

888 Apartment Homes

| Bellevue Planning Commission

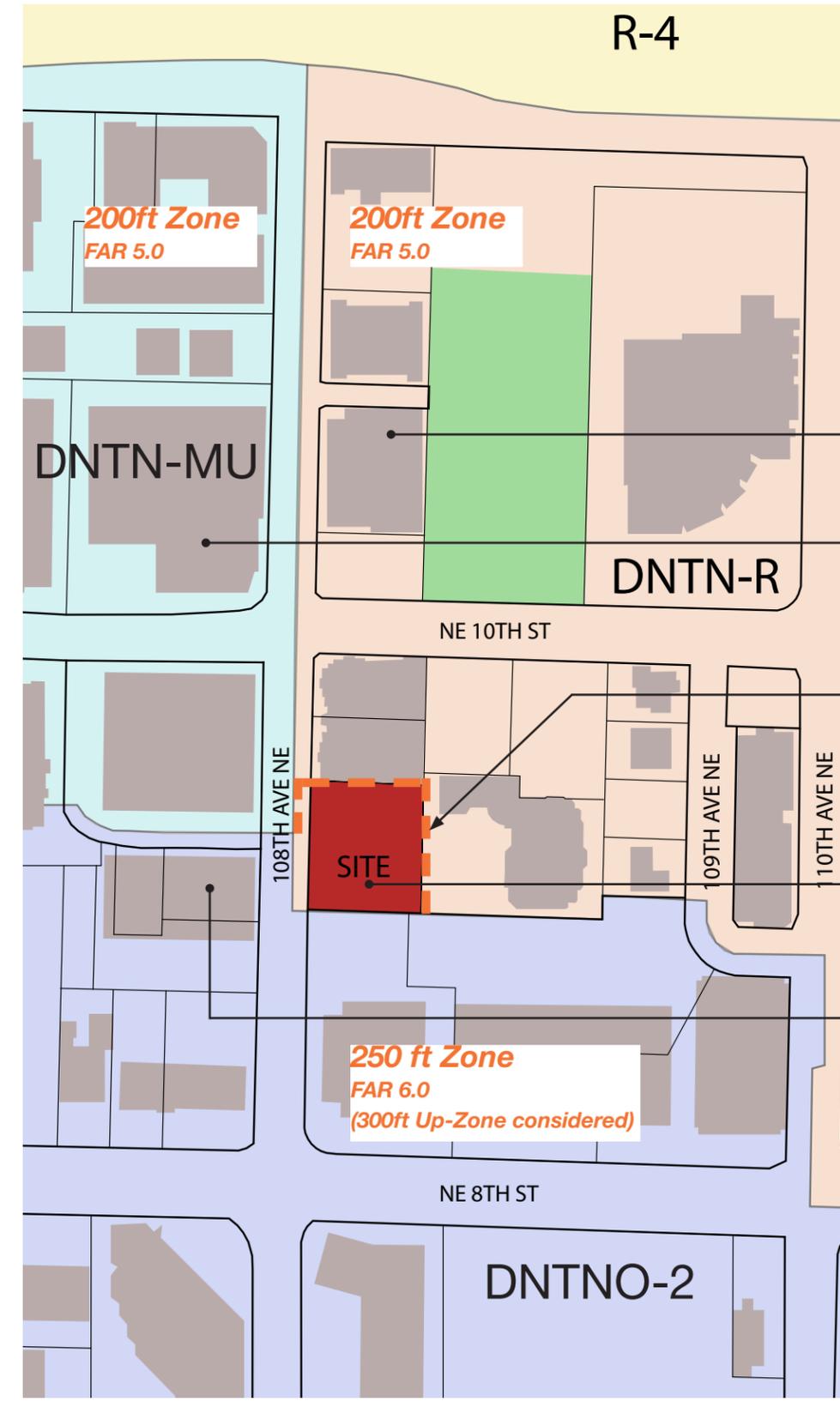
| Zoning Boundary Consideration





- Ten20 Tower
- Ashton Tower
- WA Square Condo Towers
- 888 Apartment Homes**
(Conner Building)
- NineTwoNine Office Tower
- Alley 111 Project
- Plaza Residential Tower
- The Bravern
(1,500ft proximity to 888 Tower)
- Transit Center
(1,000ft proximity to 888 Tower)

LEGEND	
■ TRANSIT CENTER	⋯ 2 MIN WALKING RADIUS
■ GREEN SPACE	⋯ 5 MIN WALKING RADIUS
■ LIBRARY	● BUS STOPS



- 200 feet**
(Ten20 Tower)
- 200 feet**
(Ashton Tower)
- Proposed Zoning Boundary Adjustment**
- 240 feet proposed**
(888 Tower)
- 250 feet**
(929 Tower)



Project Site - Urban Context & Zoning



Requested Boundary Adjustment

The 888 Apartment Tower property is currently just outside the DNTNO-2 zone. In fact, the O-2 zone boundary splits the property across 108th Avenue NE.

