



**City of Bellevue  
Development Services Department  
Land Use Division**

**Proposal Name:** GRE Bellevue—Phase II

Proposal Address: 15588 NE 22<sup>nd</sup> Place

Proposal Description: Design Review for Phase II of Master Development Plan previously approved under 12-128151 LP and 12-132769 LD. This application will add one multi-family residential tower on the east parcel of the project site.

**File Number:** 13-123581 LD

Planner: Antoinette Pratt, Senior Planner

Applicant: GRE Bel-Red, LLC

Decisions Included: Design Review Approval

State Environmental Policy Act  
Threshold Determination: **Determination of Non-Significance issued by the City of Bellevue August 1, 2013 with Phase I approvals (12-128151 LP and 12-132769 LD).**

Director's Recommendation: **Approval with Conditions**

Michael Brennan, Director  
Development Services Department

By: Carol V. Helland  
Carol V. Helland, Land Use Director

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Application Date: September 4, 2013  
Public Notice (500 feet): October 3, 2013  
Public Meeting: Not Required  
Minimum Comment Period: October 17, 2013  
**Bulletin Publication Date: November 14, 2013**  
**Appeal Deadline: December 2, 2013**

For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6864. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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## I. PROPOSAL, PHASING & REVIEW PROCESS

### A. Proposal/Request

Design Review for Phase II of Master Development Plan (MDP) previously approved under 12-128151 LP and 12-132769 LD. This application will add one multi-family residential tower on the east parcel of the project site. Phase I of the MDP consisted of four multi-family residential towers and was approved under 12-128151 LP and 12-132769 LD. A total of 452 apartments will be provided with both phases ranging from studios to two-bedroom units. Site access will occur from 156<sup>th</sup> Avenue NE and Bel-Red Road. Site size is 4.32 acres within the BR-RC-3 zone.



View West from 156<sup>th</sup> Avenue NE

As noted previously, the applicant is proposing the following phasing for this site:

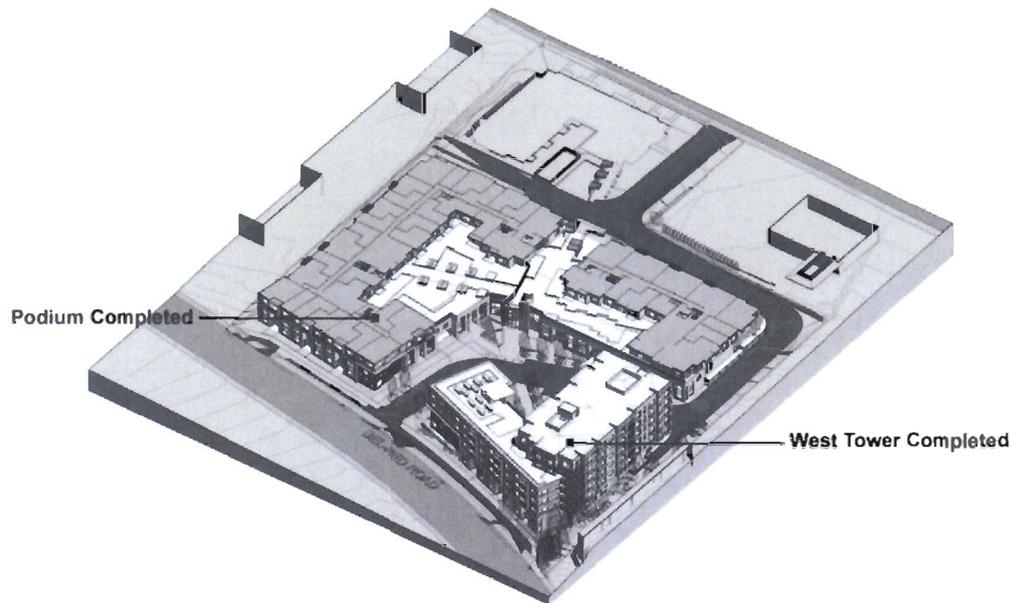
- Phase IA: Development of the podium and west tower with an estimated completion date of January 2015, which is currently under construction.
- Phase IB: Development of the south tower with an estimated completion date of May 2015, which is currently in building permit review.
- Phase IC: Development of the north tower with an estimated completion date of August 2015, which is currently in building permit review.
- Phase II: Development of the east tower with an estimated completion date of August 2015, which is the subject of this design review.

See visual overview as noted below:

### Phased Development

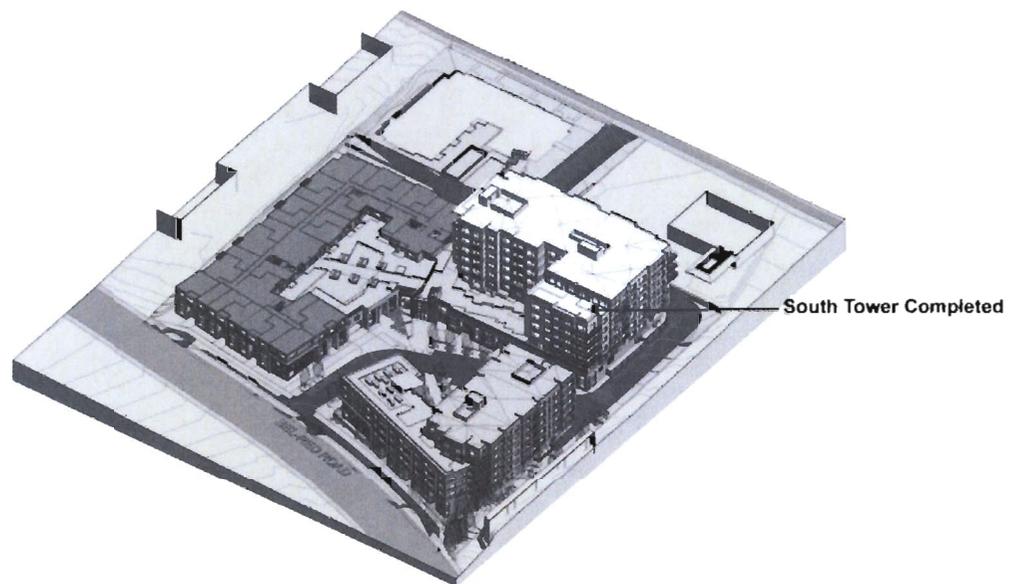
The Project construction is broken down into the following (4) phases:

**PHASE IA** Podium approved, 13-114737 BB. The West Tower is still in building permit review, 13-114744 BB  
**Podium** (all Type I-A construction) and **West Tower** (Type I-A and Type V-A construction) completed in this phase

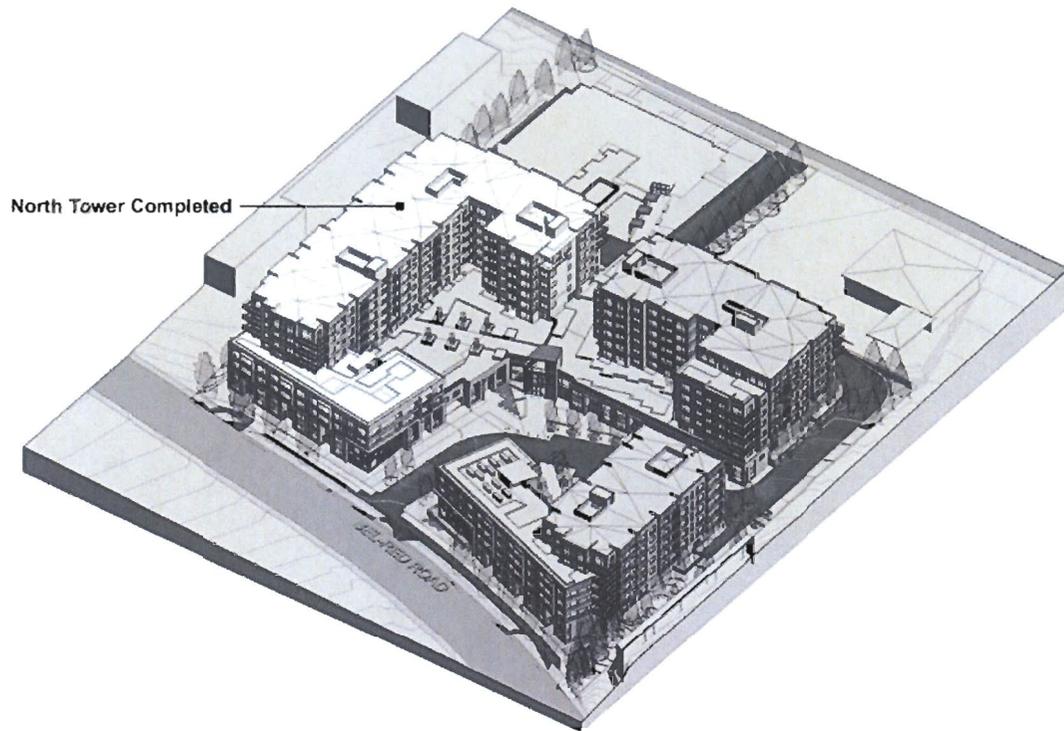


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**PHASE IB** The South Tower is still in building permit review, 13-119054 BB  
**South Tower** (Type V-A construction) completed in this phase

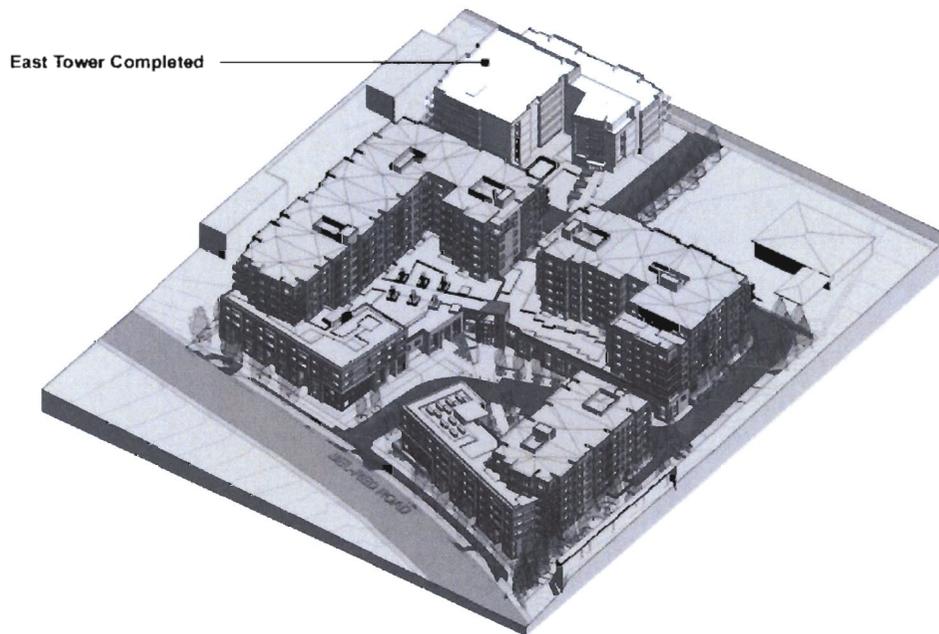


**PHASE IC** The North Tower is still in building permit review. 13-119053 BB  
**North Tower (Type V-A construction) completed in this phase**



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**PHASE II** Subject of this Design Review  
**East Tower (Type V-A construction) completed in this phase**



## B. Review Process

The Design Review application is the City's mechanism to ensure site development and structures comply with the Master Development Plan (MDP) and Land Use Code (LUC) regulations regarding structure design and compatibility with surrounding uses. It also ensures that building development is of high design quality.

