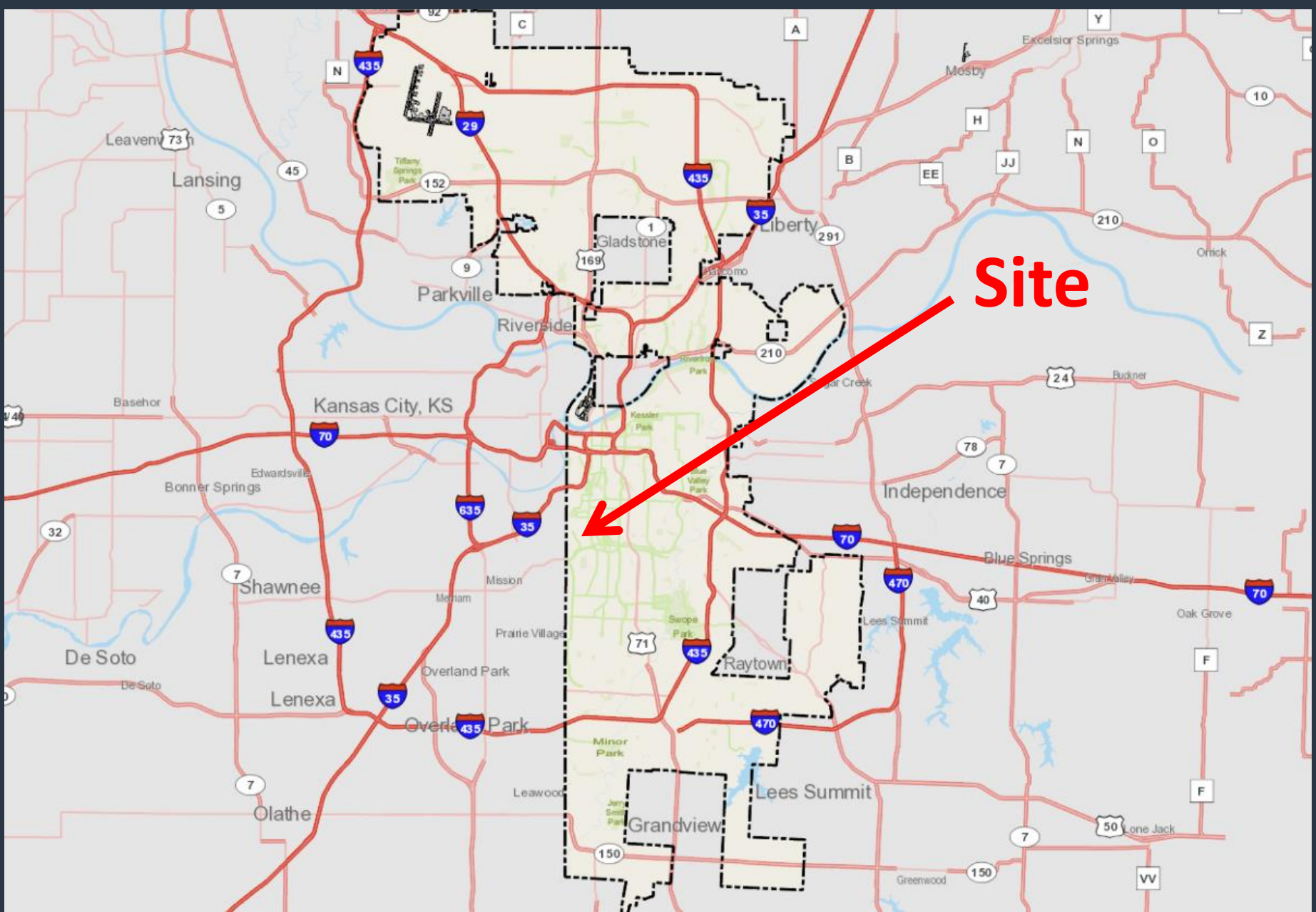


Docket # 9

Case No. CD-CPC-2022-00107
Rezoning to UR/MPD

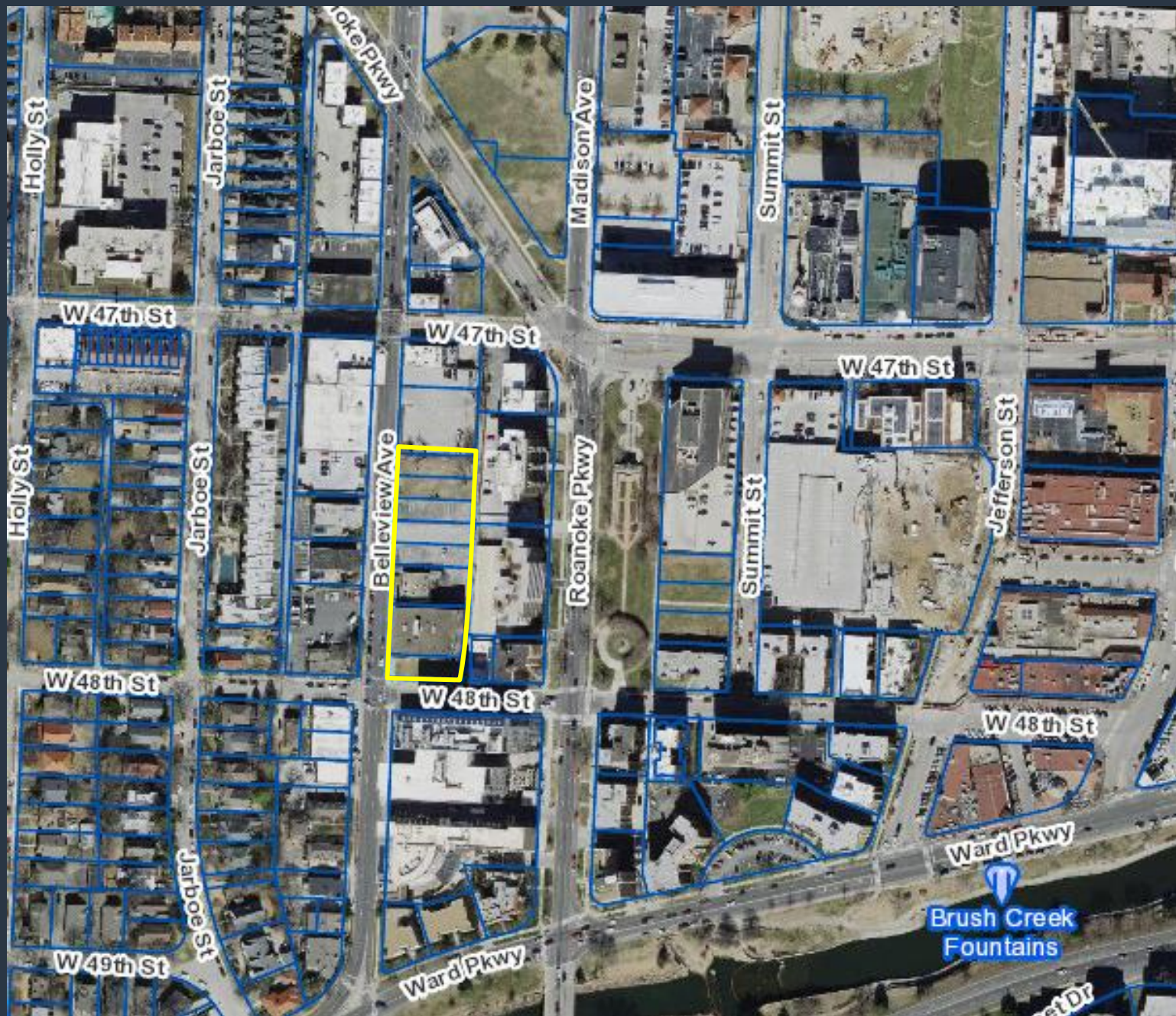
