



MEMORANDUM

DATE: April 2, 2018

TO: Members of the East Bellevue Community Council

FROM: Mark C. Brennan, Associate Planner

SUBJECT: Courtesy Hearing on the King County Housing Authority (KCHA) Highland Village Phase 2 project.
Application # 18-107756-LD (Design Review)
14526 NE 7th Place

On May 1st, 2018 the East Bellevue Community Council (EBCC) will hear a presentation from INNOVA Architects (the applicant) and City staff about the status of the King County Housing Authority (KCHA) Phase 2 Design Review plan.

This memorandum will provide background information about how the project came about and a general description of the proposed plans. Status update reporting and future scheduling information will be provided during the May 1st meeting. The applicant and City staff will be available to answer further questions during the meeting.

Introduction

The applicant has applied for Design Review approval to construct a 3-story, 36-unit affordable housing building, office and outdoor play area at the northwest corner of the parcel at 14526 NE 7th Place. The new building will replace two existing multi-family buildings at the same location on the site, and represents the second phase (Phase 2) of a two-phase project to renovate existing multi-family buildings on the site to affordable housing units.

The existing site consists of 12 2-story multi-family buildings, associated parking and landscaped areas. The first phase (Phase 1) of the site redevelopment includes interior renovations and exterior finish upgrades to 10 of the 12 existing structures as permitted by file # 17-120822-BZ. The remaining 2 buildings will be demolished as part of Phase 2.

Plans for the proposed Phase 2 building were originally reviewed by City staff as a Predevelopment Services (DC) permit (#17-125818-DC). Through the DC process the applicant received guidance from City staff as the proposal's design developed in preparation for the Design review application currently in review.

Site Context & Zoning

The project site is located along NE 8th Street approximately 3 blocks to west of 148th Avenue NE in the Wilburton/NE 8th Street Subarea. The immediate site context includes (to the west along NE 8th) Stoneridge, a development of 2-story town homes above carports on the lower level. Odle Middle School and the Bellevue Aquatic Center are located to the southwest along

143rd Avenue NE. Across NE 8th to the north is Lake Sammamish Four Square Church. To its east the site abuts multi-family development, while to the south the site abuts both multi-family and single-family residences.

The KCHA site is in a Bellevue R-20 zone that extends to the east of the site boundary. The site is designated as a Multi-Family Medium Density (MF-M) use in the Bellevue Comprehensive Plan. To its south the site abuts an R-5 single-family zone and to the west, an R-15 zone. Areas of the site adjacent to zones with less development capacity must comply with the standards and guidelines of the Transition Area Design District, which include the requirement that projects with such adjacencies must be reviewed through Design Review.

Site

The proposed building (Phase 2) will modify the configuration of the northwest corner of the Highland Village property. Attention has been paid to maintaining the required pervious surface areas per the City of Bellevue comments during the Phase 1 renovations scope. As proposed, the percentage of impervious surface area for the entire property (Phase 1 and Phase 2) will be less than the maximum allowable of 65%.

All the parking is modified to maximize the buildable area and pervious surfaces. The total number of parking spaces for the Highland Village site is 160. This has been factored in for the entirety of the property.

Proposed NW Corner:				Existing	Replaced
Unit Type	Spaces /Unit	# of Units	Parking Spaces		
1-bed/Studio	1.2	8	9.6	2	
2-bed	1.6	78	124.8	8	24
3-bed or more	1.8	14	25.2	2	12
		100	160	12	36

Landscaping will be designed to be cohesive with the remainder of the property, including meeting the ESDS requirements for all native and adaptive species. Some of the existing trees will be retained per the arborist's recommendations and as required per the Land Use Code. The Code requires retention of the existing non-hazardous trees within 10' of the front property line along 8th Avenue and within 8' of interior property boundaries. The building location was shifted south slightly from earlier versions in order to try and preserve these trees as required.

Building

The Phase 2 building is a 3-story tall wood framed (Type V-B sprinkled) apartment building with 36 affordable housing units, replacing 12 existing circa 1970's affordable housing apartment units, for a total of 100 affordable housing units on the existing site when completed.

The proposed building is approximately 34,150 SF (34,230 SF allowable) in a U-shaped configuration facing south. The intention is to locate a playground in the center courtyard. The access to all the units is from an exterior balcony. No elevator is proposed. There is a mix of (12) 3-bedroom units and (24) 2-

bedrooms units stacked by unit type for efficiency. The lower floor units will be slightly different to accommodate accessibility. There is also a Leasing Office, with shared Laundry located in the southeast corner of the proposed building. This is in the same proximity as the current office, that is central to the entire site and easily accessible from the two points of entry on the site.