## II. SITE CONTEXT and DESCRIPTION

### A. Site Context



The full site for the MDP consists of two parcels totaling 188,234 square feet, (4.32 acres). The topography slopes from east to west, from elevation 380 near 156<sup>th</sup> Avenue NE to elevation 352 along Bel-Red Road. The former Angelo's nursery use existed at this location until August 2008. The existing building in the aerial has been demolished. The boundary between the City of Bellevue and the City of Redmond is centered on Bel-Red Road to the west of the site. The adjacent zoning and surrounding uses are as follows:

Bellevue and the City of Redmond is centered on Bel-Red Road to the west of the site. The adjacent zoning and surrounding uses are as follows:

**North:** BR-RC-3, Walgreens and Trader Joe's.

**South:** BR-CR, Sherwood Center (Retail)

**East:** Office (O) Bellevue Technology Center (formerly Unigard), across 156<sup>th</sup> Ave. NE

**West:** City of Redmond's Overlake Village Design District -3 [OV(3)], small-scale retail

## III. Proposed Site and Building Design

### Site Design



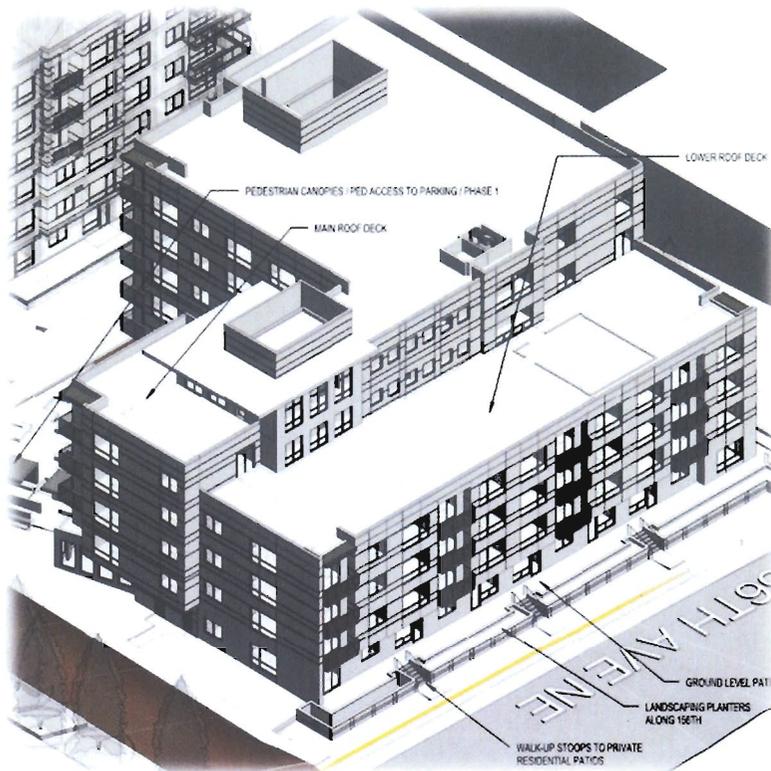
Phase I approvals established the site layout for this proposal. The East Building is located at the northeast corner of the site. Access for this building will occur primarily from 156<sup>th</sup> Avenue NE.

Vehicular access continues through the site via a fire lane road which winds from 156<sup>th</sup> Avenue NE to the formal entry court off of Bel-Red Road. This roadway provides one form of intra-site pedestrian connectivity for all buildings. A variety of outdoor residential amenities are provided at the base of and atop all residential towers. Parking for the East

Building will be located on the Phase I portion of the site via two parking entries off the interior site access drive. No parking will be provided with the East Building. To ensure that parking

will remain in perpetuity for the East Building, the owner will be required to complete a parking agreement prior to Certificate of Occupancy. See Section XII for related condition.

### Building Design—East Building



The East Building has been designed to continue the architectural expressions developed with Phase I buildings. The tallest elements of the building are located at the center and the western portion of the building at six-stories. This mimics the building heights for the North and South Buildings approved in Phase I. Lower building heights are used at the east and south building elevations to step the building down to a pedestrian level. Landscape planters accentuate a raised building stoop at three feet in height to create a visual separation and create privacy for the units facing 156<sup>th</sup> Avenue NE.



**View West from 156<sup>th</sup> Avenue NE**



**View north to roof deck**

Activated roof decks are provided at two levels on the East building: one above the four story level of the building with an enclosed dog run and the other above the five story portion of the building at the south portion of the structure. The two rooftop amenity plazas will contain various landscape treatments such as paved gathering spaces, green roof areas with groundcover and planters for trees.

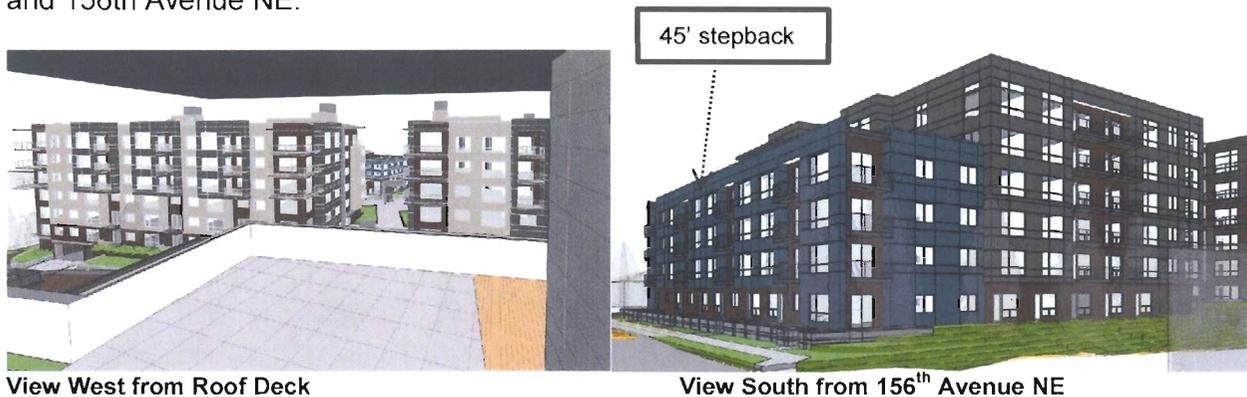
The East Building is the last remaining tower to complete the approved MDP. It will contain 100 apartments along with the affordable housing component required to support the project. Phase

I will contain 352 apartments in a mix of open studios, one-bedroom, and two bedroom units for households ranging from one to four people. Phase II will use the same bedroom combinations.

The submitted architectural plans designate affordable housing units throughout each floor of the building to fulfill the City requirement that affordable units be located throughout the building rather than one area of the structure. Per the Phase I approval, the applicant established FAR and affordable housing requirements for all phases of development.

### Architectural Compatibility/Design

The East Building will add to the distinctive skyline created by the Phase I towers. The corner elements of the towers distinguish themselves with wrap-around decks combined with step-back façade massing, and change in material texture. Residential towers step-down from six to four stories towards 156<sup>th</sup> Avenue NE and Bel-Red Road. These key architectural elements will create destination beacons for motorists approaching from both directions along Bel-Red Road and 156<sup>th</sup> Avenue NE.



The frontage along 156<sup>th</sup> Avenue NE will contain a 45-foot building stepback to lower the building form to a pedestrian level. Additionally, the East Building has been designed to maintain the same architectural elements that will be used with the Phase I towers. All structures will use a vibrant palette which focuses on masonry in conjunction with storefront glazing, limited metal paneling, accent engineered wood paneling at gateway, and cedar plank siding as well as cement board siding. This approach is carried further into the project and used in the entry courtyard frontages.

The East Building, along with the Phase I residential towers, will take on a complementary exterior finish palette which will include the use of cement board siding accentuated by reveals, accent cement planks at the façade, indentations behind the decks and at the ground floor as well as “highlights” of corrugated metal siding at the tower portions flanking the site entry from 156<sup>th</sup> Avenue. The two finish material palettes are cohesive throughout the project and complement one another.



## **B. FLOOR AREA RATIO (FAR) REQUIREMENTS**

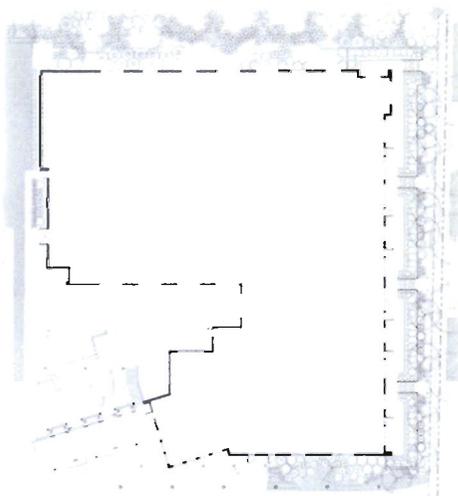
### **1. FAR & Amenity Incentive System Requirements**

FAR and Amenity Calculation (Affordable Housing) were established for the entire project with approval of Phase I Design Review (12-132769 LD). See [Attachment B](#) from Phase I approval.

### **2. Parking**

The applicant has fulfilled the parking requirements noted in LUC 20.25D.120.B.2 by providing 476 underbuilding and underground parking stalls. The provided parking will be utilized by all residents for Phase I and Phase II (East Tower). As noted earlier, the applicant will be required to provide a joint parking agreement to ensure parking is maintained for the East Building. See [Section XII](#) for related condition.

### **3. Landscaping**



The applicant has completed the remaining section of landscaping with the submittal of the East Building. This submittal will continue the landscape plan submitted with Phase I approval which will provide continuity between the two parcels. The plant materials will be drought tolerant but irrigation will be provided for use during extreme dry periods. Staff has reviewed this plan and finds that it complies with LUC 20.20.520.

### **4. FAR and Associated Amenity (Affordable Housing)**

The MDP and Phase I Design Review applications established the FAR and affordable housing requirements for the entirety of the project. The thresholds established within the previous approvals will be completed based upon the schedule contained therein between the City and the applicant. See [Attachment B](#) for overview of FAR and affordable housing amenity.

## **V. PUBLIC COMMENT AND STAFF RESPONSE**

As of the date of this report, staff has not received any written correspondence.

## **VI. TECHNICAL REVIEW**

### **A. Clearing & Grading Department**

A Clearing & Grading permit is not required as the previous approval was for entirety of the site 13-107208 GD.

**B. Fire Department**

The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal.

**C. Utilities Department**

The Utility Department has no further comments on this proposal as all review was completed under the submitted 13-111980 UE permit.

**D. Transportation Department**

The Transportation Department completed its review for both phases of this project under the previous MDP and Phase I Design Review approvals. All Transportation conditions of approval noted within those approvals still apply.

**VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The City of Bellevue issued a Determination of Non-Significance (DNS) for the MDP and Design Review (12-128151 LP and 12-132769 LD) on August 1, 2013, with an appeal period ending August 15, 2013. The submitted project, in its current form, was anticipated in the SEPA review. No appeals were received. A copy of this DNS can be located within the project file.

**VIII. CHANGES TO PROPOSAL**

No changes to the submitted design were necessary. The East Building reflects the architectural character of the Phase I buildings.

**IX. CHARACTER AND SITE DESIGN GUIDELINES**

Review of the Bel-Red character and site guidelines were completed with the MDP and Design Review applications for Phase I which focused on site layout, building locations, building design and integrity, landscaping, and transportation-related improvements.

**X. DESIGN REVIEW DECISION CRITERIA**

**1. Design Review (LUC 20.30F.145)**

The Director may approve or approve with modifications an application for a Design Review application if:

**A. The proposal is consistent with the Comprehensive Plan.**

The project is consistent with the Comprehensive Plan's General Elements and the Bel-Red Subarea Plan.

The proposed development supports the following Comprehensive Plan Policies:

**Land Use Policy**

***Policy S-BR-5: Develop land uses consistent with the Bel-Red Land Use Plan map (Figure S-BR.1).***

**Finding:** No changes will be made to the existing Comprehensive Plan or land use designation for this site. As noted above, this site is located within the Bel-Red Subarea with a land use designation of BR-RC-3.

**Policy S-BR-6:** *Concentrate the majority of future Bel-Red growth into a series of mixed use, pedestrian-friendly and transit-oriented development nodes, with higher density and height therein, as enabled through a land use incentive system. Within each node, provide for tiered building heights, with maximums at the center.*

**Policy S-BR-7:** *Implement a land use incentive system that makes available additional floor area ratio (FAR) and height in exchange for infrastructure and amenities that contribute to the public good.*

*Discussion:* As in the Downtown Subarea, a land use incentive system is a cornerstone of implementing this Plan. Base as-of-right FARs and heights are established at levels significantly below the maximums, with higher levels achieved only by providing public benefits through features such as public open space, trails, environmental enhancements, affordable housing, and other public amenities.

