City of Bellevue

MEMORANDUM

DATE: May 24, 2016

TO: East Bellevue Community Council

FROM: David Wong, Associate Planner

SUBJECT: Highland Village Townhomes
600 146th Ave NE
16-124908-LD

IS Property Investments requests Design Review approval to construct an 87-unit townhome development at 600 146th Ave NE. The development will feature 19 buildings containing three to six units, an open space play area, and a recreational trail area. Site improvements will include surface and enclosed parking, perimeter and internal landscaping, and improved pedestrian access.

The subject site is within an R-20 zoning district which permits the construction and development of residential dwelling units. The existing multifamily development was constructed in 1978 and consists of 12 buildings with uncovered surface parking. The site is approximately 4.37 acres and borders residential zoning on all sides; multifamily to the east & west and single family to the south.

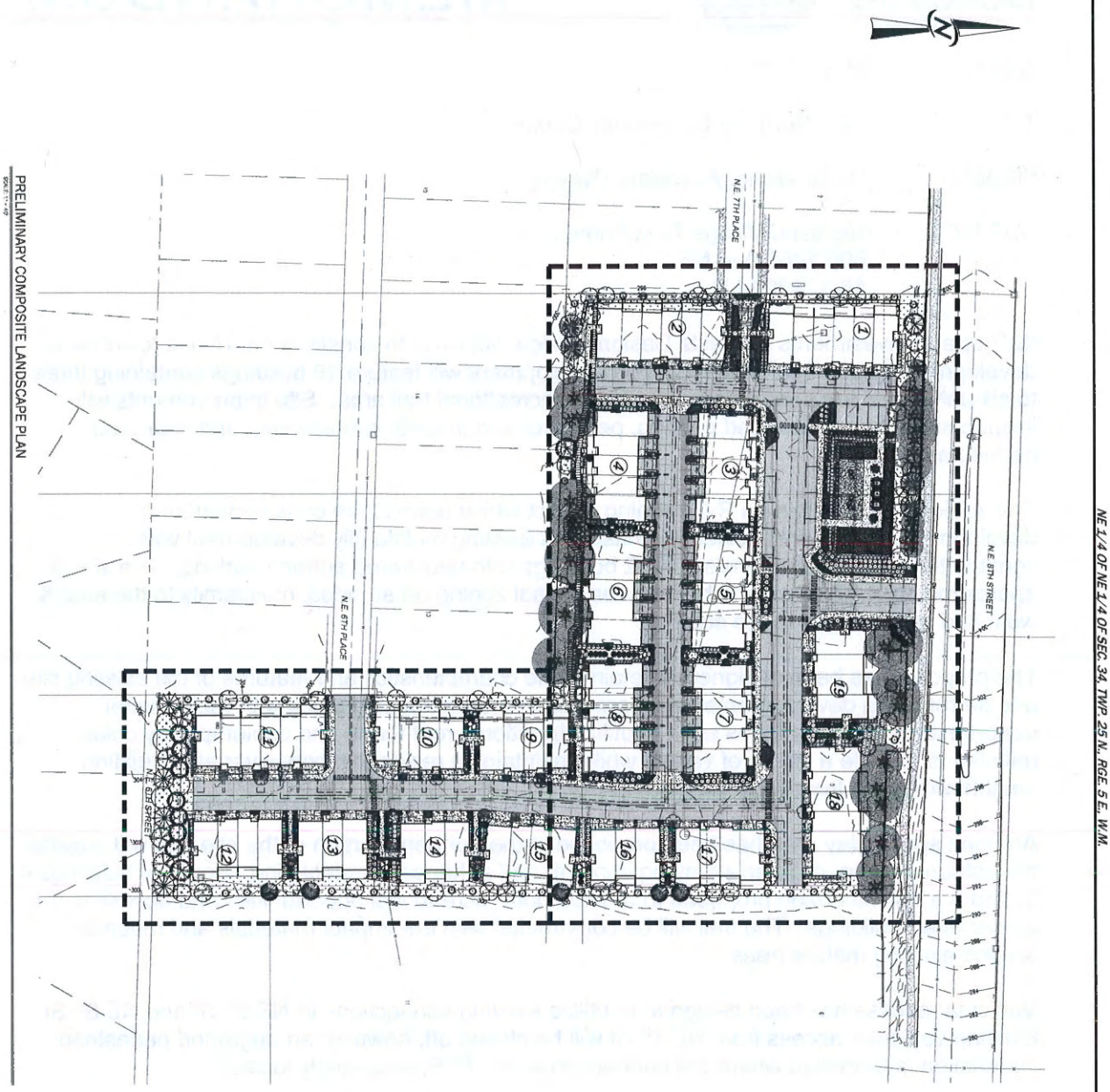
The proposal has been designed to retain some characteristics and features of the existing site and surrounding developments, while providing modern housing stock with recreational opportunities. Building forms seek to utilize traditional roof forms and contemporary color palettes to provide a sense of variety while maintaining residential cohesiveness. Building heights will range from 30 to 40 feet.

