

The Green Sanctuary

2421 14th Ave S
Seattle WA 98144

February 9, 2010

al terry

architecture

PROJECT DESCRIPTION

DPD #	3005359
SDOT #	100431
Tax Parcel #	9122000245

Development Objectives: Construct a sustainably built mixed-use facility with 18 units of affordable workforce housing over a church.

DESIGN GUIDELINES – PROJECT OPPORTUNITIES, CONSTRAINTS & REQUESTED DEPARTURES

Topography (A-1): The site drops steadily along S Bayview at about an 8 % slope from the east end at 14th to the west end at the alley for a total grade change of about 10'. The three different schemes respond to the slope in different ways. Option A uses two floors of church space one at the 14th Ave level and the other at the alley level. Option B locates the church at the 14th Ave floor level with a small parking area below at the alley level. In Option C the church uses a split-level configuration with the offices at the 14th sidewalk level and the sanctuary at a lower floor level with a main entry facing S Bayview.

Bulk, Height & Scale (B-1): The zoning code permits an FAR of 4.0 on this site or 24,000 SF of building, the proposed building is approximately 14,000 SF or considerably less than allowed. The bulk of the building is mitigated by a 10' setback along the alley and by the courtyard on the north side. The bulk of the Option C building is further mitigated by a 7' setback along the north side of the site. Building Height is driven by measuring from the SW corner of the building or the low point of the building. Because of the small footprint of the building it is impractical to both step the roof and meet ADA access regulations on the residential floors. Thus the height of the building along 14th is about 35' and along the alley side 40' to 45'.

Streetscape (A-2, A-4, D-2 & D-11): S Bayview is primarily a residential street. The west side of 14th Ave S is currently residential but as it is developed will likely become more commercial. For Options B & C we are requesting a departure from the transparency requirement in order to reduce the amount of glazing at the ground floor along S Bayview in order to best respect the residential nature of this street and in keeping with the North Beacon Hill Guidelines. The S Bayview side of the building will also be mitigated with landscaping between the sidewalk and the building.

Adjacent Sites (A-5, A-6, & A-7): The NC2-40 zoning is a zero-lot line zone that enables a developer to build a blank wall on the north property line with a basic height of 45' above grade and up to an additional 15' of height for stairs, elevators and mechanical equipment for a total height of up to 60'. All three options presented here include a courtyard that mitigates this. Option C also further mitigates this issue with a setback of 7' from the north property line and by softening this face of the wall with windows and landscaping. The apartment entry of option C is also located on the north side of the building with access from 14th so that it faces the entry of the four-plex on the lot to the north creating what the North Beacon Hill guidelines describe as a residential entry court.

Corner Lot (A-10): While both Options A & B show corner entries for the church this has proven to be a difficult proposition because of the sidewalk slopes along both 14th and S Bayview. The combined slopes of the two sidewalks at the SE corner of the property exceed 10% making for a hard cross slope to negotiate on what needs to be an accessible entry while also adversely compromising the usable ground floor space in order to make the transition to a level entry. Option C provides entries on both 14th and S Bayview. This has the advantage of a more readily accessible entry as well as allowing for the stepping of the ground floor to better follow the topography and putting 'a face' on both streets. We are requesting a departure from this requirement in favor of separate entries, one off 14th and the other off S Bayview for the Church. This is consistent with the general absence of corner entrances on North Beacon Hill particularly outside of the pedestrian zones and follows the lead of the other churches on the hill.

Architectural Context, Concept, Scale & Materials (C-1, C-2, C-3, C-4): The immediate context of S Bayview and 14th lacks any buildings of architectural merit so the building takes its cues from other nearby buildings. The outside of the building will have a base of either slate or sandstone tiles similar to the library and the upper floors will be clad in fiber cement panels like the exteriors of several of the better new residential projects. All three options take advantage of the courtyard on the north side of the wall to break down the length of the façade and Options B & C make use of a tower to give the south façade some modulation. The vertical scale of the building is broken up by the change in materials that distinguishes the ground floor church use from the upper floor residential units. The window, stone tile and panel patterning also creates a sense of rhythm and human scale.

Landscaping (E-1 & E-2): The landscaping on all three options is similar and is approximately three times the Green Factor code requirement. The two existing 'Crimson King' Maples in the S Bayview

planting strip will be retained as street trees and the conifers in the planting strips will be removed per direction of SDOT Urban Forestry. Because of a storm drain line in the S Bayview planting strip a third Maple cannot be added. We are proposing the planting of two new Gingko street trees in the 14th Ave planting strip. There is bamboo currently growing between the sidewalk and existing retaining wall – the bamboo will be replanted between the sidewalk and the south side of the new building. Other plantings will be a mix of edible, native and drought tolerant plants. The project includes a roof terrace for the use of the residents that will be landscaped with a green roof. The Church and Design Team did explore with SDOT & SPU the possibility of creating a LID Bio-filtration swale in the S Bayview planting strip but because of an existing storm drain line under the planting strip it was determined that this was unfeasible. The use of porous pavement for the sidewalks and alley was also explored with SDOT and SPU but this ran into some technical problems related to topography and silt laden runoff from the unpaved portions of the alley.

Sustainability: The project is participating in the City's Priority Green permitting program and intends to seek Built-Green rating. While the Church cannot afford to do everything it would like the project is being designed to be sustainable ready for those components that can be plugged in later.

The building is being designed to meet the 2030 challenge with a robust building envelope and high efficiency mechanical and electrical systems. The courtyard plays a key role in enabling the building to be naturally ventilated and cooled as well as providing daylighting. The project will be built solar thermal ready and PV ready for future addition of these systems.

The project includes a 10,000-gallon cistern for rainwater harvesting for use in toilet flushing and irrigation. Additionally, it will make use of water efficient toilets and faucets and will be fitted with a split wastewater piping for a future greywater system.

The project will include affordable housing for rental to Seattle's median income workforce and the rental rates will be set to conform to the City's Department of Housing property tax credit guidelines. The project was intentionally located near to several Metro bus routes and the Link Light Rail to take advantage of public transportation. The Church plans to make its assembly space available for public use.

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PROJECT TEAM

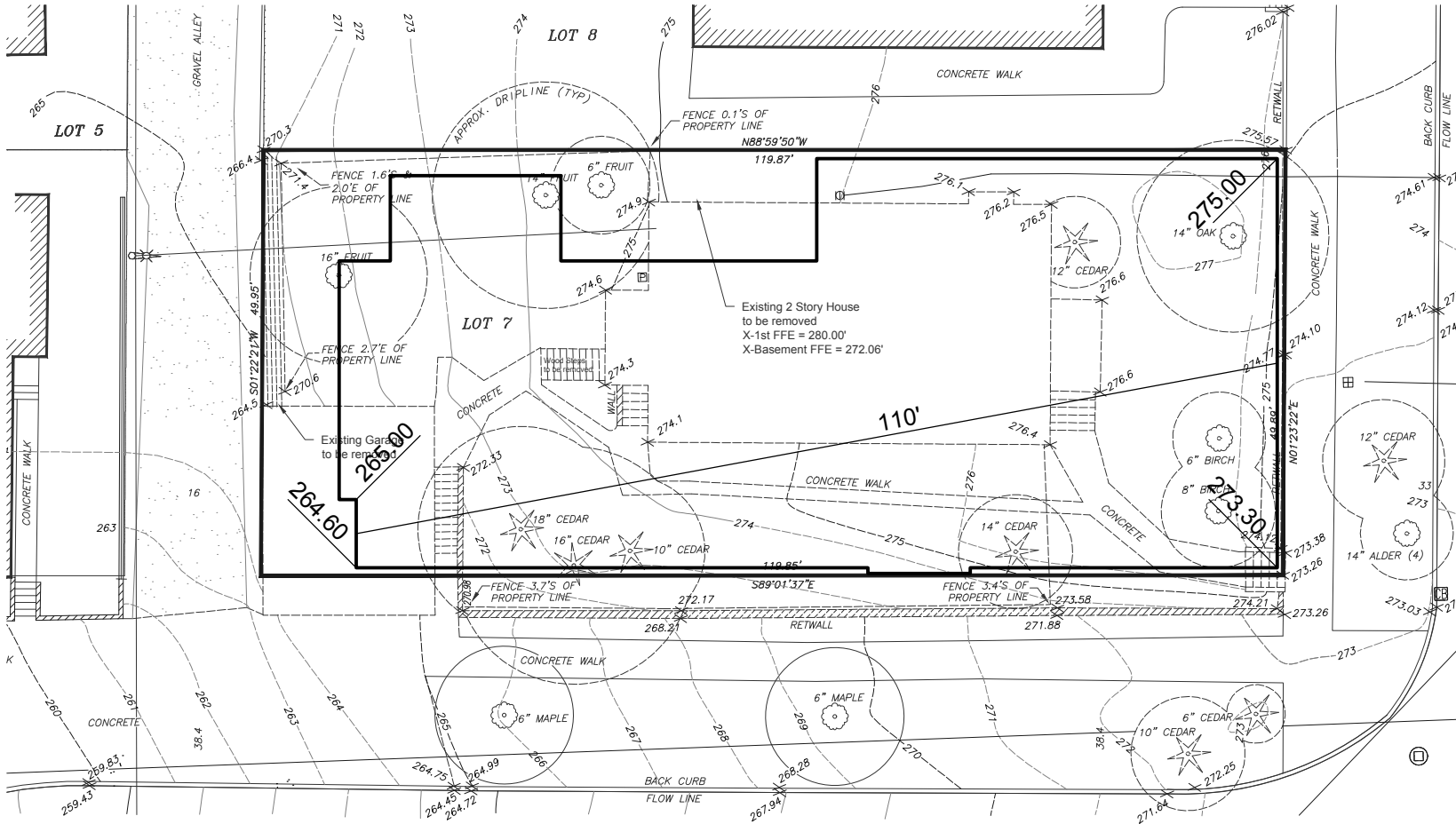
OWNER
Findlay Street Christian Church
3201 Hunter Blvd. S
Seattle WA 98144
Owner's Representative: Diane Bonne

ARCHITECT
Al Terry Architecture
206.254.0700, al@altarch.com

LANDSCAPE
Van De Vanter Group
425.451.8108, jamie@vandevantergroup.com

PROJECT DESCRIPTION

Tax Parcel #	9122000245				
Owner	Findlay Street Christian Church				
Address	2421 14th Ave S Seattle WA 98144				
Legal Description	Block 5 Lot 7 Walkers Addition, SE Qtr, Sec 8, Tsp 24, Rng 4				
ECA	NA				
Land Use					
Zone	NC2-40 North Beacon Hill Residential Urban Village North Beacon Hill Station Overlay				
Lot Area	6000 SF or 0.14 Acres				
Current Use	Single Family Home with Accessory Dwelling Unit				
Proposed Use	Mixed-Use	Parking Garage Religious Institution Multi-Family Residential			
Lot Coverage	Allowable FAR - Mixed-Use 3.25 x Site Area = 3.25 x 6000 = 19,500 SF				
Setbacks	Front Side Rear	Zero Zero Adjacent to Residential Zone (L-3) 15' setback from center of Alley @ 13' above grade - effectively 7' setback Setback tapers @ 10/2 ratio @ 40' above grade			
Maximum Height	Base Ht. Limit	40'			
	13' First Floor Bonus	an additional 4'			
	Slope Bonus	an additional 1' for each 6% of slope adds an additional 1' of height for a total of 45'			
Auto Parking	None Required	Urban Village / Station Overlay			
Loading Berth	None Required	Religious Low Demand < 40,000 SF			
Bicycle Parking	Long Term	Religious Institutions Residential	1 / 12,000 SF 1 / 4 Units	1 18 / 4 = 5	
	Short Term	Religious Institutions Residential	1 / 40 Seats None	200 / 40 = 5	
	Total	11			
Solid Waste Storage	5001 - 15000 SF	125 SF w/ 3' high screening Rear loading w/ min. 6' gate			
Landscaping	> 0.3 Green Factor required				
Exterior Residential Amenity Area		5% of Residential Use	Approximately 500 SF		
Master Use Permit	Required				
Design Review Board	Required				



SLOPE BONUS HEIGHT DIAGRAM

CALCULATION

Average Low Wall Height = (265.00 + 264.60) / 2 = 264.80
Average High Wall Height = (275.00 + 273.30) / 2 = 274.15
Slope Percentage = (274.15 - 264.80) / 110 = 0.85 %
Bonus Height for Slope = 0.85 / 0.60 = 1' - 5"