**Finding:** The proposal meets this requirement as the applicant has concentrated the higher buildings in the center of the site while stepping down the building heights to the pedestrian level at Bel-Red Road and 156<sup>th</sup> Avenue NE.

**Policy S-BR-12:** *Develop and implement landscaping standards that promote sustainable design, and encourage natural drainage practices where both appropriate and feasible.*

**Finding:** The applicant has fulfilled this requirement as shown on Sheets L1.35E and L1.38. The proposed plantings will complement the landscaping proposed with phase I landscape approval.

### **Urban Design**

**Policy S-BR-14:** *Use design guidelines to promote pedestrian-friendly and transit oriented, design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of Design Review within transit-oriented development nodes.*

*Discussion:* Design review should pay special attention to creating a pedestrian friendly environment, by helping to create vibrant, interesting, safe, walkable and interconnected sites.

**Policy S-BR-16:** *Encourage place-making and a dynamic public realm by integrating publicly accessible plazas, open spaces and other gathering places with development, in public and private projects.*

**Finding:** A pedestrian route of travel has been created across the site to connect with the major rights-of-way: 156<sup>th</sup> Avenue NE and Bel-Red Road Phase I approvals. No changes will occur to this route of travel.

***POLICY S-BR-18.*** Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floor plates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.

**Finding:** The applicant has oriented the 6-story towers in an East-West direction to place the bulk of the buildings perpendicular to Bel-Red Road and to 156<sup>th</sup> Avenue NE. Conversely, the shorter 4-story portions of the building front Bel-Red Road and 156<sup>th</sup> Avenue NE. Placing the 4-story section of the buildings adjacent to these rights-of-ways steps the building down to a pedestrian level while meeting the transition requirements to the surrounding community.

### **Housing Policies**

***Policy S-BR-40:*** Encourage a diversity of housing types, from high density, multi-story housing in transit nodes, to medium density housing outside nodes, to other innovative housing forms, such as live/work and work/live units.

***POLICY S-BR-41:*** Promote owner and rental affordability in Bel-Red's new housing stock, with a policy target that 50% of new units be affordable for households earning 120% of median income or less. This overall target should include 10 to 20% of new units affordable to low income households (those earning up to 50% of area median income), another 10 to 20% of new units affordable to moderate income households (those earning up to 80% area median income), and another 10 to 20% affordable as an additional segment of "workforce housing" (for households earning up to 120% of median income). These targets will be addressed through a combination of development regulations and incentives, public investments, and other public and private strategies, such as employer-assisted housing and short-term property tax exemptions for multi-family housing.

*Discussion:* The policy targets are not expected to be met by each Bel-Red housing development. Rather, they are intended to be met over time, across the subarea as a whole, through a combination of public and private strategies. The overall supply of affordable housing will be monitored and if policy targets are not being achieved, affordable housing tools and incentives should be adjusted, or new more effective strategies adopted.

**Finding:** The project fulfills the affordable housing component in accordance with Phase I approvals.

### Transportation

***Policy S-BR-57:*** Encourage garage and service vehicle access via local and secondary streets and alleys. Limit access points along arterial streets.

**Finding:** This proposal is located on two major arterial streets: Bel-Red Road and 156<sup>th</sup> Avenue NE. There are no secondary streets or alleys available to provide access from these rights-of-way. The Transportation Department has worked with the applicant to arrive at the best locations for vehicular access with Phase I approvals.

***Policy S-BR-63:*** Improve pedestrian connectivity and the quality of the pedestrian environment with a comprehensive sidewalk and trail system, including through block pedestrian connections, and mid-block crossings. Include pedestrian amenities such as pedestrian-scaled lighting, seating, transit shelters, and weather protection.

**Finding:** The applicant has provided pedestrian amenities and fulfilled the mid-block pedestrian crossing with Phase I approvals.

### Interjurisdictional Coordination

***Policy S-BR-76:*** Continue to coordinate with the City of Redmond on the planning and implementation of land use and facilities that have cross-jurisdictional impacts, and work together to mitigate such impacts. Coordination may include but is not limited to systematic sharing of information, joint advocacy for regional investments benefiting the two areas, and financial contributions toward facilities that mitigate inter-jurisdictional impacts.

***Discussion:*** An updated inter-local agreement is an appropriate mechanism for formalizing the terms for coordination between the two cities. Such an agreement should identify appropriate mitigation for the East Bellevue area that considers: 1) the combined effects of land use development in the Bel-Red area of Bellevue and the Overlake area of Redmond; and 2) the strong neighborhood preference to avoid projects that add general north-south capacity through East Bellevue neighborhoods.

**Finding:** The Transportation Department completed its review in coordination with the City of Redmond during Phase I review. No further coordination is necessary for this proposal.

***Policy S-BR-80:*** Reserve the right-of-way needed for the Bel-Red public infrastructure and amenities identified in this Plan as early as practicable.

**Finding:** The Transportation Department, with approval of the MDP and phase I Design Review approvals, has required the applicant to dedicate property to include the widened street, landscaping area, and sidewalk area necessary to implement TFP project # 254 on Bel-Red Road and 156<sup>th</sup> Avenue NE. No further requirements are necessary with Phase II.

***Policy S-BR-83:** Encourage master planned developments and other processes that better coordinate and integrate this Subarea Plan's objectives rather than individual development of small parcels. Consider mandatory use of master planned development approval for large sites, to facilitate site planning for vehicle access and pedestrian needs.*

**Finding:** The applicant has fulfilled this request by the submittal of the MDP which set forth the transportation and site layout standards for this proposal.

**B. The proposal complies with the applicable requirements of this Code.**

As conditioned in both the Phase I and Phase II approvals, the proposal for the East Building complies with applicable requirements of the Land Use Code.

**C. The proposal complies with the applicable requirements of this Code.**

As conditioned in both the Phase I and Phase II approvals, the proposal for the East Building complies with applicable requirements of the Land Use Code.

**D. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

As conditioned in both the Phase I and Phase II approvals, the proposal for the East Building complies with the Bel-Red Development Standards (LUC 20.25D.150).

**E. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.**

As conditioned in both the Phase I and Phase II approvals, this proposal will be compatible with the surrounding commercial development. The presence of multifamily units in this location will begin fulfilling the intent of the Bel-Red subarea requirements by integrating housing and commercial uses. The height and scale of the apartments will be the start to this process. The use of residential materials, windows, balconies and articulation allow the building to fit well into this mixed use environment. Earth tone colors will be harmonious with surrounding commercial uses to the north, west and south.

**F. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**

All required public services and facilities are available to the site.

## **XI. DECISION**

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency and City Code and Standard compliance reviews, the Director

of the Development Services Department does hereby **APPROVE** the Design Review application subject to the following conditions:

## **XII. CONDITIONS OF APPROVAL**

- 1. MDP and Design Review Conditions (12-128151 LP and 12-132769 LD):** Conditions from the above referenced approvals are applicable to the East Building and shall be completed in accordance with the previous MDP and Design Review approvals.
- 2. Joint Parking Agreement:** Parking for the East Building will be located on the Phase I portion of the site via two parking entries off the interior site access drive. No parking will be provided with the East Building. To ensure that parking will remain in perpetuity for the East Building, the owner shall be required to complete a parking agreement prior to Certificate of Occupancy.

Authority: LUC 20.20.120.B.2

Reviewer: Antoinette Pratt, (4425) 452-5374

## **Attachments**

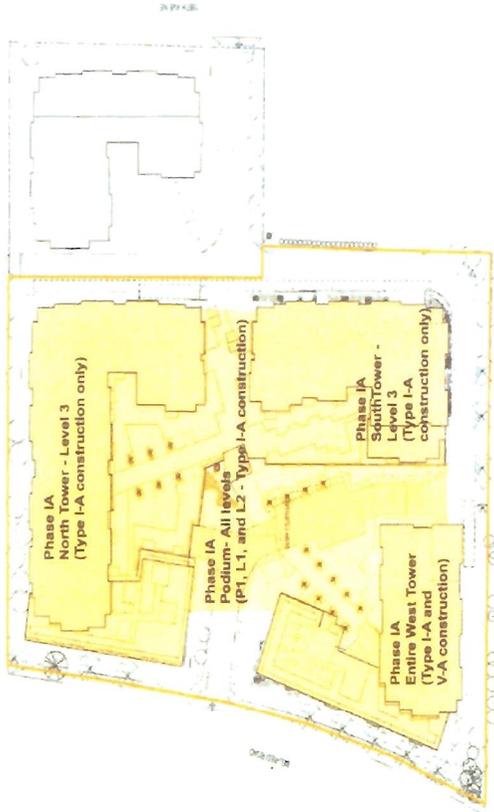
- A. Dimensional Table
- B. FAR Calculations per Each Phase
- C. Plans and Drawings

**ATTACHMENT A**  
**(Dimensional Requirement per BR-RC-3 District)**

**BEL-RED APARTMENTS**  
 Compliance with LUC 20.25D.089, 20.25D.110 and LUC 20.25D.120 Requirements per each Construction Phase

Item	Phase 1A Podium and West Tower	Phase 1B South Tower	Phase 1C North Tower	Phase 2 East Tower	MOP Total
Proposed Gross Floor Area (GFA) per Phase including Parking and MEP Rooms	390,186 GFA	68,179 GFA	118,208 GFA	65,518 GSF	Total 541,295 GFA
Quantity of Proposed Residential Units in each Phase	87 (10 in Podium + 78 in West Tower)	87 in South Tower	188 in North Tower	181 in East Tower	Total 453
Building Height per LUC 20.25D.089 (1.3)	West Tower is outside of 50' distance from the sidewalk along 156th Ave. NE. Proposed 79' ht. measured from average grade around building, excluding rooftop mechanical screens and elevator penthouses	South Tower is outside of 50' distance from the sidewalk along 156th Ave. NE. Proposed 79' ht. measured from average grade around building, excluding rooftop mechanical screens and elevator penthouses	North Tower is outside of 50' distance from the sidewalk along 156th Ave. NE. Proposed 79' ht. measured from average grade around building, excluding rooftop mechanical screens and elevator penthouses	East Tower proposed height: a) 45' ht. within 50' distance from the sidewalk along 156th Ave. NE b) 79' ht. outside 50' distance from the sidewalk along 156th Ave. NE	N/A
Permitted facade length on 156th Ave NE - 150 feet max. LUC 20.25D.090-A(1.5)	N/A - no facade along 156th Ave NE	N/A - no facade along 156th Ave NE	N/A - no facade along 156th Ave NE	Proposed facade length 150'-0"	N/A
Front Setbacks = 0 LUC Chart 20.25.089-A	20' along Bel-Red Rd (including 15' street dedication)	N/A	10' along Bel-Red Rd (including 15' street dedication)	15' along 156th Ave NE	N/A
Side/Rear Setbacks = 0 LUC Chart 20.25.089-A	24'-6" min. setback along Southern side including 10' landscape buffer	37'-6" min. setback along Southern side including average 10' landscape buffer per ALO-2	22'-8" min. setback along Northern side including 10' landscape buffer	22'-8" min. setback along Northern side including 10' landscape buffer 15'-9" min. setback along Eastern side	N/A
Facade Setback within 15-foot front setback LUC 20.25D.090-A(2)	N/A - West Tower is outside of 15' front setback	N/A - South Tower is outside of 15' front setback	N/A - North Tower is outside of 15' front setback	N/A - East Tower is outside of 15' front setback	N/A
Building Separation - 40 feet LUC 20.25D.090-A(1.5)	N/A	N/A	Proposed separation between South Tower and North Tower - 40'	Proposed separation between East Tower and North Tower - 40'	N/A
Floor Area above 4th per floor 28,000 GSF max. LUC 20.25D.090-A(2)	9,275 SF	14,237 SF	21,203 SF	8,288 SF	Proposed Average Floor Area = 13,196 SF
Impervious Area / lot Coverage - 75% max. per LUC 20.25D.089-A	71%	N/A	N/A	71%	71%
Reuse and Recycling per LUC 20.20.725 per 1 Unit: 1.5 SF	Proposed Main R/R Room in West Tower: 1,419 SF Required: 1.5 x 97 = 145.5 SF min.	Proposed R/R Room in South Tower: 539 SF Required: 1.5 x 87 = 131.5 SF min.	Proposed R/R Room in North Tower: 710 SF Required: 1.5 x 188 = 282 SF min.	Proposed R/R Room in East Tower: 590 SF Required: 1.5 x 181 = 271.5 SF min.	Combined area of Proposed R/R Rooms in all towers: 3,258 SF Required: 1.5 x 453 = 680 SF min.
Sidewalk width for arterial landscaping per 20.25D.116.B.3(d): Sidewalk 6', planting 3'	Along Bel-Red Rd. Proposed 110'. (Includes 5 ft. planting strip, curb & gutter - extra)	N/A	N/A	Along 156th Ave NE Proposed 111'. (Includes 5 ft. planting strip; curb & gutter - extra)	Proposed 111 ft. (includes 5 ft. planting strip; curb & gutter - extra)
Street Tree Caliper and Species per 20.25D.116.B.3(f)	Greenspire Linden Tilli Corsetti "Greenspire" along Bel-Red Rd: 2.5' cal., 12'-14' ht. @ 30' o.c. max.	N/A	N/A	Acer Truncatum "Rediff" Sumner Pacific Sumner along 156th Ave NE; 2.5' cal., 6'-7' ht @ 30' o.c. max.	Greenspire Linden trees along Bel-Red Rd - 9; Pacific Sumner Maple trees along 156th Ave NE - 5
Parking per LUC Chart 20.25D.120.B.2 per 1 Unit: 87.5 min and 2 max. Required: 340 min and 966 max.	Proposed in Podium: 476	N/A	N/A	0	Total 476 spaces
Bicycle Parking LUC 20.15D.120.D(1): 1 space per 10 Units - 45.3 + 0.1 = 46 min. required	Proposed in Podium: 72 covered spaces	N/A	N/A	10 covered spaces	Total 82 covered spaces
Estimated Time of Completion	January 2015 +	May 2015 +	August 2015 +	August 2015 +	August 2015 +