We encourage the City to incorporate the full 888 Apartment Tower property into the O-2 zone, which will:

Support transit oriented development as the property is within 1,000 feet of the Transit Center and within the walkshed of future Downtown Light Rail Station

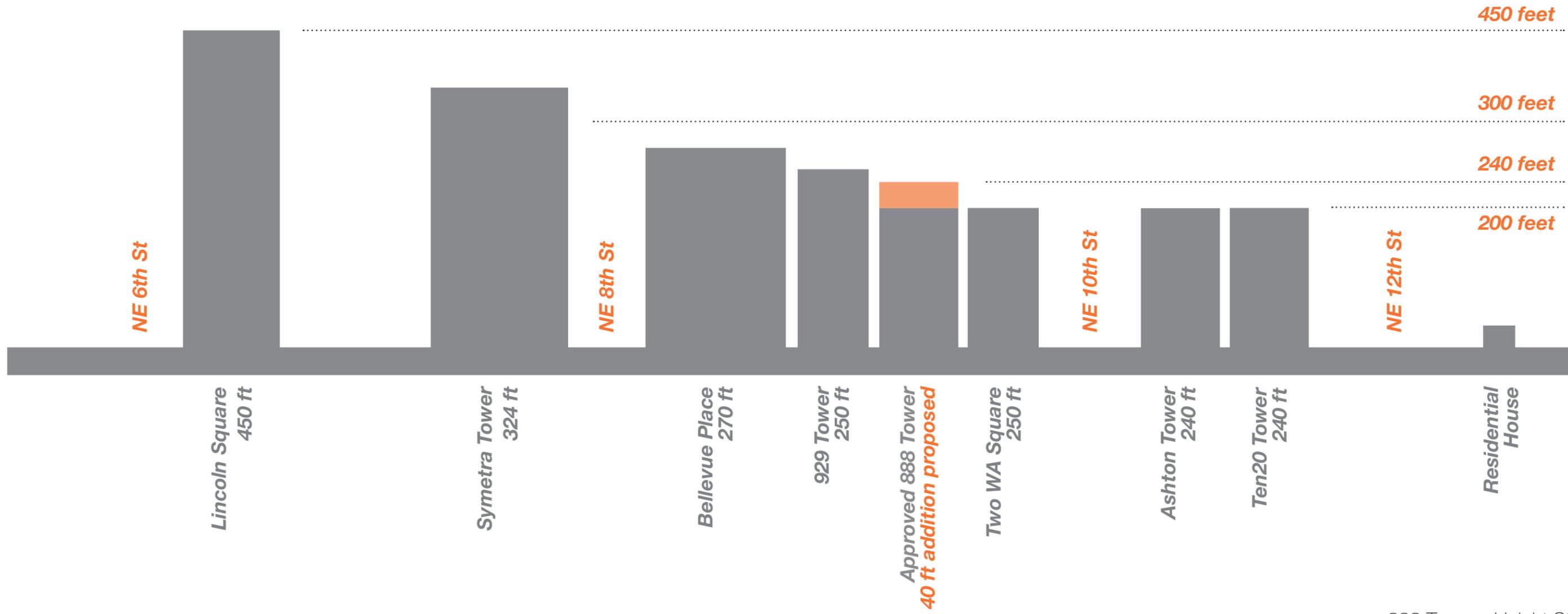
Encourage distinctive and memorable skyline by allowing for a more slender, unique tower to contribute to the downtown urban environment

Enhance graceful transitions by allowing for a stronger "wedding cake" design to the residential areas to the north

Increase downtown affordable housing options by adding additional units

Incorporating the 888 Apartment Tower property into the O-2 zone will support the Downtown Livability Initiative principles, particularly:

2. Promote elements that make Downtown a great urban environment while also softening undesirable side effects on Downtown residents.
3. Increase Downtown's liveliness, street presence, and the overall quality of the pedestrian environment.
4. Promote a distinctive and memorable skyline that sets Downtown apart from other cities, and likewise create more memorable streets, public spaces, and opportunities for activities and events.
9. Maintain graceful transitions with adjoining residential neighborhoods, while integrating these neighborhoods through linkages to Downtown attractions.
11. Promote through each development an environment that is aesthetically beautiful and of high quality in design, form and materials; and that reinforces the identity and sense of place for Downtown and for distinct districts.



888 Tower - Height Study



200 ft tower - Current *APPROVED* Design
DNTN-R Zone

Max Bldg Ht = 200 feet
Max FAR = 5.0 (+15% affordable housing bonus) = 5.75 FAR

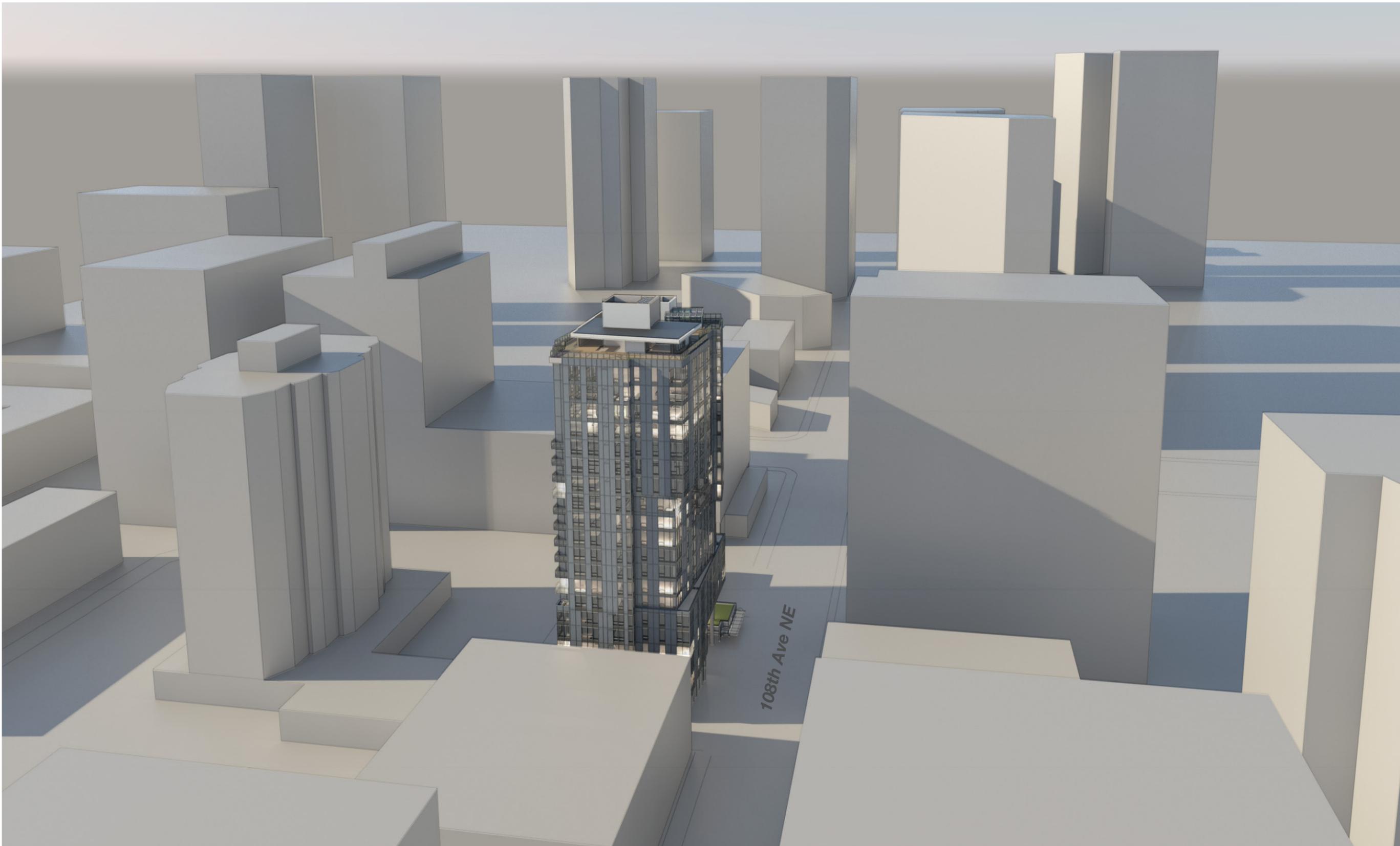
126,788 gsf chargeable FAR
158 Units

240 ft tower - proposed design
DNTNO-2 Zone

Max Bldg Ht = 250 feet
Max FAR = 6.0 (+15% a.h.b) = 6.90 FAR

152,145 gsf chargeable FAR
187 Potential Units (less than 30 units added)

DNTNO-2 (Proposed Zone)
Building Height as shown = 240'



888 Tower - Height Study



888 Tower - Height Study