Site from alley



Site from corner



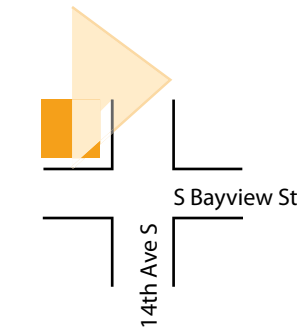
Site from corner



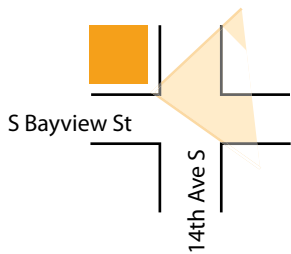
Site from 14th Ave S



Along 14th Ave S Looking West



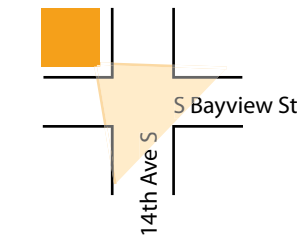
14th Ave S Looking North



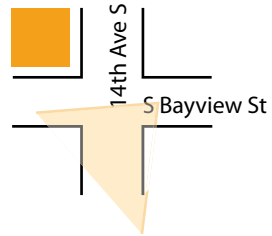
S Bayview St Looking East

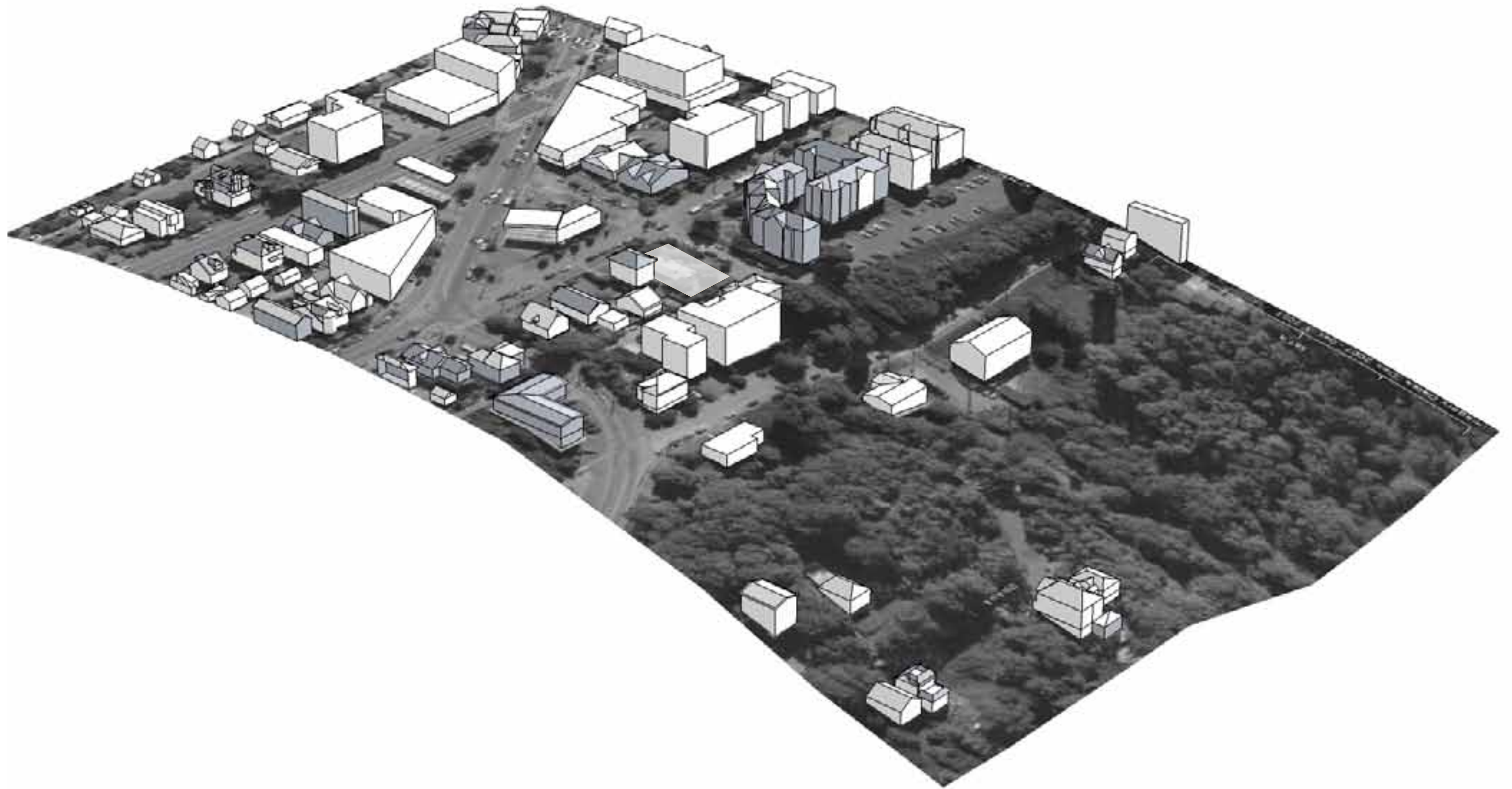


14th Ave S Looking South



14th Ave S Looking West South of Site





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Project

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Context Model: View from
northwest

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Project in Context Model: Option A

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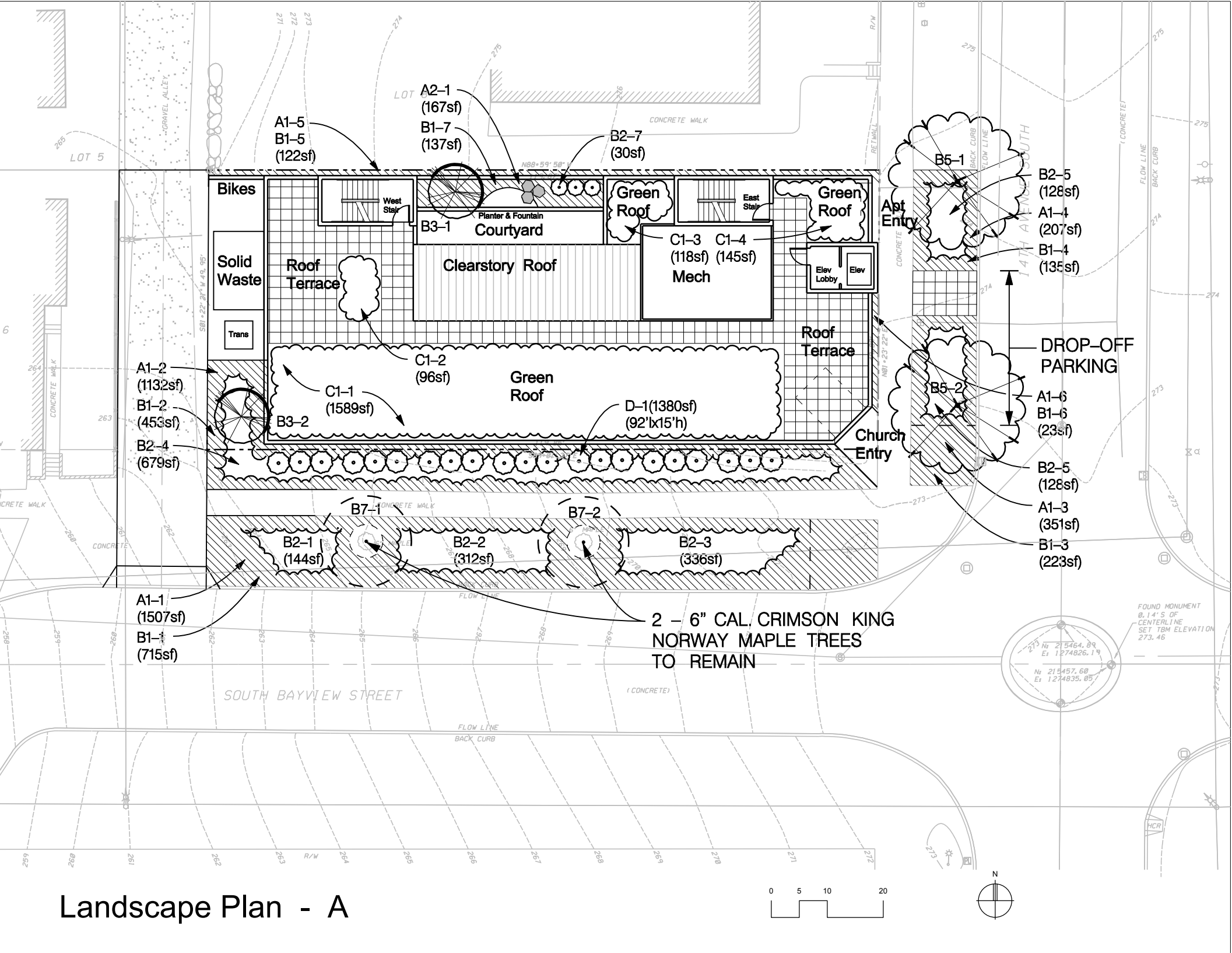
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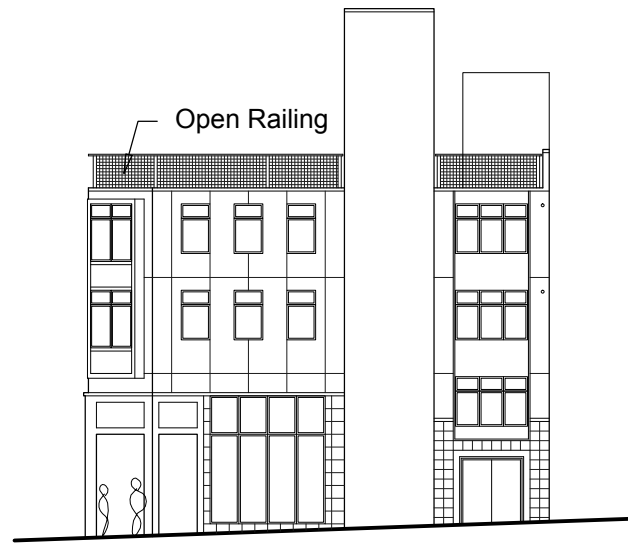
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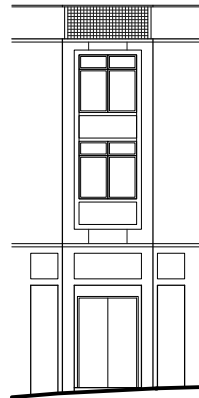


PLANT LEGEND			
SYMBOL	NAME	SIZE & REMARKS	QUANTITY
	DECIDUOUS STREET TREE: GINKGO biloba 'Autumn Gold' AUTUMN GOLD GINKGO TREE	B&B, 2-12" Cal., 12'-15' Ht., 30'-35' SPACING	02
	LARGE EVERGREEN SHRUB: PHYLLOSTACHYS nigra BLACK BAMBOO (RUNNING)	5 GAL., 3'-4' HT., 3'-6" SPACING (20'-25' MAX. HT.)	21
	FARGESIA nitida BLUE FTN. BAMBOO (CLUMPING)	5 GAL., 2'-3' HT., 3' SPACING (10'-12' MAX. HT.)	03
	LOW SHRUBS (2'-4' MAX. HT.): (DRAUGHT TOLERANT, NATIVE, EDIBLE FRUIT)	2-3 GAL., 18"-24" HT., 2'-6" TO 4' SPACING	XX
	MAHONIA aquifolium 'Compacta'/COMPACT OREGON GRAPE VACCINIUM ovatum /EVERGREEN HUCKLEBERRY VACCINIUM x 'Sunshine Blue'/SUNSHINE BLUE BLUEBERRY SYMPHORICARPOS albus /SNOWBERRY CORNUS stolonifera 'Kelsii'/KELSY REDTWIG DOGWOOD BERBERIS thunb. 'Atropurpurea Nana'/CRIMSON PIGMY BARBERRY Pennisetum alopecuroides 'Hameln'/DWARF FOUNTAIN GRASS IMPERATA CYLINDRICA 'Red Baron'/JAPANESE BLOOD GRASS EQUISETUM hyemale /HORSETAIL	4" POTS AT 12-18" TRIAN. SPACING, 1 GAL AT 24"-36" TRIANGULAR SPACING	XX
	GREEN ROOF PLANTING: SEDUM species SEMPORVIVUM tectorum /HEN AND CHICKS	2-1/4" AND 4" POTS AT 12-18" TRIANGULAR SPACING	XX