4711 Belleview Mixed Use Development





Site





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SITE PLAN LEGEND

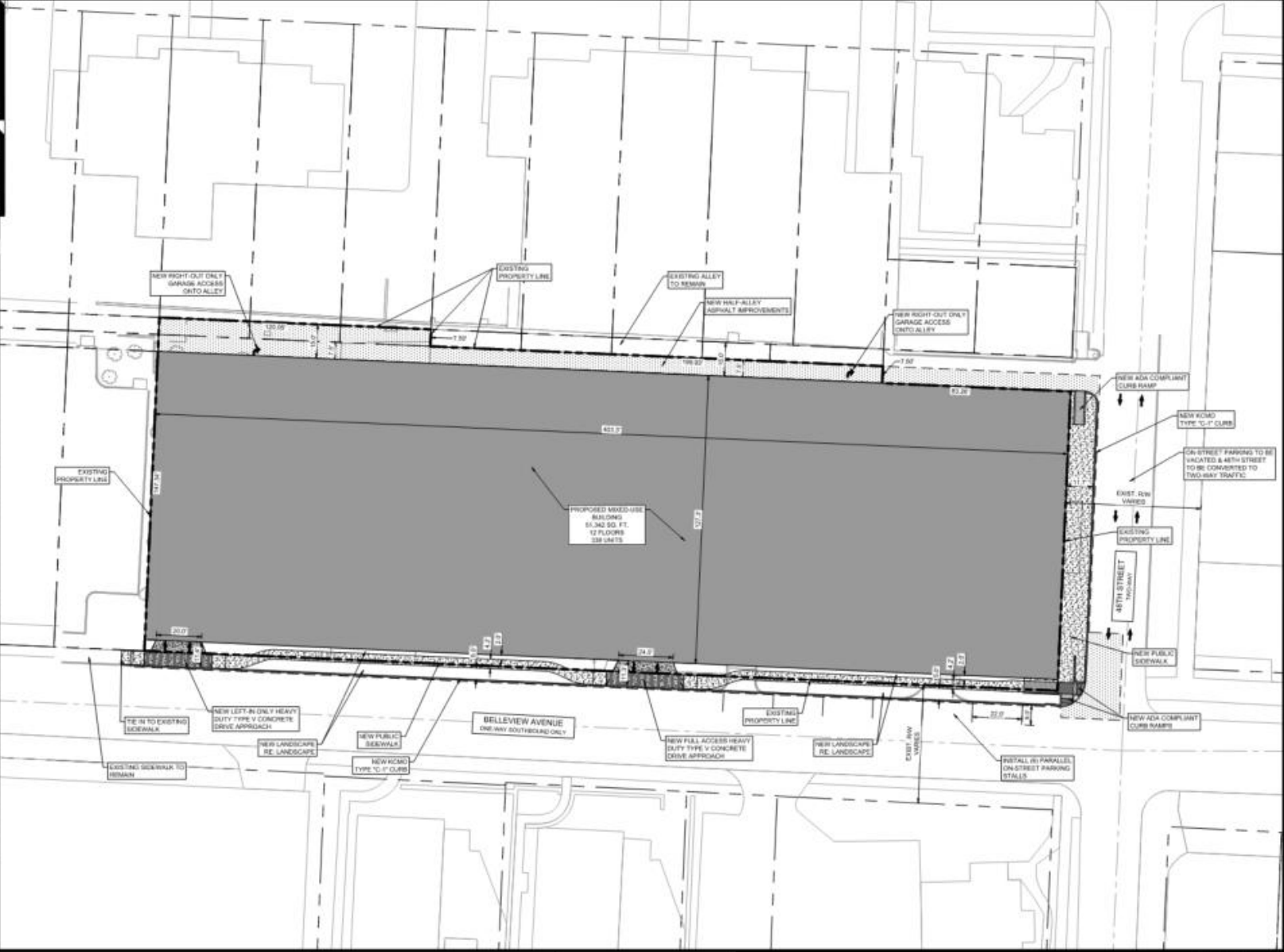


CODE COMPLIANCE NOTES

