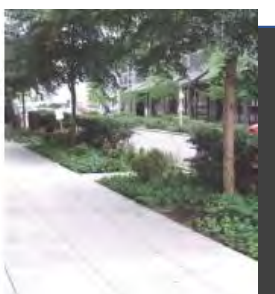
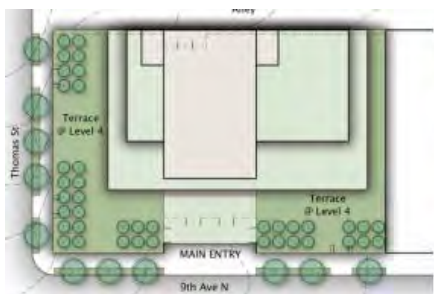
Focus on the Pedestrian Realm

Describe how the proposal responds to the pedestrian experience:

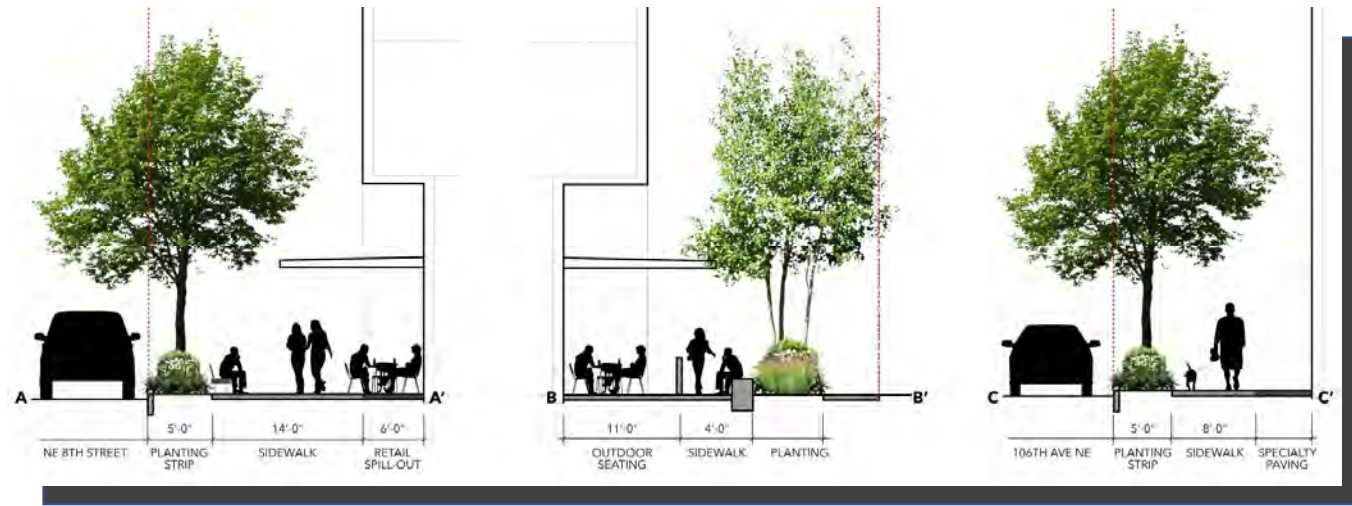
- Show street-level views and precedent images that convey the proposal's design intentions.
- Provide notes and narrative that support the images presented and the guidelines and policies cited.



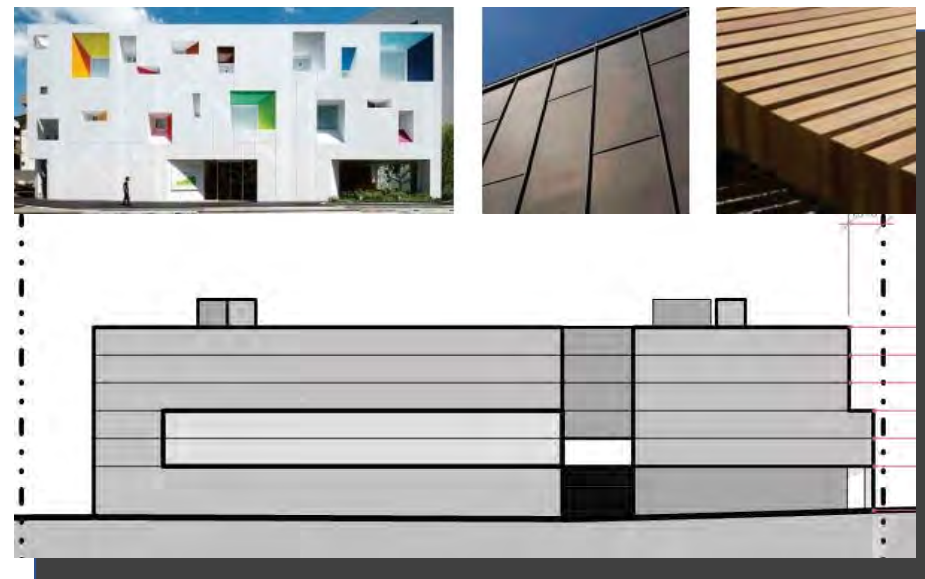
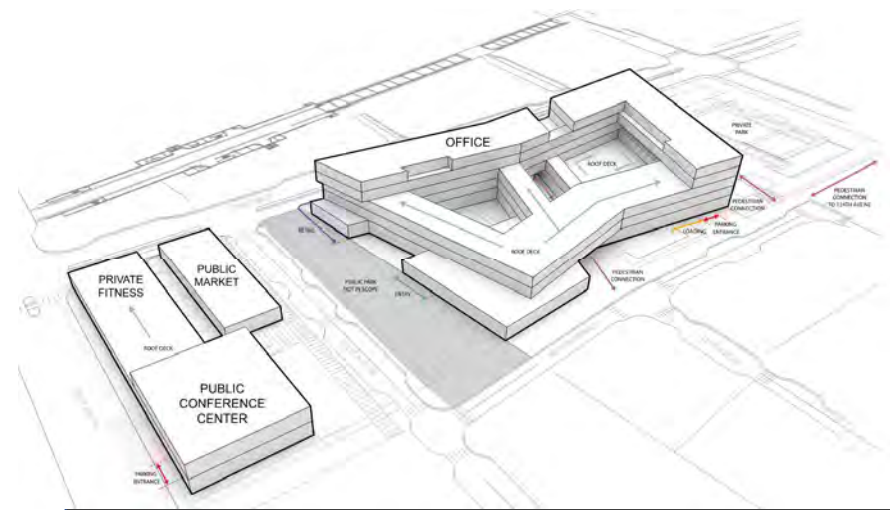
An architectural awning/canopy system will be a major design element and offer protection for people circulating into or by the building. A recessed entry plaza will be designed with seating and vegetation to create an inviting open area for arrival and departure from the building's main lobby, as well as places for informal gathering and enjoyment for building tenants. Operable window walls and doors in adjacent retail spaces will allow for uses to spill out and further activate the space.



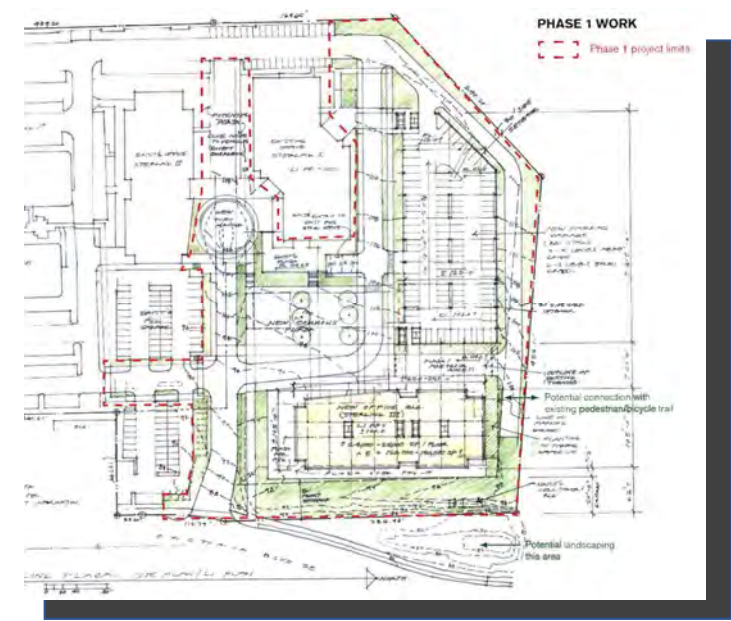
The project's enhanced landscape edge will provide continuity along both street frontages, and will continue the pattern of landscape improvement desired in the neighborhood including Green Street requirements such as street trees and planting strip.



Development Detail
- -Massing Diagrams



Development Detail
 - - Plans



Your Questions and Comments?

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