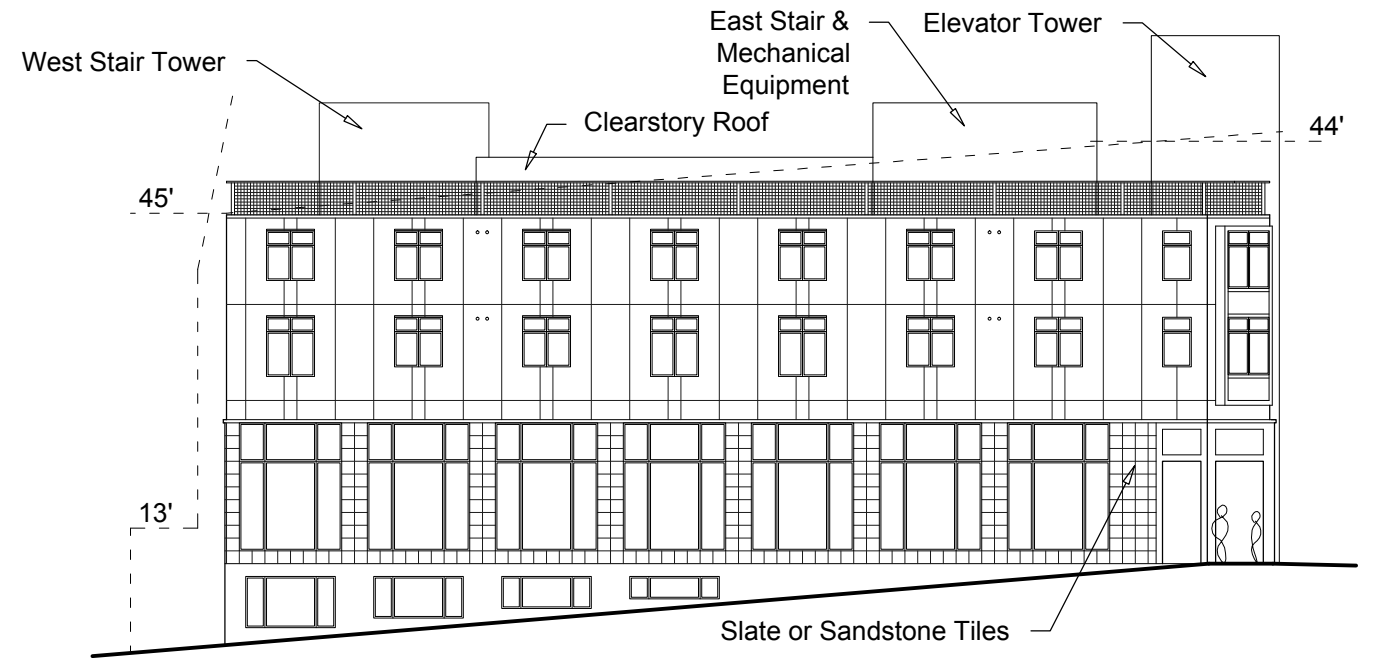
Landscape Plan - A



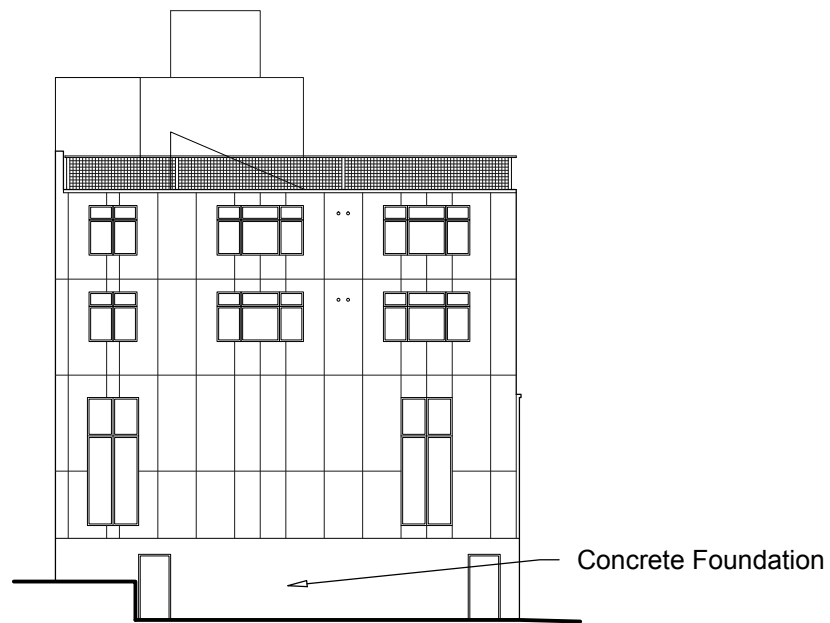
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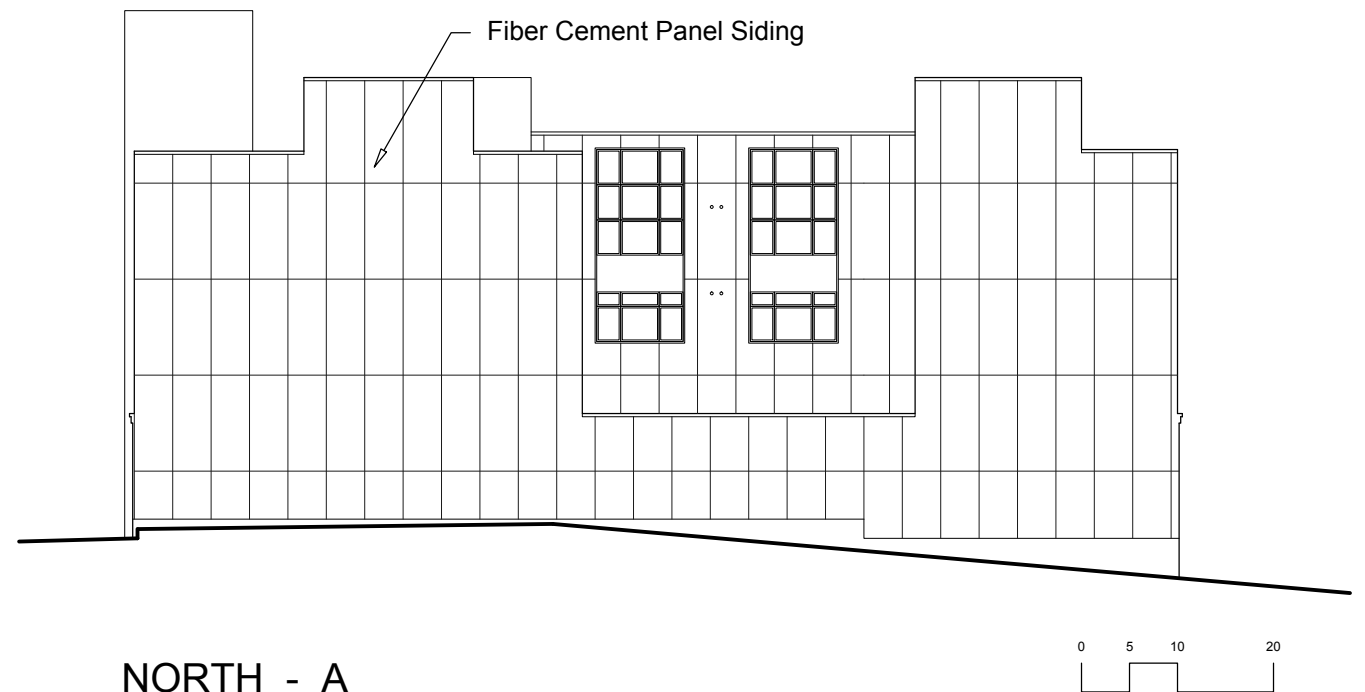
CORNER



SOUTH - A



WEST - A



NORTH - A

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Elevations: Option A

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Street Level Model View: Option A

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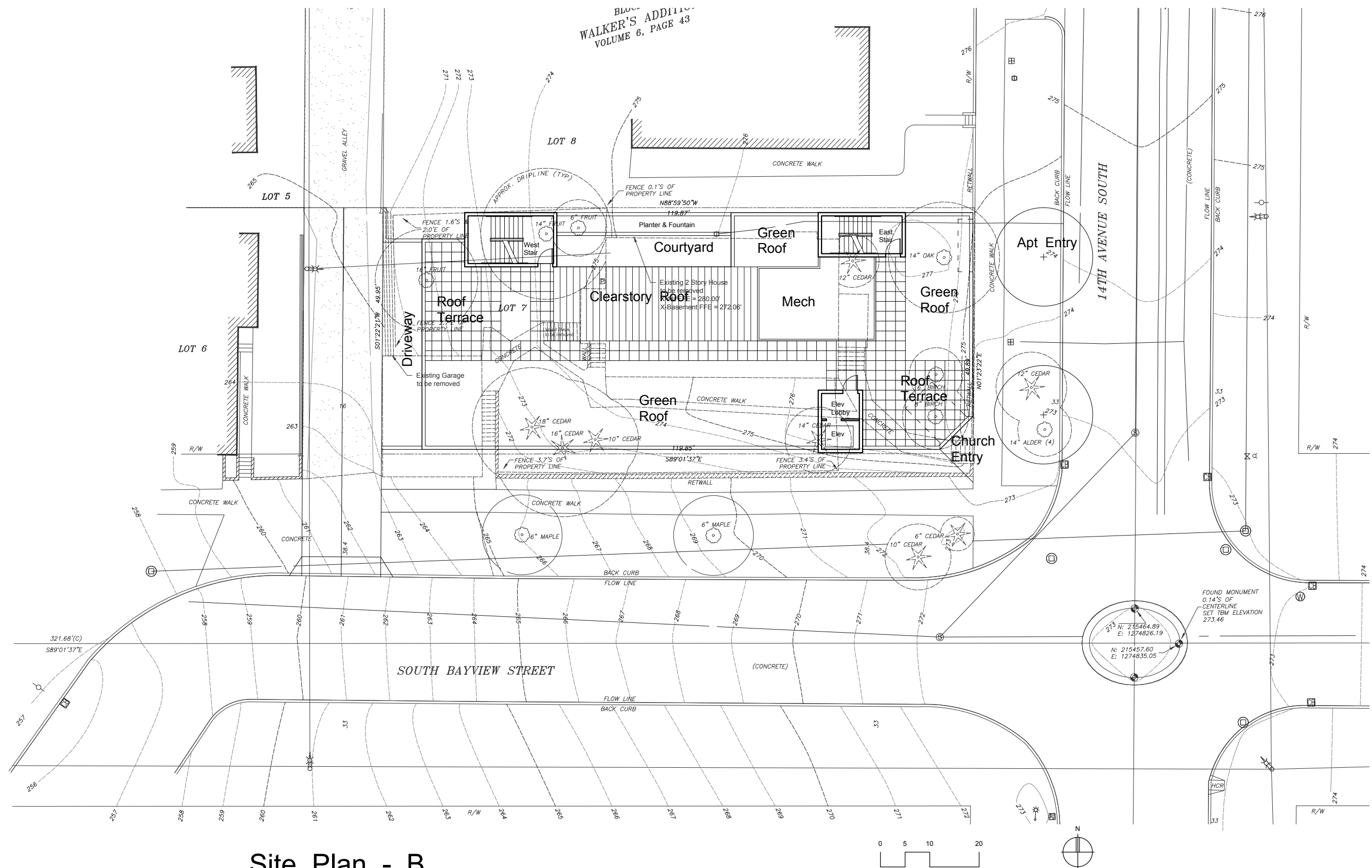
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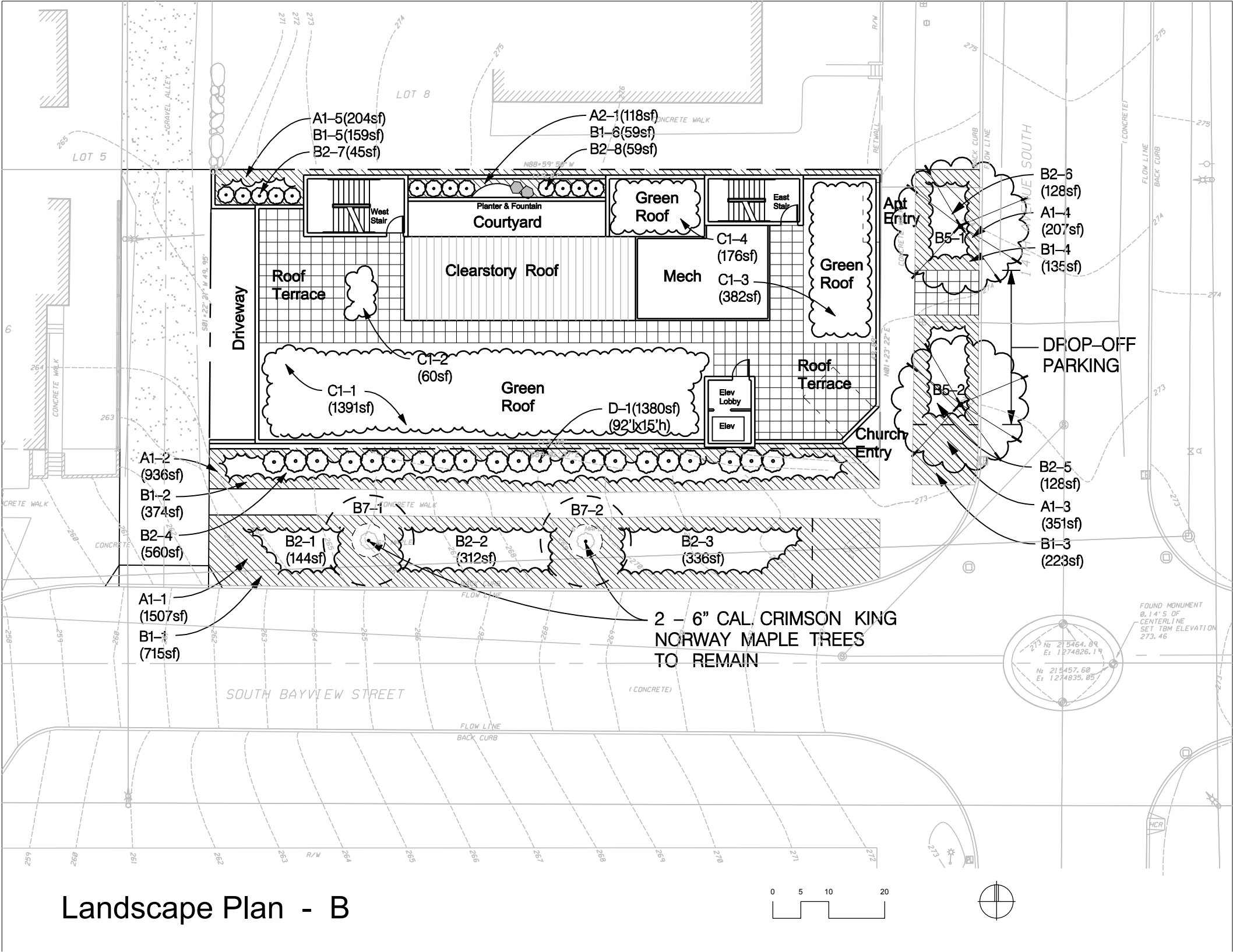
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Site Plan - B