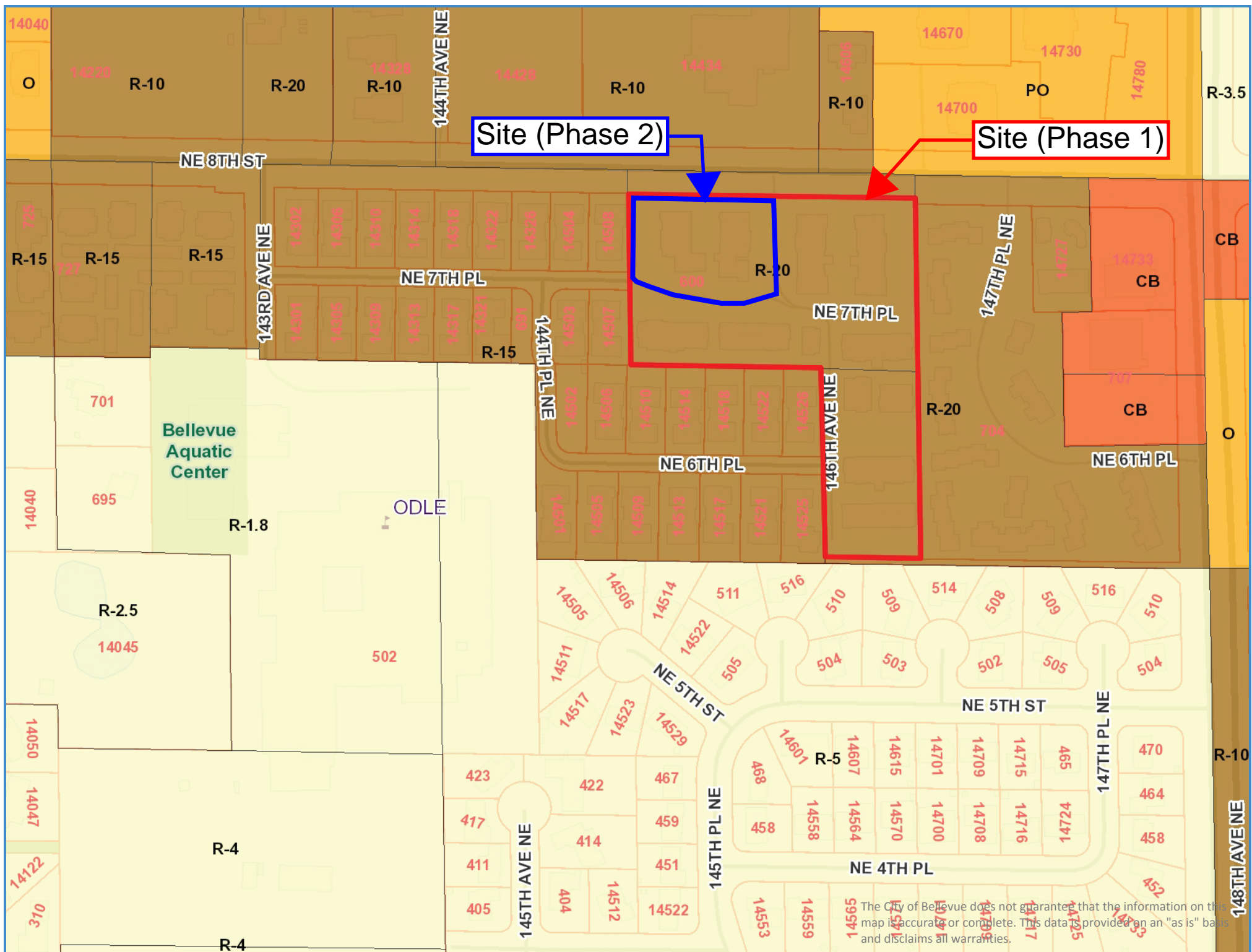
Amenities

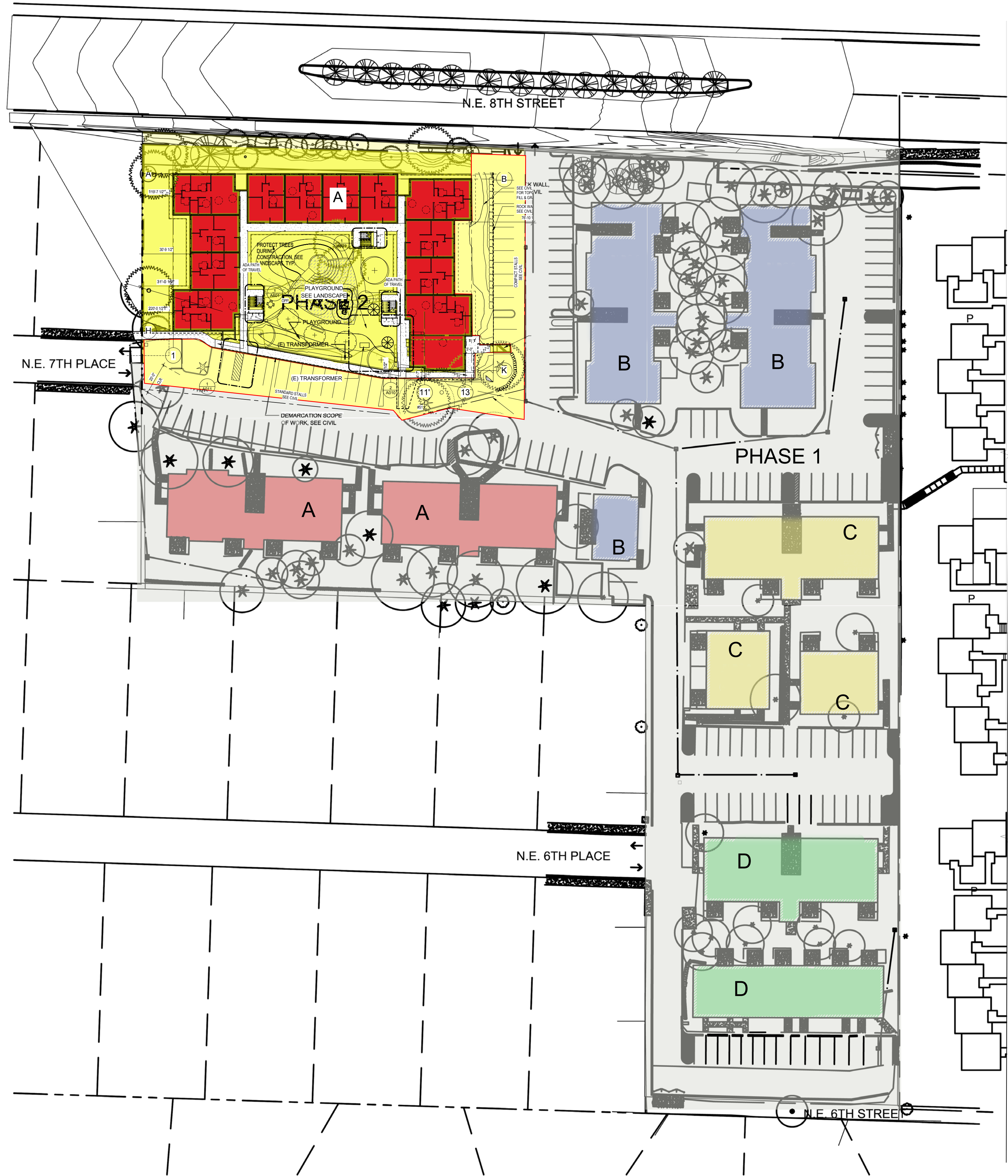
The courtyard is proposed to be used as the development's play space and plaza, featuring play equipment for children aged 2-5 and 5-12 years-old in adjacent areas. There are several areas for adults to congregate and watch children. Most of the seating areas are hardscape to facilitate ADA access through the amenity.