**BEL - RED APARTMENTS**  
Construction Phases



**Phase IA**



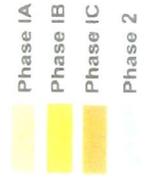
**Phase IB**



**Phase IC**



**Phase 2**



**ATTACHMENT B**  
**FAR Calculations per Each Construction Phase**

**BEL-RED APARTMENTS**  
**FAR Calculations per each Construction Phase**

Item	Phase 1A Podium and West Tower	Phase 1B South Tower	Phase 1C North Tower	Phase 2 East Tower	MDP Total
Base Permitted Floor Area (Base FAR x Project Limit)	188,253 SF (1.0 x 188,253 = 188,253 SF)	188,253 SF (1.0 x 188,253 = 188,253 SF)	188,253 SF (1.0 x 188,253 = 188,253 SF)	188,253 SF (188,253 x 1 = 188,253)	188,253 SF (188,253 x 1 = 188,253)
Floor Area for FAR	147,729 SF (72,316 SF Podium + 75,413 SF West Tower)	69,170 SF South Tower	110,503 SF North Tower	28,942 SF (65,516 SF East Tower + 36,574 SF Affordable Housing)	356,344 SF (65,516 SF East Tower + 327,402 SF in previous Phases 1A, 1B & 1C + 36,574 SF Affordable Housing)
Cumulative Floor Area for FAR	147,729 SF	216,899 SF (69,170 SF South Tower + 147,729 SF Phase 1A)	327,402 SF (110,503 SF North Tower + 216,899 SF in previous Phases 1A & 1B)	356,344 SF (65,516 SF East Tower + 327,402 SF in previous Phases 1A, 1B & 1C + 36,574 SF Affordable Housing)	356,344 SF
FAR Amenity Points Earned with Affordable Housing	0 SF	0 SF	0 SF	36,574 SF	36,574 SF
FAR Amenity Points Deficit	N/A	28,646 SF (216,899 - 188,253)	139,149 SF (327,402 - 188,253)	168,091 SF (356,344 - 188,253)	168,091 SF (356,344 - 188,253)
Cumulative Affordable Housing Required (1 SF for 4.6 SF of Bonus Area)	N/A	6,227 SF Affordable Housing Required (28,646 / 4.6)	30,250 SF Affordable Housing Required (139,149 / 4.6)	36,542 SF Affordable Housing Required (168,091 / 4.6)	36,542 SF Affordable Housing Required (168,091 / 4.6)
Fee-in-lieu Affordable Housing (Cost \$18/FAR SF)	N/A	Fee-in-lieu \$515,628 (28,646 x \$18)	Fee-in-lieu \$2,504,682 (139,149 x \$18)	Fee-in-lieu \$3,025,638 (168,091 x \$18)	Fee-in-lieu \$3,025,638 (168,091 x \$18) indicated for Reference Only
Cumulative FAR	0.78 (147,729 / 188,253)	1.15 (216,899 / 188,253)	1.74 (327,402 / 188,253)	1.89 (356,344 / 188,253)	1.89 (356,344 / 188,253)
Excess FAR Amenity Earned (Total Points Required - Total Points Earned)	N/A	N/A	N/A	32 SF (36,574 - 36,542)	32 SF (36,574 - 36,542)

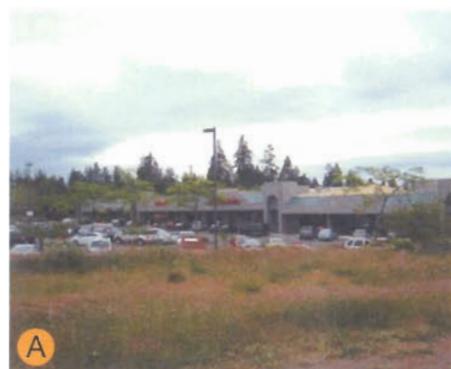
**ATTACHMENT C**  
**(Project Plans and Drawings)**



# GRE BelRed Phase - 2 Project Narrative and Design Response Companion

GRE BelRed LLC  
15588 NE 22nd Place, Bellevue, Washington

Received  
SEP 04 2013  
Permit Processing  
City of Bellevue



A  
ADJACENT MIXED USE COMMERCIAL



B  
TU CASA RESTAURANT



C  
WENDY'S RESTAURANT



D  
ETHAN ALLEN



E  
BASSETT FURNITURE



F  
PSE: ARDMORE SUBSTATION



G  
O'REILY AUTO PARTS

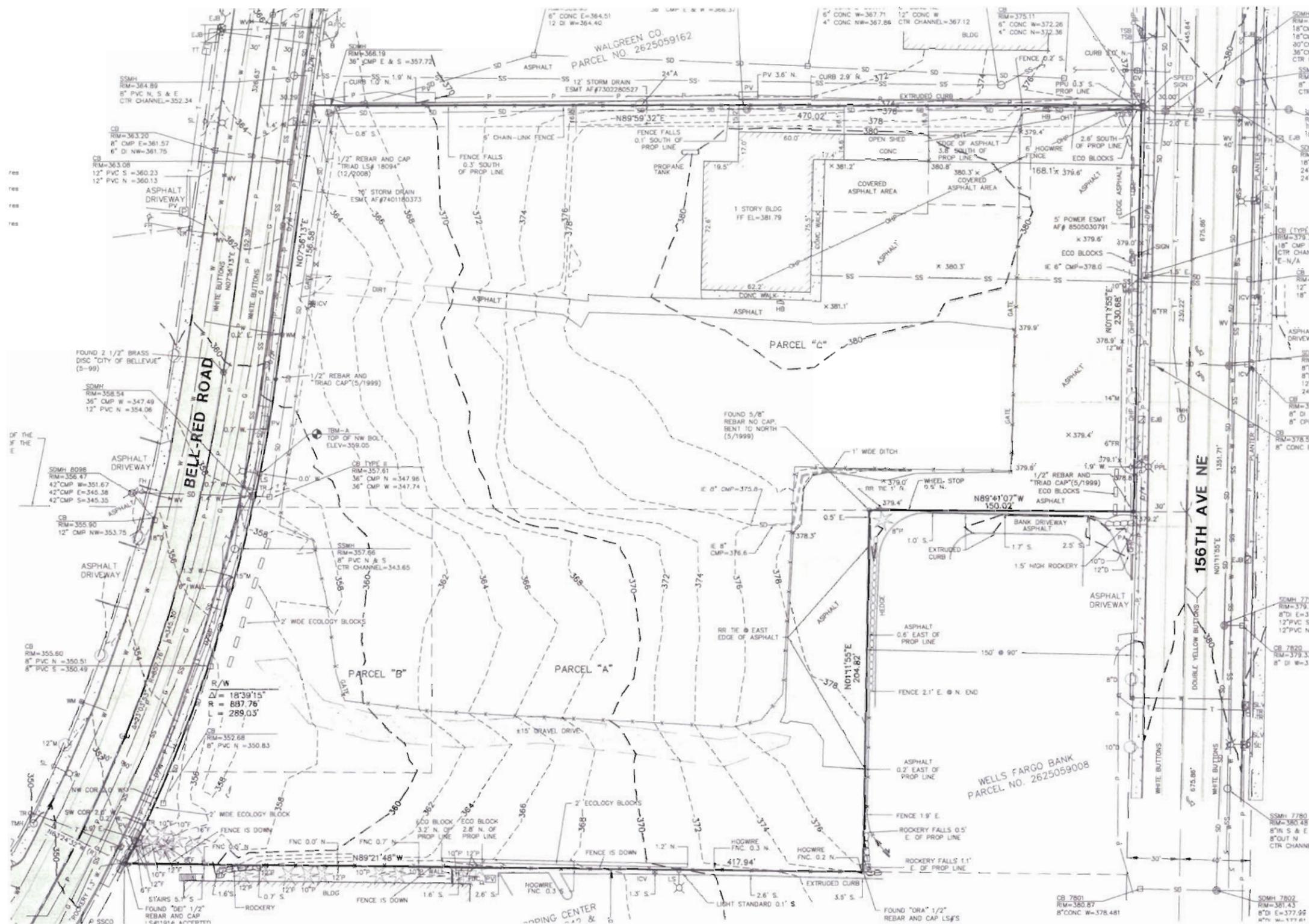


H  
WELLS FARGO BANK



I  
ADJACENT MIXED USE COMMERCIAL





# PROJECT SITE PLAN

## PROJECT DESCRIPTION / DESIGN DEVELOPMENT AT ADR SUBMITTAL

The proposed project is Phase 2 of a multi-tower development comprised of four above-grade residential towers over a common subterranean concrete parking structure. Phase-2 consists of a single six-story building constructed of five stories woodframe type VA construction over one story concrete IA construction on grade. The building contains 100 apartments in a mixture of open studios, one-bedroom, and two bedroom units and due to its location is designated as the East Building. The total project size including both phases is 452 units.

The East Building is located at the Northeast corner of the overall development; The West façade is facing the North Building of Phase 1; the East façade is facing 156th Avenue NE, the North façade is facing the blank wall of the existing commercial building; at the South the East building is facing the Wells Fargo parking lot.

The East Building will house the entire affordable housing component for both Phase 1 amenity bonus area (allowed to be located in a stand-alone building per XXX ) and Phase 2 amenity bonus area. All calculations for required housing are included in the ADR submittal documents.

The East Building will be utilizing Phase 1 underground parking garage located in the close proximity from the East Building. There are 476 parking spaces in the parking garage in Phase 1 that will be distributed between all 452 units; the proposed parking ratio is 1.05 parking spaces per unit. To provide the weather-protected pathway from the East Building to the Phase 1 parking garage, the project will utilize series of canopies along the East-West connection. This pathway will be connected with the public elevator to allow East Building residents to have a barrier-free route to the Phase-1 amenities as well as access to Bel-Red Road. The design for these canopies was previously included in the Phase 1 ADR submittal but is depicted in this application for reference only.