PLANT LEGEND			
SYMBOL	NAME	SIZE & REMARKS	QUANTITY
	DECIDUOUS STREET TREE: GINKGO biloba 'Autumn Gold' AUTUMN GOLD GINKGO TREE	B&B, 2-12" Cal., 12'-15' HT., 30'-35" SPACING	02
	LARGE EVERGREEN SHRUB: PHYLLOSTACHYS nigra BLACK BAMBOO (RUNNING)	5 GAL., 3'-4" HT., 3'-6" SPACING (20'-25' MAX. HT.)	21
	FARGESIA nitida BLUE FTN. BAMBOO (CLUMPING)	5 GAL., 2'-3" HT., 3' SPACING (10'-12' MAX. HT.)	13
	LOW SHRUBS (2'-4" MAX. HT.): (DRAUGHT TOLERANT, NATIVE, EDIBLE FRUIT)	2-3 GAL., 18"-24" HT., 2'-6" TO 4' SPACING	XX
	MAHONIA aquifolium 'Compacta'/COMPACT OREGON GRAPE VACCINIUM ovatum /EVERGREEN HUCKLEBERRY VACCINIUM x 'Sunshine Blue'/SUNSHINE BLUE BLUEBERRY SYMPHORICARPOS albus /SNOWBERRY CORNUS stolonifera 'Kelsii'/KELSY REDTWIG DOGWOOD BERBERIS thunb. 'Atropurpurea Nana'/CRIMSON PIGMY BARBERRY PENNISETUM alopecuroides 'Hameln'/DWARF FOUNTAIN GRASS IMPERATA CYLINDRICA 'Red Baron'/JAPANESE BLOOD GRASS EQUISETUM hyemale /HORSETAIL	4" POTS AT 12-18" TRIAN. SPACING, 1 GAL AT 24"-36" TRIANGULAR SPACING	XX
	GREEN ROOF PLANTING: SEDUM species SEMPERVIVUM tectorum /HEN AND CHICKS	2-14" AND 4" POTS AT 12-18" TRIANGULAR SPACING	XX

Landscape Plan - B

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Landscape Plan: Option B

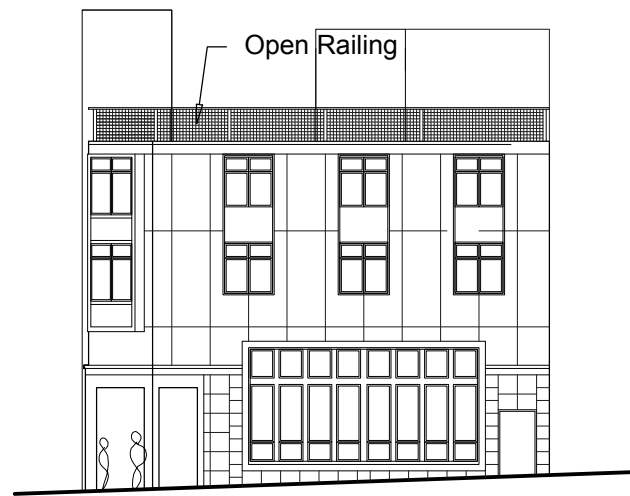
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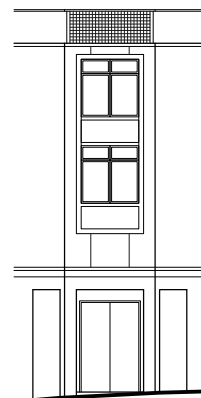
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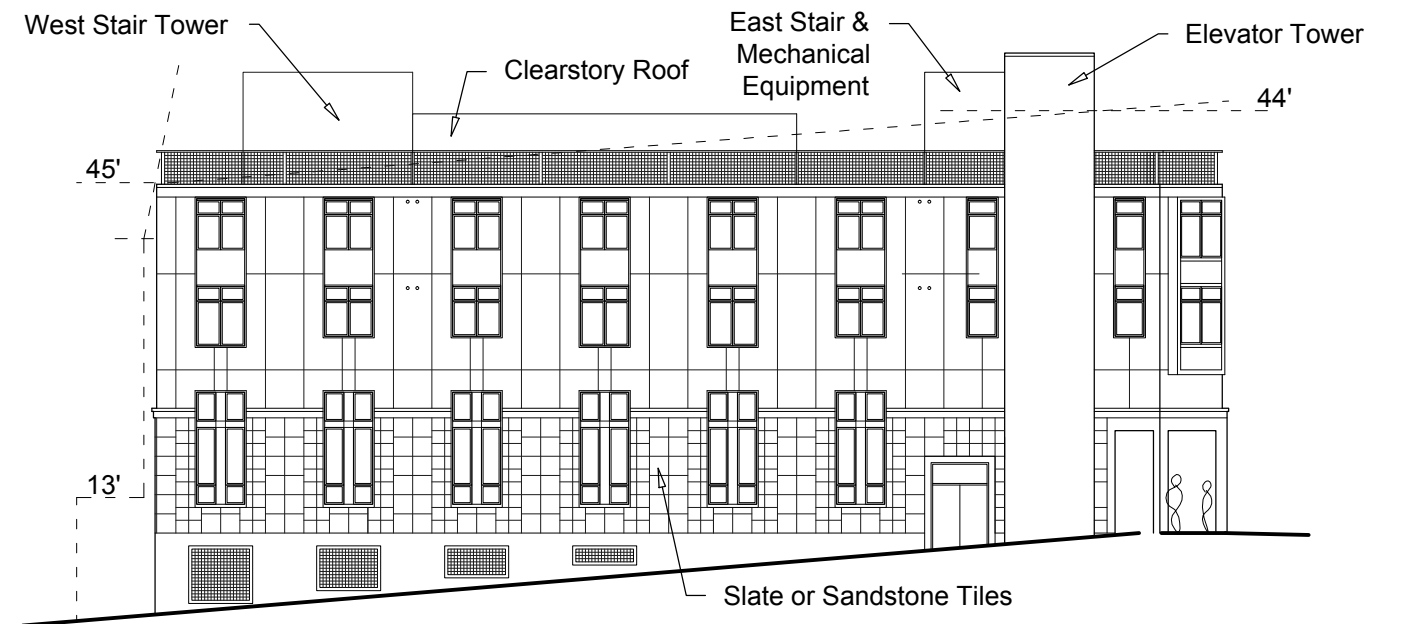
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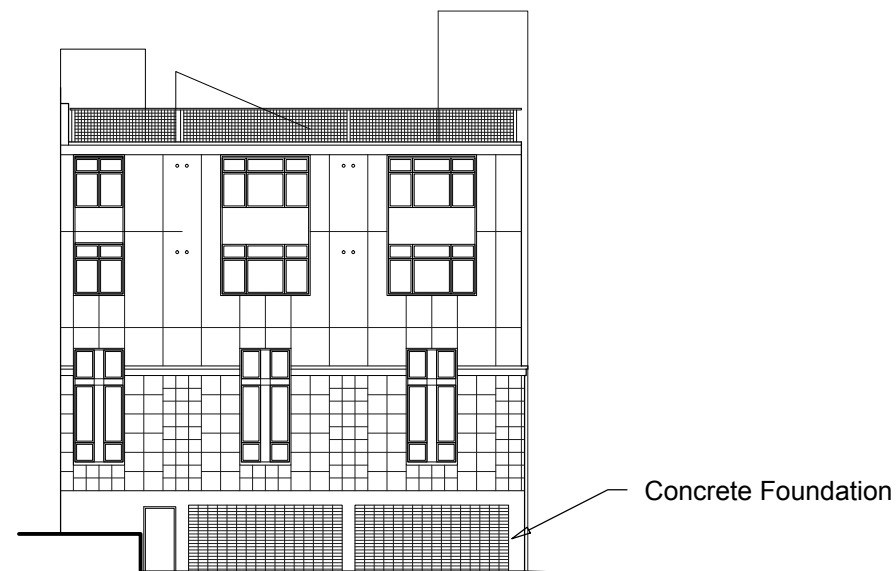
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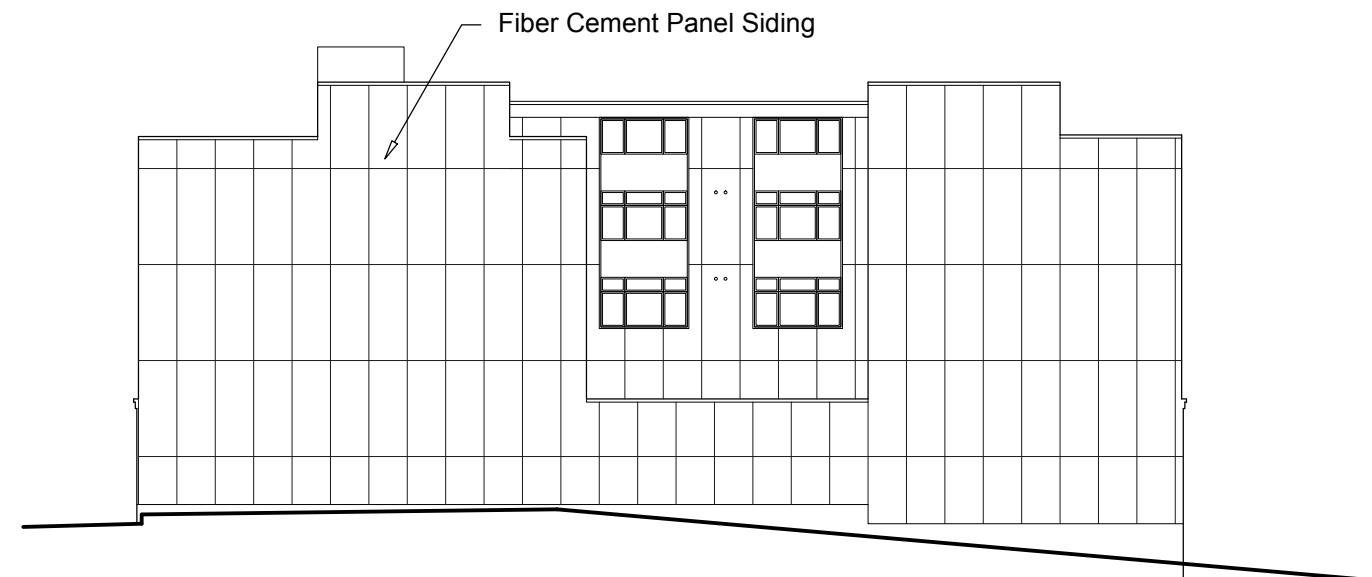
CORNER