An open space play area has been proposed in the northern portion of the site and will provide pedestrian seating, children's play equipment, and enhanced landscaping. South of buildings 4, 6, and 8 a trail has been proposed to provide both recreational opportunities and access to the above listed buildings. The trail will be constructed with low impact materials and meander around existing mature trees.

Vehicular access has been designed to utilize existing connections to NE 8th St and NE 6th St. Existing vehicular access from NE 7th St will be closed off, however an upgraded pedestrian connection is proposed where the connection at NE 7th St is currently located.

City of Bellevue Design Review permits are Process II administrative approvals. Due to the location and nature of the proposal, a courtesy hearing is required to be held to introduce the project and to take comments from the East Bellevue Community Council and public attendees. City of Bellevue staff, project architect, and project developer will be in attendance to provide information on the proposal.

Attachments
Site Plan
Bird's Eye Perspective
Building Elevations, Sections, Exterior Perspectives, and Materials



PROJECT NUMBER 15095	SHEET 2 OF 10	DATE	JANUARY 2016
		DESIGNED	LINDSEY B. SOLORIO, P.L.A.
		DRAWN	LINDSEY B. SOLORIO, P.L.A.
		APPROVED	LINDSEY B. SOLORIO, P.L.A.
			JAMES A. OLSEN, P.E. PROJECT MANAGER

PRELIMINARY COMPOSITE LANDSCAPE PLAN
HIGHLAND VILLAGE
IS PROPERTY INVESTMENTS, LLC
2505 2ND AVE #300
SEATTLE, WA 98121

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1395
04/11/2018

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	5/12/16

NE 8th St
N

5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8 LEFT SIDE ELEVATION

1/8" = 1'-0"

5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8 FRONT ELEVATION

1/8" = 1'-0"

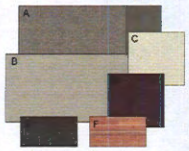
5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8 RIGHT SIDE ELEVATION

1/8" = 1'-0"

5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8 REAR ALLEY ELEVATION

1/8" = 1'-0"

COLOR SCHEME A (SHOWN)

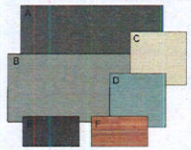


- (A) Medium Body Color - Dovetail - SW 7018
- (B) Light Body Color - Dorian Gray - SW 7017
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Raisin - SW 7630
- (E) Trim - Sealskin - SW 7675
- (F) Horizontal Cedar Siding Accent

Window Frame - Pella "Iron Ore" PR7834

Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B

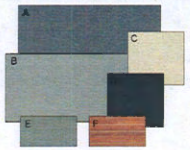


- (A) Medium Body Color - Peppercorn - SW 7674
- (B) Light Body Color - Gray Shingle - SW 7670
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Tranquil Aqua - SW 7611
- (E) Trim - Iron Ore - SW 7069
- (F) Horizontal Cedar Siding Accent

Window Frame - Pella "Iron Ore" PR7834

Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C



- (A) Medium Body Color - Gibraltar - SW 6257
- (B) Light Body Color - Online - SW 7072
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Cyberspace - SW 7076
- (E) Trim - Software - SW 7074
- (F) Horizontal Cedar Siding Accent

Window Frame - Pella "Iron Ore" PR7834

Composition Roof Shingles - Charcoal Mist

Milbrandt Architects

25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.2330 F: 425.454.1248
Web: www.milbrandtarch.com

No.	Date

© Copyright 2016 Milbrandt Architects, INC. P.S. All rights reserved

5-Plex Alley-Loaded Townhome

EXTERIOR ELEVATIONS
Buildings 3, 4, 5, 6, 7 & 8

Scale:	Drawn By:	Date:	Rev Period:
1/8" = 1'-0"	APT	02-22-16	2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35

Sheet No.: E1

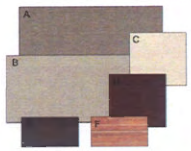
3-PLEX FRONT-LOADED — BUILDINGS 13, 14 & 16
LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

3-PLEX FRONT-LOADED — BUILDINGS 13, 14 & 16
FRONT ELEVATION - OPTION A
1/8" = 1'-0"