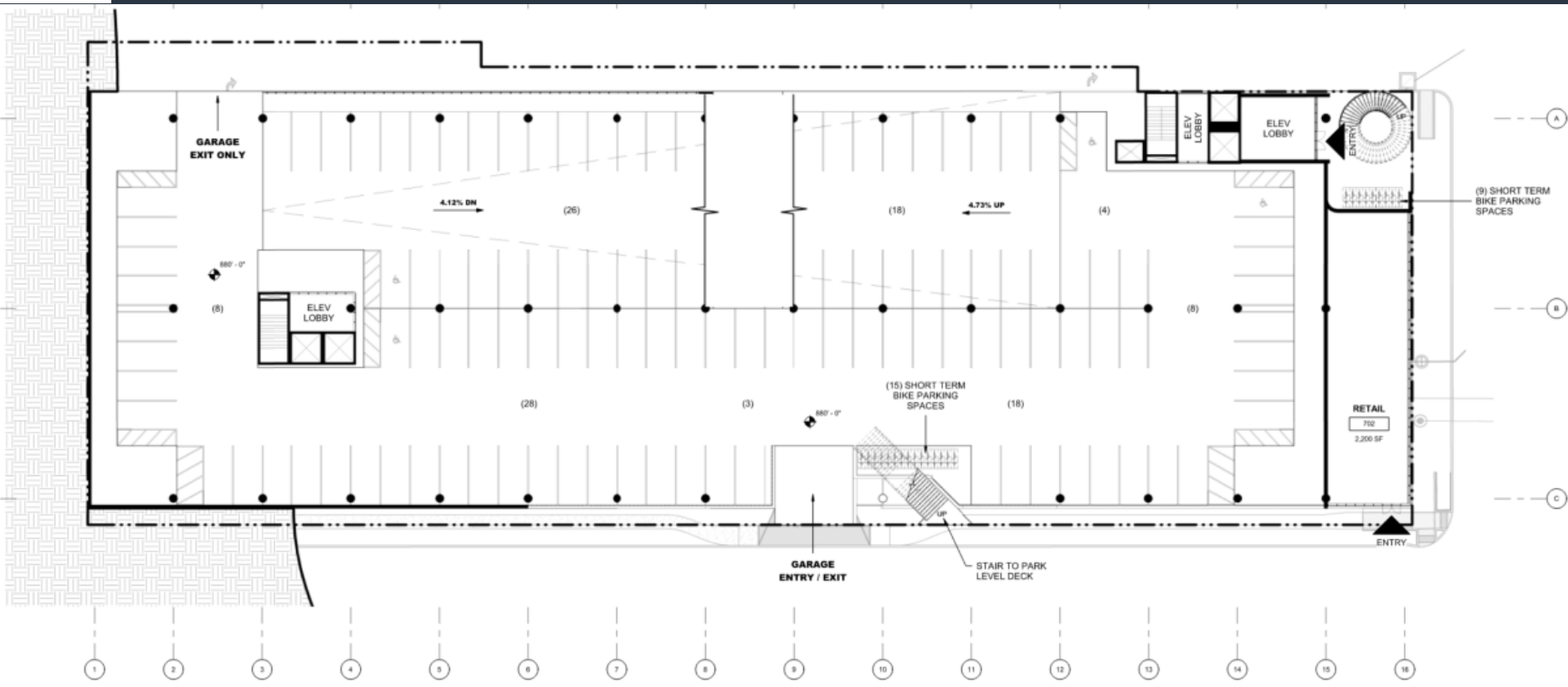
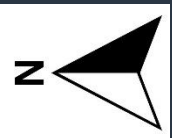
- 1. TRASH RECEPTACLE WILL CONFORM TO KMD DEVELOPMENT CODE 88-425-08
- 2. ANY ROOF MOUNTED MECHANICAL EQUIPMENT WILL COMPLY WITH THE KMD DEVELOPMENT CODE 88-425-08-B
- 3. ANY SITE STORAGE WILL COMPLY WITH THE KMD DEVELOPMENT CODE 88-425