SOUTH - B



WEST - B



NORTH - B



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Street Level Model View: Option B

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Project in Context Model: Option C

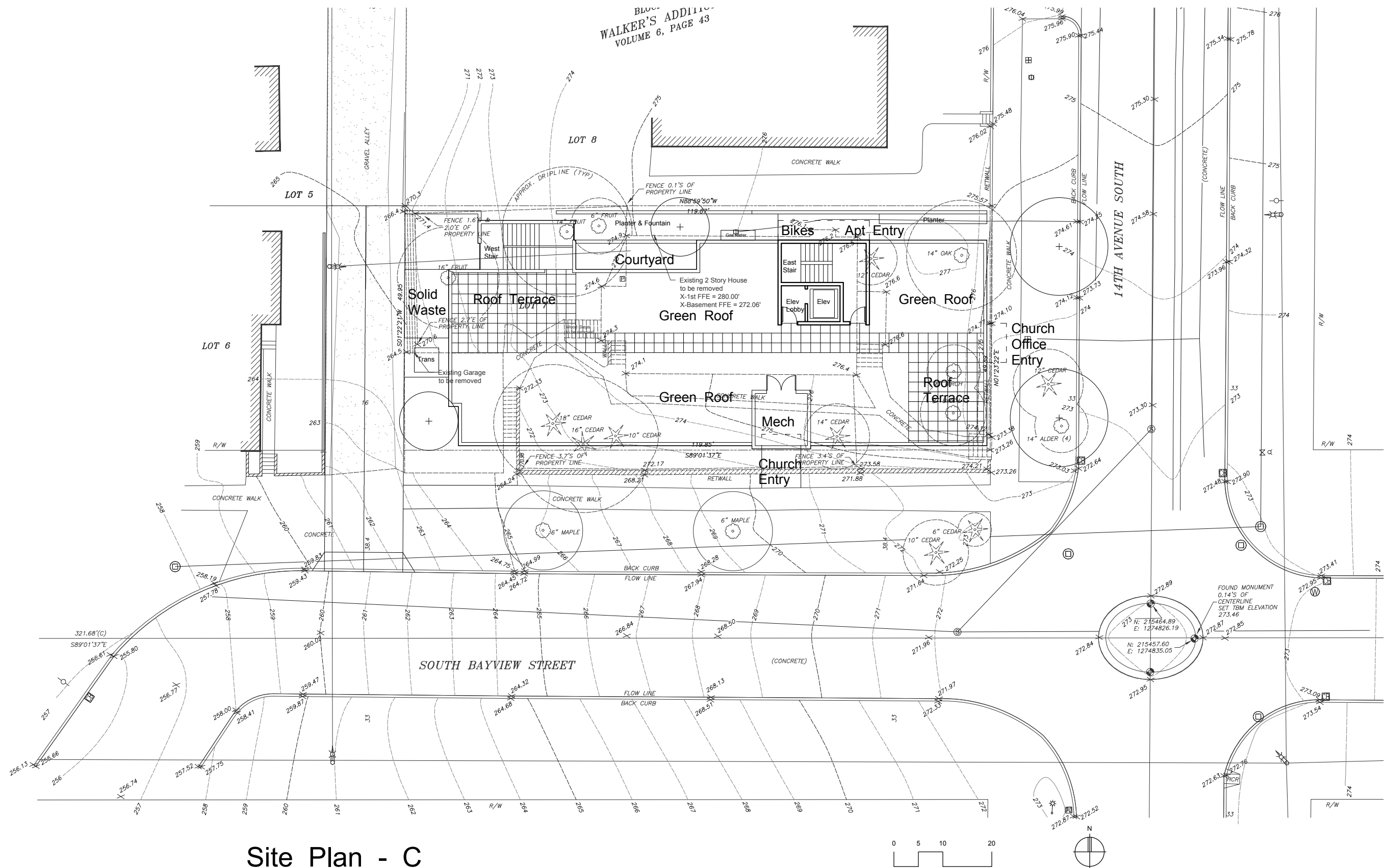
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Site Plan - C

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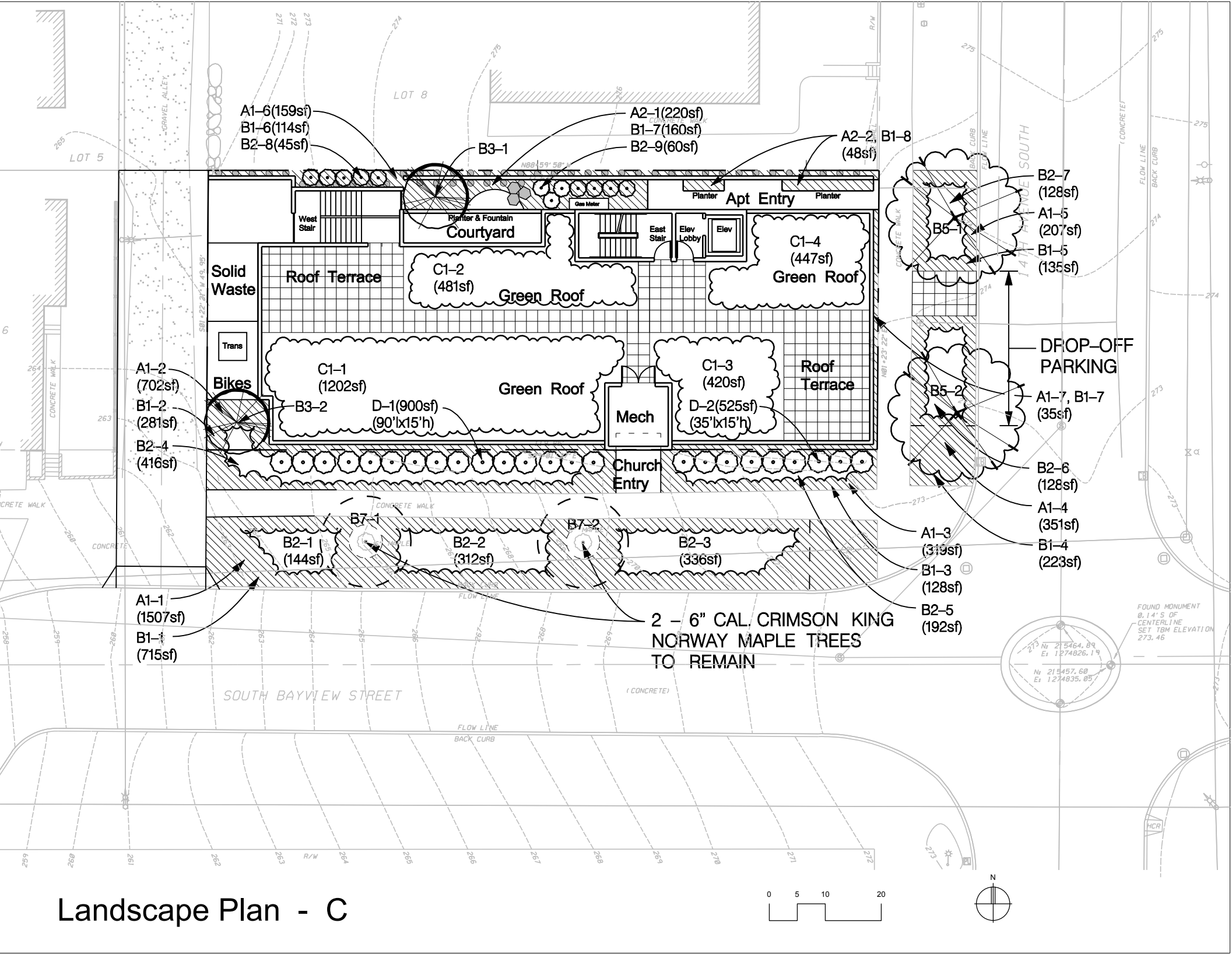
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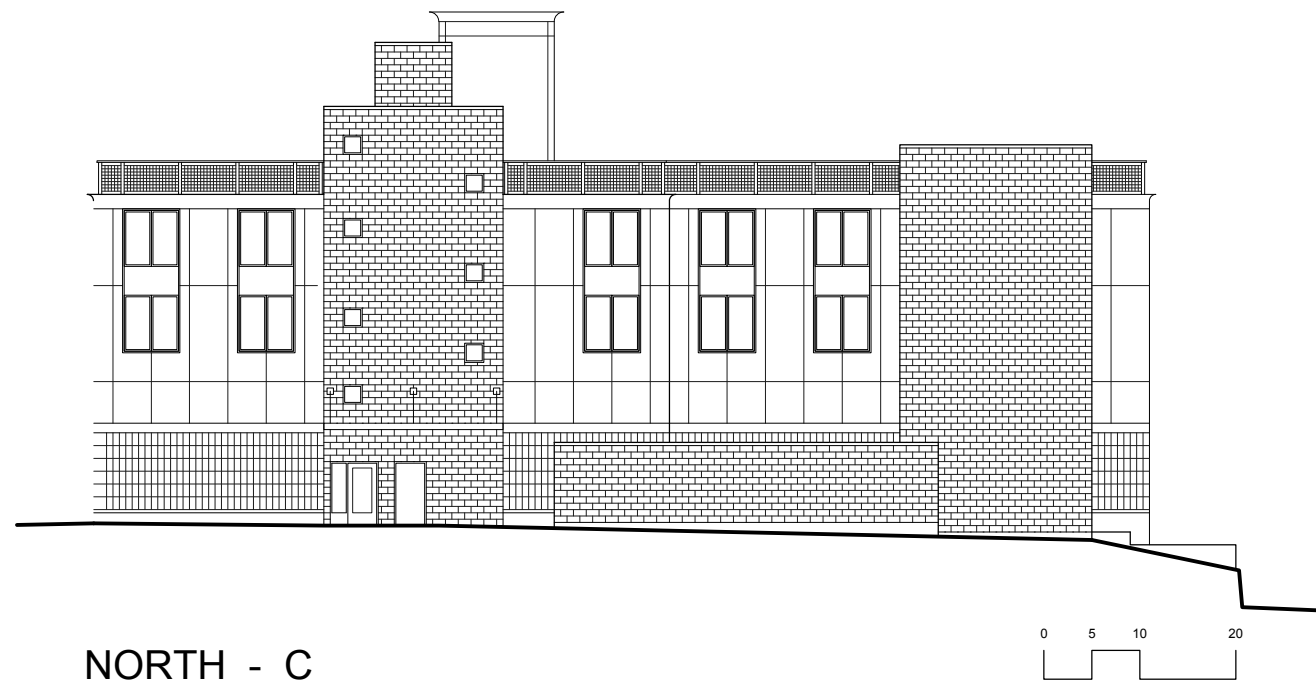
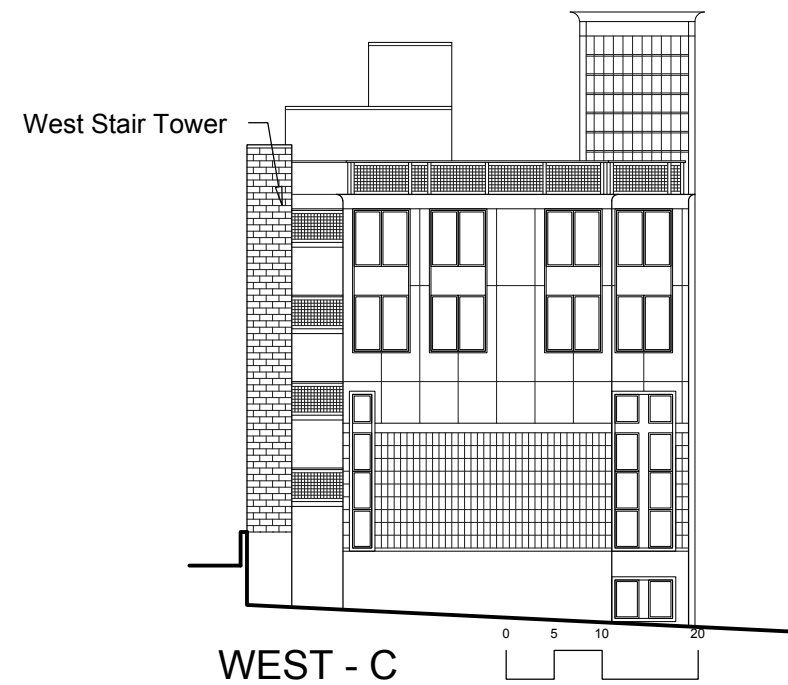
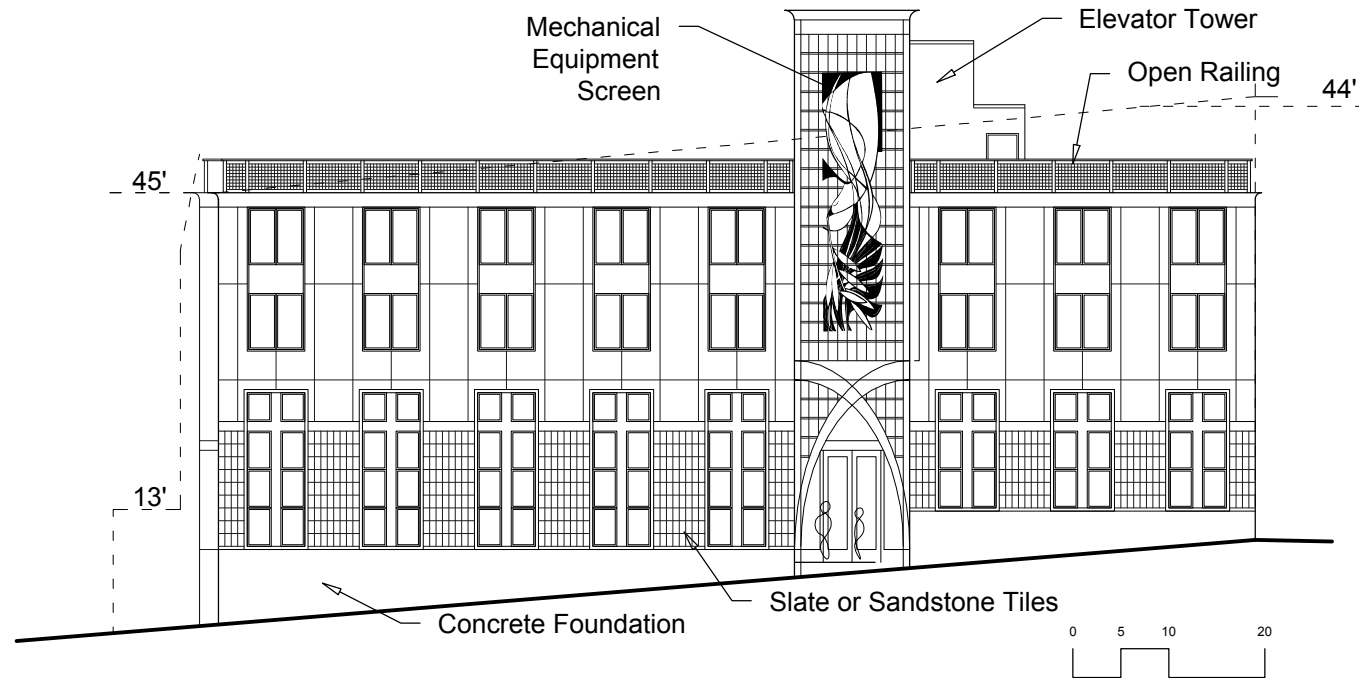
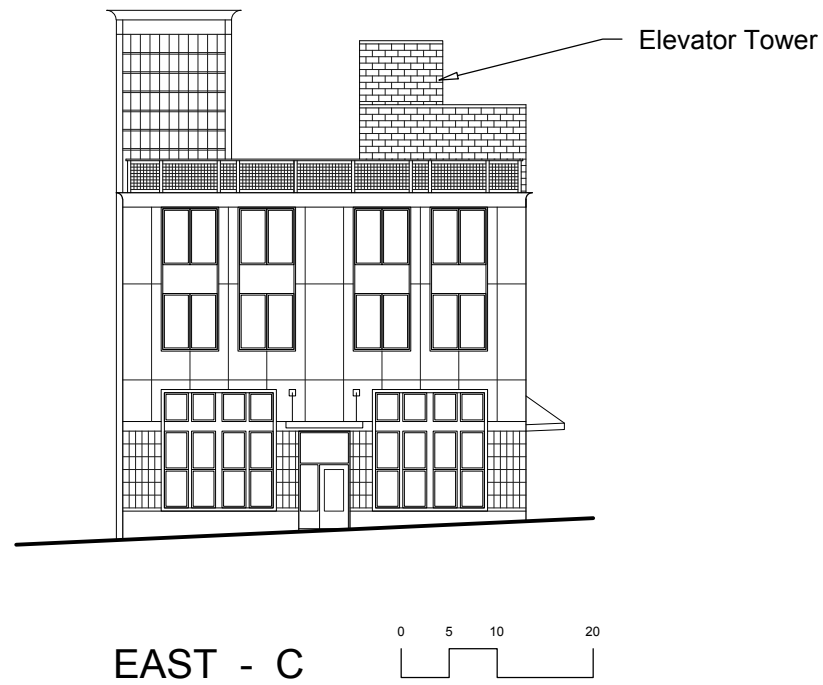
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PLANT LEGEND			
SYMBOL	NAME	SIZE & REMARKS	QUANTITY
	DECIDUOUS STREET TREE: GINKO biloba 'Autumn Gold' AUTUMN GOLD GINKO TREE	B&B, 2-12" Cal., 12'-15' Ht., 30'-35' SPACING	02
	DECIDUOUS ACCENT TREE: ACER palmatum 'Sango Kaku' CORAL BARK JAPANESE MAPLE	B&B, 2-12" Cal., 8'-10' Ht., MULTI-TRUNK	01
	AMELANCHIER x grandiflora 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	B&B, 2" Cal., 10'-12' Ht.,	01
	LARGE EVERGREEN SHRUB: PHYLLOSTACHYS nigra BLACK BAMBOO (RUNNING)	5 GAL., 3'-4' HT., 3'-6" SPACING (20'-25' MAX. HT.)	24
	FARGESIA nitida BLUE FTN. BAMBOO (CLUMPING)	5 GAL., 2'-3' HT., 3' SPACING (10'-12' MAX. HT.)	12
	LOW SHRUBS (2'-4' MAX. HT.): (DRAUGHT TOLERANT, NATIVE, EDIBLE FRUIT)	2-3 GAL., 18"-24" HT., 2'-6" TO 4' SPACING	XX
	EVERGREEN GROUNDCOVERS (0.5'-2' MAX. HT.): MAHONIA nervosa /LOW OREGON GRAPE GAULTHERIA shallon /SALAL ARCTOSTAPHYLOS uva-ursi/KINNIKINNICK FRAGARIA chiloensis 'Lipstick'/LIPSTICK BEACH STRAWBERRY RUBUS calycinoides 'Emerald Carpet'/EMERALD CARPET BRAMBLE PACYSANDRA terminalis /JAPANESE SPURGE	4" POTS AT 12-18" TRIAN. SPACING, 1 GAL AT 24"-36" TRIANGULAR SPACING	XX
	GREEN ROOF PLANTING: SEDUM species SEMPORVIVUM tectorum /HEN AND CHICKS	2-14" AND 4" POTS AT 12-18" TRIANGULAR SPACING	XX
	CLIMBING VINES (SHADE TOLERANT): AKEBIA quinata /FIVE LEAF AKEBIA PARTHENOSIS quinquefolia /VIRGINIA CREEPER	1 GAL., 36" RUNNERS, 3' SPACING	46

Landscape Plan - C



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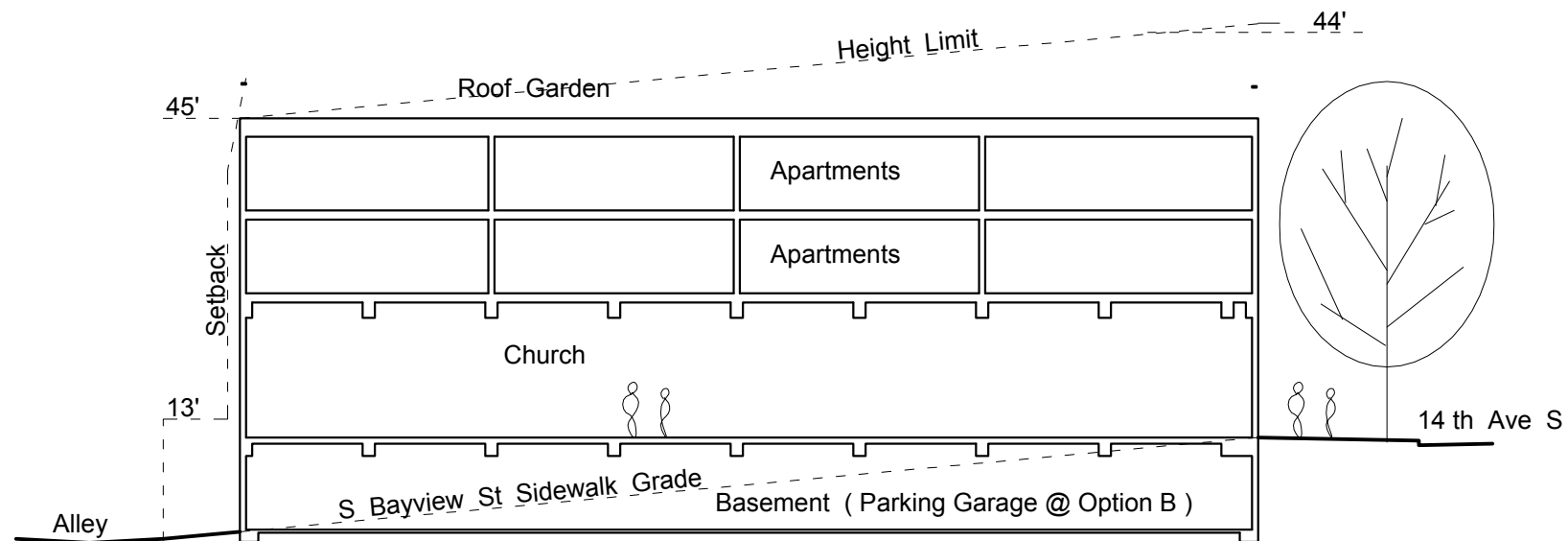
Date