## SITE COMPOSITION AND BUILDING MASSING

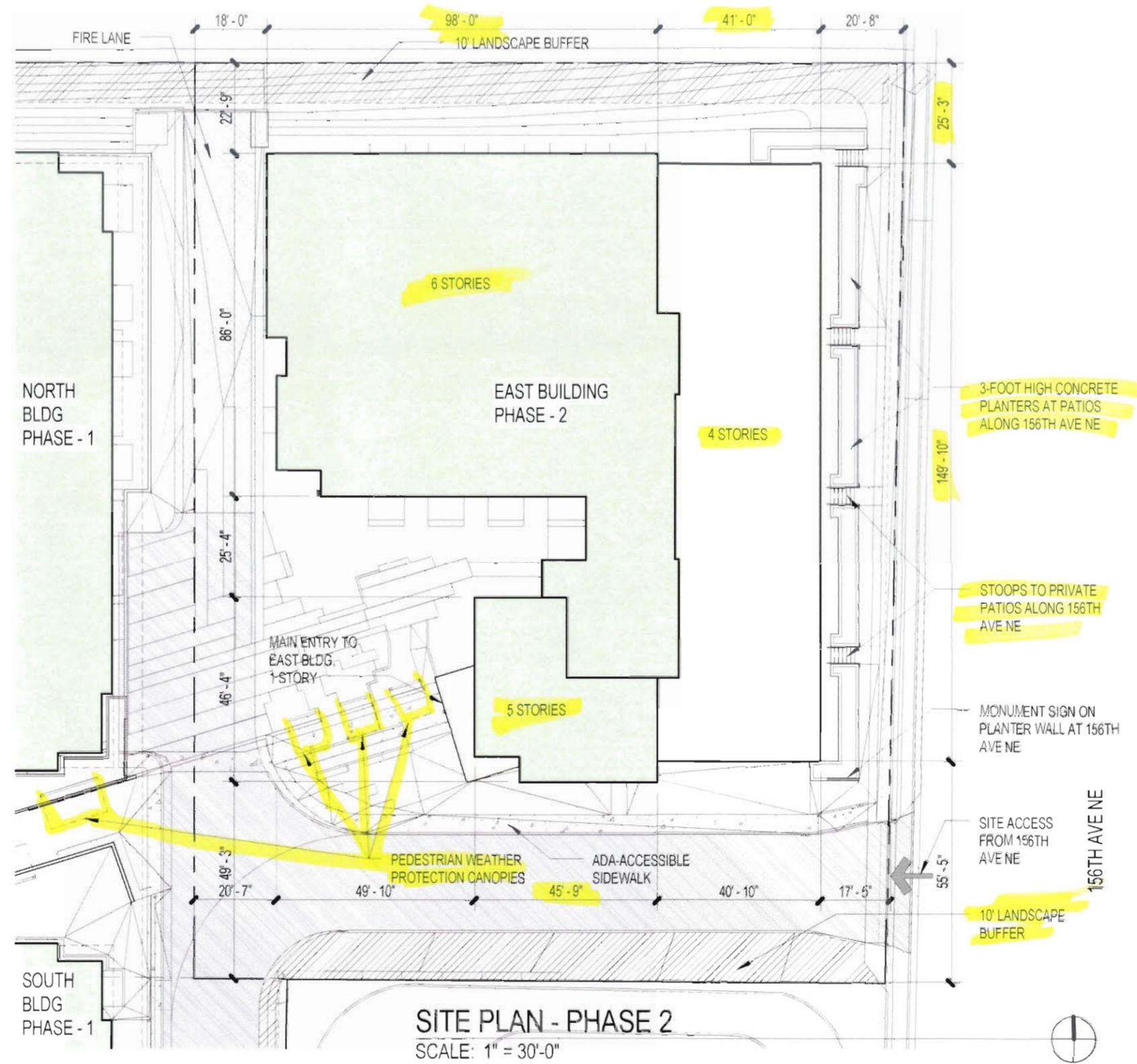
The East Building is the integral part of the overall comprehensive design which responds fully to the existing site conditions as evidenced in the project's site analysis diagram shown on page 1.00. For detailed description of Site Composition and massing please see the previously submitted MDP and ADR:

- Master Development Permit 12-132769-LD November 8, 2012
- Administrative Design Review 12-128151-LJ December 21, 2012

## DESIGN CONFORMANCE - LUC 20.20 - GENERAL DEVELOPMENT REQUIREMENTS

For Phase-2 (East Building) conformance with LUC 20.20 and in particular with 20.20.460 - Impervious Surface, 20.20.590 - Parking, Circulation, And Walkway Requirements, 20.20.900 - Tree Preservation and Retention please see previously submitted MDP and ADR:

- Master Development Permit 12-132769-LD November 8, 2012
- Administrative Design Review 12-128151-LJ December 21, 2012



# BEL-RED DESIGN CONFORMANCE - SW ISOMETRIC

## DESIGN CONFORMANCE - LUC 20.25D - BEL-RED

### DESIGN CONFORMANCE - LUC 20.25D - BEL-RED

The project design is anticipating full conformance with all applicable portions of the Land Use Code contained within 20.25D, with the only exceptions known at this time as indicated below. *Design responses have been italicized for quick reference:*

#### 20.25D.080 - DIMENSIONAL REQUIREMENTS

Minimum setbacks / stepbacks: No setbacks required at front / side / rear yards. Per footnote (13) for buildings along 156th Ave maximum building height within 50 feet from the back of sidewalk shall not exceed 45 feet. *The East tower fronting 156th Avenue has a STEPBACK at the top floor at 45 feet above sidewalk grade to comply with this requirement. **The 45-foot high STEPBACK is within 50 feet from the back of the sidewalk along 156th Ave.***

#### Gross sf / floor area above 40 feet:

Residential tower area per building above 40 feet above grade is limited to 28,800 sf / floor in the RC-3 zone. Residential tower area per floor above 40 feet above grade is limited to 28,800 sf / floor within the RC-3 zone. This has been confirmed with COB Land Use. All calculations regarding per-tower FAR calculations are shown on sheet A0.01-E.

#### Facade Lengths along 156th Avenue

Maximum facade lengths along 156th Ave NE are limited to 150 feet per footnote (15) and documented on the project site plan on sheet A1.00-E.

#### Building separation from 156th Ave to Bel-Red Road:

A minimum building separation of 40 feet required along 156th Avenue is also required per footnote (15). The project will maintain this building separation continuously from 156th Ave NE to Bel-Red Road.

#### Impervious Surface

Maximum impervious surface area allowed is 75%. See previously submitted MDP Permit #12-132769-LD dated November 8, 2012

#### Building height:

Base height is 40 feet; maximum height of 70 feet is achievable only through use of FAR Amenity System per footnote (4). Sheet A0.01-E includes calculations that demonstrate how FAR Amenity System is used to achieve / substantiate 70-foot height limit.

#### 20.25D.080 - C. Impervious surface / Lot coverage

Buildings constructed partially below grade and not higher than 30 inches above existing or finished grade, whichever is lower, are not structures for the purpose of calculating lot coverage subject to landscaping and other provisions. The project's impervious surface calculations will break out areas by type, namely outright impervious surface areas and areas exempt from calculation.

#### 20.25D.090 - FAR AMENITY INCENTIVE SYSTEM

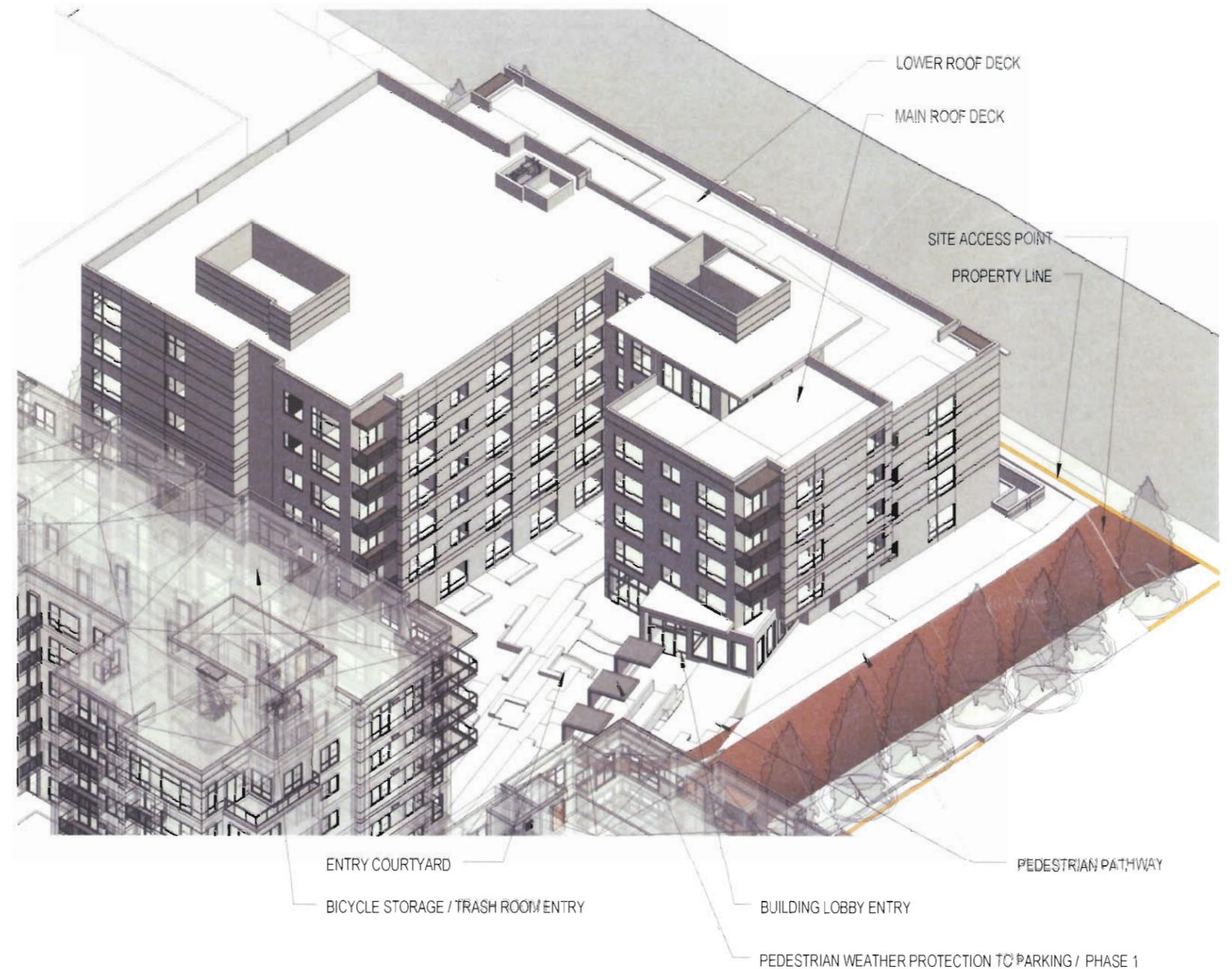
The project must utilize Tier 1 affordable housing as the first amenity before pursuing alternate amenities for FAR bonus. All FAR calculations will include a summary of Tier 1 amenities to accompany the FAR tallies shown and to justify the final areas proposed in the project. Per confirmation from COB Land Use, the following items are excluded from FAR: car parking stalls and drive aisles, bicycle parking and bicycle storage rooms, elevator shafts, exit stairway shafts, trash chute shafts, mechanical chases, mechanical closets, electrical closets, tele/communication closets, Fire Department pump rooms, main electrical and transformer rooms, and water main closets.

#### 20.25D.110 - LANDSCAPE DEVELOPMENT STANDARDS

Street frontage landscape development required, including Arterial Landscaping along Bel-Red and 156th Ave NE. A 10-foot wide landscape buffer is required along interior property line development. Please refer to Landscape drawings for planting plan layouts and plant material selections.