The project is within walking distance of several amenities and services: Los Chilangos 0.2 miles, Odle Middle School 0.1 miles, Pharmacy 0.1 miles, Wells Fargo Bank 0.5 miles, four transit stops within 0.5 miles (B line, 221, 889, 245)

Utilities

Storm water is to be transmitted via the existing catch basin in the storm water system at the southwest end of the subject site. A detention vault is proposed to mitigate the slight increase in impervious surface. Water quality will likely be a cartridge system. Sewer will discharge to the existing system. The 10" water main in the abandoned 7th Avenue will be ample for domestic and fire water. We anticipate one additional hydrant (See site plans). There is an existing transformer on site and PSE has verified that the project will have adequate service.





SITE PLAN
1"= 40'-0"

SITE PLAN LEGEND

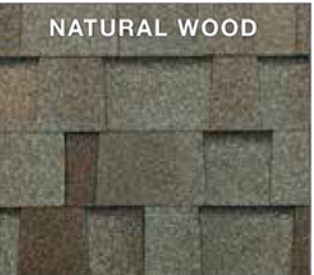
- BUILDINGS IN SCOPE OF WORK (PHASE 2)
- BUILDINGS (PHASE 1) - NOT IN SCOPE (NIC)
- (E) FENCE. PROTECT DURING CONSTRUCTION
- (E) TRASH UNITS TO REMAIN. PROTECT DURING CONSTRUCTION
- (E) TREES/SHRUBS REMAIN, TYP. PROTECT DURING CONSTRUCTION. TRIMMING OR REMOVAL REQUIRES APPROVAL OF OWNER, IF IMPEDING ON CONSTRUCTION OR ACCESS. REFER TO LANDSCAPE DWGS

COLOR KEY - LEGEND

- PNT 1 (ALL LAP) = SW7541 GRECIAN IVORY
- PNT 2 (PANEL/BATTENS) = PER SCHEME
- PNT 3 (ALL TRIM) = SW7566 WESTHINGLAND WHITE

COLOR SCHEME A

- PNT 2 = SW7741 WILLOW TREE
- PNT 4 (DOORS) = SW2849 WESTCHESTER GRAY



ROOFING SHINGLE
MALARKEY - LEGACY
NATURAL WOOD (@ A & C)



STUCTURAL STEEL - MILL FINISH
@ BALCONIES, STAIRS AND LANDINGS

20' 10' 0' 40' 80'
1" = 40'-0"

950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:

HIGHLAND REDEVELOPMENT
14526 NE 7TH PL
BELLEVUE, WA 98007

Client:

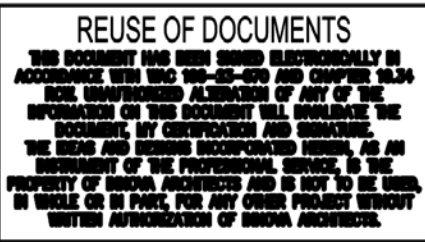
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
SEATTLE, WA 98188

Job Number:

17-016.01

Issue Set and Date:

BID SET
18 SEPT 2017



Revisions:

EXTERIOR COLOR
DESIGNATIONS

Designed by: SCOTT RHODES

Drawn by: HELENE M. DERSHAM

Checked by: GEOFF E. ANDERSON

Sheet Number:

SK-1

of Sheets



BIRDS EYE VIEW 3



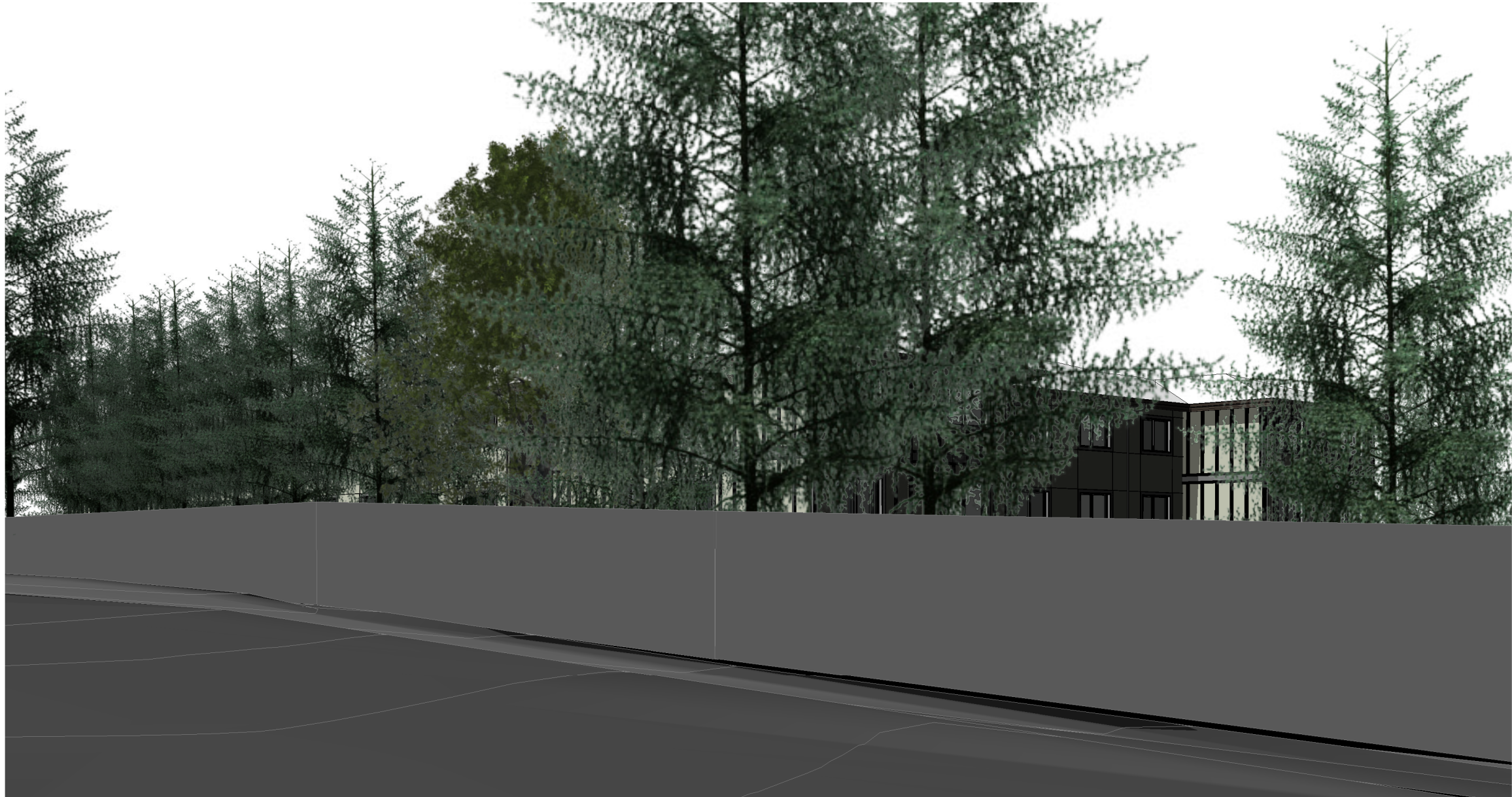
Image capture: Sep 2014 © 2017 Google

④ NE 8TH LOOKING EAST (EXIST)
12" = 1'-0"