DEVELOPMENT SUMMARY TABLE

A Zoning	
Existing	MFD & R-1.5
Proposed	MFD
B Total Land Area	
Existing	1.30 Acres
C Right-of-way	
Existing	0.00 Acres
Proposed	0.00 Acres
D Net Land Area	
Existing	1.30 Acres
Proposed	1.30 Acres
E Proposed Uses	
Mixed Use (Multi-Family, Retail, & Amenity)	
F Structure Height & # of Floors	
Number of Floors	12
Structure Height	134'-0"
G Gross Floor Area & # of Units	
Total Building Count	1
Total Gross Floor Area (SF)	489,522
Total Unit Count	320
H Building Coverage & FAR	
Coverage	829%
FAR	0.20
I Density	
Gross Density (Units/net area)	245.2
Net Density (Units/net land area)	245.2
J Vehicle Parking	
Stalls Required*	357
Stalls Provided	414
K Bike Parking	
Stalls Required	125
Stalls Provided	130
L Timeline	
Estimated Start Date	5/1/2023
Estimated Completion Date	12/1/2024
M Requested Deviations	
Name	
N Parkland Dedication	
Calculated based on 2 people per dwelling unit	
# of dwelling units	320
Total People *	640
Acres per Person *	0.006
Acres Required *	3.840
Acres Provided *	0.750
Difference *	3.090
Parkland Fees *	\$150,796.23
*Parking Notes:	
Multi-family: 1 stall/dwelling unit	
Retail: 2.5 stalls/1000 SF	
Dining: 16 stalls/100 SF	



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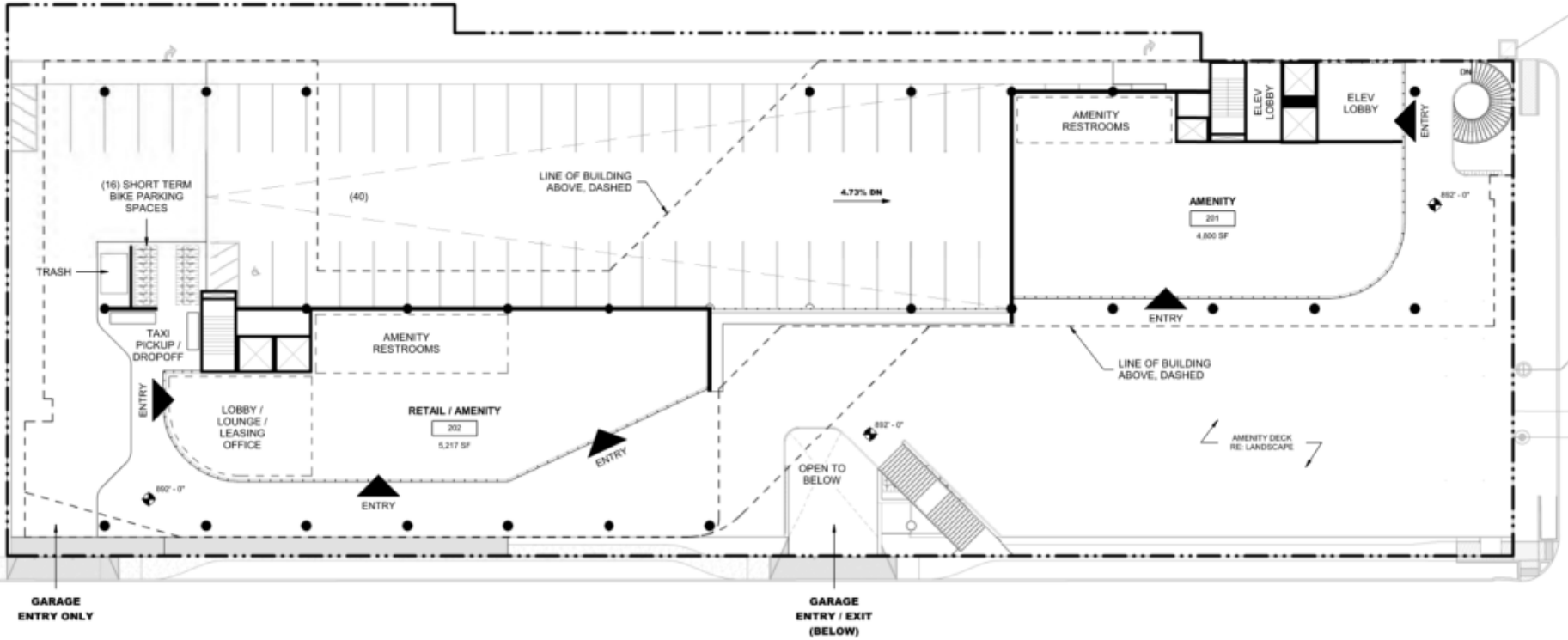
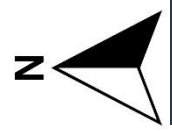
1 LEVEL 1 / P4 PARKING PLAN
RE: V2020x