#### 20.25D.120 - PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS

Residential parking per unit is 0.75 minimum, 2.0 maximum. Bicycle parking requirement is 1 space per 10 dwelling units, with additional stalls for retail or other commercial uses. Proposed parking stalls will be approximately 1.08 stalls per unit per Owner's requirements. Additional parking will be provided for guests, load zones, retail, and leasing office / prospective tenant parking. Bicycle parking within the East building will be provided internal to the building in secure rooms immediately accessible from the primary entry courtyard. Additional bike parking is available for Tenant use in the Phase 1 portion of the project at the Central Reception at Level 1.



NOTE: CALL-OUTS ON AXONOMETRIC DRAWINGS POINT TO PROJECT AREAS THAT ADDRESS DESIGN GUIDELINES PER LUC 20.25D.150. I.E. CALL-OUT "C3" REFERS 20.25D.150 - C.3

## GRE - BELLEVUE - PHASE 2 (EAST)

15588 NE 22nd PLACE, BELLEVUE WA

**1. INTEGRATE THE NATURAL ENVIRONMENT**

The project is proposed as a series of courtyards, the most public being the arrival entry courtyard from Bel-Red Road which fronts on the residential building entries, the leasing office, and multiple live-work units. Other courtyards are connected to the entry courtyard with a detailed and pedestrian-oriented circulation pathway. These courtyards are contained within the project at or near the finish grades of 156th Avenue which are private in nature and oriented towards maximizing the outdoor and recreational experiences for the project's residents. A view corridor has been maintained for visibility, light and air running east-west from 156th Avenue towards Bel-Red.

**2. PROMOTE ARCHITECTURAL COMPATIBILITY**

The project team has paid close attention to building massing, in particular the East Building will front 156th Ave with a 4-story volume, while the 6-story residential portion is located towards the West and Phase 1. In order to respond to the site context, facade elements are being derived from Bellevue-specific vernacular. The modulation of the residential towers uses a well-balanced rhythm of projected bays and enhanced finish material at the ground level and at the entries to create a visual interest at the human level. The varietal skyline of the residential towers will signify the project's perception as a destination place for the residents. The residential entries are the key elements of the site composition and will be easily recognizable as such.

**3. ESTABLISH AND STRENGTHEN GATEWAYS**

Creating sense of the site entry from 156th Ave NE is an important project objective which is being addressed in both architectural and landscape design. Monument sign and landscape design define the sense of entry at the driveway intersection of NE 22nd Place and 156th Avenue. The notable facade elements on the North and South towers of Phase-1 will be visible from 156th Ave and will provide a distinctive "backdrop" for the East Building as well as a visual connection to the Phase-1 structures.

**4. PROTECT AND ENHANCE SURFACE WATER RESOURCES**

The project calls for a wide variety of measures to address protection of the surface water as defined by this guideline. The site areas free from the underground parking will have pervious surfaces such as landscape buffers along the property lines, planting strips and a grasscrete fire lane between the North and the East residential towers. The rooftops and the amenity plaza deck will utilize green roofs with groundcover and planters. All impervious surface calculations were included under the Phase 1 ADR application.

**5. INTEGRATE ART**

The project is targeting incorporation of a sculptural water feature at the entry plaza courtyard and monument sign elements to supplement any additional artwork locations are currently under review between the Owner and their management company.

20.25D.150-C - PEDESTRIAN EMPHASIS GUIDELINES

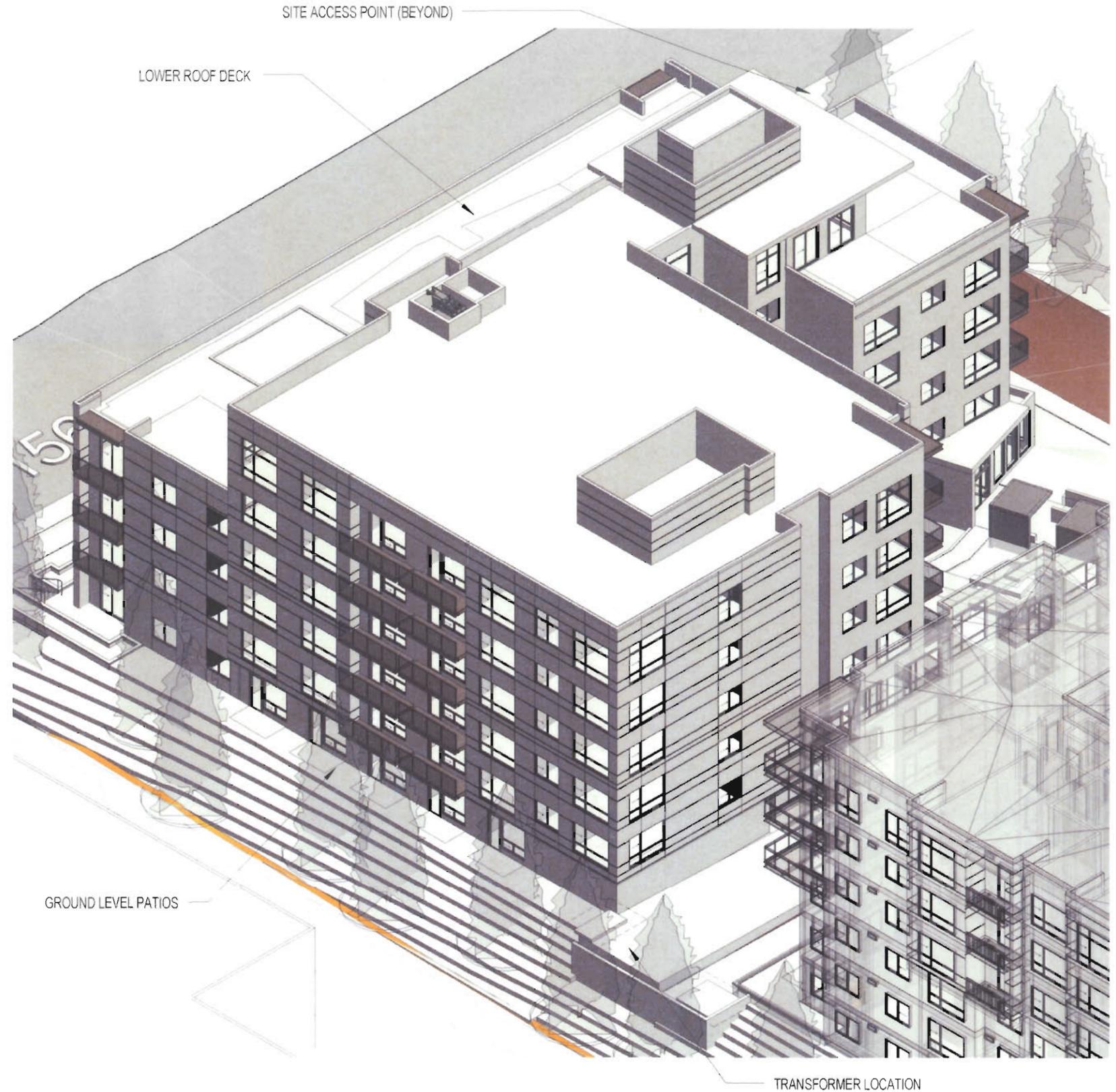
**1. DEFINE THE PEDESTRIAN ENVIRONMENT**

The project design reinforces the importance of the pedestrian environment by providing pedestrian-scaled elements along 156th Ave such as stoops to private patios elevated no more than 3 feet above the sidewalk. These stoops and abundant fenestration along the sidewalk will provide a side-walk oriented, urban feel that will ensure compliance with this land-use requirement. The interior courtyard in front of the East Building is designed to enhance pedestrian-friendly experience and is oriented towards Phase-1 pedestrian elevator that connects the East Building with Bel-Red Rd. The landscape design compliments this approach and becomes an integral part of the pedestrian environment. The residents of the East Building will be able to easily walk along barrier-free sidewalk to all Phase-1 amenities, including the vast elevated amenity plaza at North and South Buildings of Phase-1.

**2. ENHANCE THE PEDESTRIAN SYSTEM**

A safe, integrated pedestrian pathway with enhanced paving pattern has been proposed from Bel-Red Road through the middle of the site to 156th Ave NE, passing by the residential tower entries as described in the Phase 1 ADR submittal, including the two-stop dedicated elevator designated for general public use during daytime hours to transport users from the entry courtyard off Bel-Red Road up to the elevated amenity plaza on the connectivity pathway eastward to 156th Avenue. The public sidewalk along the south and east property lines will be abutted by planters with sufficient foliage and light fixtures. The project team has given careful consideration to the treatment of retaining walls by terracing them to create a human scale relationship to the sidewalk as well as using surface texture and embedded lights. The project site design makes provisions for service vehicles to park and load / unload away from all residential entries and the entry court in its entirety, maintaining the desired quality and spatial experience commensurate with the project of this magnitude.

**BEL-RED DESIGN CONFORMANCE - NW ISOMETRIC**



**3. PROTECT PEDESTRIANS FROM THE ELEMENTS**

Distinguished metal overhead canopies are proposed at the residential entries to celebrate the point of arrival. The metal canopies at live-work entries are integral to the project architecture and are a major component in establishing the structure's rhythm as experienced by pedestrians. The canopies have also been placed along pathways of pedestrian travel to provide places of respite during inclement weather including mid-site along routes of public connectivity as required and detailed out in the Phase 1 ADR submittal.

**4. CREATE A VARIETY OF SUCCESSFUL OUTDOOR SPACES**

The project contains a wide range of different types of outdoor spaces and amenities, both for public as well as private use. The proposed Phase 2 building provides a range of amenities similar to and in complement of the other Phase 1 buildings, including common lounges, outdoor plazas, a dog run, and rooftop gardens. Outdoor private patios at residential units with at-grade locations are provided wherever possible. Public plazas and walkways such as the entry courtyard have secure pedestrian circulation directed away from traffic, and accent lighting which maintains pedestrian security while moving through the site.

**5. PROVIDE PLACES FOR STOPPING AND VIEWING**

Outdoor seating opportunities abound within the project, with Phase 2 providing outdoor seating opportunities along the southerly pedestrian connectivity walkway along NE 22nd Place. The pedestrian canopies along this route also provide weather protection for travelers between the buildings.

**20.25D.150-D - ARCHITECTURAL GUIDELINES**

**1. ENCOURAGE HIGH-QUALITY MATERIALS**

The project proposes two distinctive approaches to the exterior finish palette. The four story buildings along 156th Avenue uses cement board in multiple colors with panel reveal joints as a contrast to the finely detailed cast-in-place concrete landscaping planter along the sidewalk. The residential towers will take on a complementary exterior finish palette which will include the use of cement board siding accentuated by reveals, accent cement planks at the facade indentations behind the decks and at the ground floor. Accent materials such as wood and metal siding are used at key locations such as the building's entry. The finish material palettes are cohesive throughout the project, complementing Phase 1's finishes while establishing Phase 2 as a unique project.

**2. PROVIDE INTERESTING BUILDING MASSING**

Project approach to building massing is to reduce the appearance of "bulky" buildings, to produce facade compositions common for the site context, and to create an urban contemporary environment encouraged for the Bel-Red Subarea. The project design will be recognizable as one of Bellevue vernacular, taking on an urban modern stylistic appearance. Modulation undulates forwards and backwards along the street front facades, with decks projecting and breaking up the facade length in addition to color changes in siding. The stepback requirement along 156th has been used to the project's advantage, providing a lower-scale four-story building along the street and locating the taller tower towards Phase 1 at the inner side of the street in a manner consistent with Phase 1's treatment of Belred Road.