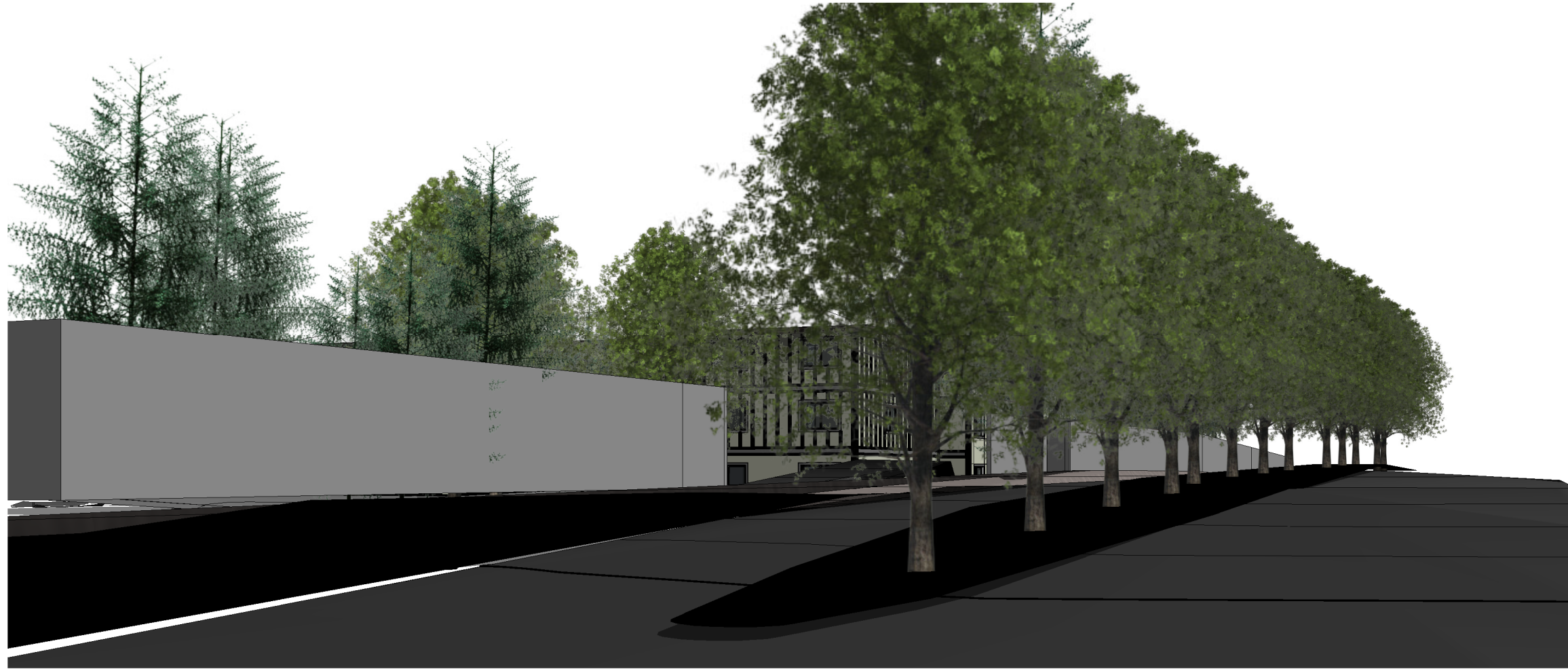


Image capture: Sep 2014 © 2017 Google

③ NE 8TH LOOKING WEST (EXIST)
12" = 1'-0"



① NE 8TH LOOKING EAST



② NE 8TH LOOKING WEST

Project Title:

HIGHLAND VILLAGE
REDEVELOPMENT

14526 NE 7th PLACE
Phase 2

Client:

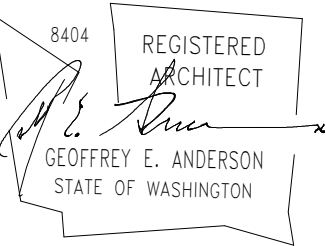
KING COUNTY HOUSING
AUTHORITY 600
ANDOVER PARK WEST,
SEATTLE, WA 98188

Job Number:

17-016

Issue Set and Date:

PERMIT SET
04.02.18



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④

③

②

①

Revisions:

Sheet Title:

PERSPECTIVES FROM
NE 8TH

Designed by: Designer

Drawn by: Author

Checked by: Checker

Sheet Number:

A701

4/3/2018 11:32:08 AM



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

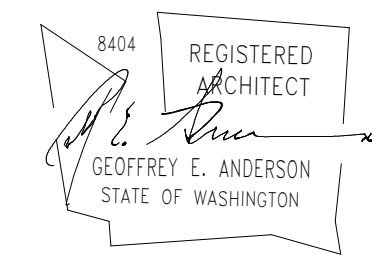
Project Title:
**HIGHLAND VILLAGE
REDEVELOPMENT**

14526 NE 7th PLACE
Phase 2

Client:
**KING COUNTY HOUSING
AUTHORITY 600
ANDOVER PARK WEST,
SEATTLE, WA 98188**

Job Number:
17-016

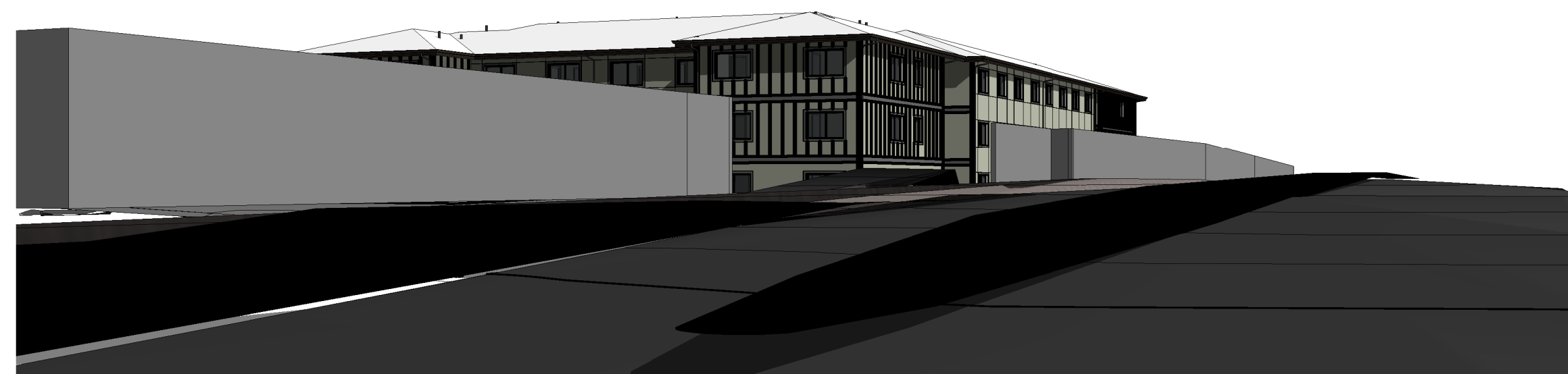
Issue Set and Date:
**PERMIT SET
04.02.18**