Jan. 4, 2010

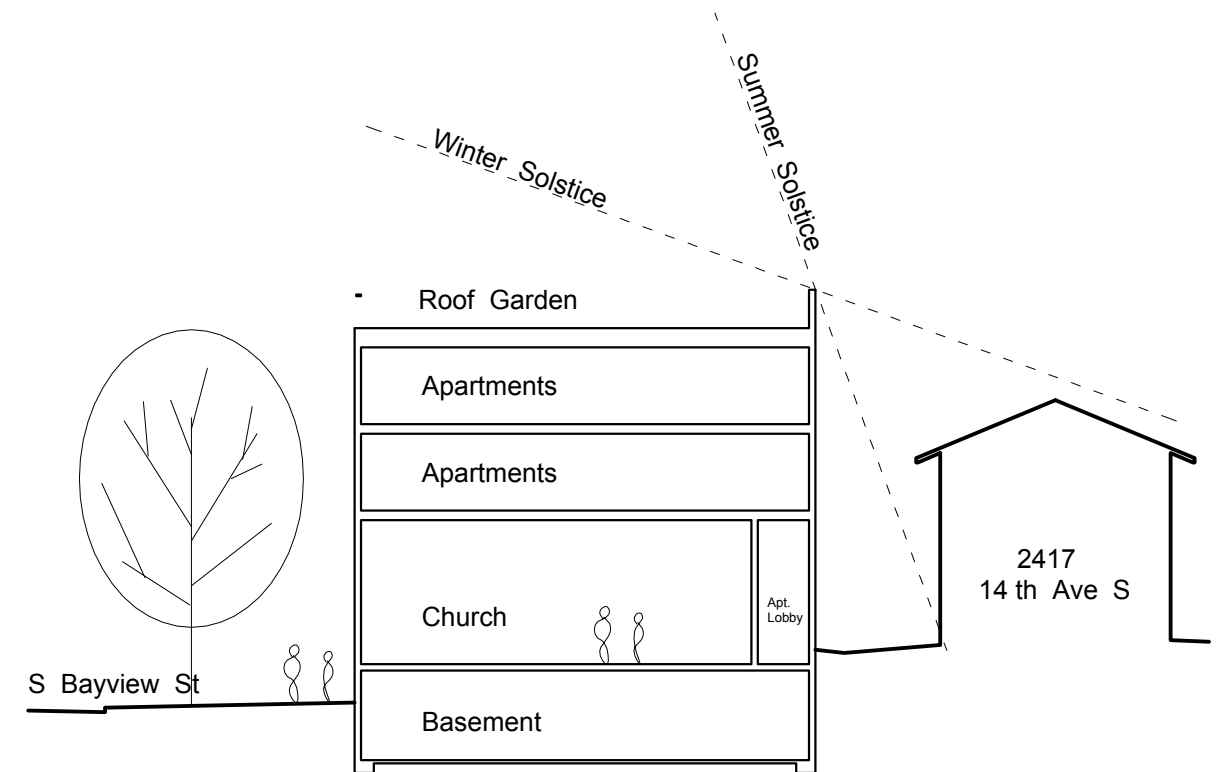
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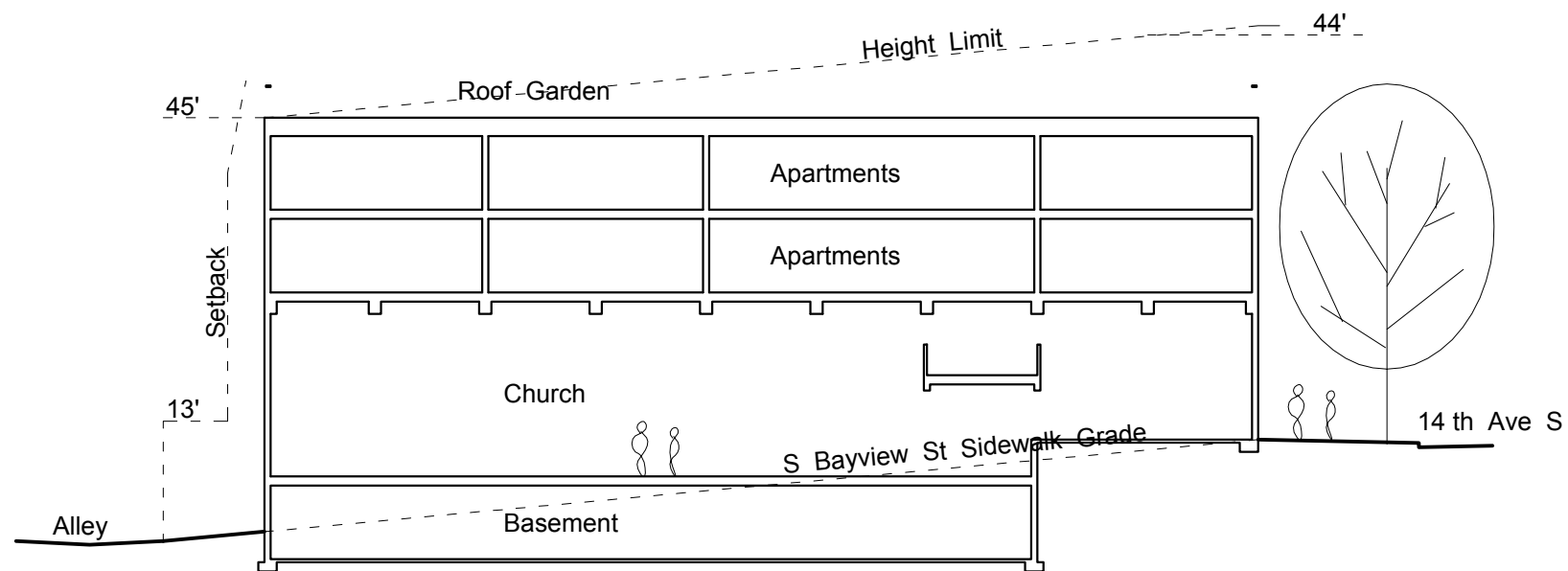
Early Design Guidance



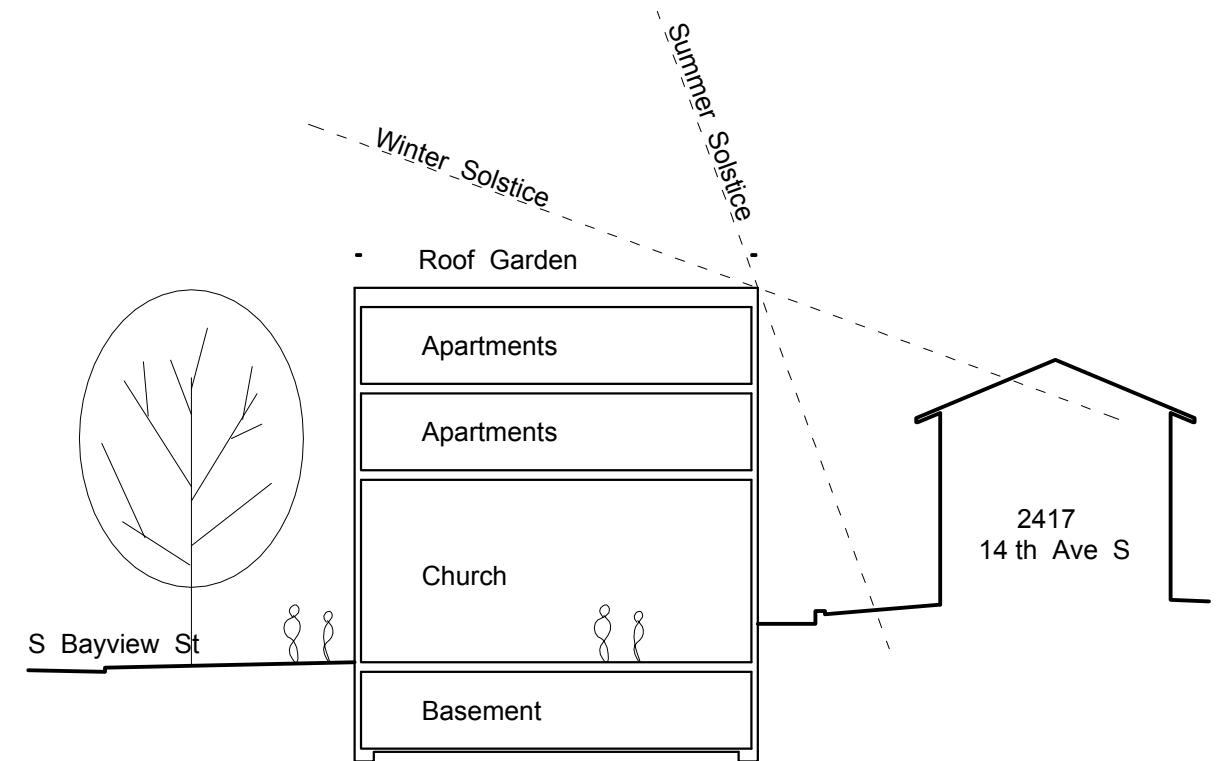
EAST - WEST SECTION - OPTIONS A & B



NORTH - SOUTH SECTION - OPTIONS A & B



EAST - WEST SECTION - OPTION C



NORTH - SOUTH SECTION - OPTION C

at terry

architecture

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Owner

Findlay Street Christian Church

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Project

The Green Sanctuary

2421 14th Ave S
Seattle WA 98144

Contents

Comparative Sections

Date

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Early Design Guidance

DESIGN GUIDELINES MATRIX					DESIGN GUIDELINES MATRIX				
NUMBER	DESCRIPTION	OPTION A	OPTION B	OPTION C	NUMBER	DESCRIPTION	OPTION A	OPTION B	OPTION C
	SITE PLANNING					PEDESTRIAN ENVIRONMENT			
A-1	Responding to Site Characteristics	Complies	Complies	Complies	D-1	Pedestrian Open Spaces & Entrances	Complies	Complies	Complies
A-2	Streetscape Compatibility	Complies	Departure - Bayview is a Residential Street	Departure - Bayview is a Residential Street	D-2	Blank Walls	Complies	Screened with Landscaping	Complies
A-3	Entrances Visible from the Street	Complies	Complies	Complies	D-3	Retaining Walls	Complies	Complies	Complies
A-4	Human Activity	Complies	Departure - Bayview is a Residential Street	Departure - Bayview is a Residential Street	D-4	Design of Parking Lots near Sidewalks	NA	Underground Garage Screened with Landscaping	NA
A-5	Respect for Adjacent Sites	Complies	Complies	Complies	D-5	Visual Impacts of Parking Structures	NA	Screened with Landscaping	NA
A-6	Transition between Residences & Street	Complies	Complies	Complies	D-6	Screening of Dumpsters, Utilities, & Service Areas	Complies	Complies	Complies
A-7	Residential Open Space	Complies	Complies	Complies	D-7	Personal Safety & Security	Complies	Complies	Complies
A-8	Parking & Vehicle Access	No Parking	Underground Parking Garage with Alley Access	No Parking	D-8	Treatment of Alleys	Complies	Complies	Complies
A-9	Location of Parking on Commercial Street Fronts	NA	Departure - Parking in Bldg Screened with Landscaping	NA	D-9	Commercial Signage	Complies	Complies	Complies
A-10	Corner Lots	Complies	Compioes	Departure to meet ADA & provide safe & secure entry	D-10	Commercial Lighting	Complies	Complies	Complies
	HEIGHT, BULK & SCALE				D-11	Commercial Transparency	Complies	Departure - Bayview is a Residential Street	Departure - Bayview is a Residential Street
B-1	Height Bulk & Scale Compatibility	Complies	Complies	Complies	D-12	Residential Entries & Transitions	Complies	Complies	Complies
	ARCHITECTURAL ELEMENTS & MATERIALS					LANDSCAPING			
C-1	Architectural Context	Complies	Complies	Complies	E-1	Reinforce design Continuity with Adjacent Sites	Complies	Complies	Complies
C-2	Architectural Concept & Consistency	Complies	Complies	Complies	E-2	Landscaping to Enhance Building and/or Site	Complies	Complies	Complies
C-3	Human Scale	Complies	Complies	Complies	E-3	Landscaping to address Special Site Conditions	NA	Screening of Underground Parking & Blank Walls	Screening along Bayview
C-4	Exterior Finish Materials	Complies	Complies	Complies					
C-5	Structured Parking Entrances	None	Alley Access	None					
<div><div><div>at terry</div><div>architecture</div><div>4609 S Snoqualmie St Seattle WA 98118 206.254.0700 www.altarch.com</div></div><div>Owner Findlay Street Christian Church 3201 Hunter Blvd S Seattle WA 98144 206.725.5067</div></div> <div><div>Project The Green Sanctuary 2421 14th Ave S Seattle WA 98144</div><div>Contents Design Guidelines Matrix</div></div> <div><div>Date Jan. 4, 2010 REV Feb. 9, 2010 _____ _____ _____ _____</div><div>23 Early Design Guidance</div></div>									

Revised 4/9/09

SEATTLEgreen factor

Green Factor Score Sheet

Project title: Site Plan A, Green Sanctuary

enter sq ft of parcel

minimum score determined by zone

Parcel size (enter this value first) *

6,000

SCORE

0.814

Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	<div>enter sq ft</div> <div>3342</div>	0.1	334
2	Landscaped areas with a soil depth of 24" or greater	<div>enter sq ft</div> <div>167</div>	0.6	100.2
3	Bioretention facilities	<div>enter sq ft</div> <div>0</div>	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	<div>enter sq ft</div> <div>1671</div>	0.1	167
2	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> <div>108</div> <div>1728</div>	0.3	518
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	<div>enter number of plants</div> <div>2</div> <div>100</div>	0.3	30
4	Tree canopy for "small/medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.3	-
5	Tree canopy for "medium/large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	<div>enter number of plants</div> <div>2</div> <div>300</div>	0.4	120.0
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	<div>enter inches DBH</div> <div>2</div> <div>30</div>	0.8	24.0
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	<div>enter sq ft</div> <div>1948</div>	0.4	779.2
2	Over at least 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.7	-
D Vegetated walls				
		<div>enter sq ft</div> <div>1380</div>	0.7	966.0
E Approved water features				
		<div>enter sq ft</div> <div>0</div>	0.7	-
F Permeable paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<div>enter sq ft</div> <div>0</div>	0.2	-
2	Permeable paving over at least 24" of soil or gravel	<div>enter sq ft</div> <div>0</div>	0.5	-
G Structural soil systems***				
		<div>enter sq ft</div> <div>0</div>	0.2	-
		sub-total of sq ft =	10,666	
H Bonuses				
1	Drought-tolerant or native plant species	<div>enter sq ft</div> <div>4365</div>	0.1	436.5
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<div>enter sq ft</div> <div>5457</div>	0.2	1,091.4
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	<div>enter sq ft</div> <div>3,197</div>	0.1	320
4	Landscaping in food cultivation	<div>enter sq ft</div> <div>0</div>	0.1	-
		Green Factor numerator =	4,887	

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public land must comply with the Landscape Standards Director's Rule (DR 6-2009)

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Factor score.

Revised 4/9/09

SEATTLEgreen factor

Green Factor Worksheet*

Site Plan A, Green Sanctuary		Planting Area							TOTAL **
		1	2	3	4	5	6	7	
A1	square feet	1507	1132	351	207	122	23		3342
A2	square feet	167							167
A3	square feet								0
B1	square feet	715	453	223	135	122	23	137	1808
B2	# of plants	9	20	21	42	8	5	3	108
B3	# of trees	1	1						2
B4	# of trees								0
B5	# of trees	1	1						2
B6	# of trees								0
B7	# of trees	1	1						2
C1	square feet	1589	96	118	145				1948
C2	square feet								0
D	square feet	1380							1380
E	square feet								0
F1	square feet								0
F2	square feet								0
G	square feet								0
H1	square feet	4365							4365
H2	square feet	5457							5457
H3	square feet	1507	1132	351	207				3197
H4	square feet								0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

Revised 4/8/09

Green Factor Score Sheet

Project title: Site Plan B, Green Sanctuary



		enter sq ft of parcel	minimum score determined by zone	
Parcel size (enter this value first) *		6,000	SCORE 0.805	
Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 3205	0.1	321
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 118	0.6	70.8
3	Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 1665	0.1	167
2	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 114 1824	0.3	547
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 0 0	0.3	-
4	Tree canopy for "small/medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0 0	0.3	-
5	Tree canopy for "medium/large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 2 300	0.4	120.0
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 0 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 2 30	0.8	24.0
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 2009	0.4	803.6
2	Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls				
		enter sq ft 1380	0.7	966.0
E Approved water features				
		enter sq ft 0	0.7	-
F Permeable paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems***				
		enter sq ft 0	0.2	-
		sub-total of sq ft =	10,531	
H Bonuses				
1	Drought-tolerant or native plant species	enter sq ft 4266	0.1	426.6
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 5332	0.2	1,066.4
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 3,197	0.1	320
4	Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	4,831	
* Do not count public rights-of-way in parcel size calculation.				
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public land must comply with the Landscape Standards Director's Rule (DR 6-2009)				
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Factor score.				

Revised 4/8/09

Green Factor Worksheet*



Site Plan B, Green Sanctuary		Planting Area								TOTAL**
		1	2	3	4	5	6	7	8	
A1	square feet	1507	936	351	207	204				3205
A2	square feet	118								118
A3	square feet									0
B1	square feet	715	374	223	135	159	59			1665
B2	# of plants	9	20	21	35	8	8	5	8	114
B3	# of trees									0
B4	# of trees									0
B5	# of trees	1	1							2
B6	# of trees									0
B7	# of trees	1	1							2
C1	square feet	1391	60	382	176					2009
C2	square feet									0
D	square feet	1380								1380
E	square feet									0
F1	square feet									0
F2	square feet									0
G	square feet									0
H1	square feet	4266								4266
H2	square feet	5332								5332
H3	square feet	1507	1132	351	207					3197
H4	square feet									0

* See Green Factor score sheet for category definitions

** Enter totals on the Green Factor score sheet

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Project

The Green Sanctuary

2421 14th Ave S
Seattle WA 98144

Contents

Green Factor: Option B

Date

Jan. 4, 2010

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Early Design Guidance

Green Factor Score Sheet

Project title: Site Plan C, Green Sanctuary



		enter sq ft of parcel	minimum score determined by zone	
Parcel size (enter this value first) *		6,000	SCORE	0.905
Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 3280	0.1	328
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 268	0.6	160.8
3	Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 1804	0.1	180
2	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 113 1808	0.3	542
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 2 100	0.3	30
4	Tree canopy for "small/medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0	0.3	-
5	Tree canopy for "medium/large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 2 300	0.4	120.0
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 0 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 2 30	0.8	24.0
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 2550	0.4	1,020.0
2	Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls				
		enter sq ft 1425	0.7	997.5
E Approved water features				
		enter sq ft 0	0.7	-
F Permeable paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems***				
		enter sq ft 0	0.2	-
sub-total of sq ft =		11,565		
H Bonuses				
1	Drought-tolerant or native plant species	enter sq ft 4850	0.1	485.0
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 6098	0.2	1,219.6
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 3,197	0.1	320
4	Landscaping in food cultivation	enter sq ft 0	0.1	-
Green Factor numerator =				5,427
* Do not count public rights-of-way in parcel size calculation.				
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public land must comply with the Landscape Standards Director's Rule (DR 6-2009)				
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Factor score.				

Green Factor Worksheet*



Site Plan C, Green Sanctuary		Planting Area									TOTAL**
		1	2	3	4	5	6	7	8	9	
A1	square feet	1507	702	319	351	207	159	35			3280
A2	square feet	220	48								268
A3	square feet										0
B1	square feet	715	281	128	223	135	114	160	48		1804
B2	# of plants	9	20	21	26	12	8	5	5	7	113
B3	# of trees	1	1								2
B4	# of trees										0
B5	# of trees	1	1								2
B6	# of trees										0
B7	# of trees	1	1								2
C1	square feet	1202	481	420	447						2550
C2	square feet										0
D	square feet	900	525								1425
E	square feet										0
F1	square feet										0
F2	square feet										0
G	square feet										0
H1	square feet	4850									4850
H2	square feet	6098									6098
H3	square feet	1507	1132	351	207						3197
H4	square feet										0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

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Contents

Green Factor: Option C

Date

Jan. 4, 2010

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Early Design Guidance

PRIORITY GREEN CHECKLIST				
Element	Element Description	Option A	Option B	Option C
EC-1	2030 Challenge	Will not attempt to Comply	Will Comply	Will Comply
EC-2	On-Site Renewables	None	Prep for Future Solar Thermal Collectors	Prep for Future Solar Thermal Collectors
EC-3	Power Generation	None	Prep for Future PV Panels	Prep for Future PV Panels
EC-4	Passive Climate Response	Daylighting & Natural Ventilation (via courtyard)	Daylighting & Natural Ventilation (via courtyard)	Daylighting & Natural Ventilation (via courtyard)
EC-0	Innovative Energy	None	Cooling Loop through Cistern	Cooling Loop through Cistern
HP-1	Historic Landmark	NA	NA	NA
HP-2	Brownfield Redevelopment	NA	NA	NA
HP-3	Housing	18 Units of Affordable Housing	18 Units of Affordable Housing	18 Units of Affordable Housing
HP-4	Urban Agriculture	Edible Landscaping in Planting Strips	Edible Landscaping in Planting Strips	Edible Landscaping in Planting Strips
HP-5	Green Collar Jobs	NA	NA	NA
HP-6	Innovative Transportation	No On-Site Parking & near No Beacon Hill Sta	near No Beacon Hill Sta	No On-Site Parking & near No Beacon Hill Sta
HP-0	Innovative Community	NA	NA	NA
W-1	Rainwater Reuse	None	10,000 Gal Cistern to be located below Courtyard	10,000 Gal Cistern to be located below Courtyard
W-2	Gray water / Black Water Reduction	None	Will Pipe for future Gray water system	Will Pipe for future Gray water system
W-3	Stormwater Infrastructure	Effectively eliminated @ SDOT 30% review	Effectively eliminated @ SDOT 30% review	Effectively eliminated @ SDOT 30% review
W-4	Green Shorelines	NA	NA	NA
W-0	Innovative Water	NA	NA	NA
G-1	Green Roof	Will exceed requirement - see Green Factor Calcs	Will exceed requirement - see Green Factor Calcs	Will exceed requirement - see Green Factor Calcs
G-2	Urban Forest	NA	NA	NA
G-3	Green Factor	Will exceed requirement - see Green Factor Calcs	Will exceed requirement - see Green Factor Calcs	Will exceed requirement - see Green Factor Calcs
G-0	Innovatite Green Sites	NA	NA	NA
WR-1	Re-Use / Recycling Existing Material	Will not attempt to comply	Reuse exist sidewalks & recycle other concrete etc	Reuse exist sidewalks & recycle other concrete etc
WR-2	Construction Waste Recycling	Will not attempt to comply	Will spec GC's compliance	Will spec GC's compliance
WR-0	Other Innovative Recycling	Will not attempt to comply	Relocate or Salvage Existing House	Relocate or Salvage Existing House



ORCAS ISLAND LIBRARY*



SUSTAINABLE PRINCIPLES
Before ‘green’ was even a part of pop culture or the USGBC was even founded, as a project architect at Henry Klein Partnership in 1991, I was implementing some of the key concepts of sustainable design. The Orcas Library made use of low VOC materials, daylighting, energy efficiency, and sunshades to minimize solar heat gain.



REDMOND PRESBYTERIAN CLASSROOM BUILDING

SACRED TREES
For the members of Redmond Presbyterian the 400+ trees on their three-acre site were sacred. Yet they needed a larger facility and much more parking. With careful site planning I was able to locate the building and parking to eliminate many of the diseased and dying trees while minimizing the removal of healthy trees. In all less than 40 diseased and healthy trees were removed, maintaining the sense of being in a sacred grove.



3216 SIERRA DR SHOME

A REFUGE WITH A VIEW
This steeply sloping site has an exceptional view, including Mt Rainier, Cascades and Lake Washington. I designed the home with a bridge entering from the street to the upper level where the living/dining/kitchen are set under a roof pavilion on four steel columns. This simple structure opened up the room to let in light, maximize the view, and create an urbane loft like aerie.



MT VERNON SCHOOL DISTRICT - MT BAKER MS, CASCADE COMMONS, & LITTLE MOUNTAIN ELEMENTARY*

CLOSING THE BUDGET GAP
When the project was two million dollars over on a fifteen million dollar budget it became clear that the usual bricks and mortar tricks alone were not going to meet the budget goal. By asking about the program – specifically questions about the school day scheduling we uncovered several underutilized rooms and that the elementary and middle school lunch hours didn’t overlap. This meant one of the cafeterias and several classrooms could be eliminated reducing the project by about 10,000 SF and closing the budget gap.



SOLON SULLIVAN HOME



NATURAL LIGHT
The principal goal of the homeowners was to maximize natural light in the home while preserving the mature stand of trees. I designed the home so that every room in the home had a window and most have windows on several sides. The windows were positioned to frame views of the trees while admitting an abundance of natural light.

*These projects completed while at HKP