3-PLEX FRONT-LOADED — BUILDINGS 13, 14 & 16
RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

3-PLEX FRONT-LOADED — BUILDINGS 13, 14 & 16
REAR ELEVATION - OPTION A
1/8" = 1'-0"

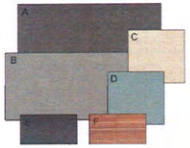
COLOR SCHEME A



- (A) Medium Body Color - Dovetail - SW 7018
- (B) Light Body Color - Dorian Gray - SW 7017
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Raisin - SW 7630
- (E) Trim - Sealskin - SW 7675
- (F) Horizontal Cedar Siding Accent

Window Frame - Pella "Iron Ore" PR7834
Composition Roof Shingles - Charcoal Mist

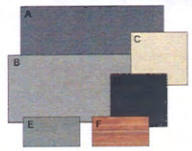
COLOR SCHEME B (SHOWN)



- (A) Medium Body Color - Peppercorn - SW 7674
- (B) Light Body Color - Gray Shingle - SW 7670
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Tranquil Aqua - SW 7611
- (E) Trim - Iron Ore - SW 7069
- (F) Horizontal Cedar Siding Accent

Window Frame - Pella "Iron Ore" PR7834
Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C



- (A) Medium Body Color - Gibraltar - SW 6257
- (B) Light Body Color - Online - SW 7072
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Cyberspace - SW 7076
- (E) Trim - Software - SW 7074
- (F) Horizontal Cedar Siding Accent

Window Frame - Pella "Iron Ore" PR7834
Composition Roof Shingles - Charcoal Mist

Milbrandt Architects
25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.2126 F: 425.450.1208
Web: www.milbrandtarchitects.com

No.	Date

© Copyright 2016 Milbrandt Architects, Inc. P.S. All rights reserved

3-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
Buildings 13, 14 & 16

Scale:	Drawn by:	Date:	Date Printed:
1/8" = 1'-0"	APT	02-22-16	2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.: E2

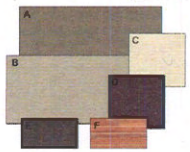
4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
1/8" = 1'-0" LEFT SIDE ELEVATION - OPTION A

4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
1/8" = 1'-0" FRONT ELEVATION - OPTION A

4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
1/8" = 1'-0" RIGHT SIDE ELEVATION - OPTION A

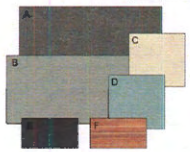
4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
1/8" = 1'-0" REAR ELEVATION - OPTION A

COLOR SCHEME A



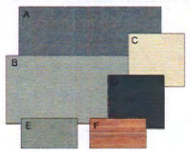
- (A) Medium Body Color - Dovetail - SW 7018
- (B) Light Body Color - Dorian Gray - SW 7017
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Raisin - SW 7630
- (E) Trim - Sealskin - SW 7675
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B



- (A) Medium Body Color - Peppercorn - SW 7674
- (B) Light Body Color - Gray Shingle - SW 7670
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Tranquil Aqua - SW 7611
- (E) Trim - Iron Ore - SW 7069
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C (SHOWN)



- (A) Medium Body Color - Gibraltar - SW 6257
- (B) Light Body Color - Online - SW 7072
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Cyberspace - SW 7076
- (E) Trim - Software - SW 7074
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

Milbrandt Architects
25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.3136 F: 425.658.1298
Web: www.milbrandtarch.com

No.	Date

© Copyright 2016 Milbrandt Architects, INC. All rights reserved

4-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
Buildings 9, 12, 15 & 19

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 05-23-16 | Date Plotted: 2-23-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 16-35
Sheet No.: E3

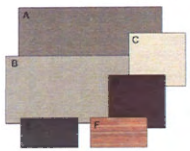
4-PLEX FRONT-LOADED BUILDING 17 LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

4-PLEX FRONT-LOADED BUILDING 17 FRONT ELEVATION - OPTION A
1/8" = 1'-0"

4-PLEX FRONT-LOADED BUILDING 17 RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

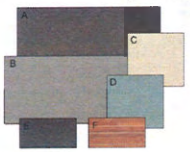
4-PLEX FRONT-LOADED BUILDING 17 REAR ELEVATION - OPTION A
1/8" = 1'-0"

COLOR SCHEME A (SHOWN)



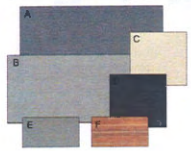
- (A) Medium Body Color - Dovetail - SW 7018
- (B) Light Body Color - Dorian Gray - SW 7017
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Raisin - SW 7630
- (E) Trim - Sealskin - SW 7675
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B



- (A) Medium Body Color - Peppercorn - SW 7674
- (B) Light Body Color - Gray Shingle - SW 7670
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Tranquil Aqua - SW 7611
- (E) Trim - Iron Ore - SW 7069
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C



- (A) Medium Body Color - Gibraltar - SW 6257
- (B) Light Body Color - Online - SW 7072
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Cyberspace - SW 7076
- (E) Trim - Software - SW 7074
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

Milbrandt Architects
25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425 454 3138 F: 425 658 1208
Web: www.milbrandtarch.com

No.	Date

© Copyright 2016 Milbrandt Architects, INC., P.S. All rights reserved

4-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
BUILDING 17

Scale:	Drawn By:	Date:	Date Plotted:
1/8" = 1'-0"	APT	02-22-16	2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.: **E4**

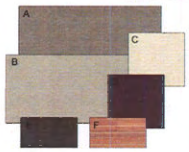
4-PLEX FRONT-LOADED BUILDING 10 LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

4-PLEX FRONT-LOADED BUILDING 10 FRONT ELEVATION - OPTION A
1/8" = 1'-0"

4-PLEX FRONT-LOADED BUILDING 10 RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

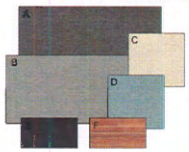
4-PLEX FRONT-LOADED BUILDING 10 REAR ELEVATION - OPTION A
1/8" = 1'-0"

COLOR SCHEME A



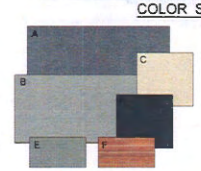
- (A) Medium Body Color - Dovetail - SW 7018
- (B) Light Body Color - Dorian Gray - SW 7017
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Raisin - SW 7630
- (E) Trim - Sealskin - SW 7675
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B (SHOWN)



- (A) Medium Body Color - Peppercorn - SW 7674
- (B) Light Body Color - Gray Shingle - SW 7670
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Tranquil Aqua - SW 7611
- (E) Trim - Iron Ore - SW 7069
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C



- (A) Medium Body Color - Gibralter - SW 6257
- (B) Light Body Color - Online - SW 7072
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Cyberspace - SW 7076
- (E) Trim - Software - SW 7074
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

Milbrandt Architects
25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425.454.7126 F: 425.658.1208
Web: www.milbrandtarch.com

No.	Date

© Copyright 2016 Milbrandt Architects, INC., P.S. All rights reserved

4-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
BUILDING 10

Scale: 1/8" = 1'-0" | Drawn By: APT | Date: 02-22-16 | Date Revised: 2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.: **E5**

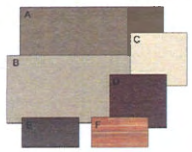
6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
FRONT ELEVATION - OPTION A
1/8" = 1'-0"

6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

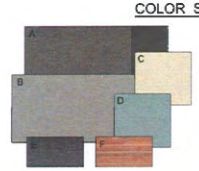
6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
REAR ELEVATION - OPTION A
1/8" = 1'-0"

COLOR SCHEME A



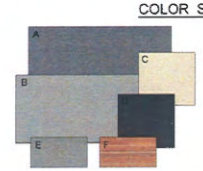
- (A) Medium Body Color - Dovetail - SW 7018
- (B) Light Body Color - Dorian Gray - SW 7017
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Raisin - SW 7630
- (E) Trim - Sealskin - SW 7675
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B



- (A) Medium Body Color - Peppercorn - SW 7674
- (B) Light Body Color - Gray Shingle - SW 7670
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Tranquil Aqua - SW 7611
- (E) Trim - Iron Ore - SW 7069
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C (SHOWN)



- (A) Medium Body Color - Gibralter - SW 6257
- (B) Light Body Color - Online - SW 7072
- (C) Accent 1 - Origami White - SW 7636
- (D) Accent 2 - Cyberspace - SW 7076
- (E) Trim - Software - SW 7074
- (F) Horizontal Cedar Siding Accent
  Window Frame - Pella "Iron Ore" PR7834
  Composition Roof Shingles - Charcoal Mist

Milbrandt Architects
25 Central Way, Suite 210
Kirkland, Washington 98033
P: 425 454 7138 F: 425 658 1288
Web: www.milbrandtarchitects.com

No.	Date

© Copyright 2016 Milbrandt Architects, INC., P.S. All rights reserved

6-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
Buildings 1, 2, 11 & 18

Scale:	Drawn By:	Date:	Date Plotted:
1/8" = 1'-0"	APT	02-22-16	2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.: **E6**