**3. CREATE ATTRACTIVE BUILDING SILHOUETTES AND ROOFLINES**

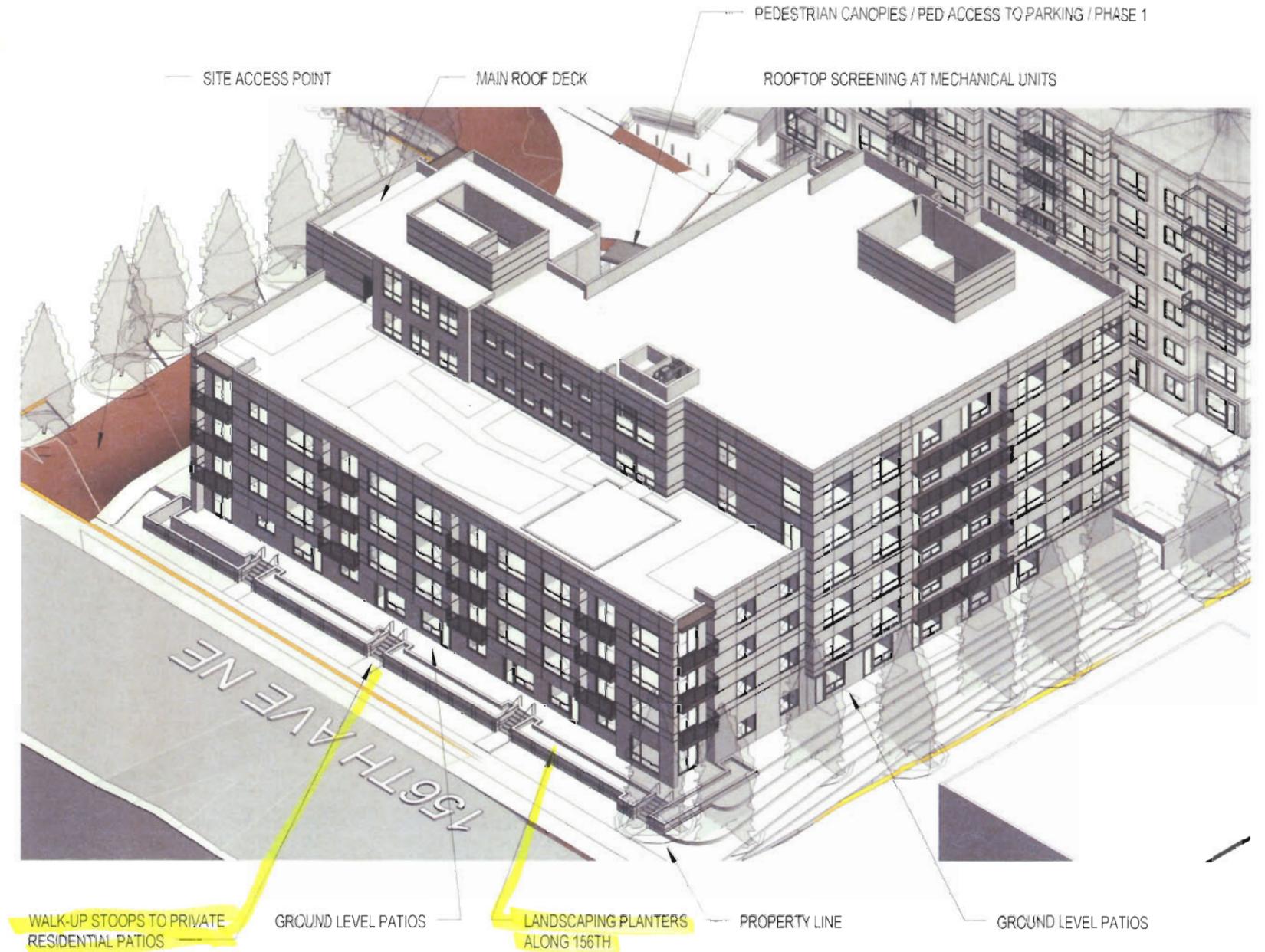
The frontage along 156th will reflect the LUC-required stepback of a 45-foot building height limit. As described above in #2, the distinct "bar" along 156th is broken up in texture and modulation. The resulting massing is a strong architectural form, reflecting the same architectural form and massing as proposed in the Phase 1 ADR submittal. The larger portion of the residential tower is located away from the street but enjoys similar modulation to Phase 1. The "skyline" of this Phase is intended to complement but not compete with the Phase 1 portions, so massing has been articulated along different lines in support of this goal.

**4. FOSTER ATTRACTIVE ROOFTOPS**

The proposed Phase 2 building provides plentiful rooftop amenity plazas with various landscape treatments such as paved gathering spaces, green roof areas with groundcover and planters for trees. This approach will help to create attractive rooftops for the residents' use, for viewing opportunities from the units in the residential towers as well as for adjacent sites and future developments which may do the same. The rooftop amenities for Phase 2 as proposed are similar in scale and quality to the Phase 1 amenities in place on the other towers as presented in the prior ADR submittal.

**5. PROMOTE WELCOMING RESIDENTIAL ENTRIES**

Residential entries are a primary focus of this project's design, as it is a design element often ignored in multifamily developments. The main building entry to Phase 2 as well as the leasing office will be immediately visible from the tree-lined entry lane extending westward from 156th Avenue upon entering the site. Upon arrival in the courtyard, the entry to the East building will be visible to the arriving pedestrians and motorists. All entries will have extensive canopies, enhanced finished materials such as engineered wood paneling and storefront glazing to welcome arriving pedestrians.



BEL-RED DESIGN CONFORMANCE - SE ISOMETRIC

6. PROMOTE VISUALLY INTERESTING UPPER FLOOR RESIDENTIAL WINDOWS

Windows frames are proposed to have a color contrasting to adjacent building skin in order to emphasize windows' character and detail against the building's facade materials and massing. The windows in the residential tower are designed to provide ample natural light due to their large size and proportions that are complementary to building massing. Uppermost floor windows will be taller and receive additional transoms to create a "penthouse" look and to increase viewing opportunities at higher elevation levels. The special attention has been given to street frontage windows that vary in shape from two-story tall storefront to standard size windows above to taller windows with transoms at the top.

7. DESIGN INVITING RETAIL AND COMMERCIAL ENTRIES

This LUC section is not applicable as the project currently does not propose retail use.

8. ENCOURAGE RETAIL CORNER ENTRIES

This LUC section is not applicable as the project currently does not propose retail use.

9. ENCOURAGE INVITING GROUND FLOOR RETAIL AND COMMERCIAL WINDOWS

This LUC section is not applicable as the project currently does not propose retail use.

10. BUILD COMPATIBLE PARKING STRUCTURES

All parking structures are located below grade and contained within the adjacent residential Phase 1 development. Bicycle parking is contained within the Phase 2 building tower but is fully screened from view. Overall, the project promotes a parking solution that has very minimal surface parking in favor of a pedestrian friendly environment.

20.25D.150-E - LIGHTING GUIDELINES

1. ORIENT LIGHTING TOWARDS SIDEWALKS AND PUBLIC SPACES

The landscape lighting concept includes pedestrian-level accent and walkway lighting as well as on-building luminaires at pathways and entry points as well as live-work entries. Overhead light poles will be minimally used. All fixtures will be energy-efficient lighting and will be shielded to prevent off-site glare.

2. INTEGRATE BUILDING LIGHTING

The building lighting will be designed to fully comply with this guideline as to not cast glare into residential units or spill light pollution onto the adjacent sites. The wall sconces will be used in order to further define the residential entries and key architectural components.

20.25D.150-F - SIGN GUIDELINES

1. CONSIDER SIZE AND PLACEMENT OF WALL SIGNS

The main entry and monument signs for Phase 2 building will be placed with consideration for pedestrian-scaled locations and sign sizes and materials. The project's main leasing office entry and building lobbies will have decorative art signs identifying the project. A monument sign at the intersection of 156th Avenue and NE 22nd Place is anticipated at this time and will be included in a future submittal.

2. ORIENT HANGING SIGNS TO PEDESTRIANS

As it is stated in the response to item 150-F1 above, the hanging signs along Bel-Red will be oriented towards pedestrians and will be of a scale so as to not overpower the streetscape. The signs will be an integral part of overall building design.



GRE - BELLEVUE - PHASE 2 (EAST)

15588 NE 22nd PLACE, BELLEVUE WA



LEVEL 1  
SCALE: 1" = 30'-0"



LEVEL 2  
SCALE: 1" = 30'-0"





LEVEL 3  
SCALE: 1" = 30'-0"





LEVEL 4  
SCALE: 1" = 30'-0"





LEVEL 5  
SCALE: 1" = 30'-0"





156TH AVENUE

NE 22ND PLACE

RESIDENT LOUNGE

ROOFTOP DECK

LEVEL 6  
SCALE: 1" = 30'-0"