LEVEL 1 / P4 GROSS FLOOR AREA
47,170 SF

TOTAL PARKING:
P4 = 110





1 LEVEL 2 FLOOR PLAN

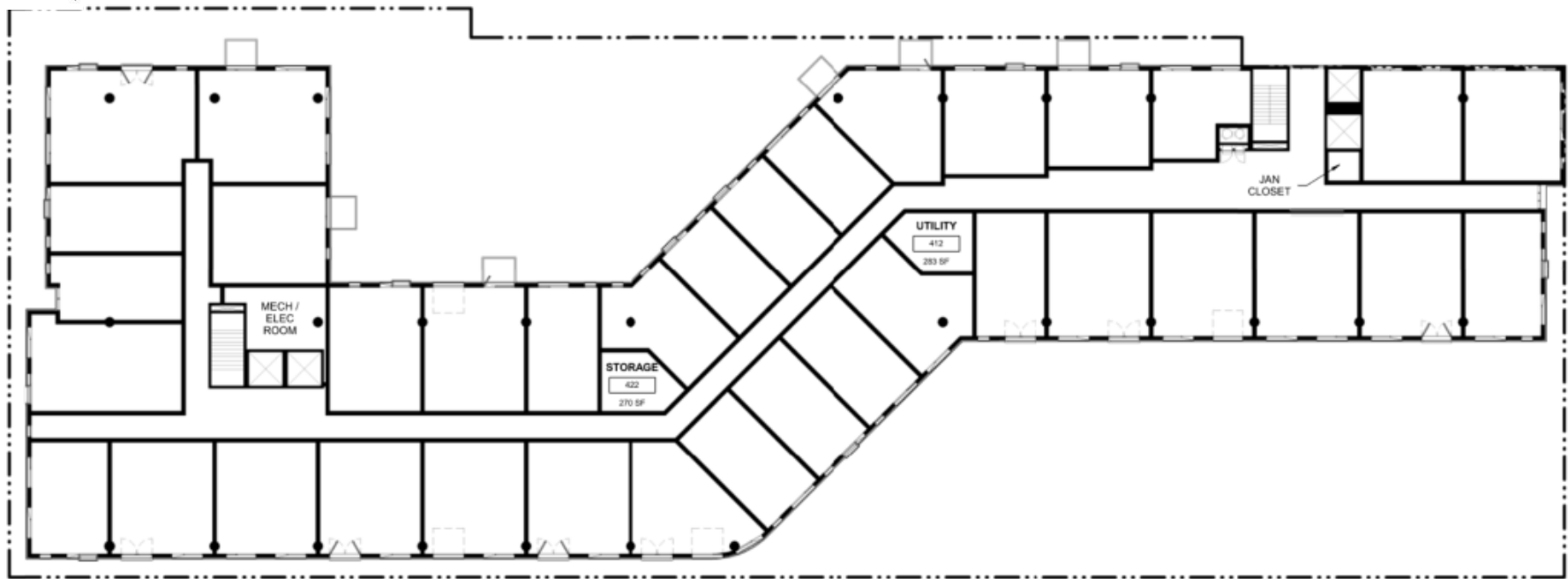


LEVEL 2 GROSS FLOOR AREA
12,264 SF

TOTAL UNIT COUNT:
(320)

TOTAL PARKING:
P1 = 70
P2 = 97
P3 = 97
P4 = 110
L2 = 40
TOTAL = 414 STALLS





1 LEVEL 4 FLOOR PLAN
RE: 1/10/22

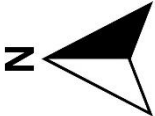


LEVEL 4 GROSS FLOOR AREA
33,796 SF

LEVEL 4 UNIT COUNT = (36)



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T.O. PARAPET
1030' - 0"

ROOF LEVEL
1028' - 0"

FINISH GRADE
893' - 0"

T.O. PARAPET
1018' - 0"

ROOF LEVEL
1014' - 0"

LEVEL 11
1004' - 0"

LEVEL 10
992' - 0"

LEVEL 09
980' - 0"

LEVEL 08
968' - 0"

LEVEL 07
956' - 0"

LEVEL 06
944' - 0"

LEVEL 05
932' - 0"

LEVEL 04
920' - 0"

LEVEL 03
908' - 0"

LEVEL 02
892' - 0"

FINISH GRADE
887' - 0"

PROPERTY LINE

PROPERTY LINE

ROOFTOP MECH EQUIPMENT
BEHIND TAPERED PARAPET

**INTERIOR / EXTERIOR AMENITY SPACE:
SEVILLE, SPAIN**
The amenity balconies and various common area spaces are inspired by traditional Spanish courtyard environments.



**ORNAMENTAL METAL TRELLIS AT ROOF
TWO BUILDING IS DOMINANT**
Functional shading that caps the 48th Street walkway, an accessible resident park overlooking the Country Club Plaza.



SHADING TRELLIS
OVER RESIDENT
AMENITY DECK

COVERED OUTDOOR METAL /
AMENITY SPACE FACING BELLEVUE



1 WEST ELEVATION



**BELLEVUE AVENUE PRECEDENT:
MONTROSE COLLECTIVE, NSU OFFICE**
Decorative outdoor staircases set in native planting.



**NOTE: SIGNS SHALL COMPLY WITH KOMO
ORDINANCE SECTION 86-445 & SHALL BE
REVIEWED FOR CONFORMANCE AT TIME OF SIGN
PERMIT. ELECTRONIC, DIGITAL OR MOTORIZED
SIGNAGE SHALL NOT BE PERMITTED.**



**PARKING GARAGE SCREENING PRECEDENT
(PHOTO: MIKE SIMLAKE)**
The modern work is a contemporary interpretation of historic, local examples and vernacular motifs.



CORNER STORE / NEIGHBORHOOD AMENITY:
The corner retail is intended to reintroduce the local neighborhood into the plaza streetscape as a community amenity.

- T** CERAMIC TILE / ACCENT
- L** PLANTED SCREEN (RE: LANDSCAPE)
- F2** FIBER CEMENT PANEL #2
- F1** FIBER CEMENT PANEL #1
- G** TRANSPARENT GLAZING SYSTEM
- C** EXPOSED CONCRETE
- B2** BRICK COLOR/PATTERN #2
- B1** BRICK COLOR/PATTERN #1
- M1** METAL FABRICATIONS




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Bowl Concept

Midtown / Plaza Area Plan

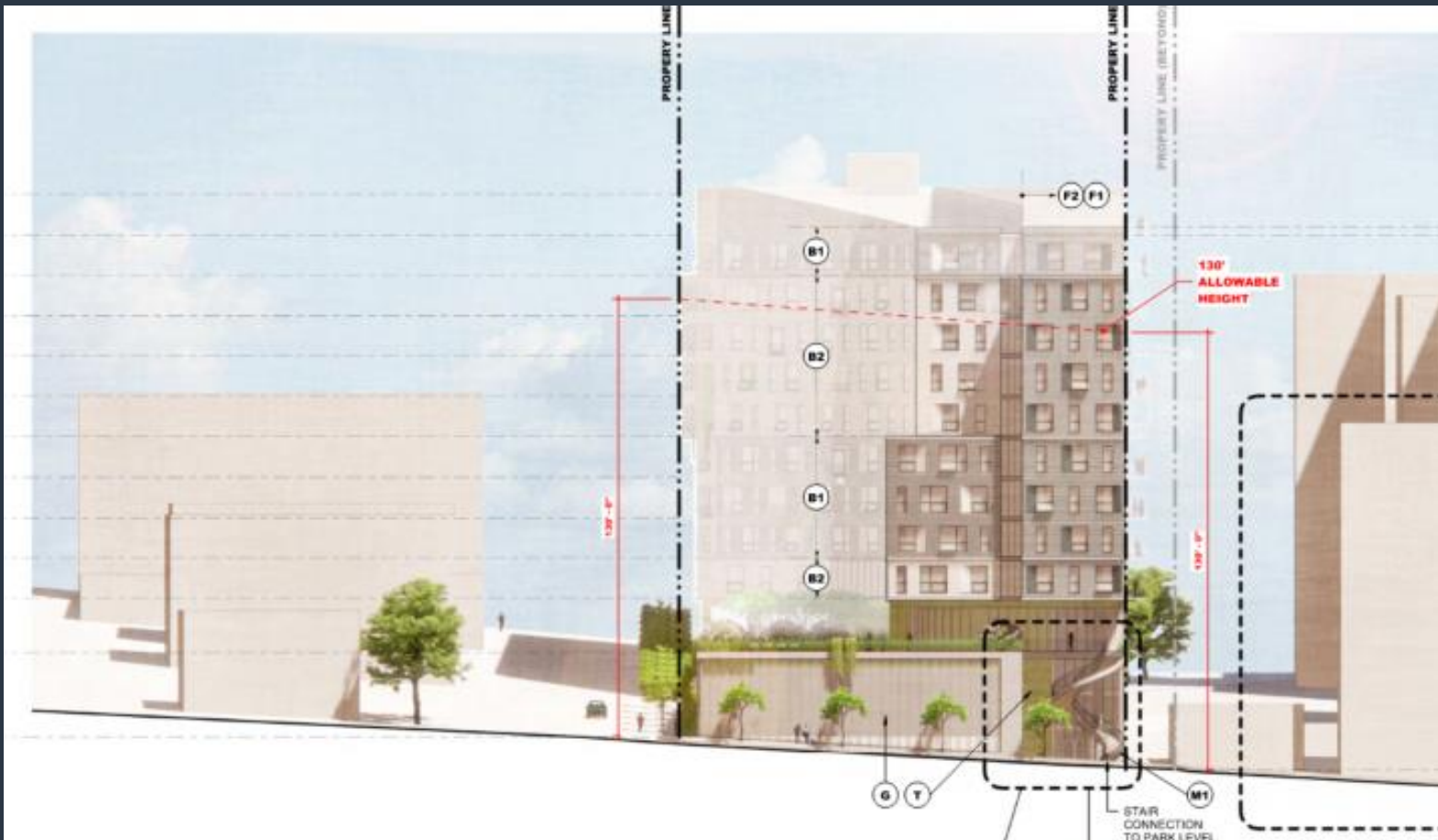


- 
- 45' (Maximum of 3 stories)
 - 26' - 65' (Minimum of 2 stories, Maximum of 5 stories)
 - 45' - 90' (Minimum of 3 stories, Maximum of 7 stories)
 - 45' - 130' (Minimum of 3 stories, Maximum of 10 stories)
 - 45'-195' (Minimum of 3 stories, Maximum of 15 stories)
 - 45'-250' (Minimum of 3 stories, Maximum of 19 stories)

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0.3 Miles





1 SOUTH ELEVATION
1/8" = 1'-0"



- G** TRANSPARENT GLAZING SYSTEM
- C** EXPOSED CONCRETE
- B2** BRICK COLOR/PATTERN #2
- B1** BRICK COLOR/PATTERN #1

**PEDESTRIAN / AMENITY AREA PRECEDENT:
 PRINCETON UNIVERSITY RESIDENTIAL,
 DEBORAH BERKE PARTNERS**

Best material accents that define edges of public gathering space and points of entry.

- M1** METAL FABRICATIONS

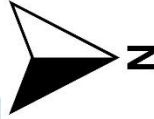


**40TH ST PRECEDENT:
 VALENCIA STAIR**

Clearly placed stair with decorative features, connecting the street to the park level amenity deck.

The historic Washington inspiration for the ground floor 40th Street, and at the building base.





**RESIDENTIAL BALCONY PRECEDENT:
REVILLO, SPAIN**
The elevating elevation features a wide variety of balcony types with ornamental metal railings and flat awnings.







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View looking north from intersection of Bellevue Ave and W 48th St



Case No. CD-CPC-2022-00107



View looking south on Bellevue Ave



Case No. CD-CPC-2022-00107

Add Condition:

The applicant shall submit revised plans prior to ordinance request per recommendations from Historic KC

Staff Recommendations:

Case No. CD-CPC-2022-00107

Approval with conditions