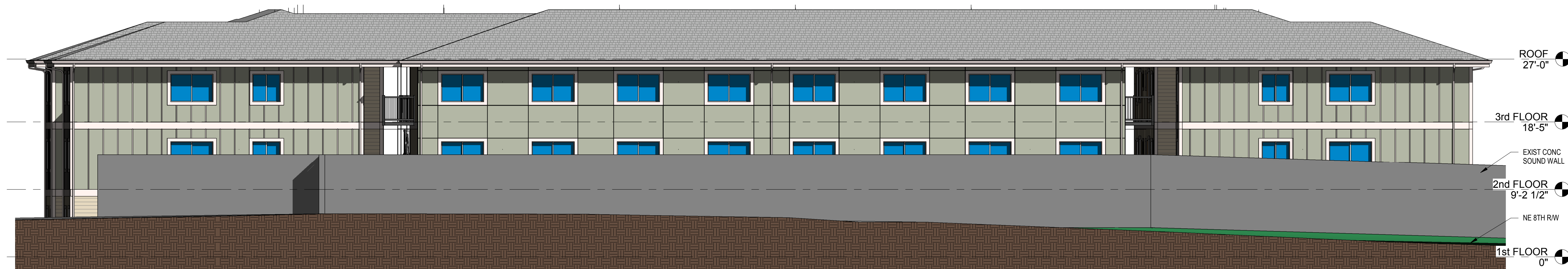
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① NE 8TH LOOKING EAST W/O TREES



② NE 8TH LOOKING WEST W/O TREES



③ NORTH ELEVATION FROM NE 8TH
1/8" = 1'-0"

- ④
 - ③
 - ②
 - ①
- Revisions:

Sheet Title:
VIEWS FROM NE 8TH

Designed by: Designer
Drawn by: Author
Checked by: Checker

Sheet Number:
A702

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

2/9/2018 4:05:52 PM



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:
**HIGHLAND VILLAGE
REDEVELOPMENT**

14526 NE 7th PLACE
Phase 2

Client:
**KING COUNTY
HOUSING AUTHORITY**
600 ANDOVER PARK
WEST, SEATTLE, WA
98188

Job Number:
17-016

Issue Set and Date:
**DESIGN DEVELOPMENT
02.07.18**

NOT FOR CONSTRUCTION

DRAFT

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Revisions:

4	
3	
2	
1	

Sheet Title:
**EXTERIOR
ELEVATIONS**

Designed by: Designer
Drawn by: Author
Checked by: Checker

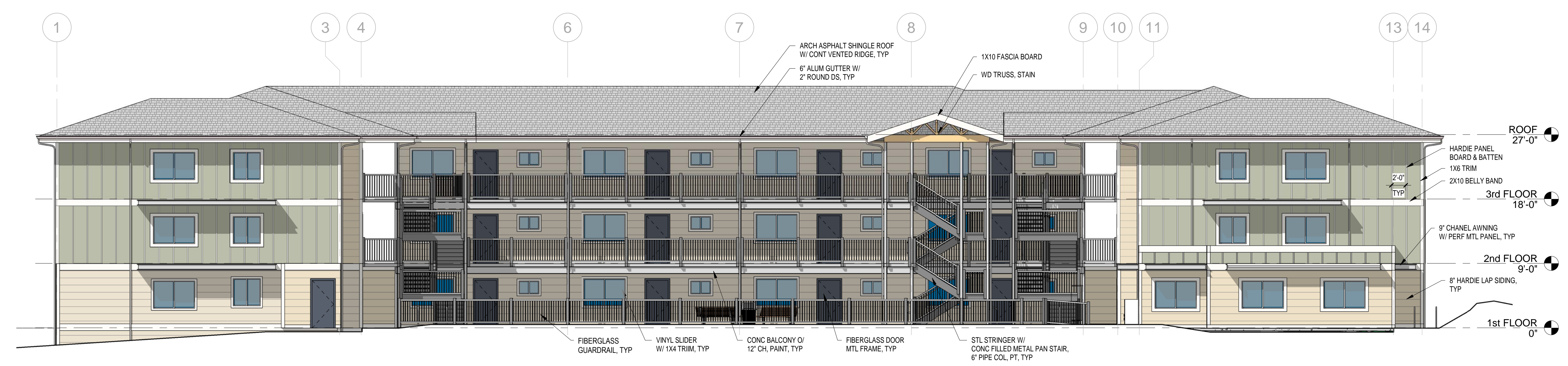
Sheet Number:
A301

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

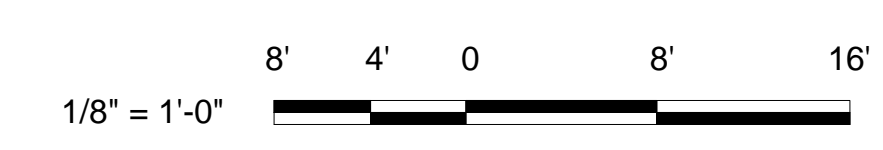


NORTH EXTERIOR ELEVATION
1/8" = 1'-0"
1
A101/A301

PAINT SCHEME A
PNT 1 (LAP) - SW7541 GRECIAN IVORY
PNT 2 (B&B) - SW7741 WILLOW TREE
PNT 3 (TRIM) - SW7566 WESTINGLAND WHITE
PNT 4 (DOOR) - SW2849 WESTCHESTER GRAY
ROOF - MALARKEY NATURAL WOOD

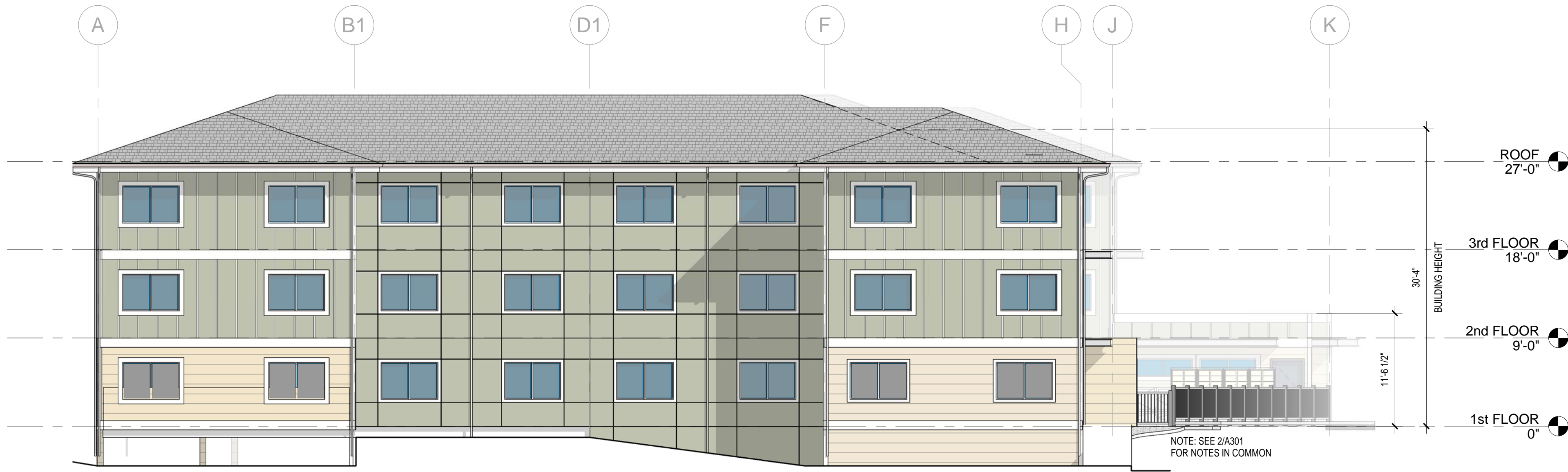


SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"
2
A101/A301





EAST EXTERIOR ELEVATION
1/8" = 1'-0" 1 A101/A302



WEST EXTERIOR ELEVATION
1/8" = 1'-0" 2 A101/A302



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4	
3	
2	
1	

Revisions:

Sheet Title:
EXTERIOR
ELEVATIONS

Designed by: Rhodes

Drawn by: Author

Checked by: Checker

Sheet Number:

A302

SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH

2/9/2018 4:06:38 PM



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:
**HIGHLAND VILLAGE
REDEVELOPMENT**

14526 NE 7th PLACE
Phase 2

Client:
**KING COUNTY
HOUSING AUTHORITY
600 ANDOVER PARK
WEST, SEATTLE, WA
98188**

Job Number:
17-016

Issue Set and Date:
**DESIGN DEVELOPMENT
02.07.18**

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- 4
- 3
- 2
- 1

Revisions:

Sheet Title:
**EXTERIOR
COURTYARD
ELEVATIONS**

Designed by: Designer

Drawn by: Author

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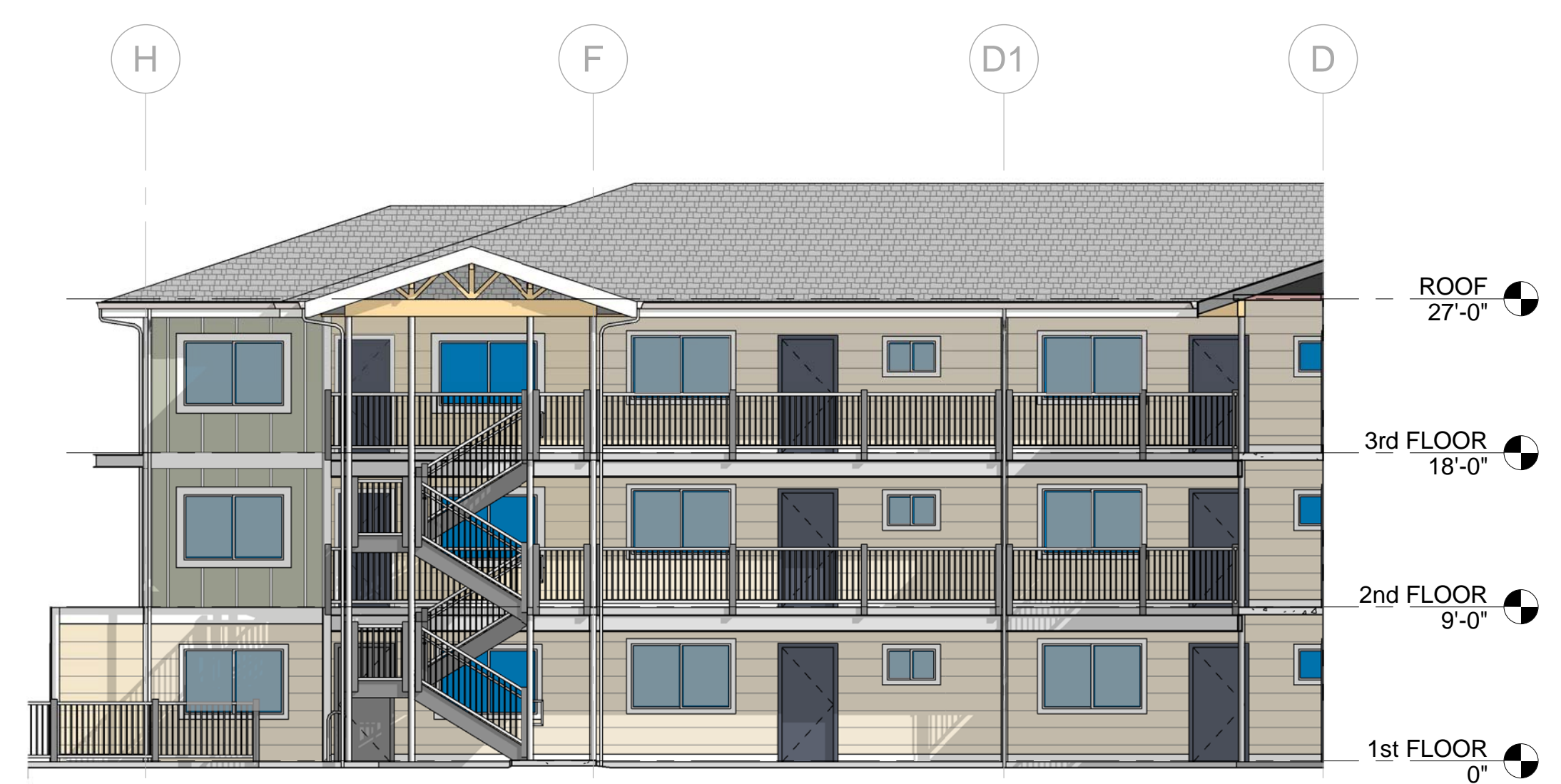
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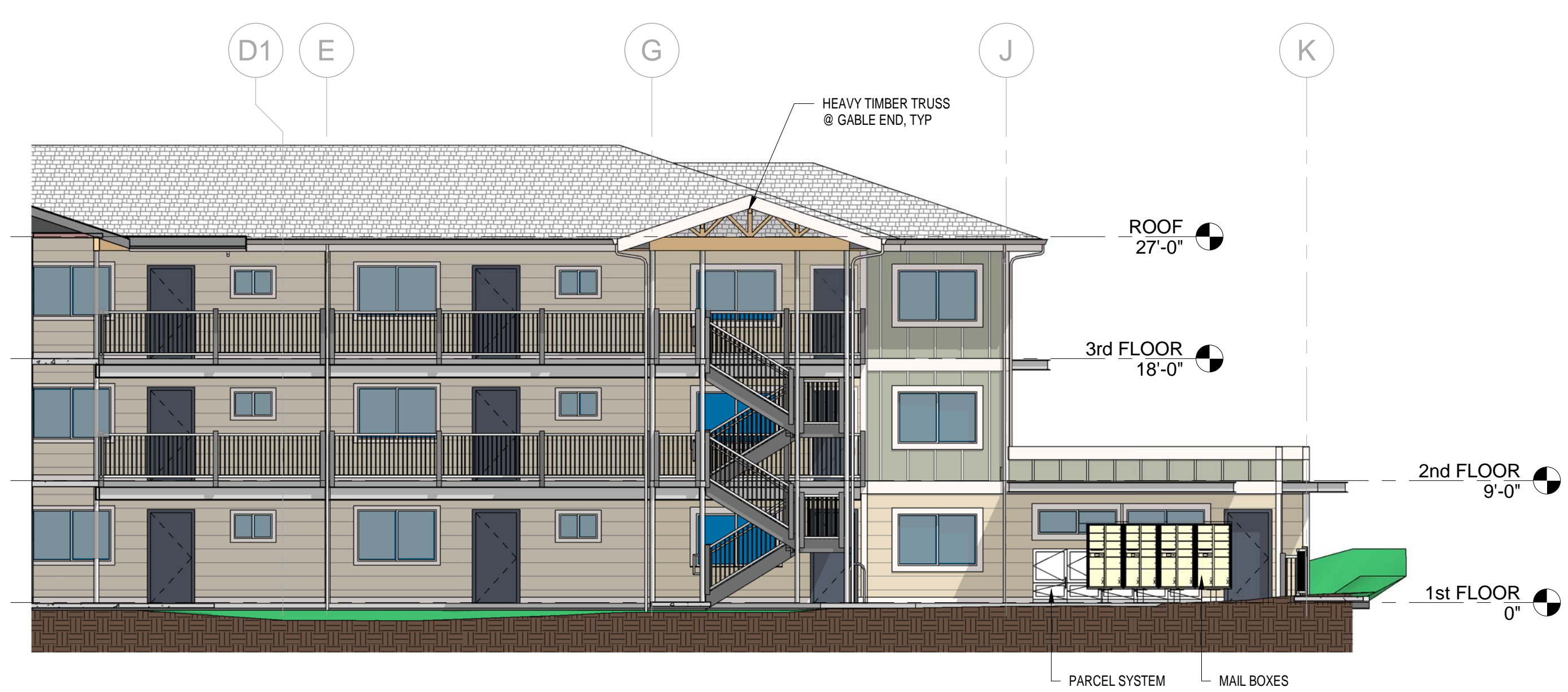
SHEET SIZE TRUE SCALE WHEN HORIZONTAL LINE MEASURES 1" IN LENGTH



SOUTH COURTYARD
1/8" = 1'-0"
1
A101/A303



EAST COURTYARD
1/8" = 1'-0"
2
A101/A303



WEST COURTYARD
1/8" = 1'-0"
3
A101/A303

**NOTE: SEE 2/A301
FOR NOTES IN COMMON**