EAST BUILDING ELEVATIONS



EAST BUILDING - EAST ELEVATION



EAST BUILDING - NORTH ELEVATION

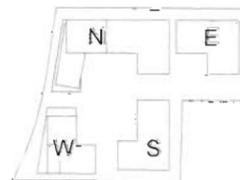


EAST BUILDING - WEST ELEVATION



EAST BUILDING - SOUTH ELEVATION

GRE - BELLEVUE - PHASE 2 (EAST)  
15588 NE 22nd PLACE, BELLEVUE WA



GRE BelRed LLC

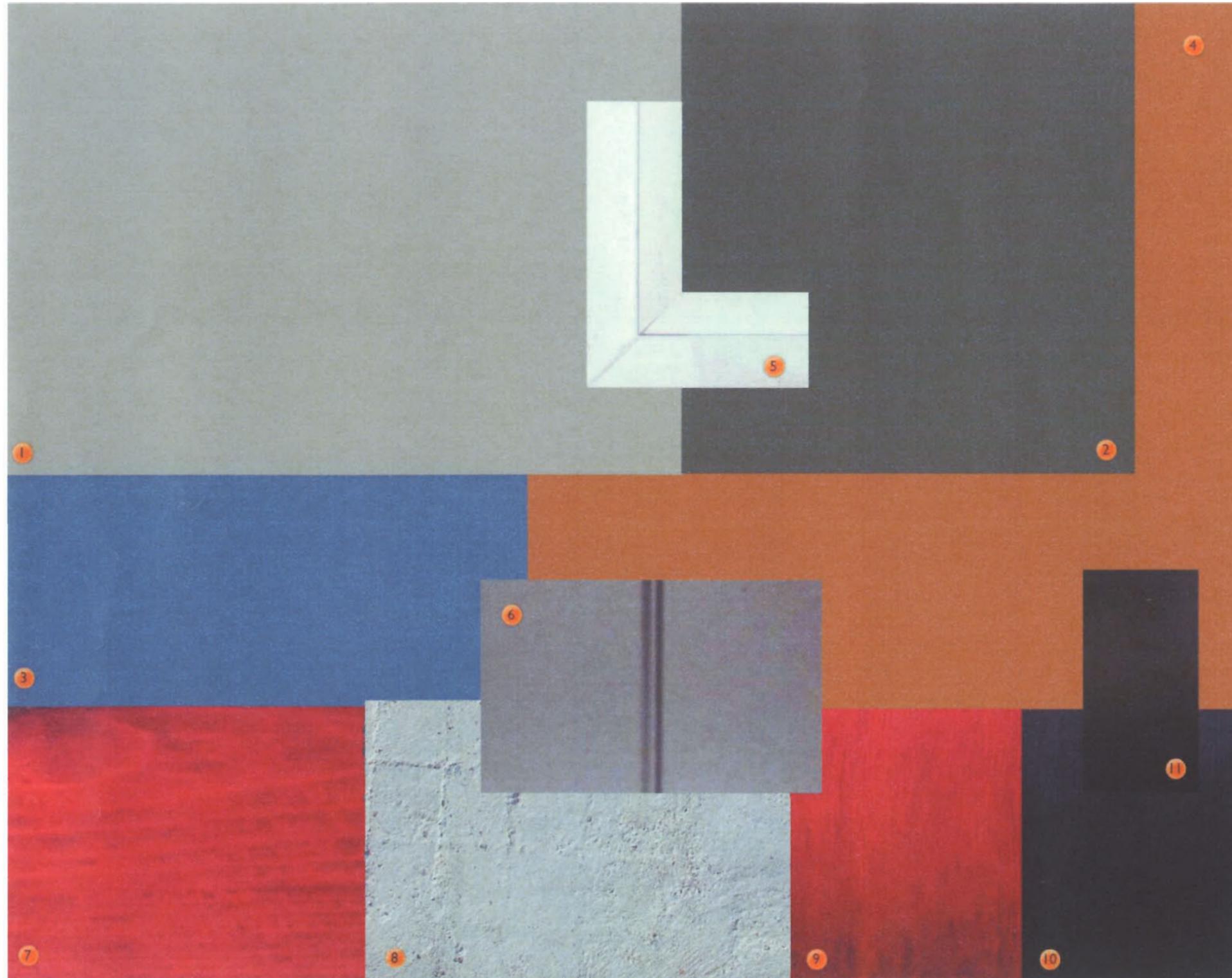
ADR SUBMITTAL  
SEPTEMBER 3, 2013

3.01

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*Real Change*

# EXTERIOR MATERIALS



- 1 CEMENT PANEL SIDING - INSET BODY  
Cement board panel siding with prefabricated flashing reveals and a rainscreen system. Paint color is "Intellectual Gray", SW-7018 by Sherwin Williams.
- 2 CEMENT PANEL SIDING - TOP STORY POP-OUTS  
Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "Urbane Bronze", SW-7048 by Sherwin Williams.
- 3 CEMENT PANEL SIDING - UPPER STORY BEL-RED BAR  
Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "Santorini Blue", SW-7607 by Sherwin Williams.
- 4 CEMENT PANEL SIDING - VERTICAL ACCENT  
Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "Antiquarian Brown", SW-0045 by Sherwin Williams.
- 5 RESIDENTIAL WINDOWS  
Vinyl windows, color to be "Adobe."
- 6 METAL SIDING - BUILDING ENTRY CORNERS & LIVE/WORK ENTRIES  
Metal Siding by AEP-Span, color "Cool Metallic Champagne", profile "Prestige Series". A modern siding profile.
- 7 WOOD ACCENTS AT LIVE/WORK UNIT ENTRIES & BUILDING LOBBIES  
SIKKEN "085 Teak" on Cedar
- 8 ARCHITECTURAL CONCRETE AT LIVE/WORK UNITS
- 9 COMPOSITE MATERIAL AT BELRED ENTRY AND LIVE/WORK UNITS  
Prodema PAnel in "Prodex - Rustik"
- 10 COMPOSITE MATERIAL AT BELRED ENTRY AND LIVE/WORK UNITS  
Prodema PAnel in "Prodex - Mocca"
- 11 STOREFRONT WINDOWS & DOORS  
RAILINGS & AWNING TRIMS  
Aluminum storefront system, color to be "dark bronze". Metal railing and awning components powdercoated to match storefront color.

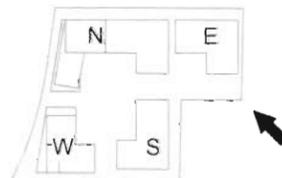


EAST BUILDING & 156TH AVE SITE ACCESS

SCALE:



GRE - BELLEVUE - PHASE 2 (EAST)  
15588 NE 22nd PLACE, BELLEVUE WA



GRE BelRed LLC

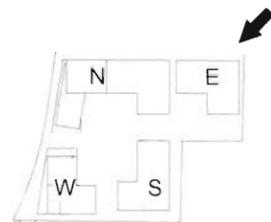
ADR SUBMITTAL  
SEPTEMBER 3, 2013

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GRE - BELLEVUE - PHASE 2 (EAST)  
15588 NE 22nd PLACE, BELLEVUE WA



NORTH PROPERTY LINE  
SCALE:



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SEPTEMBER 3, 2013

6.03

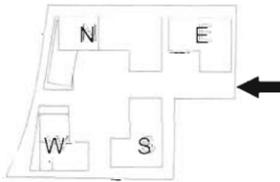
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GRE - BELLEVUE - PHASE 2 (EAST)

15588 NE 22nd PLACE, BELLEVUE WA



GRE BelRed LLC

PEDESTRIAN CONNECTIVITY - 156TH LOOKING WEST  
SCALE:

ADR SUBMITTAL  
SEPTEMBER 3, 2013

6.04



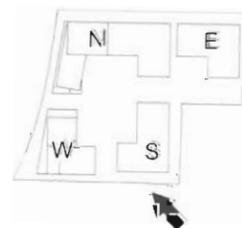
SOUTH PROPERTY LINE

SCALE:



GRE - BELLEVUE - PHASE 2 (EAST)

15588 NE 22nd PLACE, BELLEVUE WA



GRE BelRed LLC

ADR SUBMITTAL  
SEPTEMBER 3, 2013

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EAST BLDG - COURTYARD VIEW

SCALE:



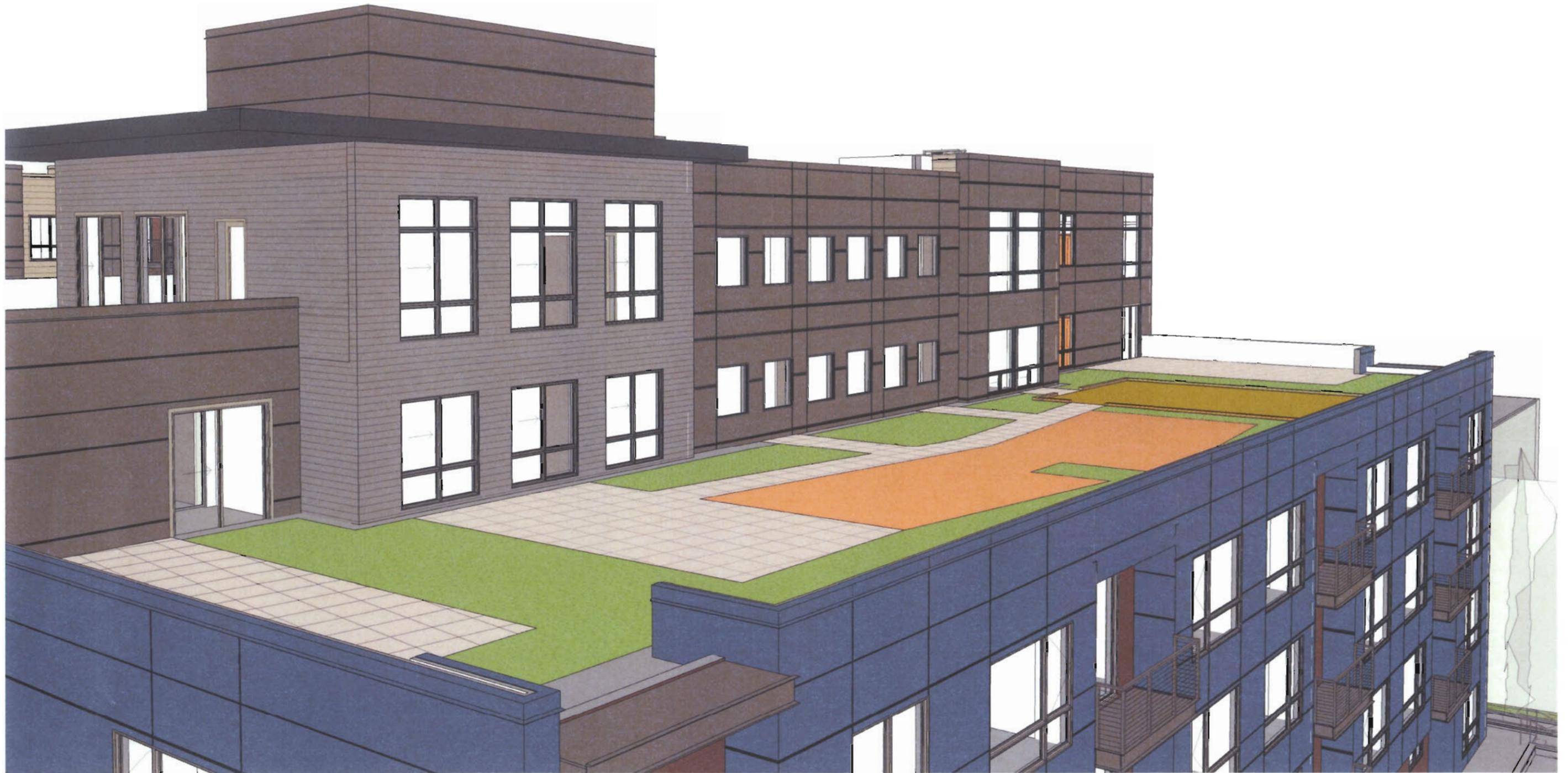


EAST BLDG - COURTYARD VIEW

SCALE:

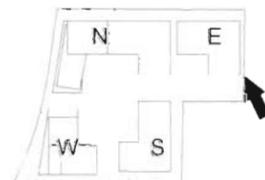


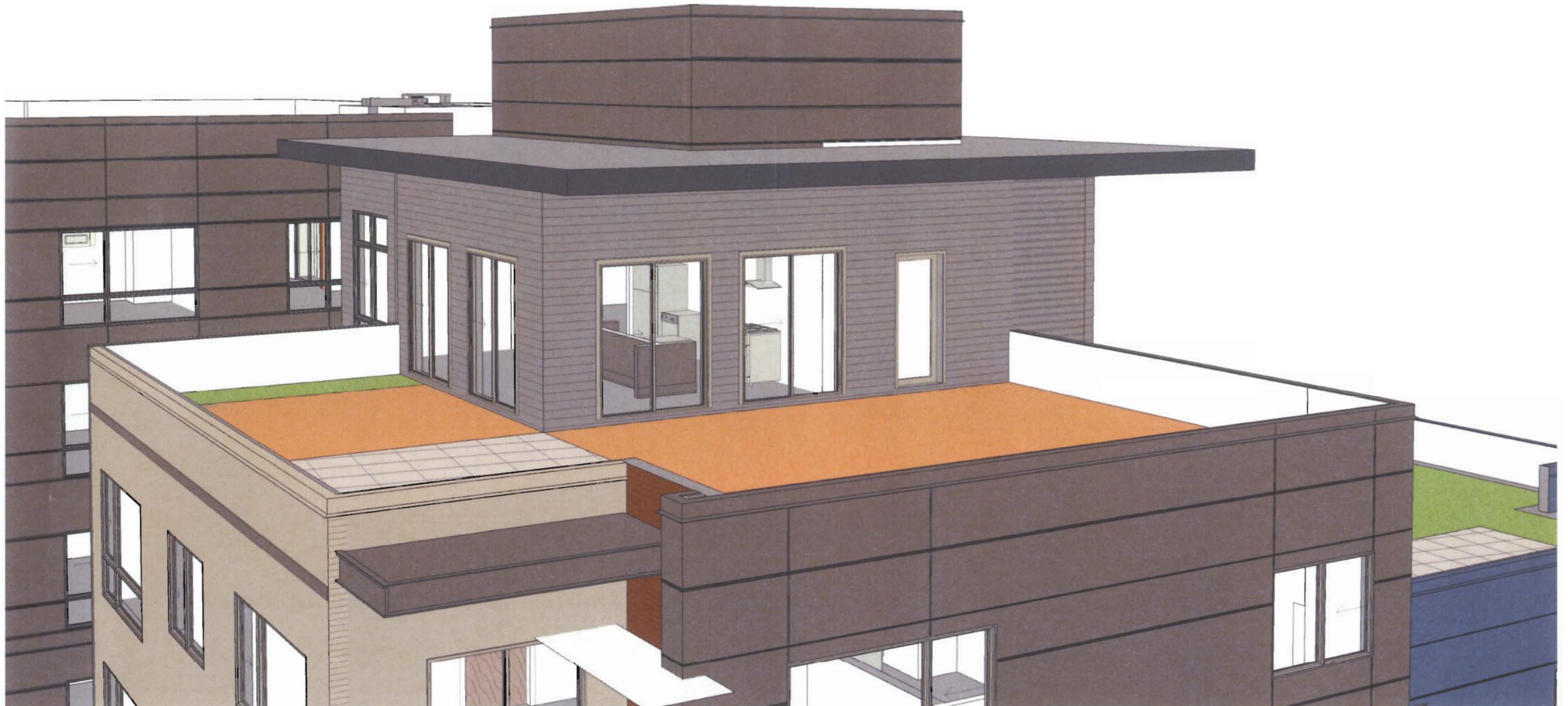
EAST BLDG - ROOFTOP OPEN SPACES



LOWER ROOF DECK

SCALE:





UPPER ROOF DECK

SCALE:





EAST BLDG - VIEW FROM UPPER ROOF DECK  
SCALE:

